

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3392

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

MADARIS ANNEXATION

APPROXIMATELY 5.852 ACRES

LOCATED AT 539 31 ½ ROAD

WHEREAS, on the 7th day of November, 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 19th day of December, 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:

A certain parcel of land lying in Section 10, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL that part of the NW ¼ SW ¼ of Section 10, Township 1 South, Range 1 East of the Ute Meridian, lying South of the Right of Way of the Denver and Rio Grande Railroad ALSO DESCRIBED as follows: BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, thence South 89°44'25" West, along the South line of said Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 1279.85 feet to a point 30.00 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10; thence North 00°20'30" West along a line 30.00 feet East of and parallel to the West line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 4.89 feet to a point on the Southerly right-of-way for the Southern Pacific Transportation Company (formerly the Denver and Rio Grande

Railroad), as laid out and now in use; thence North 72°50'00" East, along said Southerly right-of-way for the Southern Pacific Transportation Company, a distance of 1336.16 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10; thence South 00°28'13" East, along the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 393.47 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 254,914.459 sq. ft. or 5.852 Acres

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

INTRODUCED on first reading on the 7th day November, 2001.

ADOPTED and ordered published this 19th day of December, 2001.

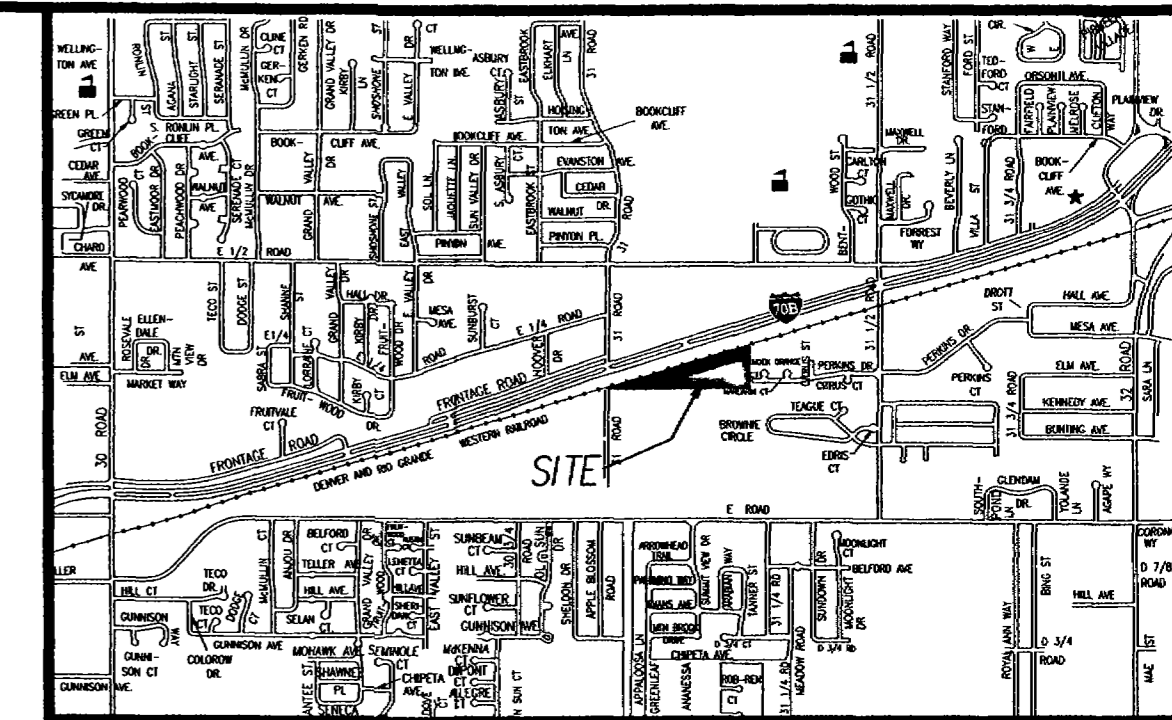
Attest:

/s/: Cindy Enos-Martinez
President of the Council

/s/: Stephanie Tuin
City Clerk

MADARIS ANNEXATION

SITUATE IN SECTION 10, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

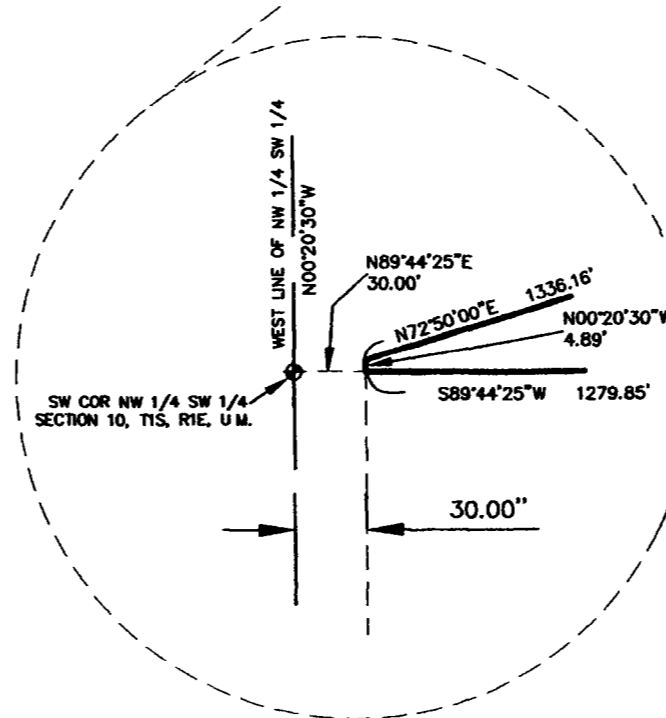
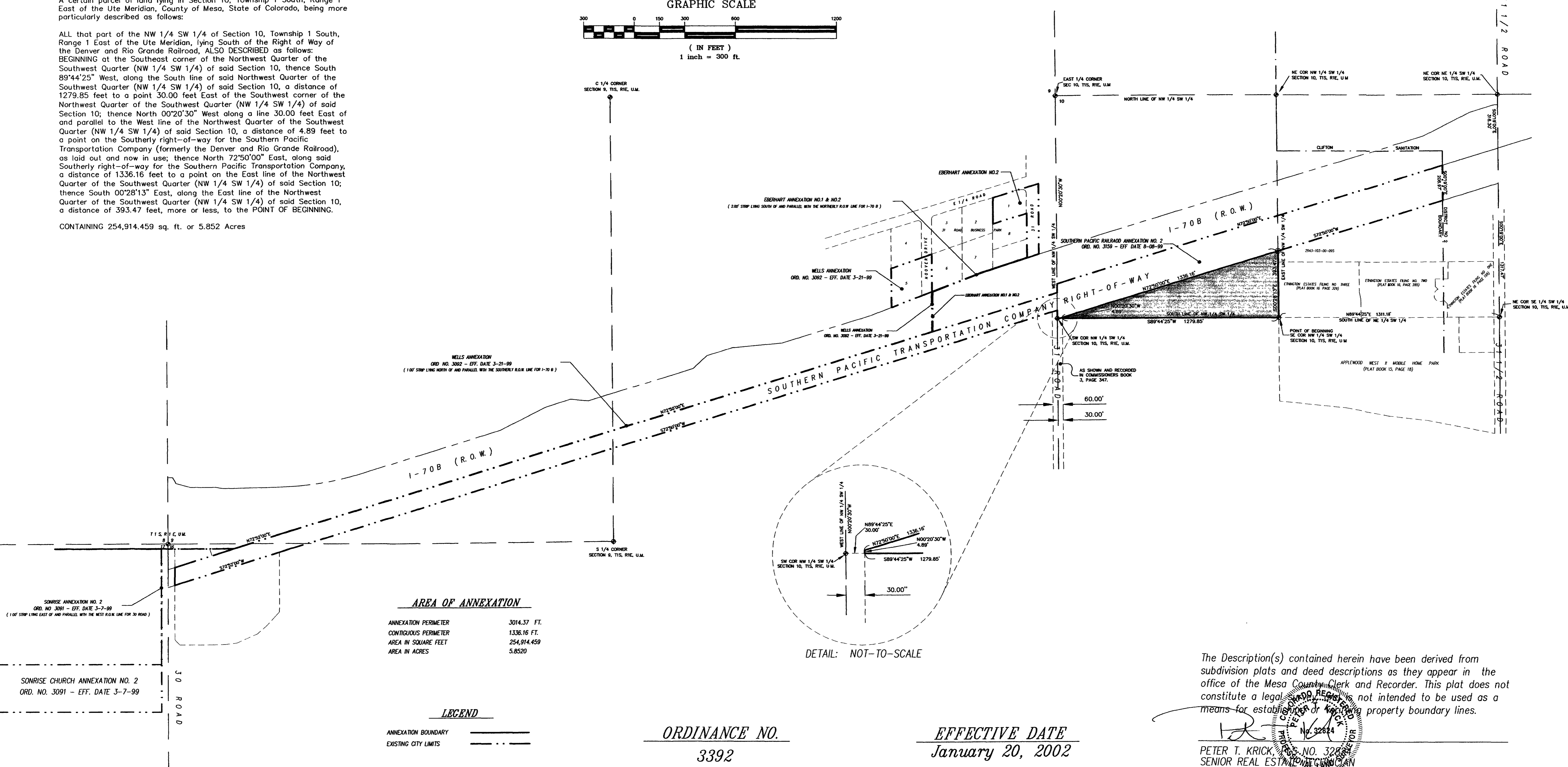
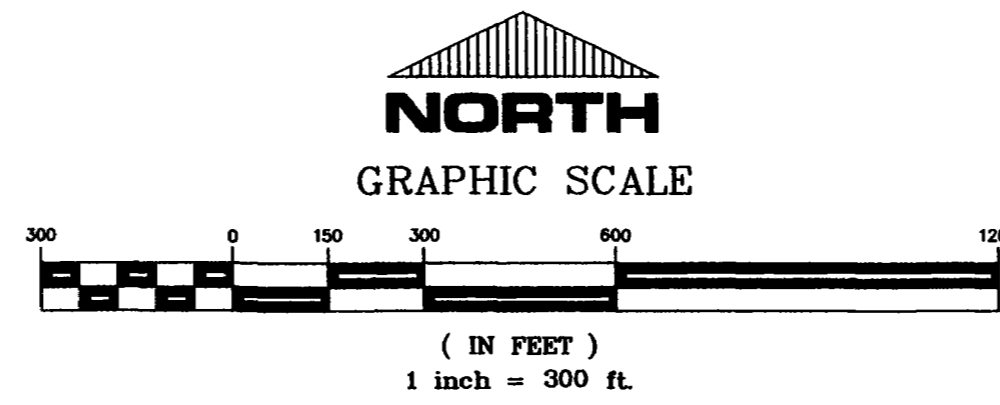


LEGAL DESCRIPTION

A certain parcel of land lying in Section 10, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL that part of the NW 1/4 SW 1/4 of Section 10, Township 1 South, Range 1 East of the Ute Meridian, lying South of the Right of Way of the Denver and Rio Grande Railroad, ALSO DESCRIBED as follows: BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 10, thence South 89°44'25" West, along the South line of said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 10, a distance of 1279.85 feet to a point 30.00 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 10; thence North 00°20'30" West along a line 30.00 feet East of and parallel to the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 10, a distance of 4.89 feet to a point on the Southerly right-of-way for the Southern Pacific Transportation Company (formerly the Denver and Rio Grande Railroad), as laid out and now in use; thence North 72°50'00" East, along said Southerly right-of-way for the Southern Pacific Transportation Company, a distance of 1336.16 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 10; thence South 00°28'13" East, along the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 10, a distance of 393.47 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 254,914.459 sq. ft. or 5.852 Acres



AREA OF ANNEXATION

ANNEXATION PERIMETER	3014.37 FT.
CONTIGUOUS PERIMETER	1336.16 FT.
AREA IN SQUARE FEET	254,914.459
AREA IN ACRES	5.8520

LEGEND

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

ORDINANCE NO.
3392

EFFECTIVE DATE
January 20, 2002

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
PETER T. KRICK, REG. NO. 32824
SENIOR REAL ESTATE APPRAISER

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	P.T.K.	DATE	10-25-2001
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 300'

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

MADARIS ANNEXATION

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