

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3349

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

PARHAM ANNEXATION

**APPROXIMATELY 14.53 ACRES LOCATED AT 2960 D ROAD AND
INCLUDING A PORTION OF D ROAD RIGHT-OF-WAY**

WHEREAS, on the April 4, 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 May 16, 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:

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A parcel of land situate in the SW 1/4 and SE 1/4 of Section 17 and in the NE 1/4 of Section 20, all in 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 S 1/4 corner of Section 17; thence S 89°57'50" W along the south line of the SE 1/4 SW 1/4 of said Section 17 a distance of 716.19 feet to a point; thence N 00°02'10" W a distance of 5.00 feet to a point; thence N 89°57'50" E along a line 5.00 feet north of and parallel with the south line of said SE 1/4 SW 1/4 a distance of 716.19 feet to a point on the west line of the SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the west line of said SW 1/4 SE 1/4 a distance of 45.00 feet to a point on the north right of way line for D Road; thence N 89°57'50" E along the north right of way line for said D Road a distance of 329.34 feet to a point on the east line of the W 1/4 SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the east line of said W 1/4 SW 1/4 SE 1/4 a distance of 1270.57 feet to the northeast corner of said W 1/4 SW 1/4 SE 1/4; thence N 89°58'55" E along the north line of the SW 1/4 SE 1/4 of said Section 17 a distance of 988.81 feet to the SE 1/16 corner of said Section 17; thence S 00°01'40" E along the east line of said SW 1/4 SE 1/4 a distance of 324.92 feet to a point on the centerline for the Grand Valley Irrigation Company Canal; thence along said centerline the following 5 courses:
N 67°31'47" W a distance of 67.05 feet to a point;

N 59°26'07" W a distance of 137.94 feet to a point;
N 70°43'27" W a distance of 60.07 feet to a point;
N 76°08'25" W a distance of 132.54 feet to a point;
N 71°48'17" W a distance of 286.92 feet to a point;
thence S 00°02'13" E a distance of 1182.69 feet to a point on the north right of way line for said D Road; thence along the north right of way line for said D Road the following 3 courses:
N 89°57'50" E a distance of 309.00 feet to a point;
S 00°02'10" E a distance of 20.00 feet to a point;
N 89°57'50" E a distance of 119.39 feet to a point;
thence leaving said north right of way line S 00°01'40" E a distance of 25.00 feet to a point;
thence N 89°57'50" E along a line 5.00 feet north of and parallel with the south line of the SW 1/4 SE 1/4 of said Section 17 a distance of 210.00 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 17; thence S 00°01'40" E along the west line of said SE 1/4 SE 1/4 a distance of 5.00 feet to the E 1/16 corner on the south line of said Section 17; thence N 89°57'32" E along the south line of said SE 1/4 SE 1/4 a distance of 980.00 feet to a point; thence S 00°01'40" E a distance of 5.00 feet to a point; thence N 89°57'32" E along a line 5.00 feet south of and parallel with the north line of the NE 1/4 NE 1/4 of Section 20 a distance of 307.46 feet to a point; thence S 00°02'28" E a distance of 5.00 feet to a point; thence S 89°57'32" W along a line 10.00 feet south of and parallel with the north line of said NE 1/4 NE 1/4 a distance of 312.46 feet to a point; thence N 00°01'40" W a distance of 5.00 feet to a point; thence S 89°57'32" W along a line 5.00 feet south of and parallel with the north line of said NE 1/4 NE 1/4 a distance of 975.00 feet to a point on the west line of said NE 1/4 NE 1/4 of said Section 20; thence N 00°02'21" W along said west line a distance of 5.00 feet to the E 1/16 corner on the north line of said Section 20; thence S 89°57'50" W along the north line of the NW 1/4 NE 1/4 of said Section 20 a distance of 1317.48 feet to the N 1/4 corner of said Section 20 and point of beginning, containing 14.53 acres more or less.

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

INTRODUCED on first reading on the April 4, 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

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AREA OF ANNEXATION

ANNEXATION PERIMETER 10864.02 FT.
 CONTIGUOUS PERIMETER 2338.57 FT.
 AREA IN SQUARE FEET 632897.94
 AREA IN ACRES 14.53

LEGEND

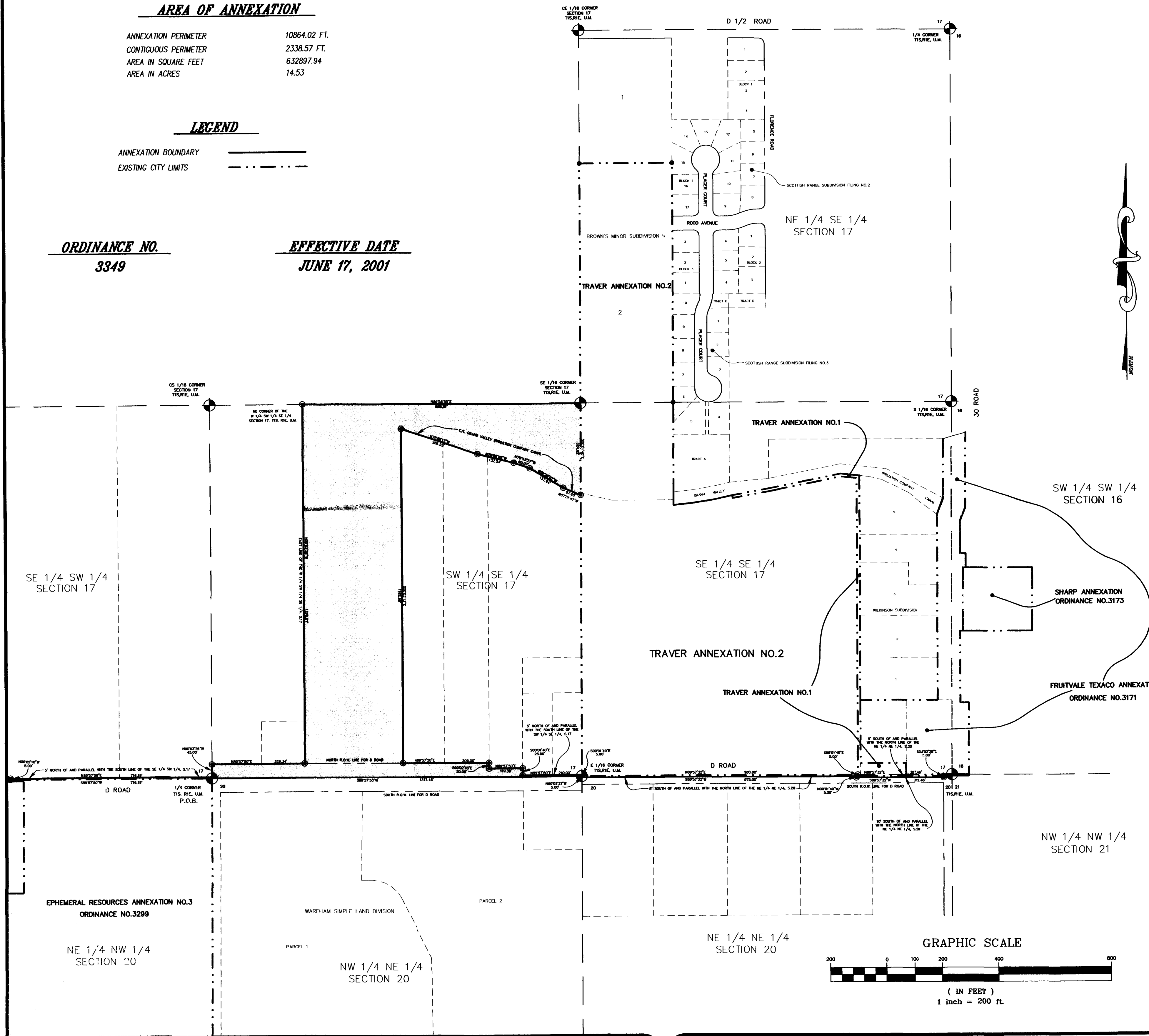
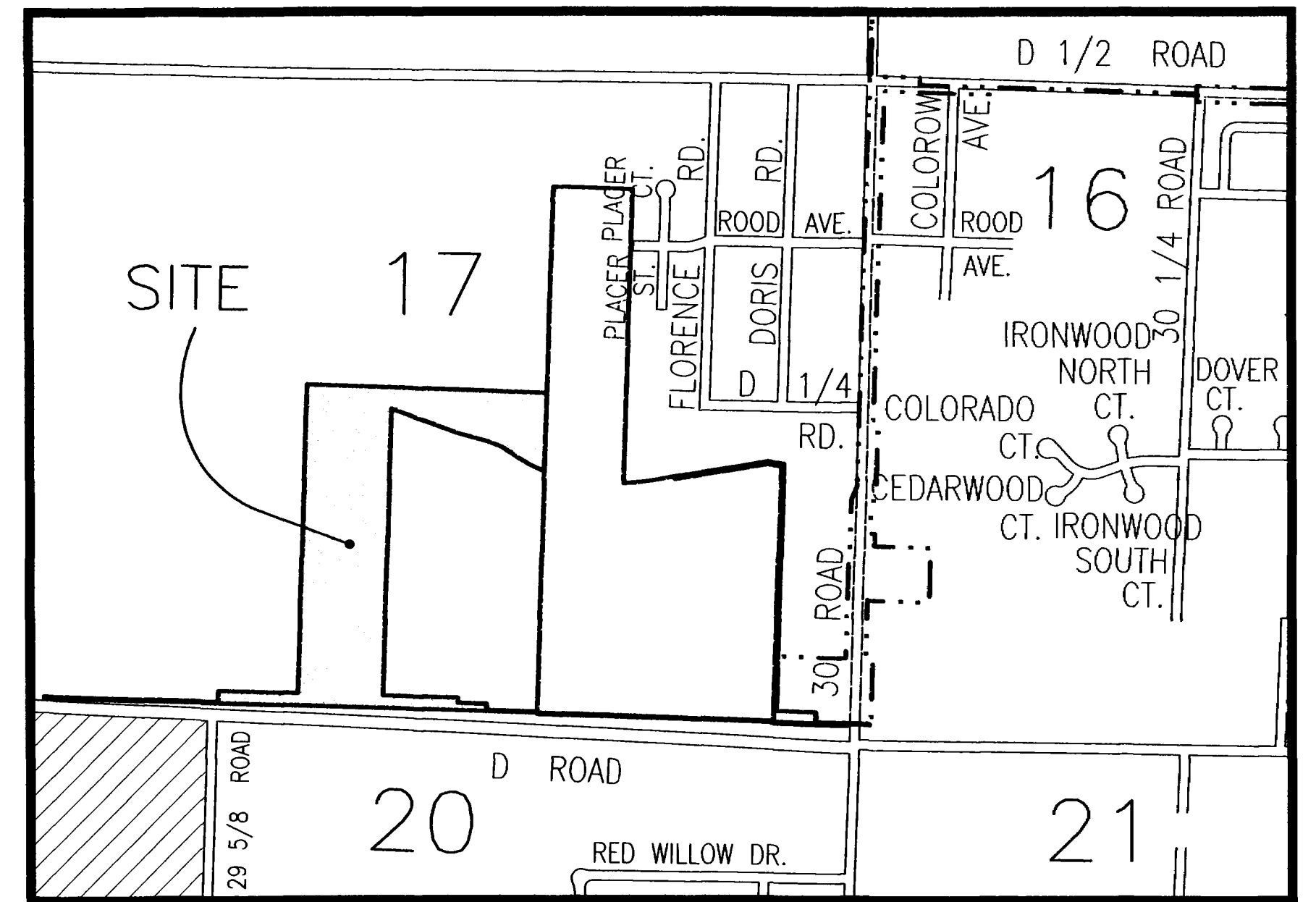
ANNEXATION BOUNDARY ———
 EXISTING CITY LIMITS - - - - -

ORDINANCE NO.

3349

EFFECTIVE DATE

JUNE 17, 2001



LEGAL DESCRIPTION

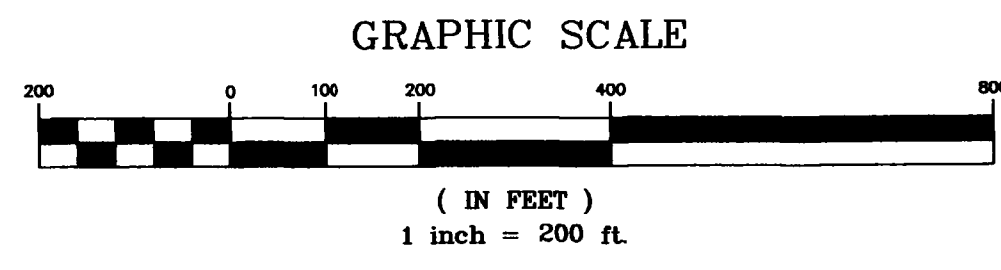
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The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This constitutes a legal survey, and is not intended to be a means for establishing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

Steve R. Pice
 SENIOR REAL ESTATE TECHNICIAN, PLS 22580



Notice: According to Colorado law you have 60 days from the effective date shown herein 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 2-29-2001
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

PARHAM ANNEXATION

1 OF 1
 PARHAM.DWG