

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3333

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

TRAVER ANNEXATION No. 2

APPROXIMATELY 31.44 ACRES

**LOCATED 2986 D Road and 2980 ROOD AVENUE
Including a portion of the D Road Right-of-way**

WHEREAS, on the 7th day of February, 2001, 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 21st day of March, 2001; 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:**

TRAVER ANNEXATION NO.2

A parcel of land situate in the SE 1/4 SE 1/4 and in the NE 1/4 SE 1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SE 1/16 corner of said Section 17; thence N 00°01'40" W along the west line of the NE 1/4 SE 1/4 of said Section 17 a distance of 848.96 feet to the northwest corner of Lot 2 of Brown's Minor Subdivision II; thence N 90°00'00" E along the north line of said Lot 2 a distance of 329.82 feet to the northeast corner of said Lot 2; thence S 00°01'17" E along the east line of said Lot 2 a distance of 848.86 feet to a point on the north line of the SE 1/4 SE 1/4 of said Section 17; thence continuing along the east line of said Lot 2 S 00°03'36" E a distance of 342.98 feet to the southeast corner of said Lot 2; thence S 00°03'36"

E a distance of 20.22 feet to a point on the approximate southerly right of way line for the Grand Valley Irrigation Company Canal; thence along the approximate southerly right of way line for said Grand Valley Irrigation Company Canal the following 3 courses:

- 1) N 83°35'49" E a distance of 64.97 feet to a point;
- 2) N 81°10'14" E a distance of 57.58 feet to a point;
- 3) N 77°55'42" E a distance of 89.00 feet to a point;

thence leaving said approximate southerly right of way line S 11°21'09" E a distance of 10.00 feet to a point; thence along a line 10.00 feet south of and parallel with the approximate southerly right of way line for said Grand Valley Irrigation Company Canal the following 3 courses:

- 1) N 79°21'59" E a distance of 138.83 feet to a point;
- 2) N 78°48'05" E a distance of 251.29 feet to a point;
- 3) S 84°09'52" E a distance of 56.91 feet to a point;

thence S 00°01'40" E along a line 10.00 feet west of and parallel with the east line of the west 990.00 feet of the SE 1/4 SE 1/4 of said Section 17 a distance of 1049.98 feet to a point on the south line of said SE 1/4 SE 1/4; thence S 89°57'32" W along the south line of said SE 1/4 SE 1/4 a distance of 980.00 feet to the E 1/16 corner on the south line of said Section 17; thence N 00°01'40" W along the west line of the SE 1/4 SE 1/4 of said Section 17 a distance of 1002.31 feet to the southwest corner of Lot 2 of said Brown's Minor Subdivision II; thence continuing along the west line of said SE 1/4 SE 1/4 N 00°01'40" W a distance of 317.95 feet to the point of beginning.

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

INTRODUCED on first reading on the 7th day of February, 2001.

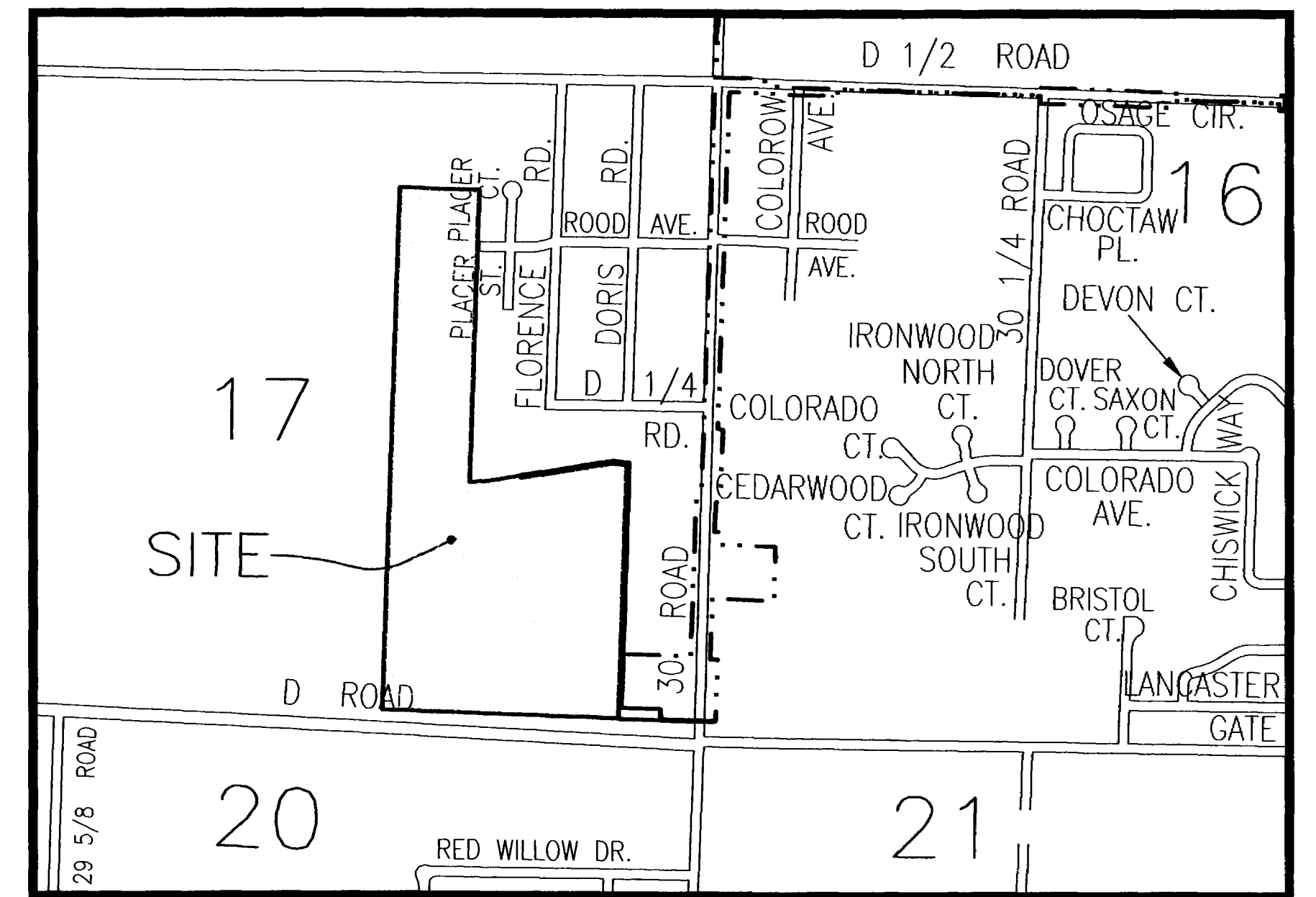
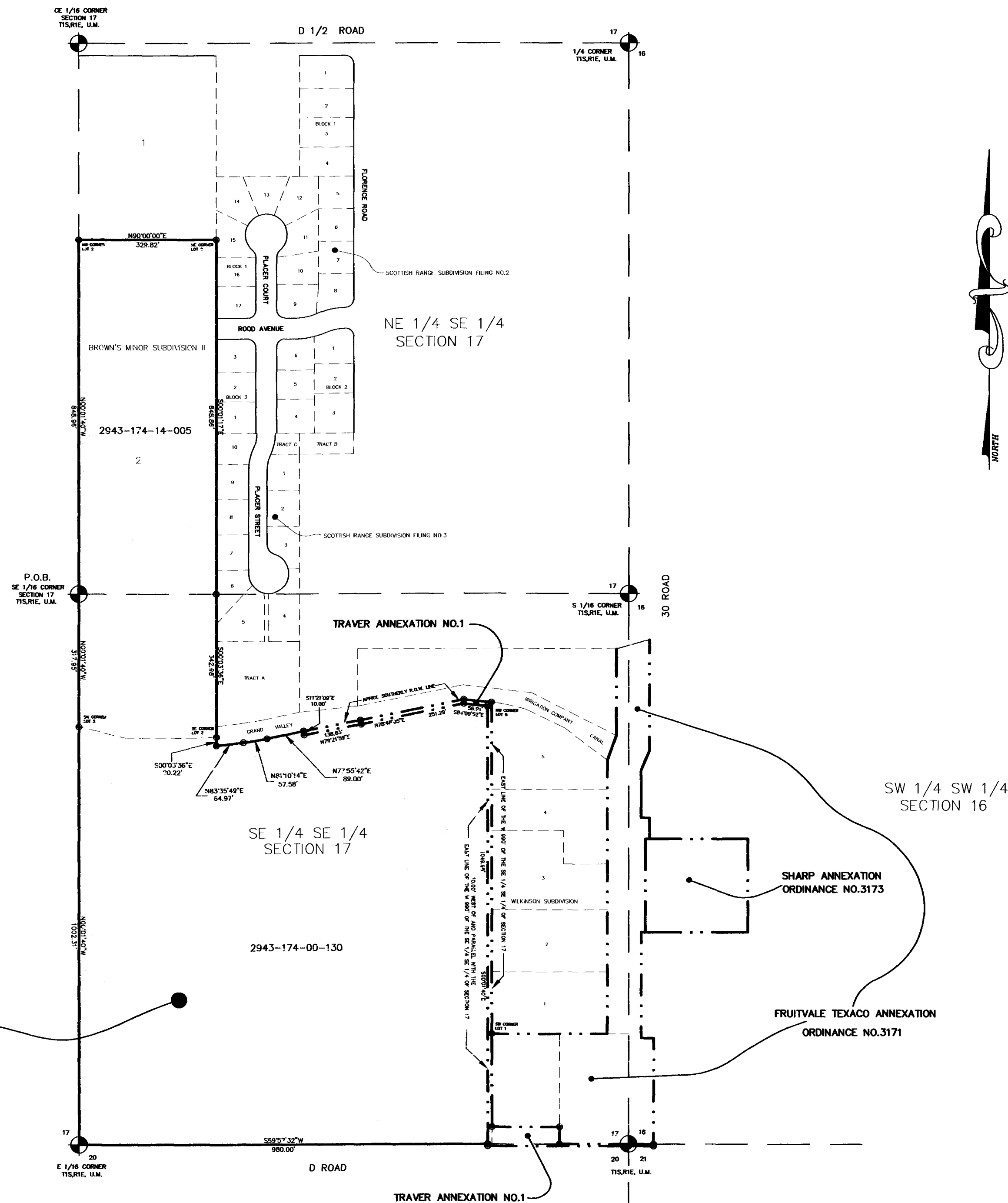
ADOPTED and ordered published this 21st day of March, 2001.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

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LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 SE 1/4 and in the NE 1/4 SE 1/4 of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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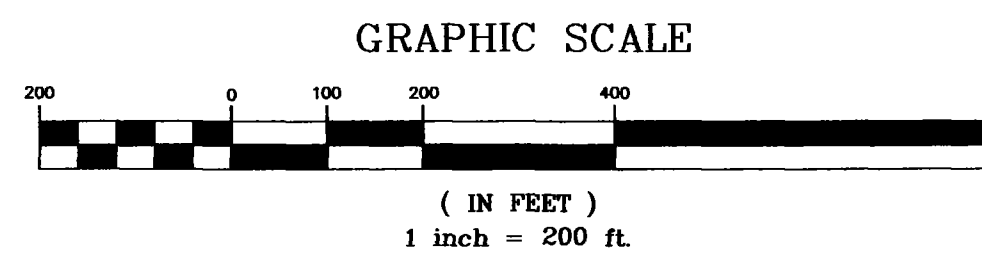
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AREA OF ANNEXATION

ANNEXATION PERIMETER	6409.66 FT.
CONTIGUOUS PERIMETER	1507.01 FT.
AREA IN SQUARE FEET	1369628.15
AREA IN ACRES	31.44

LEGEND

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



ORDINANCE NO.
3333

EFFECTIVE DATE
APRIL 21, 2001

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 constitute a means for establishing or verifying property boundaries.

Stan R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

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

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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	1-26-2001
DESIGNED BY	_____	DATE	_____
CHECKED BY	_____	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
1" = 200'