

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3345

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

SNIDOW ANNEXATION NO. 2

APPROXIMATELY 20.36 ACRES

**LOCATED AT 3165 D ROAD
AND INCLUDING A PORTION OF THE D ROAD RIGHT-OF-WAY**

WHEREAS, on the 4th day of April, 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 16th day of May, 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:**

A parcel of land situate in Section 15 and in the NE 1/4 of Section 22 all in Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 Corner of said Section 22; thence S00°06'54"W a distance of 30.00 feet to a point; thence on the southerly right-of-way line of D Road S89°52'17"E a distance of 656.06 feet; thence on the easterly right-of-way line of 31-5/8 Road S00°27'01"W a distance of 1064.76 feet; thence leaving said right-of-way line S89°52'58"E a distance of 664.23 feet to a point; thence N00°01'56"E a distance of 1094.61 feet to the north line of said Section 22; thence N00°06'41"E a distance of 40.00 feet to the northerly right-of-way line of D Road; thence on said northerly right-of-way line the following:

1. N89°52'17"W a distance of 412.57 feet to a point;
2. S00°19'23"E a distance of 10.00 feet to a point;
3. N89°52'17"W a distance of 132.00feet to a point;
4. N00°09'21"E a distance of 10.00 feet to a point;
5. N89°52'17"W a distance of 767.99 feet to a point;
6. N89°52'50"W a distance of 1312.66 feet to a point;
7. S00°13'21"E a distance of 10.00 feet to a point;
8. N89°52'50"W a distance of 1005.60 feet to a point;
9. N00°08'11"W a distance of 20.00 feet to a point;
10. N89°52'50"W a distance of 76.00 feet to a point;
11. S00°08'11"E a distance of 20.00 feet to a point;
12. N89°52'50"W a distance of 231.06 feet to a point on the west line of said Section 15;

thence leaving said northerly right-of-way line S00°00'00"W a distance of 30.00 feet to the S.W. Corner of said Section 15; thence S89°52'50"E a distance of 2625.20 feet to the beginning.

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

INTRODUCED on first reading on the 4th day April, 2001.

ADOPTED and ordered published this 16th day of May, 2001.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Nye
City Clerk

SNIDOW ANNEXATION NO. 2

AREA OF ANNEXATION

ANNEXATION PERIMETER	10212.74 FT.
CONTIGUOUS PERIMETER	2685.30 FT.
AREA IN SQUARE FEET	887008
AREA IN ACRES	20.36

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -
SECTION OF 1/4 SECTION CORNER	⊕
ANGLE POINT	⊙

ORDINANCE NO.
3345

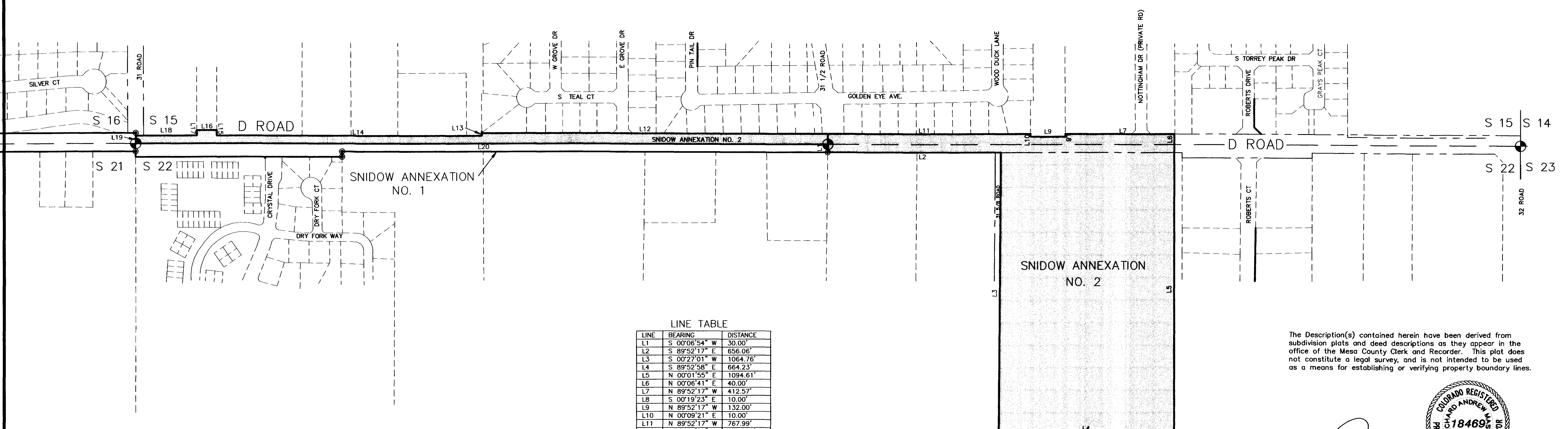
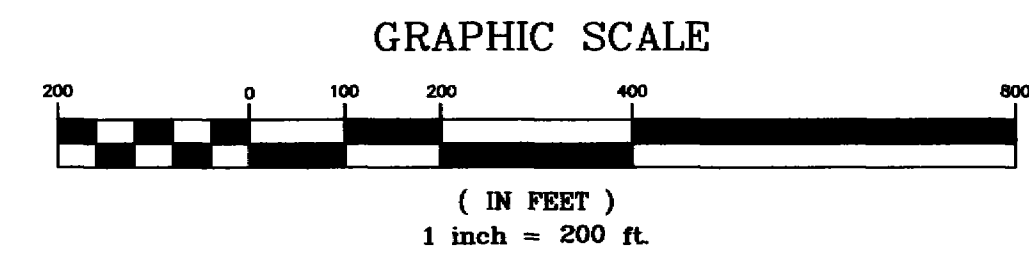
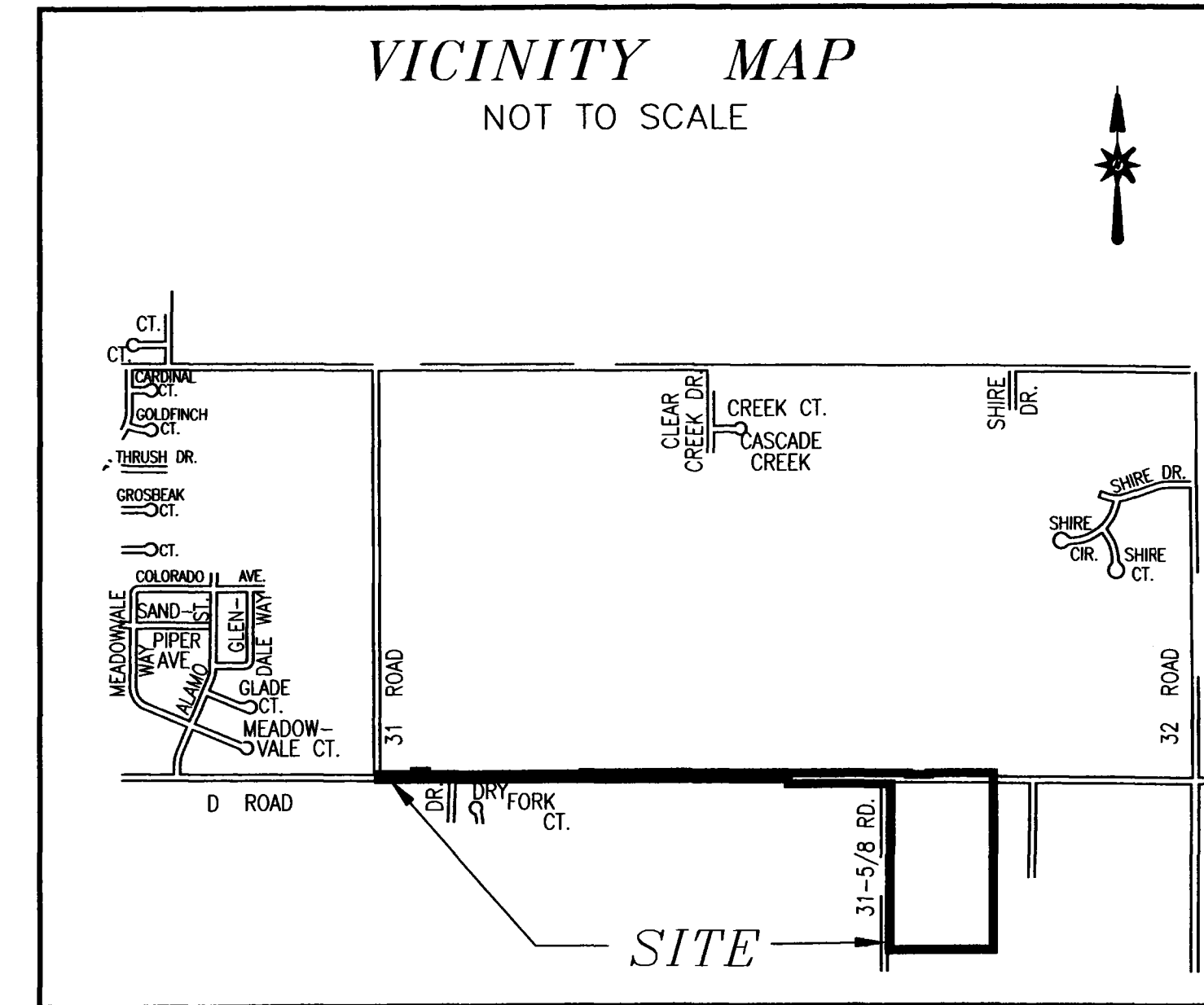
EFFECTIVE DATE
JUNE 17, 2001

LEGAL DESCRIPTION

A parcel of land situate in Section 15 and in the NE 1/4 of Section 22 all in Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 Corner of said Section 22; thence S00°06'54"W a distance of 30.00 feet to a point; thence on the southerly right-of-way line of D Road S89°52'17"E a distance of 656.06 feet; thence on the easterly right-of-way line of 31-5/8 Road S00°27'01"W a distance of 1064.76 feet; thence leaving said right-of-way line S89°52'58"E a distance of 664.23 feet to a point; thence N00°01'56"E a distance of 1094.61 feet to the north line of said Section 22; thence N00°06'41"E a distance of 40.00 feet to the northerly right-of-way line of D Road; thence on said northerly right-of-way line the following:

1. N89°52'17"W a distance of 412.57 feet to a point;
2. S00°19'23"E a distance of 10.00 feet to a point;
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9. N00°08'11"W a distance of 20.00 feet to a point;
10. N89°52'50"W a distance of 76.00 feet to a point;
11. S00°08'11"E a distance of 20.00 feet to a point;
12. N89°52'50"W a distance of 231.06 feet to a point on the west line of said Section 15; thence leaving said northerly right-of-way line S00°00'00"W a distance of 30.00 feet to the S.W. Corner of said Section 15; thence S89°52'50"E a distance of 2625.20 feet to the beginning.



LINE	BEARING	DISTANCE
L1	S 00°06'54" W	30.00'
L2	S 89°52'17" E	656.06'
L3	S 00°27'01" W	1064.76'
L4	S 89°52'58" E	664.23'
L5	N 00°01'55" E	1094.61'
L6	N 00°06'41" E	40.00'
L7	N 89°52'17" W	412.57'
L8	S 00°19'23" E	10.00'
L9	N 89°52'17" W	132.00'
L10	N 00°09'21" E	10.00'
L11	N 89°52'17" W	767.99'
L12	N 89°52'50" W	1312.66'
L13	S 00°13'21" E	10.00'
L14	N 89°52'50" W	1005.60'
L15	N 00°08'11" W	20.00'
L16	N 89°52'50" W	76.00'
L17	S 00°08'11" E	20.00'
L18	N 89°52'50" W	231.06'
L19	S 00°00'00" W	30.00'
L20	S 89°52'50" E	2625.20'

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 plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Richard A. Mason

 Richard A. Mason
 Professional Land Surveyor NO. 18469
 Rolland Engineering

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 RAM, LC DATE 3-28-2001
 DESIGNED BY _____ DATE _____
 CHECKED BY RAM DATE _____
 APPROVED BY _____ DATE _____

SCALE
 1" = 200'

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

SNIDOW ANNEXATION NO. 2

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