CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3396

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

CIMARRON MESA ANNEXATION

APPROXIMATELY 32.567ACRES

LOCATED AT THE SOUTHWEST CORNER OF LINDEN AVENUE AND B ½ ROAD

WHEREAS, on the 5th day of December, 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 16th day of January, 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 situate in Mesa County, Colorado, and described to wit:

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼), the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian and a portion of the Plat of Miles Craig Minor Subdivision as same is recorded in Plat Book 16, Page 38, Reception No. 1819902, Public Records of Mesa County, State of Colorado, being more particularly described as follows:

ALL of Lot 2, said Plat of Miles Craig Minor Subdivision, TOGETHER WITH the following described parcel of land; BEGINNING at the Northeast corner of the NW ¼ SE ¼ of said Section 26, and considering the East line of the NW ¼ SE ¼ of said 26 to bear S 00°06′59″ E with all bearings contained herein being relative thereto; thence S 00°06′59″ E along the East line of the NW ¼ SE ¼ of said Section 26, a distance of

627.94 feet; thence S 89°53'01" W a distance of 30.00 feet to a point being the Southeast corner of said Lot 2; thence N 00°06'59" W along a line 30.00 feet West of and parallel with the East line of the NW ¼ SE ¼ of said Section 26, being the East line of said Lot 2, a distance of 628.21 feet to a point on the North line of the NW ¼ SE ¼ of said Section 26; thence continuing along the East line of said Lot 2, N 00°11'27" E along a line 30.00 feet West of and parallel with the East line of the SW ¼ NE ¼ of said Section 26, a distance of 143.08 feet to a point being the Southeast corner of Lot 1 of said Plat of Miles Craig Minor Subdivision; thence S 89°36'24" E a distance of 30.00 feet to a point on the East line of the SW ¼ NE ¼ of said Section 26; thence S 00°11'27" W, along the East line of the SW ¼ NE ¼ of said Section 26, a distance of 143.08 feet, more or less, to the POINT OF BEGINNING,

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

INTRODUCED on first reading on the 5th day of December, 2001.

ADOPTED and ordered published this 16th day of January, 2002.

Attest:

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

/s/: Stephanie Tuin City Clerk

CIMARRON MESA ANNEXATION VICINITY MAP NOT TO SCALE DOMINQUEZ AV CENTRAL ORCHARD MESA ANNEXATION ORD. NO 1481 GREEN ACRES ANNEXATION ORD. NO 1515 DESCRIPTION N89'36'24"W 908 67' A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian and a portion of the Plat of Miles Craig Minor Subdivision as same is recorded in Plat Book 16, Page 38, Reception No 1819902, Public Records of Mesa County. State of Colorado, being more particularly described as follows: ALL of Lot 2, said Plat of Miles Craig Minor Subdivision, TOGETHER WITH the following DOS RIOS ELEMENTARY described parcel of land; BEGINNING at the Northeast corner of the NW 1/4 SE 1/4 of said LOT 2 PLAT OF MILES CRAIG MINOR SUBDIVISION PLAT BOOK 16, PAGE 38 RECEPTION NO. 1819902 SCHOOL ANNEXATION Section 26, and considering the East line of the NW 1/4 SE 1/4 of said 26 to bear S 00°06'59" ORD. NO 3114 E with all bearings contained herein being relative thereto; thence S 00°06'59" E along the SOUTHGATE ANNEXATION East line of the NW ¼ SE ¼ of said Section 26, a distance of 627.94 feet; thence S ORD. NO 2132 89°53'01" W a distance of 30.00 feet to a point being the Southeast corner of said Lot 2; thence N 00°06'59" W along a line 30.00 feet West of and parallel with the East line of the NW 1/4 SE 1/4 of said Section 26, being the East line of said Lot 2, a distance of 628.21 feet to a point on the North line of the NW 1/4 SE 1/4 of said Section 26; thence continuing along the East line of said Lot 2, N 00°11'27" E along a line 30.00 feet West of and parallel with the East line of the SW 1/4 NE 1/4 of said Section 26, a distance of 143.08 feet to a \$ S89'36'24"E point being the Southeast corner of Lot 1 of said Plat of Miles Craig Minor Subdivision; thence S 89°36'24" E a distance of 30.00 feet to a point on the East line of the SW 1/4 NE N89*36'24"W 739.29' 14 of said Section 26; thence S 00'11'27" W. along the East line of the SW 1/4 NE 1/4 of said Section 26, a distance of 143.08 feet, more or less, to the POINT OF BEGINNING. 1,418,619.18 sq. ft. 32.5670 acres S89*36'24"E 985 84' ∵ S89°36′24″E Containing 1,418,619.2 square feet or 32.567 acres, more or less, as described. S89*36'24"E 958.49' S89'36'24"E 656 34" S89'36'24"E 329 50' B 1/2 ROAD NORTH LINE OF NW 1/4 SE 1/4 SECTION 26 NORTHEAST CORNER OF NW 1/4 SE 1/4 SECTION 26, TWP 1S, RGE 1W TWP 1S, RGE 1W, UTE PRINCIPAL MERIDIAN AREA OF ANNEXATION POINT OF BEGINNING NE CORNER OF NW 1/4 SE 1/4 T1S, R1W, S26 UTE PRINCIPAL MERIDIAN UTE PRINCIPAL MERIDIAN ANNEXATION PERIMETER 6694.61 FT. 23,133.84 sq. ft. LOT 2 PLAT OF MILES CRAIG MINOR SUBDIVISION PLAT BOOK 16, PAGE 38 CONTIGUOUS PERIMETER 1818.0 FT. 0 5311 acres AREA IN SQUARE FEET 1,418,619.2 RECEPTION NO. 1819902 AREA IN ACRES 32.567 R=84.50' ORDINANCE NO. AL=114.06' EFFECTIVE DATE ∆≕77**"**20**'**28' S62'59'26"E CB=S78'20'20"W 3396 FEBRUARY 27, 2002 C=105 60' S30*33'29"E 32.69' R=86 50' R=40.50'AL=118.54' \D=78'31'01" AL=20.23' A=28'37'21" CB=S44'52'10"E C=20.02' CB=S83'43'02"W C=109.48' AL=52.36 ANNEXATION BOUNDARY Δ=32*25'57" N75*48'30"E CB=N46'46'28"W EXISTING CITY LIMITS The Description(s) contained herein have been derived from C=51.66' subdivision plats and deed descriptions as they appear in the SECTION OR 1/4 CORNER office of the Mesa County Clerk and Recorder This plat does not constitute a legal survey, and is not intended to be used ANGLE POINT R=17.50'| as a means for establishing or verifying wompenty boundary lines. AL=23 32' Δ=76'21'38" RESERVOIR HILL CB=N82'38'21"E ANNEXATION GRAPHIC SCALE ORD. NO 1445 (IN FEET) 1 inch = 150 ft.Peter T. Krick Professional Land Surveyor No. 32824 City of Grand Junction DEPARTMENT OF PUBLIC WORKS AND UTILITIES DRAWN BY VMB, PTK DATE 23 AUG '01 SCALE ENGINEERING AND TECHNICAL SERVICES DIVISIONS DESIGNED BY _____ DATE CIMARRON MESA ANNEXATION According to Colorado law you have 60 days from the effective date shown hereon to tile a complaint based upon any defec 1" = 150'CHECKED BY PTK DATE on this plat If no complaint is filed within said 60 days then said plat stands despite all defects and or errors CITY OF GRAND JUNCTION, COLORADO APPROVED BY _____ DATE ___ CIMARRON_MESA-1 DWG