

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3376

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

RUBY MEADOWS ANNEXATION NO. 1

APPROXIMATELY 2.883 ACRES

Located at 3063 Gunnison Avenue

WHEREAS, on the 15th 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 3rd day of October, 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 situated in Mesa County, Colorado, and described
to wit:**

Ruby Meadows Annexation No. 1

**A certain parcel of land located in the Northwest Quarter of the Northeast
Quarter (NW ¼ NE ¼) 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:**

BEGINNING at the Southeast corner of Austin Acres, as same is recorded in Plat Book 12, Page 248, Reception No. 1219400, Public Records of Mesa County, Colorado, and considering the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16 to bear S 89°55'02" W with all bearings contained herein being relative thereto; thence N 00°00'20" W, along the East line of said Austin Acres, a distance of 276.50 feet; thence N 89°55'02"

E along a line 276.50 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16, a distance of 446.30 feet to a point on the West line of Sunridge Subdivision-First Addition, as same is recorded in Plat Book 12, Page 220, Reception No. 1209281, Public Records of Mesa County, Colorado; thence S 00°00'07" E, along the West line of said Sunridge Subdivision-First Addition, a distance of 276.50 feet to the Southwest corner of said Sunridge Subdivision-First Addition, said point lying on the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16; thence S 89°55'02" W, along said South line, also being a portion of the North line of Orchard View Subdivision, as same is recorded in Plat Book 13, Pages 90 and 91, Reception No. 1305750, Public Records of Mesa County, Colorado, a distance of 446.28 feet to the POINT OF BEGINNING.

CONTAINING 2.833 Acres, more or less, as described.

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

INTRODUCED on first reading on the 15^h day of August, 2001.

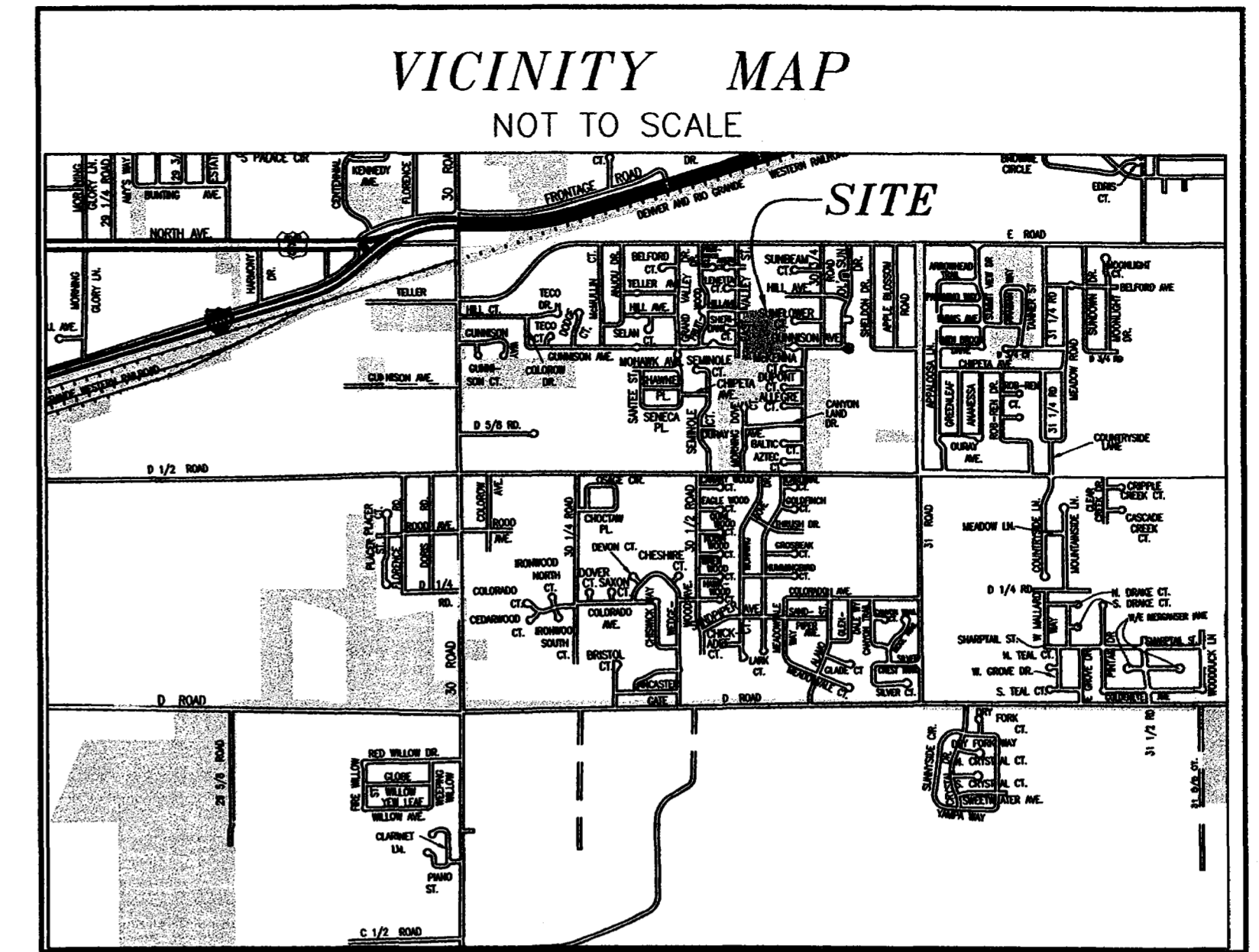
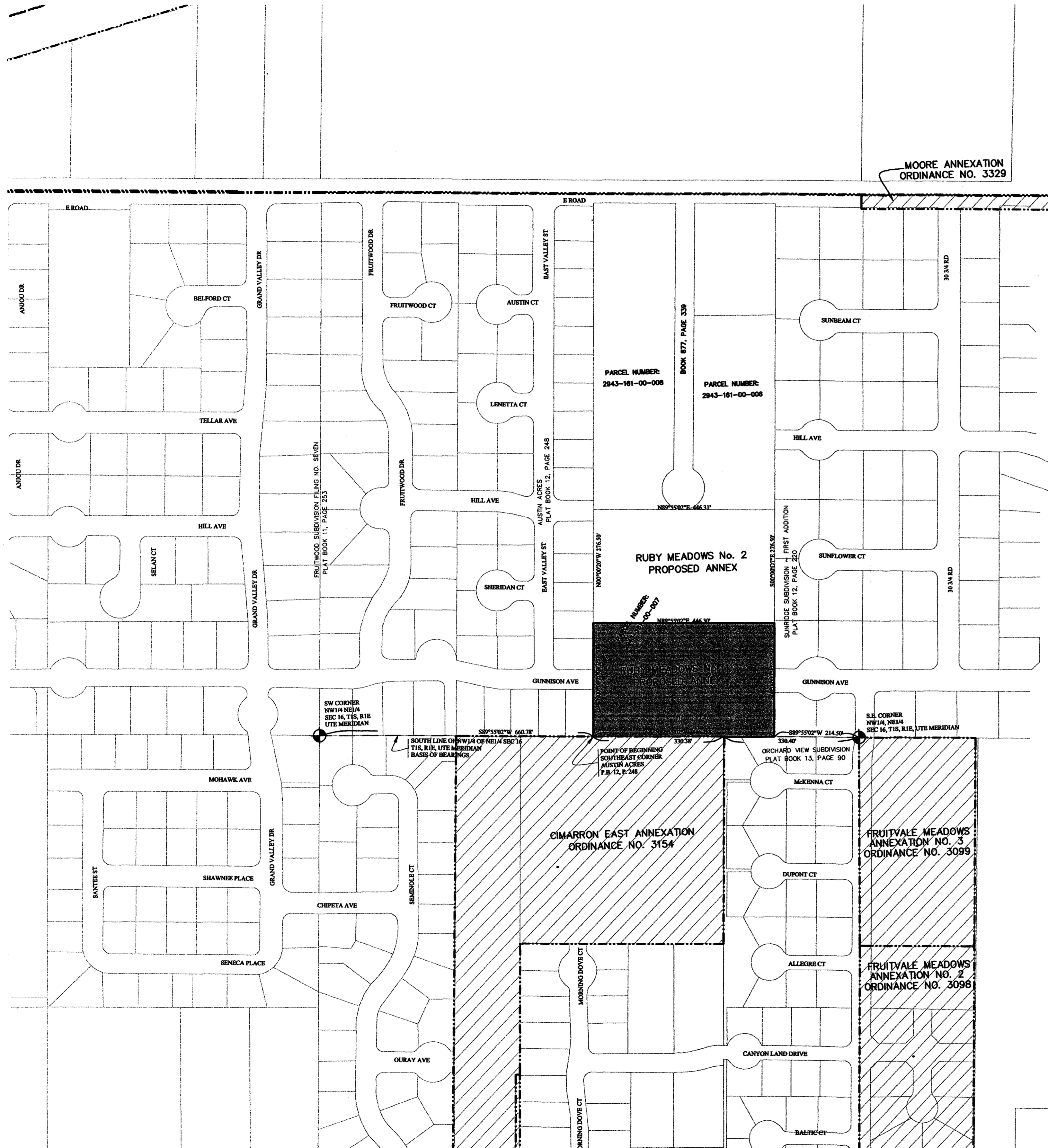
ADOPTED and ordered published this 3rd day of October, 2001.

/s/ Cindy Enos-Martinez
President of the Council

Attest:

/s/ Stephanie Tuin
City Clerk

RUBY MEADOWS ANNEXATION No. 1



Legal Description

THE SOUTH HALF OF THE SOUTH 553 FEET OF THE WEST 13.5 ACRES OF THE E1/2 NW1/4 NE1/4, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN.

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 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:

BEGINNING at the Southeast corner of Austin Acres, as same is recorded in Plat Book 12, Page 248, Reception No. 1219400, Public Records of Mesa County, Colorado, and considering the South line of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 16 to bear S 89°55'02" W with all bearings contained herein being relative thereto; thence N 00°00'20" W, along the East line of said Austin Acres, a distance of 276.50 feet; thence N 89°55'02" E along a line 276.50 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 16, a distance of 446.30 feet to a point on the West line of Sunridge Subdivision-First Addition, as same is recorded in Plat Book 12, Page 220, Reception No. 1209281, Public Records of Mesa County, Colorado; thence S 00°00'07" E, along the West line of said Sunridge Subdivision-First Addition, a distance of 276.50 feet to the Southwest corner of said Sunridge Subdivision-First Addition, said point lying on the South line of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 16; thence S 89°55'02" W, along said South line, also being a portion of the North line of Orchard View Subdivision, as same is recorded in Plat Book 13, Pages 90 and 91, Reception No. 1305750, Public Records of Mesa County, Colorado, a distance of 446.28 feet to the POINT OF BEGINNING.

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AREA OF ANNEXATION

ANNEXATION PERIMETER	1445.58 FT.
CONTIGUOUS PERIMETER	330.38 FT.
AREA IN SQUARE FEET	123,398.7
AREA IN ACRES	2.833

ORDINANCE NO.	EFFECTIVE DATE
3376	November 4, 2001

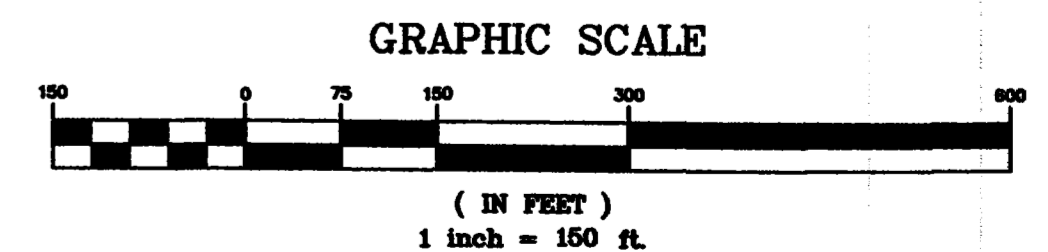
LEGEND

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

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 survey and is not intended to be used as a means of verifying property boundary lines.



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



DRAWN BY VMB, PTK DATE 07/11/01
DESIGNED BY _____ DATE _____
CHECKED BY PTK DATE _____
APPROVED BY _____ DATE _____

SCALE
1" = 150'

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

RUBY MEADOWS ANNEXATION No. 1

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.