

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.

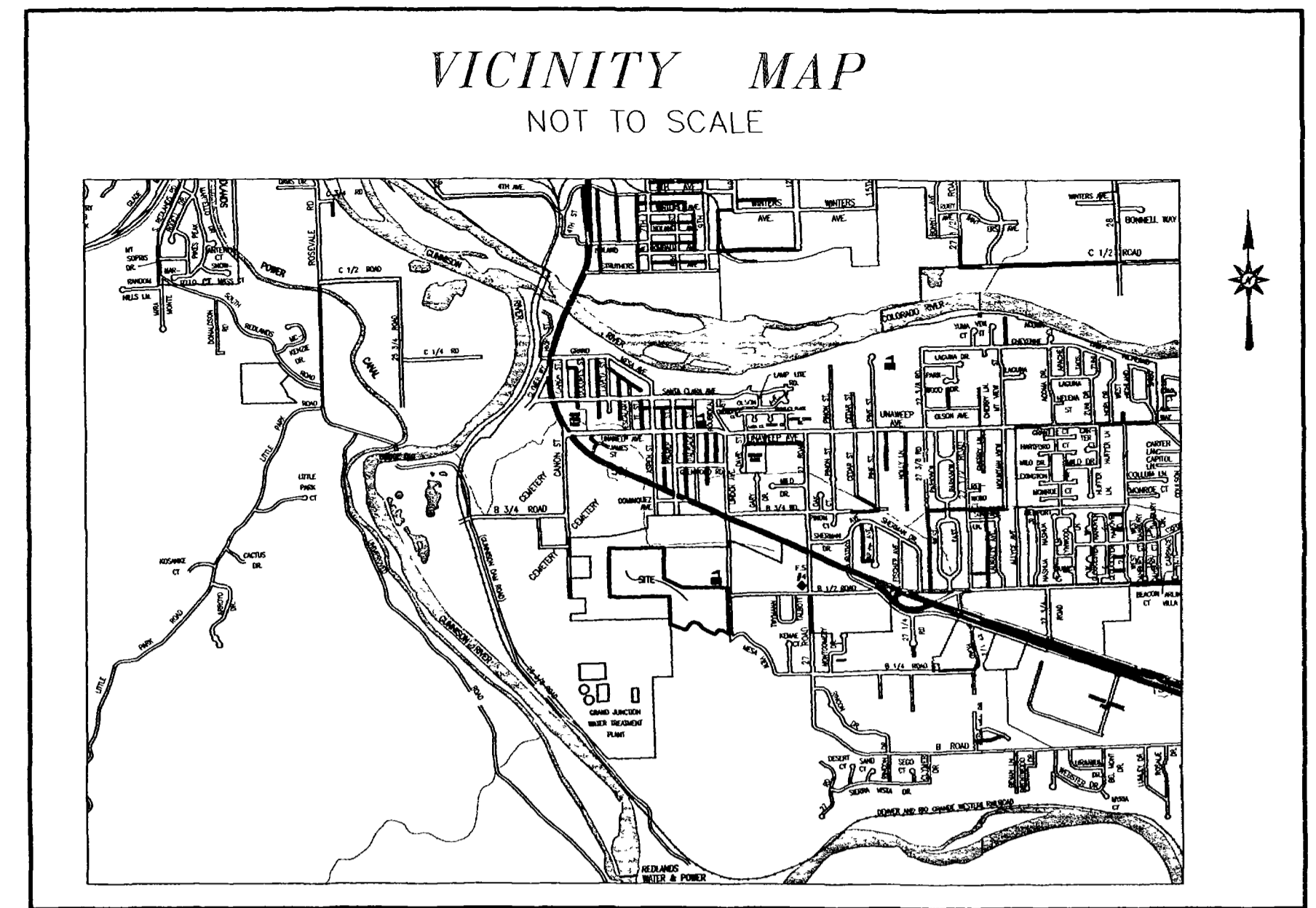
ADOPTED and ordered published this 16th day of January, 2002.

Attest:

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

/s/: Stephanie Tuin
City Clerk

CIMARRON MESA ANNEXATION



DESCRIPTION

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 1/4 NW 1/4) 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 1/4 SE 1/4 of said Section 26, and considering the East line of the NW 1/4 SE 1/4 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 1/4 SE 1/4 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 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 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 1/4 of said Section 26, a distance of 143.08 feet, more or less, to the POINT OF BEGINNING.

Containing 1,418,619.2 square feet or 32.567 acres, more or less, as described.

AREA OF ANNEXATION

ANNEXATION PERIMETER	6694.61 FT.
CONTIGUOUS PERIMETER	1818.0 FT.
AREA IN SQUARE FEET	1,418,619.2
AREA IN ACRES	32.567

ORDINANCE NO.

3396

EFFECTIVE DATE

FEBRUARY 27, 2002

LEGEND

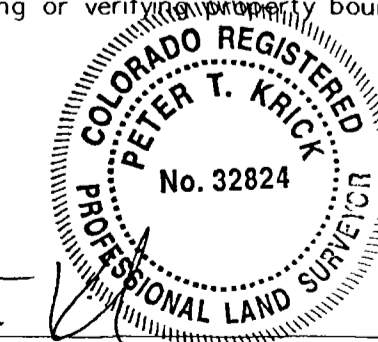
- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS
- SECTION OR 1/4 CORNER
- ANGLE POINT

GRAPHIC SCALE

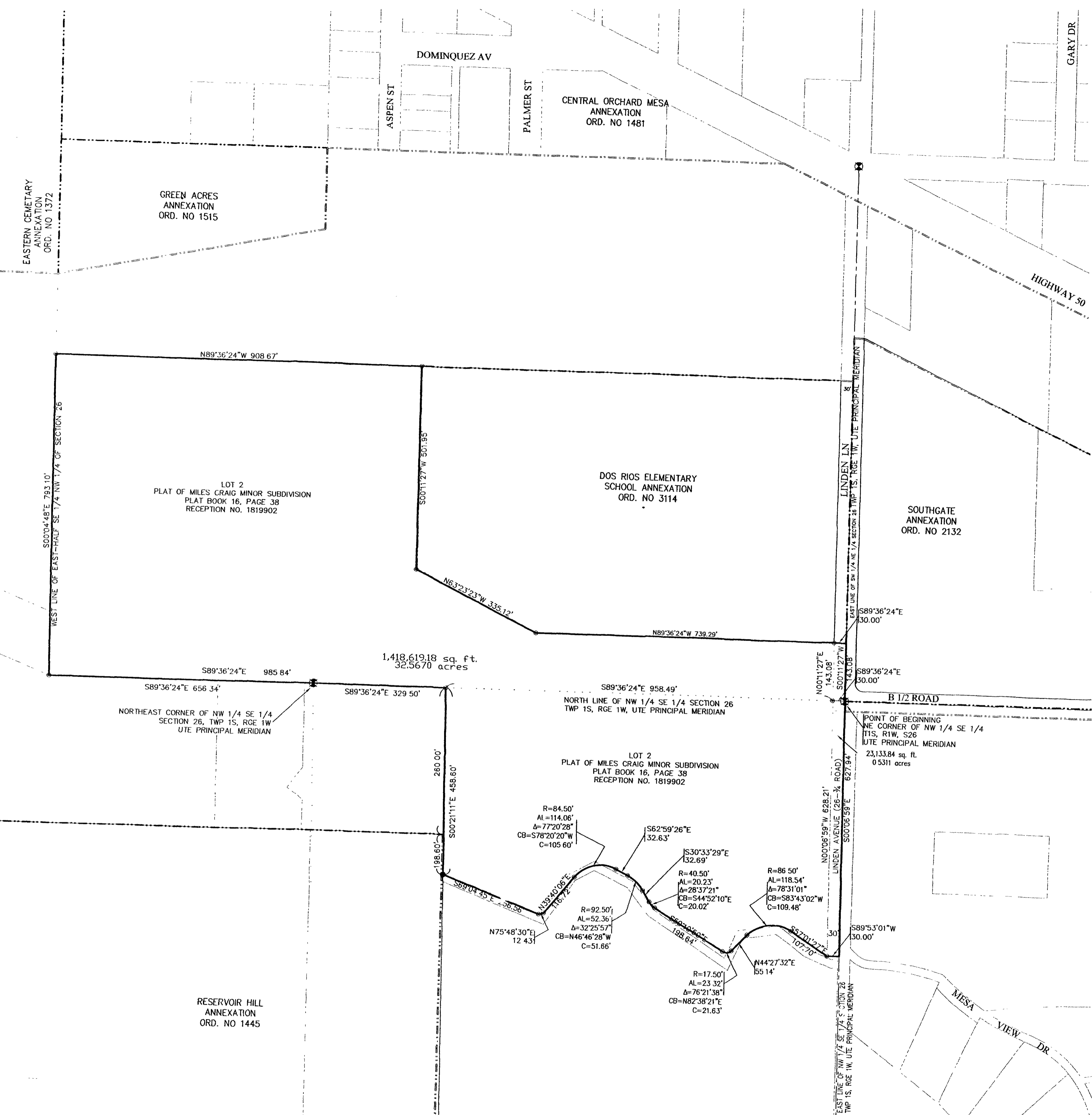


(IN FEET)
1 inch = 150 ft.

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



DRAWN BY VMB, PTK DATE 23 AUG '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

CIMARRON MESA ANNEXATION

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, these said plat stands correct of all defects and or errors.