

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3301

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

ROUTE 30 PARTNERS ANNEXATION

APPROXIMATELY 20.92 ACRES

**LOCATED AT 520 30 ROAD and
Including a portion of the I-70 Business Loop Right-of-way**

WHEREAS, on the 20th day of September, 2000 , the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of November, 2000; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed.;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property situate in Mesa County, Colorado, and described to wit:

A parcel of land situate in the SW 1/4 SW 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of the SW 1/4 SW 1/4 of said Section 9; thence N 89°50'30" E along the north line of said SW 1/4 SW 1/4 a distance of 287.10 feet to the True Point of Beginning of the parcel described herein; thence continuing along the north line of said SW 1/4 SW 1/4 N 89°50'30" E a distance of 808.69 feet to a point on the southerly right of way line for the Grand Valley Canal; thence along the southerly right of way line for said Grand Valley Canal the following 2 courses:

1) S 42°27'15" E a distance of 92.94 feet to a point;
S 50°44'33" E a distance of 94.82 feet to a point;
thence S 00°02'45" W a distance of 756.96 feet to a point on the northerly right of way line for I70B; thence leaving said northerly right of way line S 45°59'59" E a distance of 227.29 feet to a point; thence S 72°50'00" W along a line 1.00 feet north of and parallel with the southerly right of way line for said I70B a distance of 879.47 feet to a point;

thence N 21°35'52" E a distance of 336.22 feet to a point on the northerly right of way line for said I70B; thence leaving said northerly right of way line N 00°15'00" W a distance of 256.04 feet to a point; thence S 89°45'00" W a distance of 101.85 feet to a point; thence N 00°15'00" W a distance of 311.98 feet to a point; thence S 89°45'00" W a distance of 285.00 feet to a point; thence N 00°15'00" W a distance of 128.74 feet to a point; thence S 89°50'30" W a distance of 247.10 feet to a point on the east right of way line for 30 Road; thence N 00°15'00" W along the east right of way line for said 30 Road a distance of 152.00 feet to a point; thence leaving said east right of way line N 89°50'30" E a distance of 247.10 feet to a point; thence a N 00°15'00" W a distance of 141.00 feet to the point of beginning.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 20th day September, 2000.

CONTINUED on the 1st day of November, 2000.

ADOPTED and ordered published this 15th day of November, 2000.

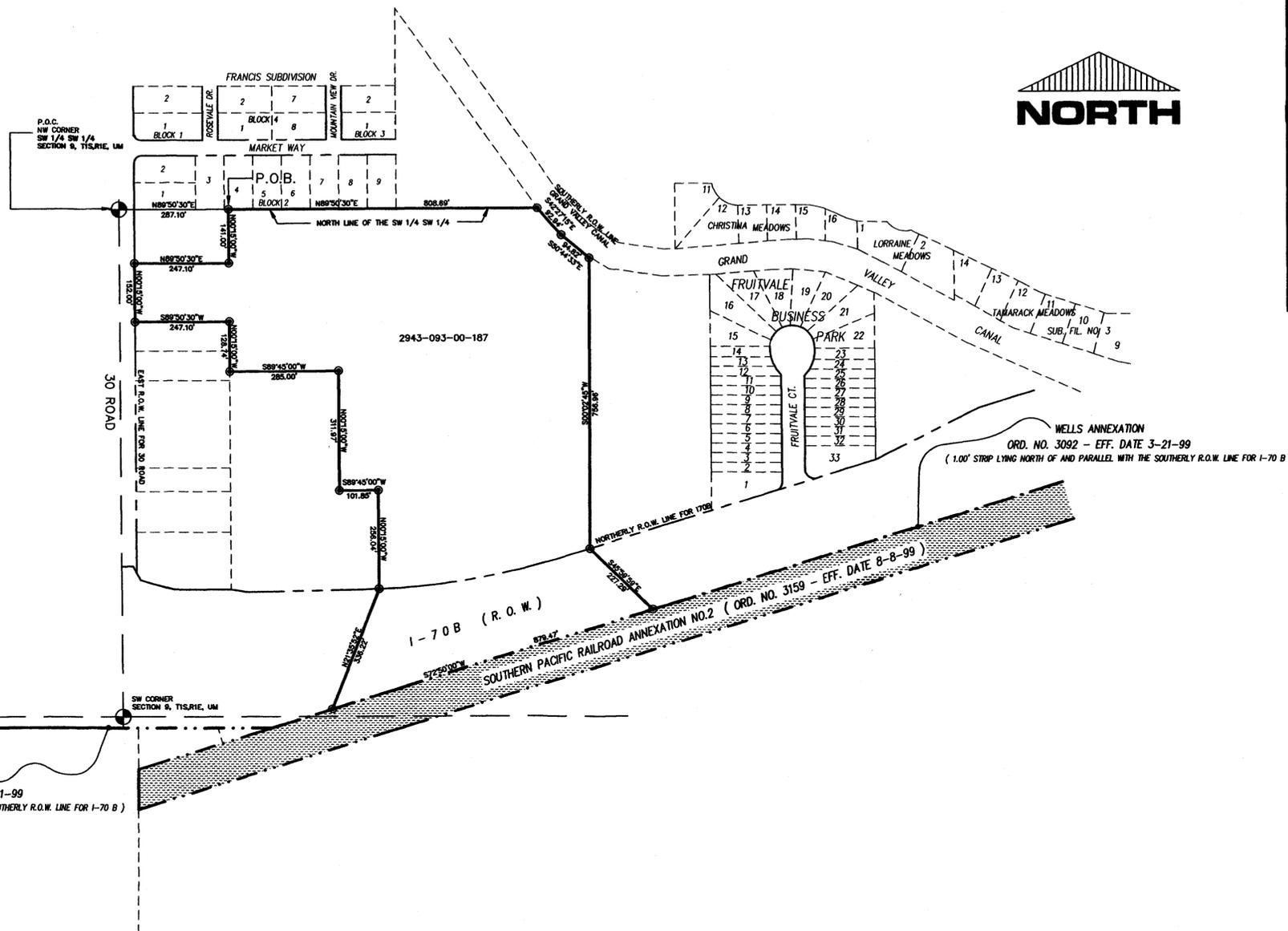
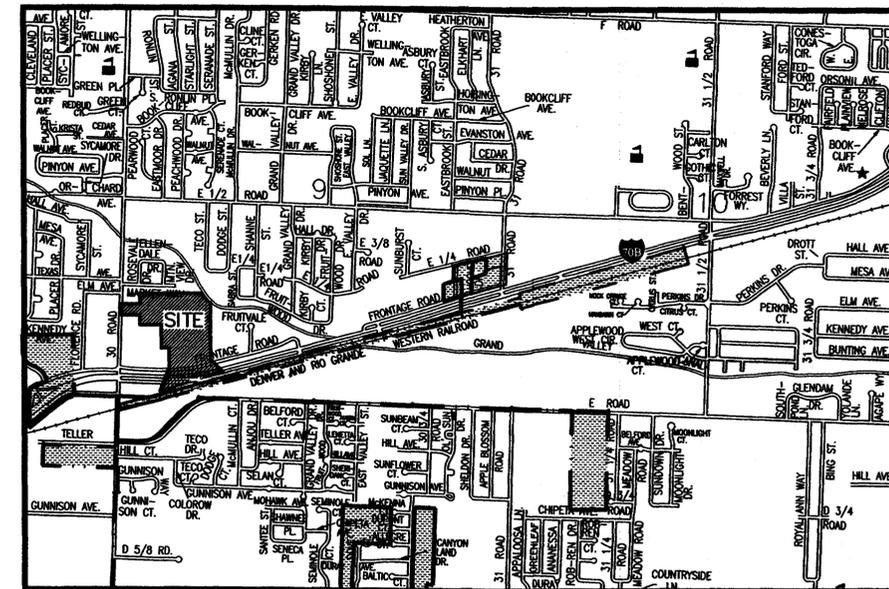
Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

ROUTE 30 PARTNERS ANNEXATION

SITUATE IN THE SW 1/4 OF SECTION 9, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

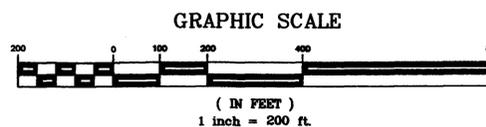


LEGAL DESCRIPTION

A parcel of land situate in the SW 1/4 SW 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of the SW 1/4 SW 1/4 of said Section 9; thence N 89°50'30" E along the north line of said SW 1/4 SW 1/4 a distance of 287.10 feet to the True Point of Beginning of the parcel described herein; thence continuing along the north line of said SW 1/4 SW 1/4 N 89°50'30" E a distance of 808.69 feet to a point on the southerly right of way line for the Grand Valley Canal; thence along the southerly right of way line for said Grand Valley Canal the following 2 courses:

- 1) S 42°27'15" E a distance of 92.94 feet to a point;
 - 2) S 50°44'33" E a distance of 94.82 feet to a point;
- thence S 00°02'45" W a distance of 756.96 feet to a point on the northerly right of way line for 170B; thence leaving said northerly right of way line S 45°59'59" E a distance of 227.29 feet to a point; thence S 72°50'00" W along a line 1.00 feet north of and parallel with the southerly right of way line for said 170B a distance of 879.47 feet to a point; thence N 21°35'52" E a distance of 336.22 feet to a point on the northerly right of way line for said 170B; thence leaving said northerly right of way line N 00°15'00" W a distance of 256.04 feet to a point; thence S 89°45'00" W a distance of 101.85 feet to a point; thence N 00°15'00" W a distance of 311.98 feet to a point; thence S 89°45'00" W a distance of 285.00 feet to a point; thence N 00°15'00" W a distance of 128.74 feet to a point; thence S 89°50'30" W a distance of 247.10 feet to a point on the east right of way line for 30 Road; thence N 00°15'00" W along the east right of way line for said 30 Road a distance of 152.00 feet to a point; thence leaving said east right of way line N 89°50'30" E a distance of 247.10 feet to a point; thence a N 00°15'00" W a distance of 141.00 feet to the point of beginning.



AREA OF ANNEXATION

ANNEXATION PERIMETER	5067.20 FT.
CONTIGUOUS PERIMETER	879.47 FT.
AREA IN SQUARE FEET	911448.24
AREA IN ACRES	20.92

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -

ORDINANCE NO.
3301

EFFECTIVE DATE
DECEMBER 17, 2000

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This constitutes a legal survey, and is not intended to be a means for establishing or verifying property boundaries.

Stan R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



Notice: According to Colorado law you have 60 days from the effective date shown hereon to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite all defects and or errors.

DRAWN BY SRP	DATE 9-13-2000
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

SCALE
1" = 200'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

ROUTE 30 PARTNERS ANNEXATION

ROUTE.DWG