

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3395

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

LARSON ANNEXATION No. 1

APPROXIMATELY 0.015 ACRES

LOCATED in the B Road and 29 Road rights-of-way

WHEREAS, on the 3rd day of April, 2002, 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 15th day of May, 2002; 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:

A certain parcel of land lying in the Southwest Quarter (SW ¼) of Section 29 and the Southeast Quarter (SE ¼) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 29, and considering the West line of the SW ¼ of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto, thence N 00°00'00" E along the West line of the SW ¼ of said Section 29 a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 89°55'00" W along a line 30.00 feet North of and parallel with, the South line of the SE ¼ of said Section 30, a distance of 30.00 feet to a point on the West right of way for 29 Road; thence N 00°00'00" E, along said West right of way, a distance of 1.00 feet; thence S 89°55'00" E along a line 31.00 feet North of and

parallel with the South line of the SE ¼ of said Section 30, a distance of 30.00 feet to a point on the West line of the SW ¼ of said Section 29; thence N 00°00'00" E, along the West line of the SW ¼ of said Section 29, a distance of 194.94 feet; thence leaving said West line, N 90°00'00" East a distance of 1.00 feet; thence S 00°00'00" E along a line 1.00 East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 194.94 feet; thence S 89°58'00" E along a line 31.00 feet North of and parallel with the South line of the SW ¼ of said Section 29, a distance of 172.82 feet to a point being the beginning of a 171.00 foot radius non-tangent curve, concave Northeast, said curve being a line 1.00 Southwest west of and parallel with the existing right of way for 29 Road as shown on the Plat of Chipeta Golf Course, Plat Book 15, Pages 197 and 198, Public Records of Mesa County, Colorado; thence 148.70 feet Northwesterly along the arc of said curve, through a central angle of 49°49'21" and having a long chord bearing of N 56°17'02" W with a long chord length of 144.06 feet; thence N 00°00'00" E along a line 54.00 feet East of and parallel with the West line of the SW ¼ of said Section 29, a distance of 115.08 feet; thence N 90°00'00" E a distance of 1.00 feet to a point on the East right of way for 29 Road, as same is shown on said Plat of Chipeta Golf Course; thence S 00°00'00" E, along said East right of way, a distance of 114.80 feet to a point being the beginning of a 170.00 foot radius non-tangent curve, concave Northeast, as same is shown on said Plat of Chipeta Golf Course; thence 173.57 feet Southeasterly along the arc of said curve, through a central angle of 58°29'59" and having a long chord bearing of S 60°43'01" E with a long chord length of 166.13 feet to a point on the Northerly right of way for B Road, as shown on said Plat of Chipeta Golf Course; thence N 89°58'00" W along a line 30.00 feet North of and parallel with the South line of the SW ¼ of said Section 29, a distance of 199.90 feet, more or less, to the Point of Beginning.

CONTAINING 1377.76 square feet or 0.015 acres, more or less, as described, be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 3rd day April, 2002.

ADOPTED and ordered published this 15th day of May 2002.

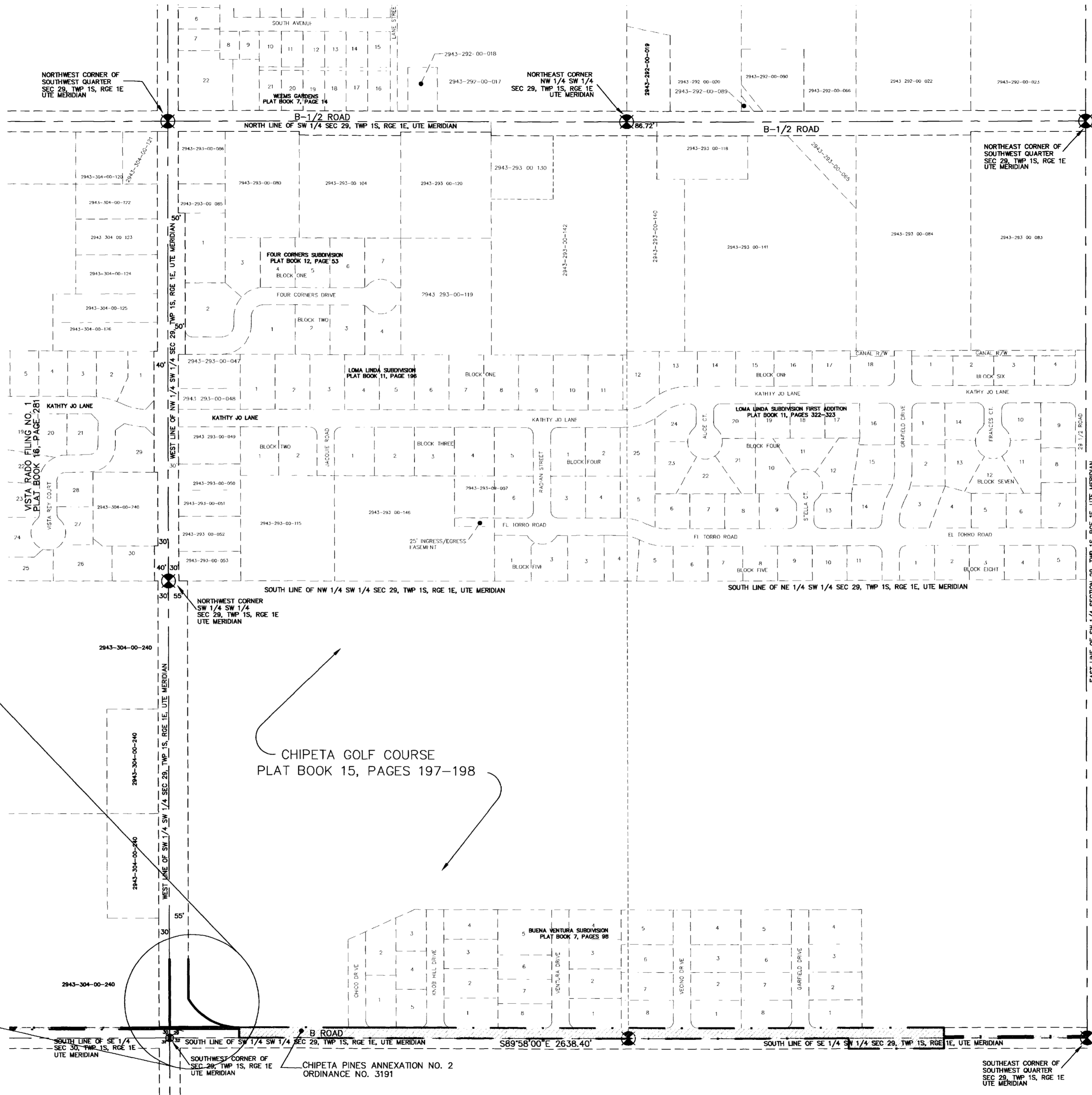
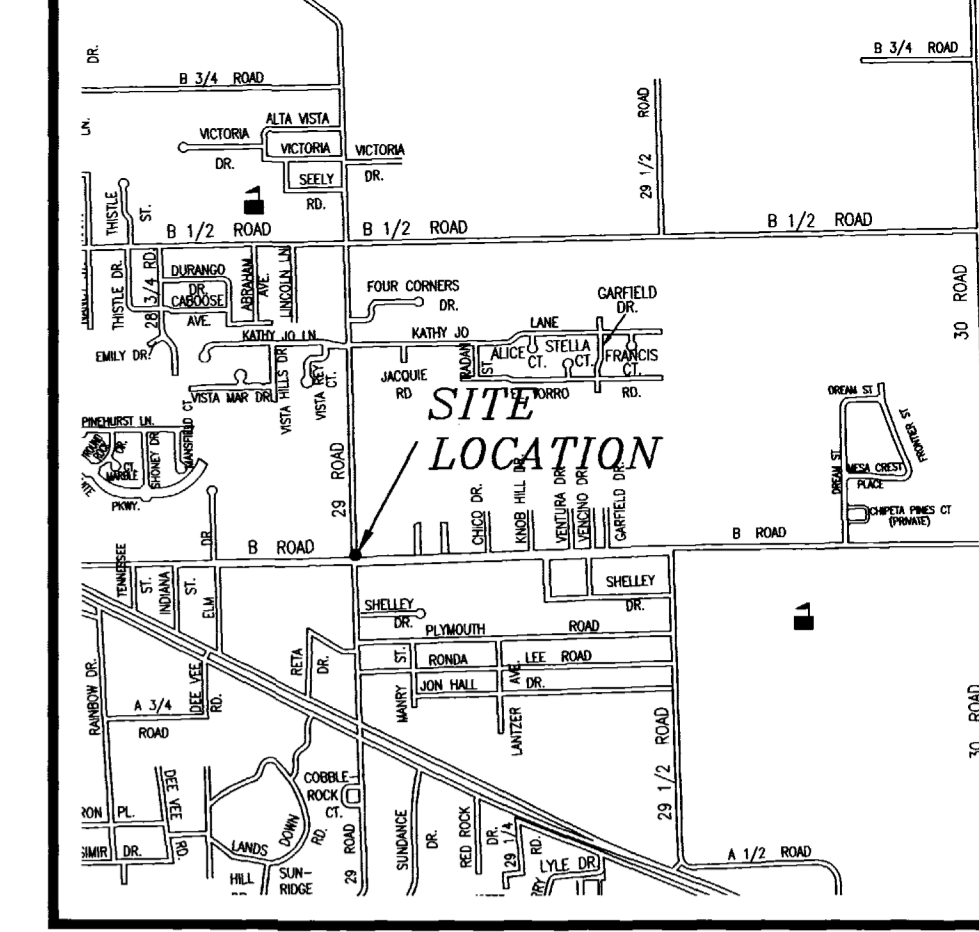
Attest:

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

/s/: Stephanie Tuin
City Clerk

LARSON ANNEXATION NO. 1

SITUATE IN THE SW 1/4 OF SECTION 29 AND SE 1/4 SECTION 30, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

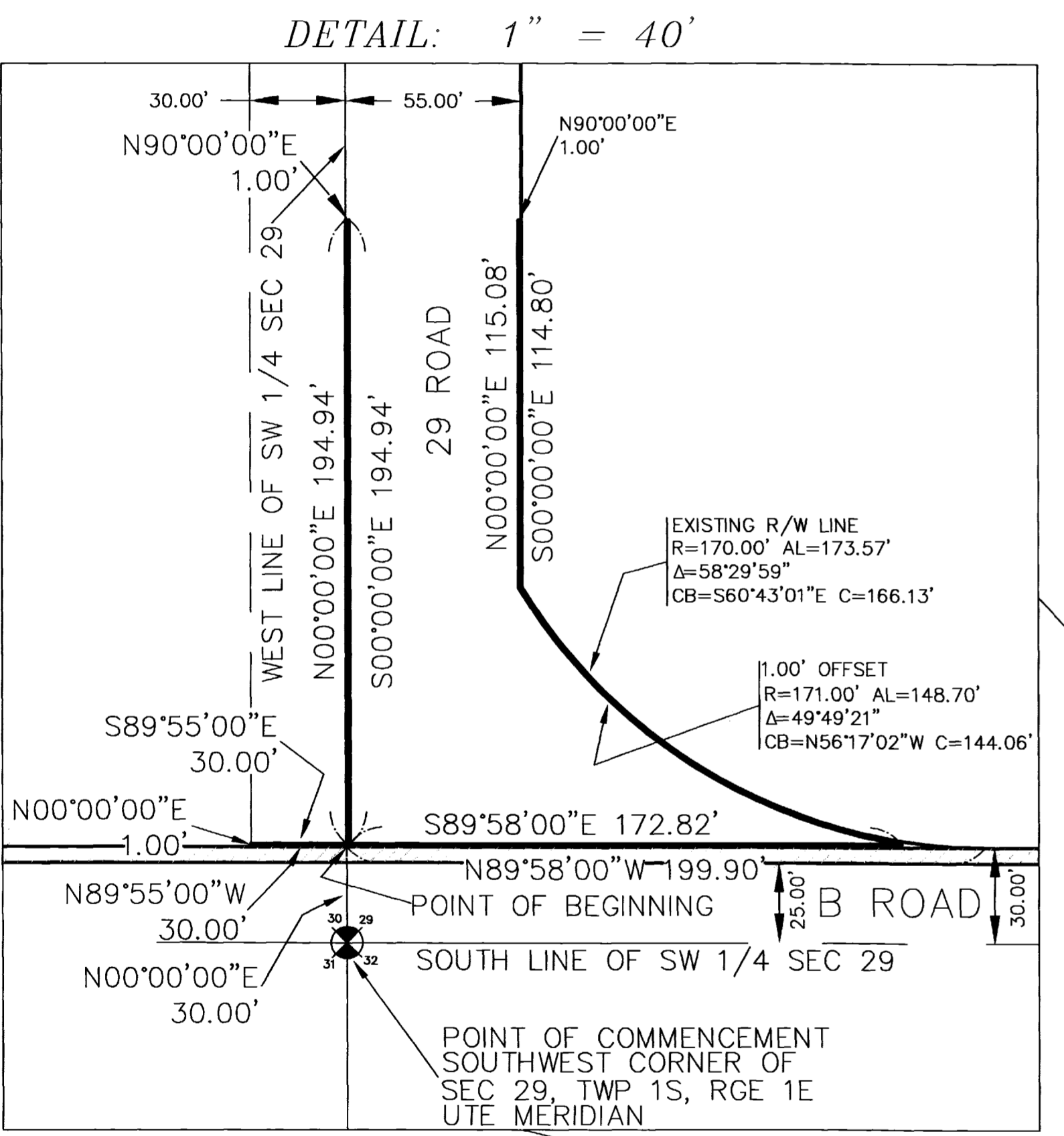
A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 29 and the Southeast Quarter (SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 29, and considering the West line of the SW 1/4 of said Section 29 to bear N 00°00'00" E with all bearings contained herein being relative thereto, thence N 00°00'00" E along the West line of the SW 1/4 of said Section 29 a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 89°55'00" W along a line 30.00 feet North of and parallel with the South line of the SE 1/4 of said Section 30, a distance of 30.00 feet to a point on the West right of way for 29 Road; thence N 00°00'00" E, along said West right of way, a distance of 1.00 feet; thence S 89°55'00" E along a line 31.00 feet North of and parallel with the South line of the SE 1/4 of said Section 30, a distance of 30.00 feet to a point on the West line of the SW 1/4 of said Section 29; thence N 00°00'00" E, along the West line of the SW 1/4 of said Section 29, a distance of 194.94 feet; thence leaving said West line, N 90°00'00" East a distance of 1.00 feet; thence S 00°00'00" E along a line 1.00 East of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 194.94 feet; thence S 89°58'00" E along a line 31.00 feet North of and parallel with the South line of the SW 1/4 of said Section 29, a distance of 172.82 feet to a point being the beginning of a 171.00 foot radius non-tangent curve, concave Northeast, said curve being a line 1.00 Southwest west of and parallel with the existing right of way for 29 Road as shown on the Plat of Chipeta Golf Course, Plat Book 15, Pages 197 and 198, Public Records of Mesa County, Colorado; thence 148.70 feet Northwesterly along the arc of said curve, through a central angle of 49°49'21" and having a long chord bearing of N 56°17'02" W with a long chord length of 144.06 feet; thence N 00°00'00" E along a line 54.00 feet East of and parallel with the West line of the SW 1/4 of said Section 29, a distance of 115.08 feet; thence N 90°00'00" E a distance of 1.00 feet to a point on the East right of way for 29 Road, as same is shown on said Plat of Chipeta Golf Course; thence S 00°00'00" E, along said East right of way, a distance of 114.80 feet to a point being the beginning of a 170.00 foot radius non-tangent curve, concave Northeast, as same is shown on said Plat of Chipeta Golf Course; thence 173.57 feet Southeasterly along the arc of said curve, through a central angle of 58°29'59" and having a long chord bearing of S 60°43'01" E with a long chord length of 166.13 feet to a point on the Northerly right of way for B Road, as shown on said Plat of Chipeta Golf Course; thence N 89°58'00" W along a line 30.00 feet North of and parallel with the South line of the SW 1/4 of said Section 29, a distance of 199.90 feet, more or less, to the Point of Beginning.

CONTAINING 1377.76 Square Feet or 0.015 Acres, more or less, as described.

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 description and is not intended to be used as a means for establishing or verifying property boundary lines.

PETER T. KRIEGER, P.E.
 SENIOR REAL ESTATE ENGINEER - TECHNICAL SERVICES DIVISION
 DATE: 5-20-2002

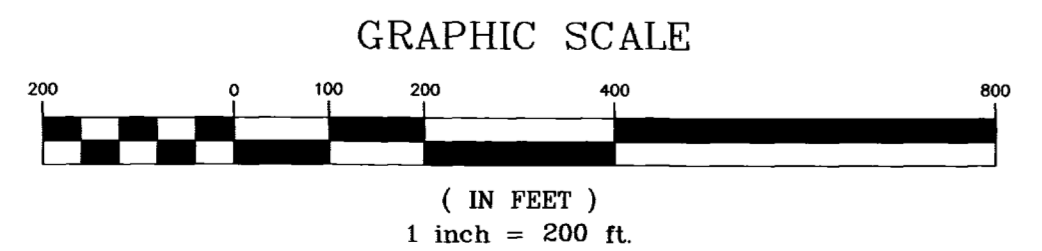


AREA OF ANNEXATION

ANNEXATION PERIMETER	1377.76 FT
CONTIGUOUS PERIMETER	229.90 FT
AREA IN SQUARE FEET	1377.76
AREA IN ACRES	0.015

LEGEND

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



ORDINANCE NO.
3395

EFFECTIVE DATE
June 16th, 2002

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

LARSON ANNEXATION NO. 1

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY P.T.K.	DATE 3-19-2002
DESIGNED BY _____	DATE _____
CHECKED BY _____	DATE _____
APPROVED BY I.W.	DATE _____

SCALE
1" = 200'