

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3370**

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

**APPLETON CORNERS VETERINARY CLINIC ANNEXATION No. 3**

**APPROXIMATELY 2.719 ACRES**

**LOCATED AT 797 24 ROAD AND  
INCLUDING A PORTION OF THE 24 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 1<sup>st</sup> day of August, 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 1st day of August, 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:

**APPLETON CORNERS VETERINARY CLINIC ANNEXATION NO. 3**

A certain parcel of land for Annexation purposes located in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 32 and the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section said 32, and considering the East line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32 to bear S 00°00'30" E with all bearings contained herein being relative thereto; thence N 00°00'30" W along the East line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section

32, a distance of 1.00 feet to the TRUE POINT OF BEGINNING; thence S 89°58'53" W along a line 1.00 feet North of and parallel with the South line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32, a distance of 28.00 feet; thence N 00°00'30" W along a line 2.00 feet East of and parallel with the West line of the open, used and historical right-of-way for 24 Road, a distance of 352.00 feet; thence S 89°59'30" W, a distance of 1.00 feet; thence S 00°00'30" E along a line 1.00 feet East of and parallel with said West right-of-way, a distance of 234.00 feet; thence S 89°59'30" W a distance of 1.00 feet to a point on said West right-of-way for 24 Road; thence N 00°00'30" W, along said West right-of-way, a distance of 881.35 feet to a point being the Southeast corner of that certain parcel of land entitled "R. A. Pennington", being a 'not-included' parcel of land as shown on the Plat of Appleton Ranchettes, as same is recorded in Plat Book 13, Page 464, Reception No. 1540539, Public Records of Mesa County, Colorado; thence S 89°58'39" W, along the South line of said parcel of land, said line also being the North line of a portion of Lot 4 of said Appleton Ranchettes, a distance of 281.40 feet to the Southwest corner of said parcel; thence N 01°47'00" E, along the West line of said parcel, also being the East line of said Lot 4, a distance of 290.64 feet to a point on the South line of the open, used and historical right-of-way for H Road, said point also being the Northeast corner of said Lot 4; thence N 89°58'34" E along said South right-of-way, being a line 30.00 feet South of and parallel with the North line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32, a distance of 302.41 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 32, said point lying S 00°00'30" E a distance of 30.00 feet from the Northeast corner of said Section 32; thence S 89°52'25" E along a line 30.00 feet South of and parallel with the North line of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of said Section 33, a distance of 30.00 feet to a point on the East line of the open, used and historical right-of-way for 24 Road; thence S 00°00'30" E along said East right-of-way, a distance of 300.15 feet; thence S 89°58'39" W along a line being the Easterly extension of the South line of said Lot 4 of said Appleton Ranchettes, a distance of 59.00 feet; thence S 00°00'30" E along a line 1.00 feet East of and parallel with said West right-of-way for 24 Road, a distance of 636.62 feet; thence N 89°59'30" E, a distance of 2.00 feet: thence S 00°00'30" E along a line 3.00 feet East of and parallel with said West right-of-way for 24 Road, a distance of 23.79 feet; thence N 89° 58'53" E, a distance of 57.00 feet to a point on the East line of said East right-of-way for 24 Road; thence S 00°00'30" E along said East right-of-way, a distance of 329.31 feet; thence N 89°49'31" W along a line 1.00 feet North of and parallel with the South line of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of said Section 33, a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

Containing 118,457.5 square feet or 2.719 acres, more or less, as described.

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

**INTRODUCED** on first reading on the 1<sup>st</sup> day August, 2001.

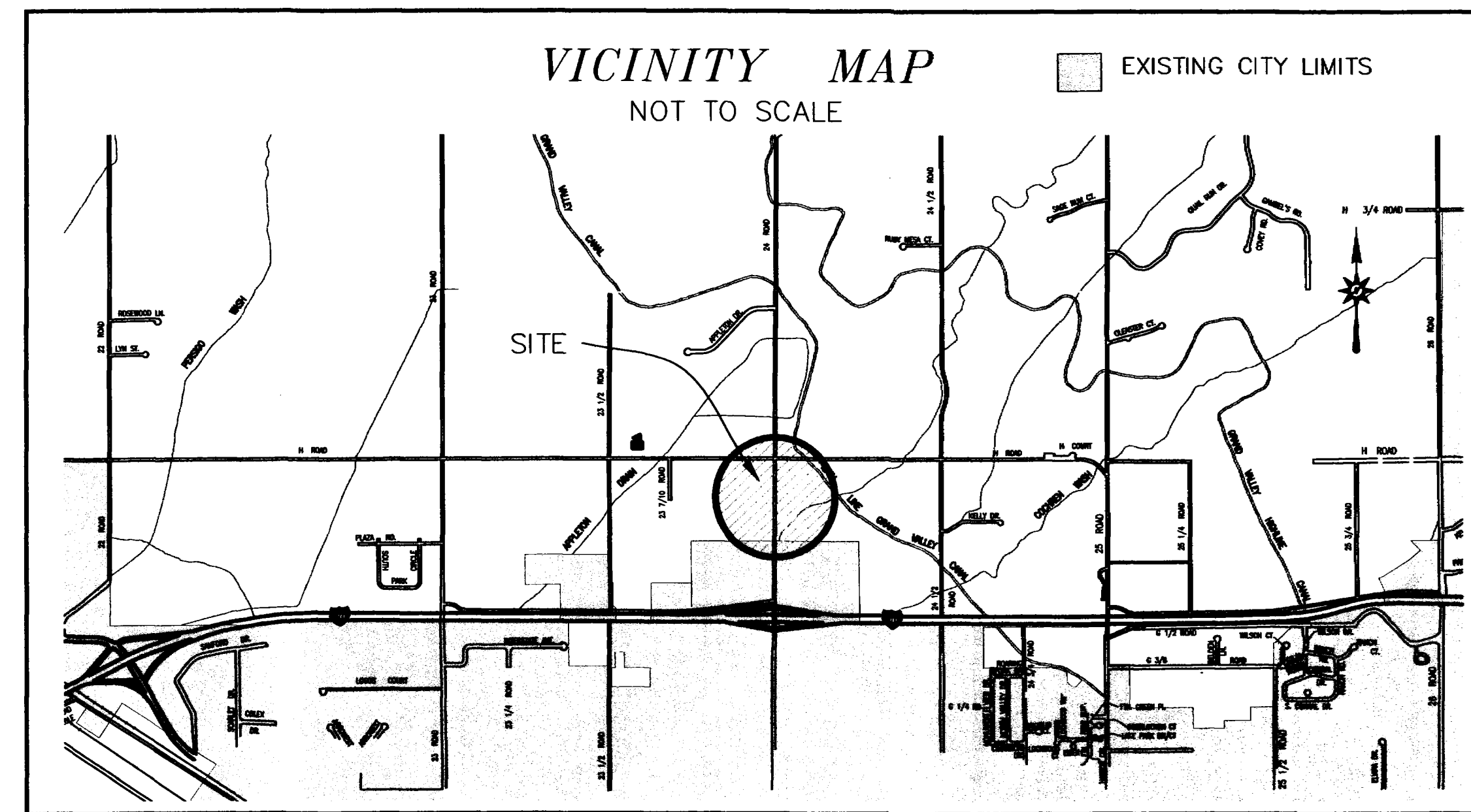
**ADOPTED** and ordered published this 5<sup>th</sup> day of September, 2001.

Attest:

/s/ Cindy Enos-Martinez  
President of the Council

/s/ Stephanie Nye  
City Clerk

# APPLETON CORNERS VETERINARY CLINIC ANNEXATION No. 3



Legal Description

A certain parcel of land for Annexation purposes located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 32 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32, and considering the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32, to bear S 00°00'30" E with all bearings contained herein being relative thereto; thence N 00°00'30" W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32, a distance of 1.00 feet to the TRUE POINT OF BEGINNING; thence S 89°58'53" W along a line 1.00 feet North of and parallel with the South line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32, a distance of 28.00 feet; thence N 00°00'30" W along a line 2.00 feet East of and parallel with the West line of the open, used and historical right-of-way for 24 Road, a distance of 352.00 feet; thence S 89°59'30" W, a distance of 1.00 feet; thence S 00°00'30" E along a line 1.00 feet East of and parallel with said West right-of-way, a distance of 234.00 feet; thence S 89°59'30" W a distance of 1.00 feet to a point on said West right-of-way for 24 Road; thence N 00°00'30" W, along said West right-of-way, a distance of 881.35 feet to a point being the Southeast corner of that certain parcel of land entitled "R. A. Pennington", being a "not-included" parcel of land as shown on the Plat of Appleton Ranchettes, as same is recorded in Plat Book 13, Page 464, Reception No. 1540539, Public Records of Mesa County, Colorado; thence S 89°58'30" W, along the South line of said parcel of land, said line also being the North line of a portion of Lot 4 of said Appleton Ranchettes, a distance of 281.40 feet to the Southwest corner of said parcel; thence N 01°47'00" E, along the West line of said parcel, also being the East line of said Lot 4, a distance of 290.64 feet to a point on the South line of the open, used and historical right-of-way for H Road, said point also being the Northeast corner of said Lot 4; thence N 89°58'34" E along said South right-of-way, being a line 30.00 feet South of and parallel with the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32, a distance of 302.41 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32, said point lying S 00°00'30" E a distance of 30.00 feet from the Northeast corner of said Section 32; thence S 89°52'25" E along a line 30.00 feet South of and parallel with the North line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33, a distance of 30.00 feet to a point on the East line of the open, used and historical right-of-way for 24 Road; thence S 00°00'30" E along said East right-of-way, a distance of 300.15 feet; thence S 89°58'39" W along a line being the Easterly extension of the South line of said Lot 4 of said Appleton Ranchettes, a distance of 59.00 feet; thence S 00°00'30" E along a line 1.00 feet East of and parallel with said West right-of-way for 24 Road, a distance of 636.62 feet; thence N 89°59'30" E, a distance of 2.00 feet; thence S 00°00'30" E along a line 3.00 feet East of and parallel with said West right-of-way for 24 Road, a distance of 23.79 feet; thence N 89°58'53" E, a distance of 57.00 feet to a point on the East line of said East right-of-way for 24 Road; thence S 00°00'30" E along said East right-of-way, a distance of 329.31 feet; thence N 89°49'31" W along a line 1.00 feet North of and parallel with the South line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33, a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

Containing 118,457.5 square feet or 2.719 acres, more or less, as described.

### AREA OF ANNEXATION

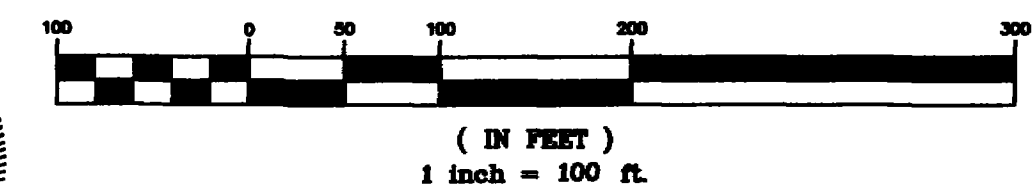
ANNEXATION PERIMETER	3839.66 FT.
CONTIGUOUS PERIMETER	647.1 FT.
AREA IN SQUARE FEET	99,173.9
AREA IN ACRES	2.277

<b>ORDINANCE NO.</b>	<b>EFFECTIVE DATE</b>
3370	October 7, 2001

### LEGEND

- ANNEXATION BOUNDARY ————
- EXISTING CITY LIMITS - - - - -
- SECTION OR 1/4 CORNER
- ANGLE POINT

### GRAPHIC SCALE

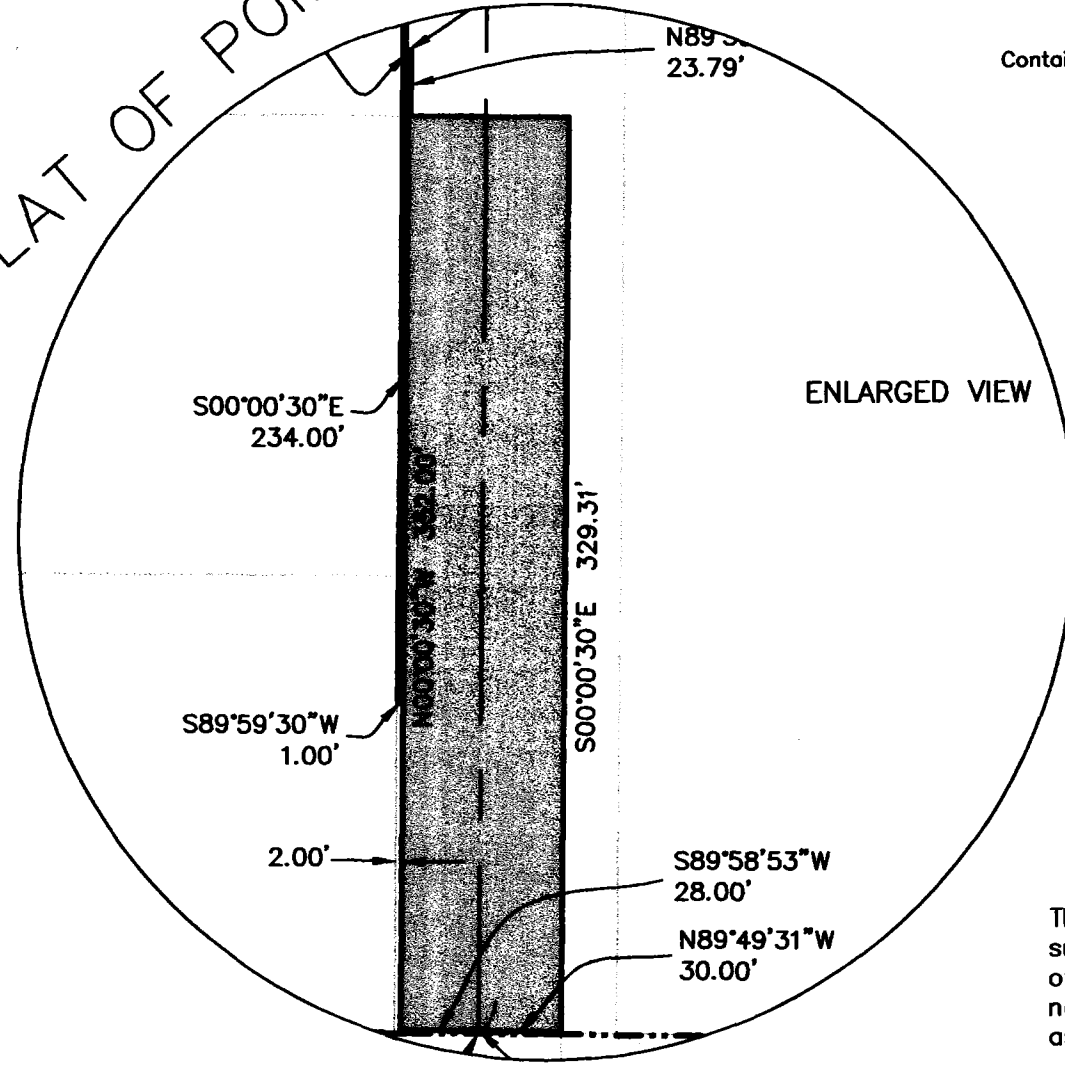


The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

Peter T. Krick  
Professional Land Surveyor No. 32824  
City of Grand Junction



~PLAT OF POMONA PARK~



POMONA PARK ANNEXATION  
ORDINANCE # 2825  
EFFECTIVE DATE: 5/7/95

PLAT OF APPLETON RANCHETTES  
PLAT BOOK 13, PAGE 464  
RECEPTION NO. 1540539

PLAT OF ETCHEVERRY SIMPLE LAND DIVISION  
PLAT BOOK 1, PAGE 301, RECEPTION NO. 1872266

PLAT OF FELLOWSHIP CHURCH  
PLAT BOOK 16, PAGE 298  
RECEPTION NO. 1872001

DRAWN BY VMB, PTK DATE 20 JULY, 2001  
DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY PTK DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE  
1" = 100'

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

APPLETON CORNERS VETERINARY  
CLINIC ANNEXATION #3

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 errors.