

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3340

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

**CANTRELL ANNEXATION NO. 2
APPROXIMATELY 2.71 ACRES
LOCATED AT 2930 NORTH AVENUE
AND INCLUDING A PORTION OF THE NORTH AVENUE RIGHT-OF-WAY**

WHEREAS, on the 7th day of March, 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 18th day of April, 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:

Cantrell Annexation No. 2

A parcel of land situate in the SE 1/4 SW 1/4 of Section 8 and in the NE 1/4 NW 1/4 of Section 17 all in 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 N 1/4 corner of Section 17; thence N 89°53'09" W along the north line of the NE 1/4 NW 1/4 of said Section 17 a distance of 177.92 feet to the True Point of Beginning of the parcel described herein; thence leaving the north line of said NE 1/4 NW 1/4 S 00°05'33" E a distance of 40.01 feet to a point on the south right of way line for North Avenue (U.S. Highway 6); thence N 89°53'09" W along said south right of way line a distance of 10.00 feet to a point; thence leaving said south right of way line N 00°06'51" E a distance of 40.00 feet to a point on the south line of the SE 1/4 SW 1/4 of Section 8; thence leaving said south line N 00°06'51" E a distance of 20.00 feet to a point; thence N 89°53'09" W along a line 20.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 969.25 feet to a point; thence N 00°00'09" E a distance of 20.00 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence leaving said north right of way line N 00°00'09" E a distance of 620.16 feet to a point on the north

line of the S 1/2 W 1/4 SE 1/4 SW 1/4 of Section 8 (said north line also being the south line of Lot 10, Block 3 of Palace Estates Subdivision Filing No. Two); thence S 89°55'20" E along said north line a distance of 165.49 feet to the northeast corner of the S 1/2 W 1/4 SE 1/4 SW 1/4 of said Section 8 (said northeast corner also being the southeast corner of Lot 10, Block 3 of said Palace Estates Subdivision Filing No. Two); thence S 00°00'07" W along the east line of the W 1/4 SE 1/4 SW 1/4 of said Section 8 a distance of 620.26 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence S 89°53'09" E along said north right of way line a distance of 327.59 feet to a point; thence leaving said north right of way line S 00°06'51" W a distance of 10.00 feet to a point; thence S 89°53'09" E along a line 10.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 486.06 feet to a point; thence S 00°06'51" W a distance of 30.00 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 8 and point of beginning.

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

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

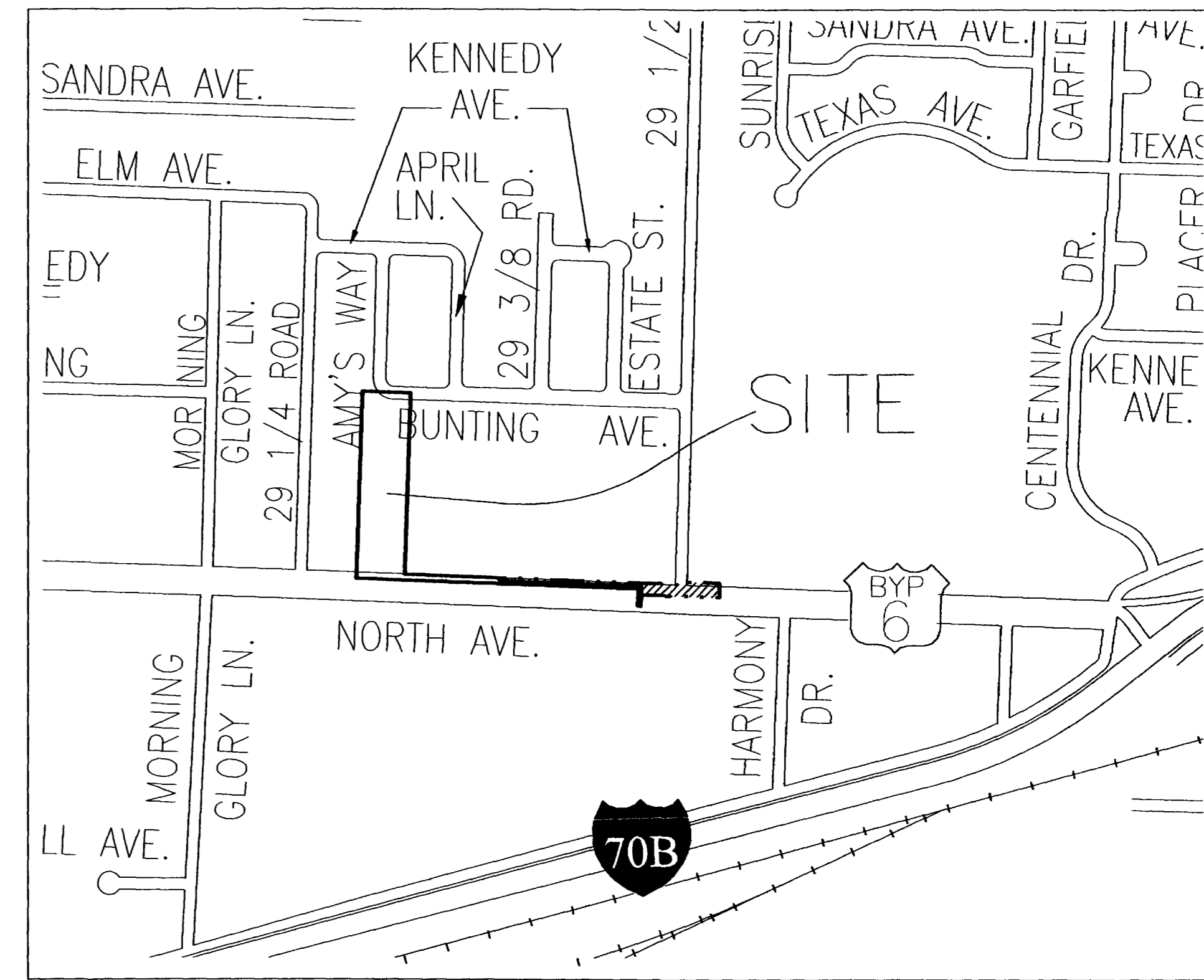
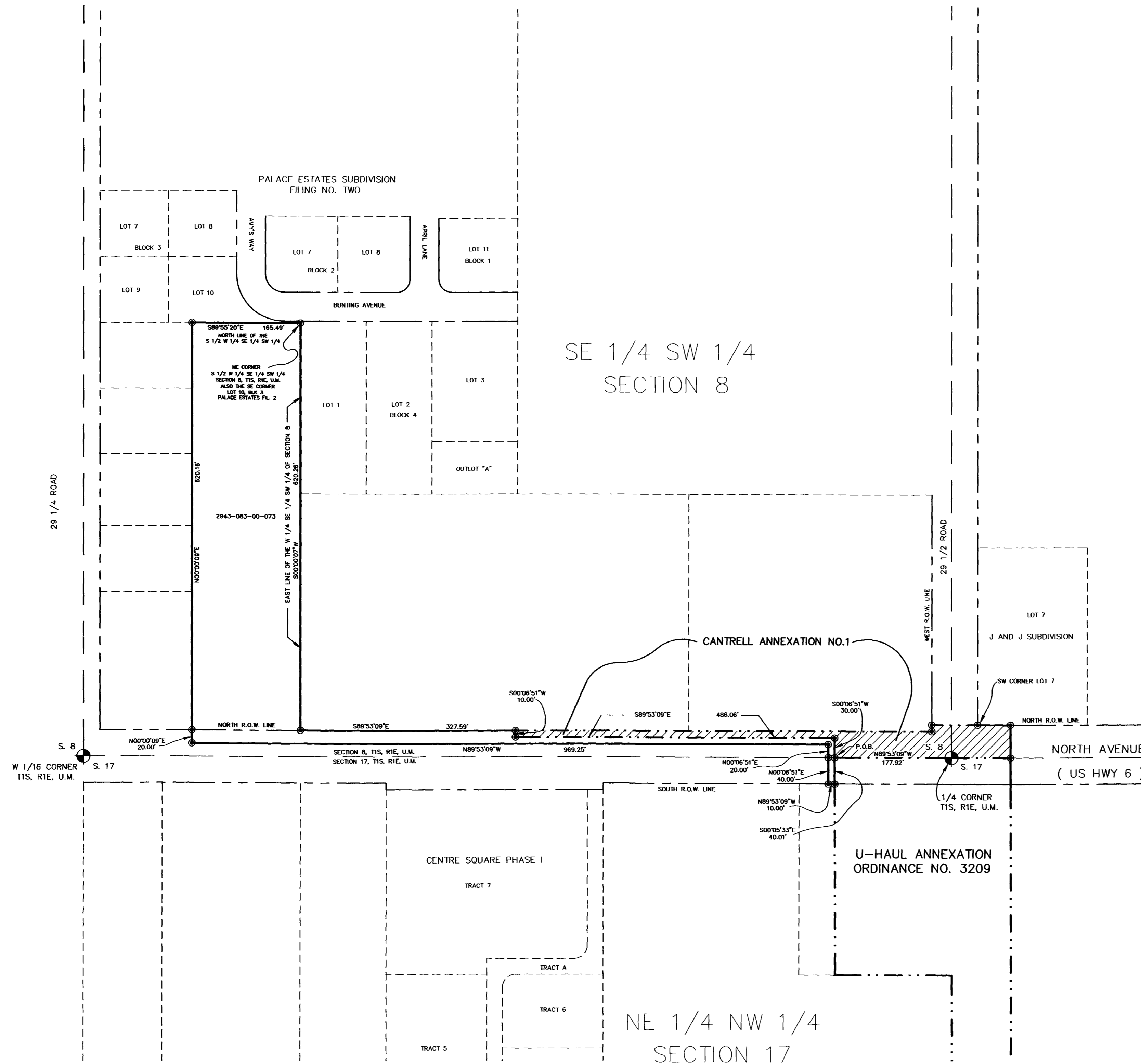
ADOPTED and ordered published this 18th day of April, 2000.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

CANTRELL ANNEXATION NO.2



LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 SW 1/4 of Section 8 and in the NE 1/4 NW 1/4 of Section 17 all in 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 N 1/4 corner of Section 17; thence N 89°53'09" W along the north line of the NE 1/4 NW 1/4 of said Section 17 a distance of 177.92 feet to the True Point of Beginning of the parcel described herein; thence leaving the north line of said NE 1/4 NW 1/4 S 00°05'33" E a distance of 40.01 feet to a point on the south right of way line for North Avenue (U.S. Highway 6); thence N 89°53'09" W along said south right of way line a distance of 10.00 feet to a point; thence leaving said south right of way line N 00°06'51" E a distance of 40.00 feet to a point on the south line of the SE 1/4 SW 1/4 of Section 8; thence leaving said south line N 00°06'51" E a distance of 20.00 feet to a point; thence N 89°53'09" W along a line 20.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 969.25 feet to a point; thence N 00°00'09" E a distance of 20.00 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence leaving said north right of way line N 00°00'09" E a distance of 620.16 feet to a point on the north line of the S 1/2 W 1/4 SE 1/4 SW 1/4 of Section 8 (said north line also being the south line of Lot 10, Block 3 of Palace Estates Subdivision Filing No. Two); thence S 89°55'20" E along said north line a distance of 165.49 feet to the northeast corner of the S 1/2 W 1/4 SE 1/4 SW 1/4 of said Section 8 (said northeast corner also being the southeast corner of Lot 10, Block 3 of said Palace Estates Subdivision Filing No. Two); thence S 00°00'07" W along the east line of the W 1/4 SE 1/4 SW 1/4 of said Section 8 a distance of 620.26 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence S 89°53'09" E along said north right of way line a distance of 327.59 feet to a point; thence leaving said north right of way line S 00°06'51" W a distance of 10.00 feet to a point; thence S 89°53'09" E along a line 10.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 486.06 feet to a point; thence S 00°06'51" W a distance of 30.00 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 8 and point of beginning.

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.

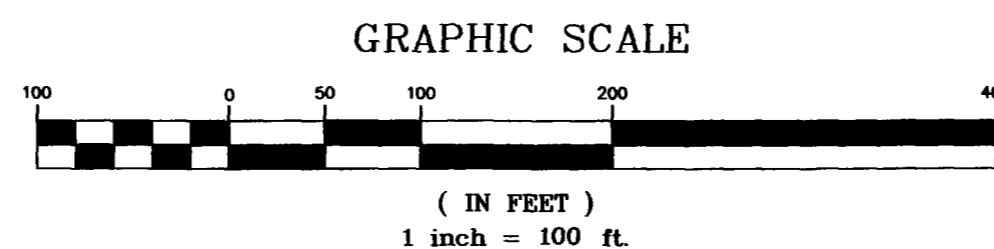
Sten R. Rice
 SENIOR REAL ESTATE TECHNICIAN, PLS 22580

AREA OF ANNEXATION

ANNEXATION PERIMETER	3358.82 FT.
CONTIGUOUS PERIMETER	566.07 FT.
AREA IN SQUARE FEET	117961.19
AREA IN ACRES	2.71

LEGEND

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



ORDINANCE NO.
3340

EFFECTIVE DATE
MAY 20, 2001

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

CANTRELL ANNEXATION NO.2

CANTRELL.DWG

DRAWN BY	SRP	DATE	2-13-2001
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

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.