

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3347

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

**GAMBLE / SAGE ANNEXATION
APPROXIMATELY 10.78 ACRES
LOCATED AT 3070 I-70 B**

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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
GAMBLE / SAGE ANNEXATION**

A parcel of land situate in the NE 1/4 SE 1/4 and in the NW 1/4 SE 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 northeast corner of the NW 1/4 SE 1/4 of said Section 9; thence S 89°58'48" E along the north line of the NE 1/4 SE 1/4 of Section 9 a distance of 331.00 feet to a point; thence leaving the north line of said NE 1/4 SE 1/4 S 00°09'13" E a distance of 728.86 feet to the True Point of Beginning of the parcel described herein; thence S 00°09'13" E a distance of 525.40 feet to a point on the northerly right of way line for I-70B (said point also being the southwest corner of Lot 5 of 31 Road Business Park); thence N 68°45'00" E along the northerly right of way line for said I-70B a distance of 256.37 feet to a point; thence leaving said northerly right of way line S 00°18'27" E a distance of 237.05 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 I-70B a distance of 833.81 feet to a point; thence leaving said line N 00°09'13" W a distance of 208.23 feet to a point on the northerly right of way line for said I-70B; thence leaving said northerly right of way line N 00°09'13" W a distance of 537.87 feet to a point on the northerly right of way line for E 1/4

Road (said point also being the southwest corner of Lot 1 of Solar Horizons Village);
thence N 73°04'12" E along the northerly right of way line for said E 1/4 Road a distance of
582.28 feet to the point of beginning.

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

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

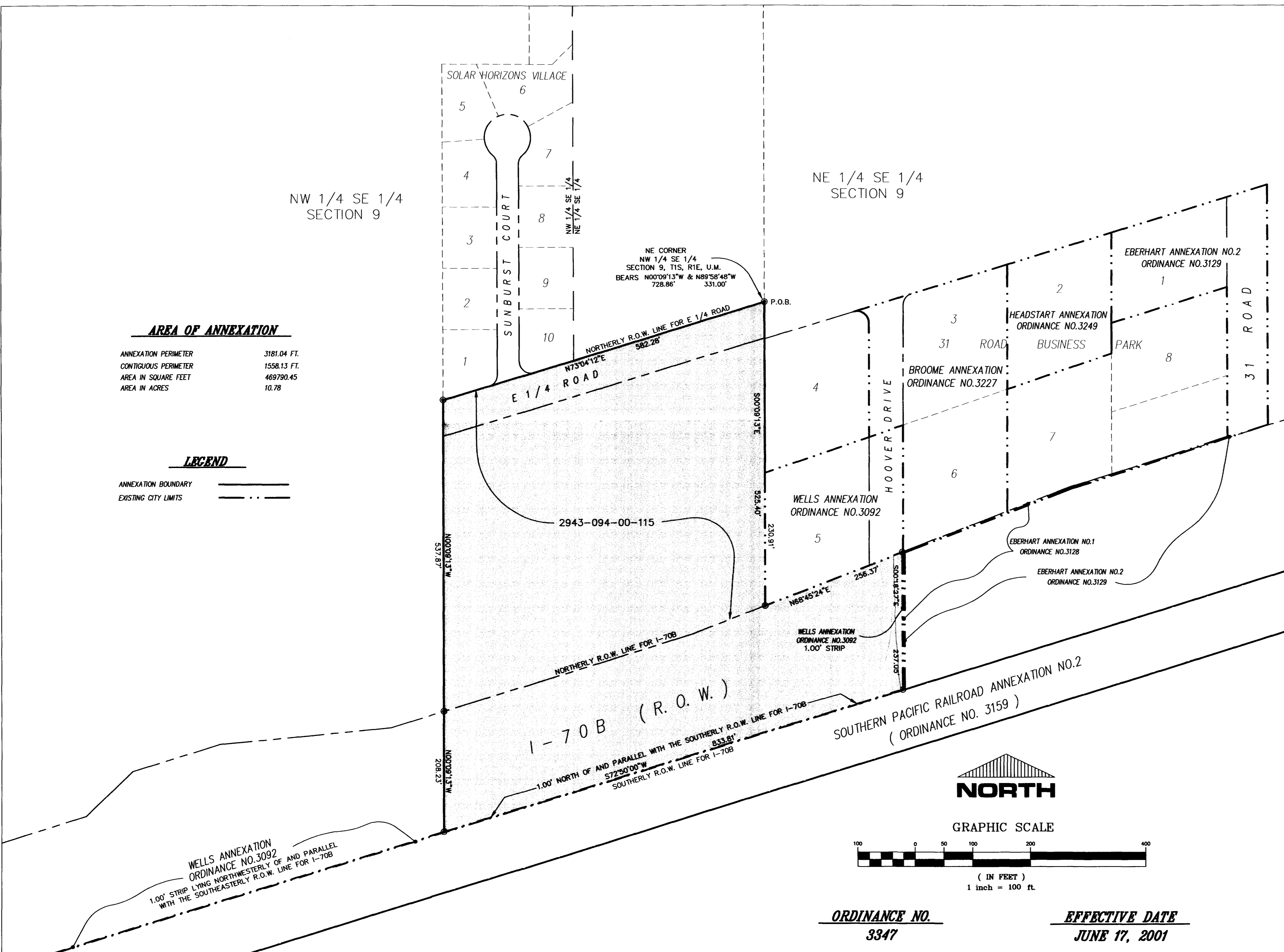
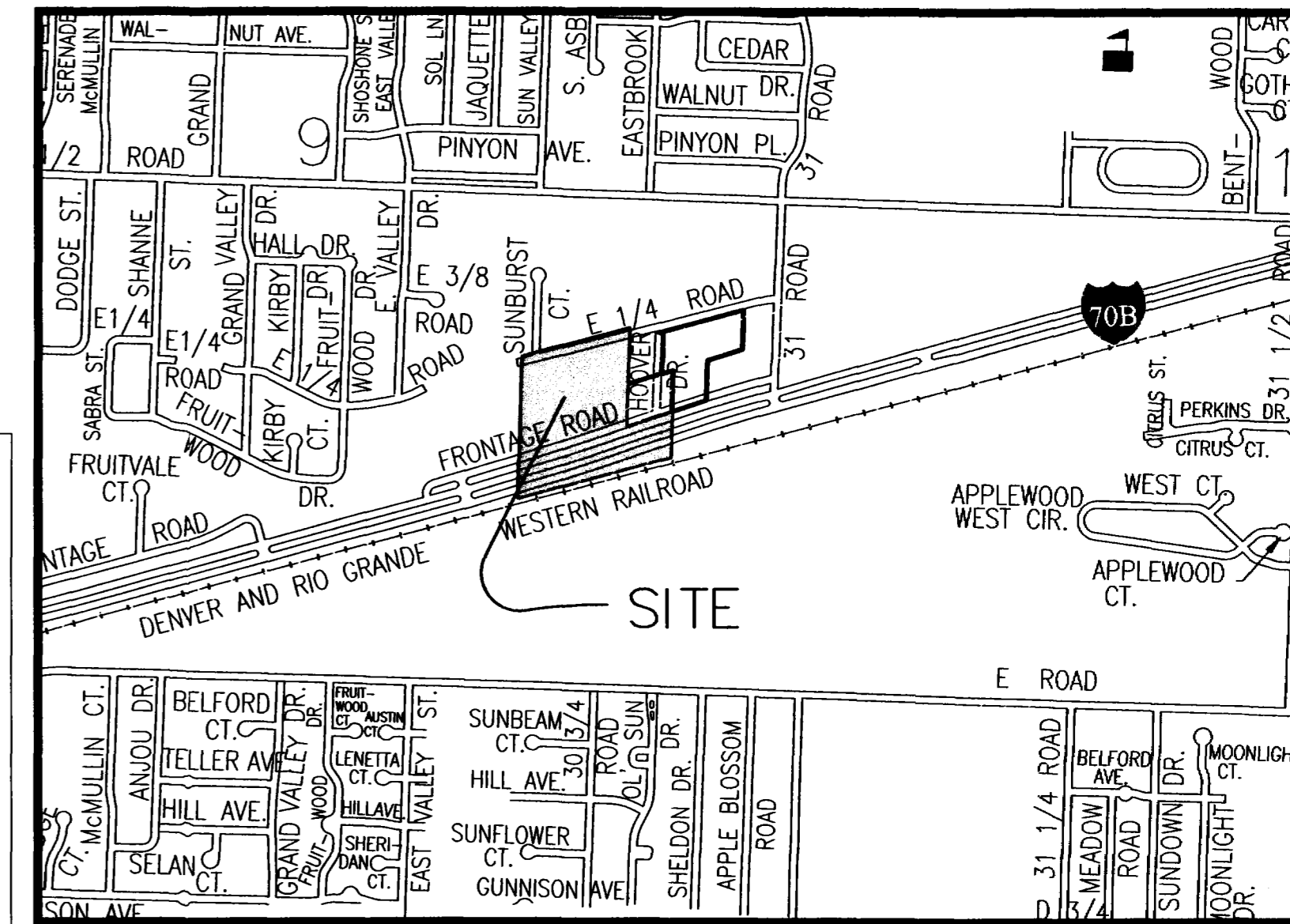
ADOPTED and ordered published this 16th day of May, 2001.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Nye
City Clerk

GAMBLE / SAGE ANNEXATION



NW 1/4 SE 1/4 SECTION 9

NE 1/4 SE 1/4 SECTION 9

AREA OF ANNEXATION

ANNEXATION PERIMETER	3181.04 FT.
CONTIGUOUS PERIMETER	1558.13 FT.
AREA IN SQUARE FEET	469790.45
AREA IN ACRES	10.78

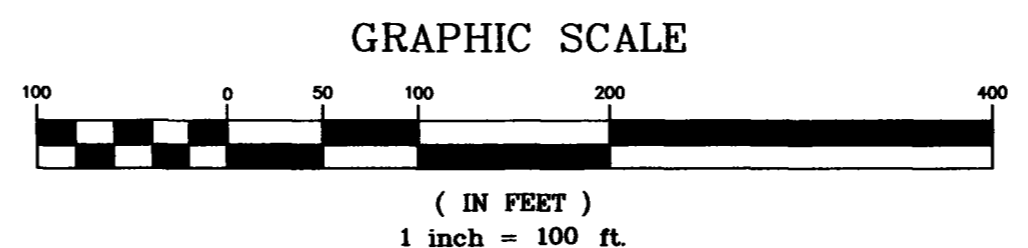
LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	...

LEGAL DESCRIPTION

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ORDINANCE NO.
3347

EFFECTIVE DATE
JUNE 17, 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 be a means for establishing or verifying property boundaries.

Stan R. Poca
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	3-6-2001
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

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

GAMBLE / SAGE ANNEXATION
GAMBLE.DWG