

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3351**

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

**GRAND MEADOWS ANNEXATION**

**APPROXIMATELY 9.65 ACRES LOCATED AT  
30 ROAD AND GUNNISON AVENUE,  
INCLUDING A PORTION OF 30 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the May 2, 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 June 6, 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:

**GRAND MEADOWS ANNEXATION**

A parcel of land situate in the SE 1/4 NE 1/4 of Section 17 and in the SW 1/4 NW 1/4 of Section 16, 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 1/16 corner on the east line of Section 17; thence S 00°00'00" E along the east line of the SE 1/4 NE 1/4 of said Section 17 a distance of 3.00 feet to the True Point of Beginning of the parcel contained herein; thence N 89°58'19" W along a line 3.00 feet south of and parallel with the north line of the SE 1/4 NE 1/4 of said Section 17 a distance of 27.00 feet to a point; thence S 00°00'00" E along a line 3.00 feet east of and parallel with the west right of way line for 30 Road a distance of 806.63 feet to a point; thence S 89°58'41" E a distance of 1.00 feet to a point; thence N 00°00'00" W along a line 4.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 150.00 feet to a point; thence S 89°58'41" E a distance of 26.00 feet to a point on the west line of the SW 1/4 NW 1/4 of Section 16; thence N 00°00'00" W along the west line of said SW 1/4 NW 1/4 a distance of 29.81 feet to a point; thence N 89°55'54" E a distance of 40.00 feet to a point on the east right of way line for said 30 Road; thence along the east right of way line for said 30 Road the following 3 courses:  
N 00°00'00" W a distance of 134.85 feet to a point;

S 89°55'30" W a distance of 10.00 feet to a point;  
N 00°00'00" W a distance of 165.15 feet to a point;  
thence leaving said east right of way line N 89°55'30" E a distance of 1292.16 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 16; thence N 00°05'30" W along the east line of said SW 1/4 NW 1/4 a distance of 329.80 feet to the NW 1/16 corner of said Section 16; thence S 89°55'30" W along the north line of said SW 1/4 NW 1/4 ( said north line also being the south line of Fruitwood Subdivisions, Filings 5,3 & 8 ) a distance of 1091.63 feet to a point; thence leaving said north line S 00°00'00" E a distance of 190.90 feet to a point; thence S 89°55'30" W a distance of 230.00 feet to a point on the west line of the SW 1/4 NW 1/4 of said Section 16; thence N 00°00'00" W along said west line a distance of 187.92 feet to the point of beginning, containing 9.65 acres, more or less.

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

**INTRODUCED** on first reading on May 2, 2001.

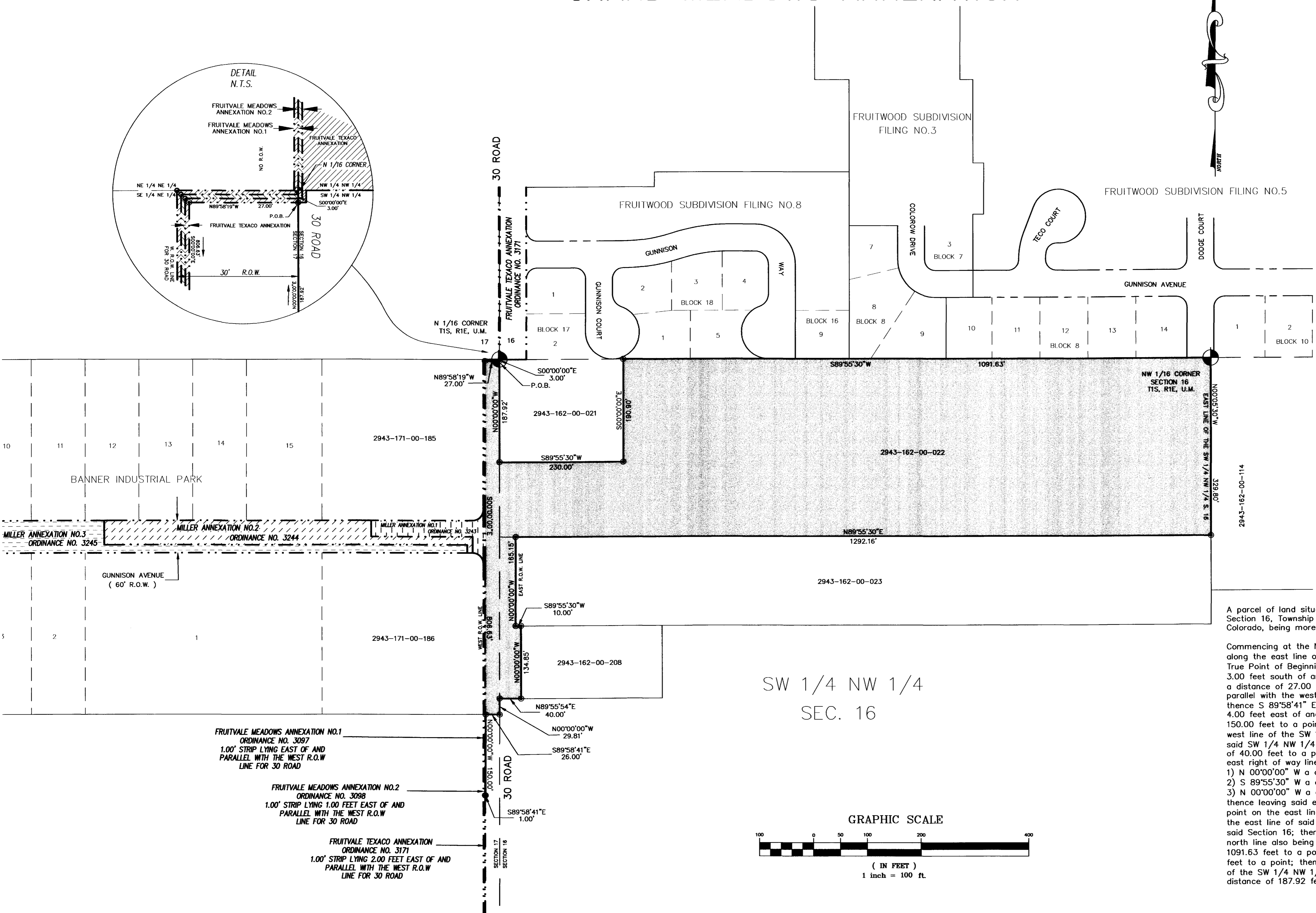
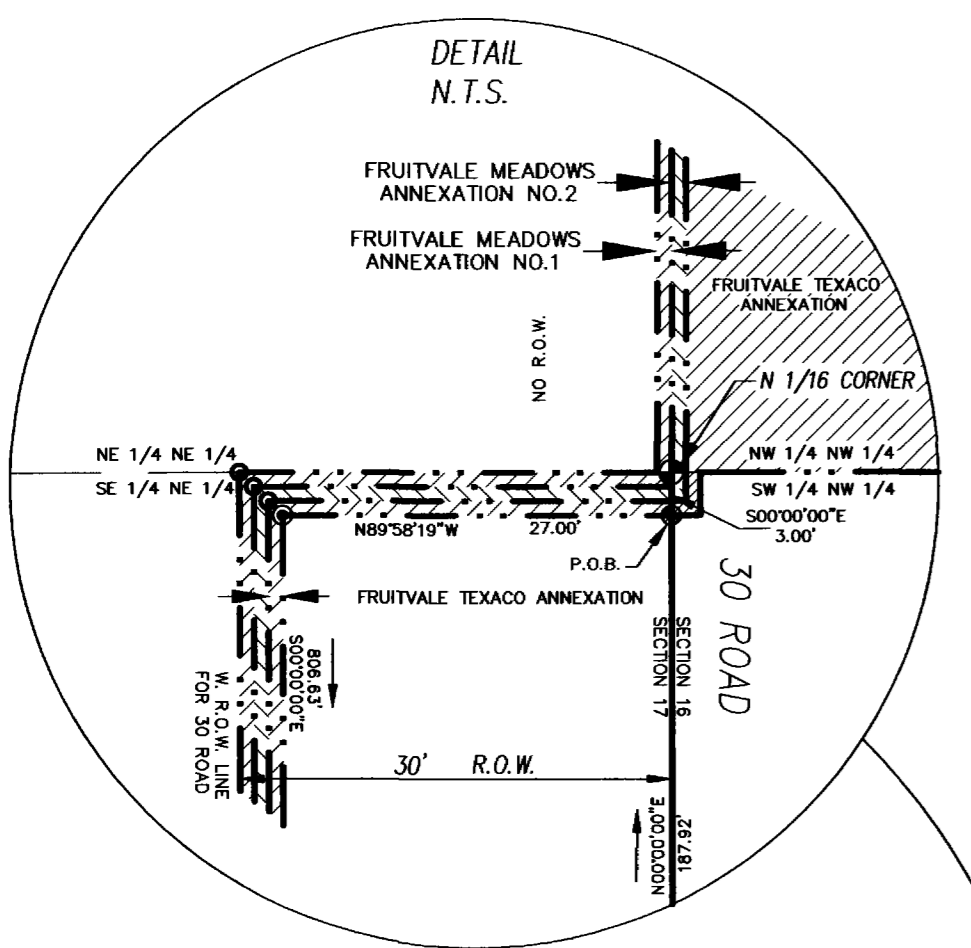
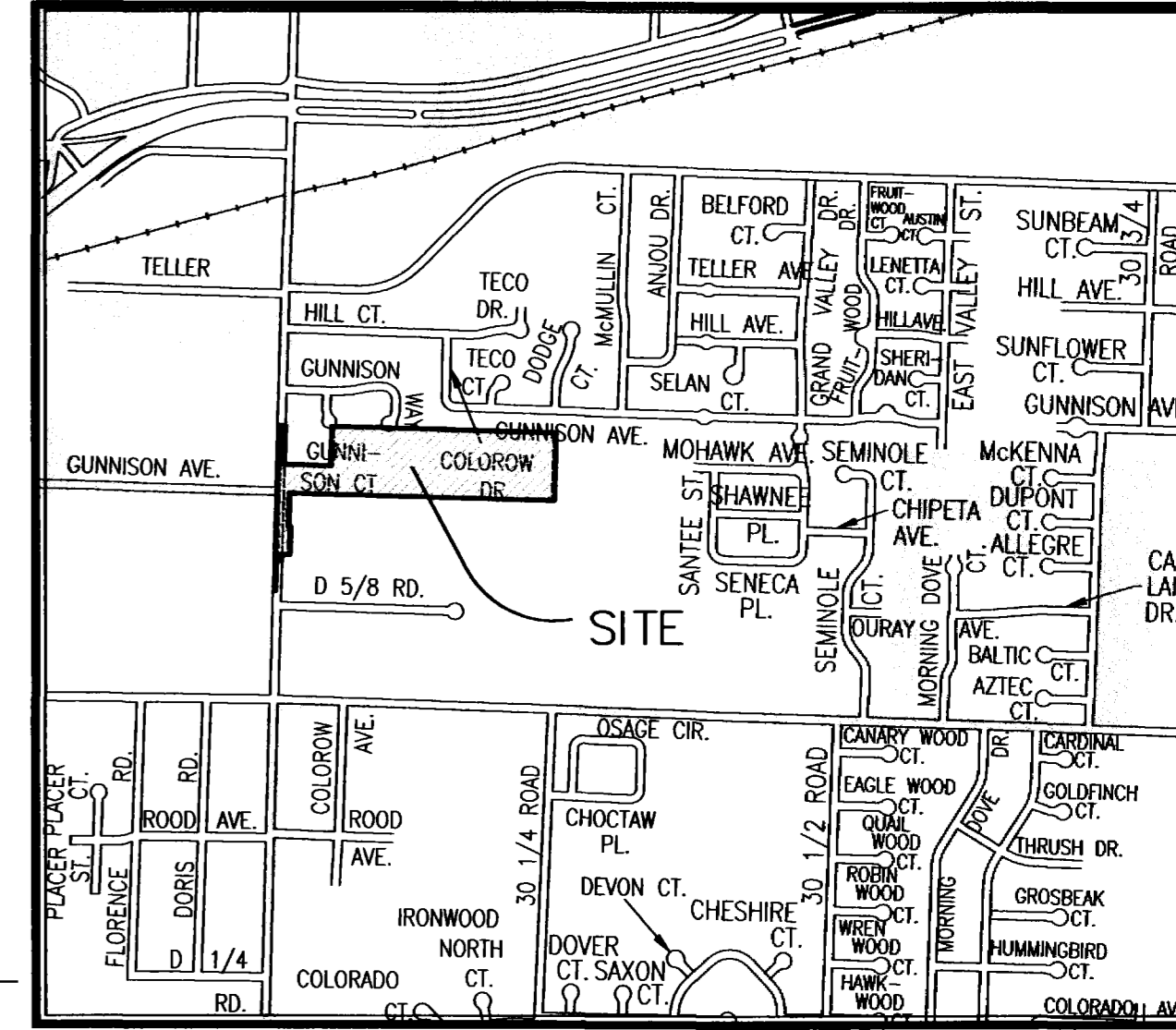
**ADOPTED** and ordered published June 6, 2001.

Attest:

/s/ Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Nye  
City Clerk

# GRAND MEADOWS ANNEXATION

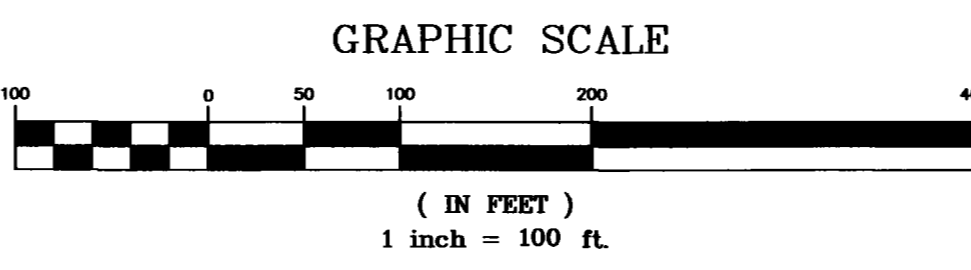


SW 1/4 NW 1/4  
SEC. 16

### LEGAL DESCRIPTION

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Commencing at the N 1/16 corner on the east line of Section 17; thence S 00°00'00" E along the east line of the SE 1/4 NE 1/4 of said Section 17 a distance of 3.00 feet to the True Point of Beginning of the parcel contained herein; thence N 89°58'19" W along a line 3.00 feet south of and parallel with the north line of the SE 1/4 NE 1/4 of said Section 17 a distance of 27.00 feet to a point; thence S 00°00'00" E along a line 3.00 feet east of and parallel with the west right of way line for 30 Road a distance of 806.63 feet to a point; thence S 89°58'41" E a distance of 1.00 feet to a point; thence N 00°00'00" W along a line 4.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 150.00 feet to a point; thence S 89°58'41" E a distance of 26.00 feet to a point on the west line of the SW 1/4 NW 1/4 of Section 16; thence N 00°00'00" W along the west line of said SW 1/4 NW 1/4 a distance of 29.81 feet to a point; thence N 89°55'54" E a distance of 40.00 feet to a point on the east right of way line for said 30 Road; thence along the east right of way line for said 30 Road the following 3 courses:  
 1) N 00°00'00" W a distance of 134.85 feet to a point;  
 2) S 89°55'30" W a distance of 10.00 feet to a point;  
 3) N 00°00'00" W a distance of 165.15 feet to a point;  
 thence leaving said east right of way line N 89°55'30" E a distance of 1292.16 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 16; thence N 00°05'30" W along the east line of said SW 1/4 NW 1/4 a distance of 329.80 feet to the NW 1/16 corner of said Section 16; thence S 89°55'30" W along the north line of said SW 1/4 NW 1/4 (said north line also being the south line of Fruitwood Subdivisions, Filings 5, 3 & 8) a distance of 1091.63 feet to a point; thence leaving said north line S 00°00'00" E a distance of 190.90 feet to a point; thence S 89°55'30" W a distance of 230.00 feet to a point on the west line of the SW 1/4 NW 1/4 of said Section 16; thence N 00°00'00" W along said west line a distance of 187.92 feet to the point of beginning.



### AREA OF ANNEXATION

ANNEXATION PERIMETER	4712.85 FT.
CONTIGUOUS PERIMETER	833.63 FT.
AREA IN SQUARE FEET	420281.74
AREA IN ACRES	9.65

### LEGEND

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

**ORDINANCE NO.**  
3351

**EFFECTIVE DATE**  
July 8, 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. They do not constitute a legal survey, and is not intended to be used as such for means for establishing or verifying property boundaries.

*Star R. Pace*  
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	2-28-2001
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

GRAND MEADOWS ANNEXATION  
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