

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3501

2103690 02/14/03 1030AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$20.00 SURCHG \$1.00

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

**SIENA VIEW ANNEXATION No. 2
APPROXIMATELY 4.47 ACRES
LOCATED AT 2945 D 1/2 ROAD**

WHEREAS, on the 18th day of December, 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 5th day of February, 2003; 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:**

SIENA VIEW ANNEXATION NO. 2

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 17, and assuming the North line of the NW 1/4 SW 1/4 of said Section 17 bears N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Commencement, S 00°09'39" E a distance of 1.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°59'32" E along a line 1.00 foot South of and parallel to, the North line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 17, a distance of 1113.48 feet; thence S 00°02'12" E along the East line of that certain property described in Book 3080, Pages 157 and 158, Public Records of Mesa County, Colorado, a distance of 994.88 feet, more or less, to a point on the North line of the Grand Valley Canal; thence N 60°15'16" W along the South line of that certain property described in Book 3080, Pages 157 and 158, also being the North line of the Grand Valley Canal, a distance of 239.08 feet; thence N 00°02'12" W, along the

West line of that certain property described in Book 3080, Pages 157 and 158, a distance of 875.29 feet; thence N 89°59'32" W along a line 2.00 feet South of and parallel to, the North line of the NE 1/4 SW 1/4 of said Section 17, a distance of 905.97 feet; thence N 00°09'39" W a distance of 1.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.4774 Acres (195,039.62 Square Feet), more or less, as described.

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

INTRODUCED on first reading on the 18th day of December, 2002.

ADOPTED and ordered published this 5th day of February, 2003.

Attest:


Stephanie Tuin
City Clerk

Craig Enns - Matty
President of the Council

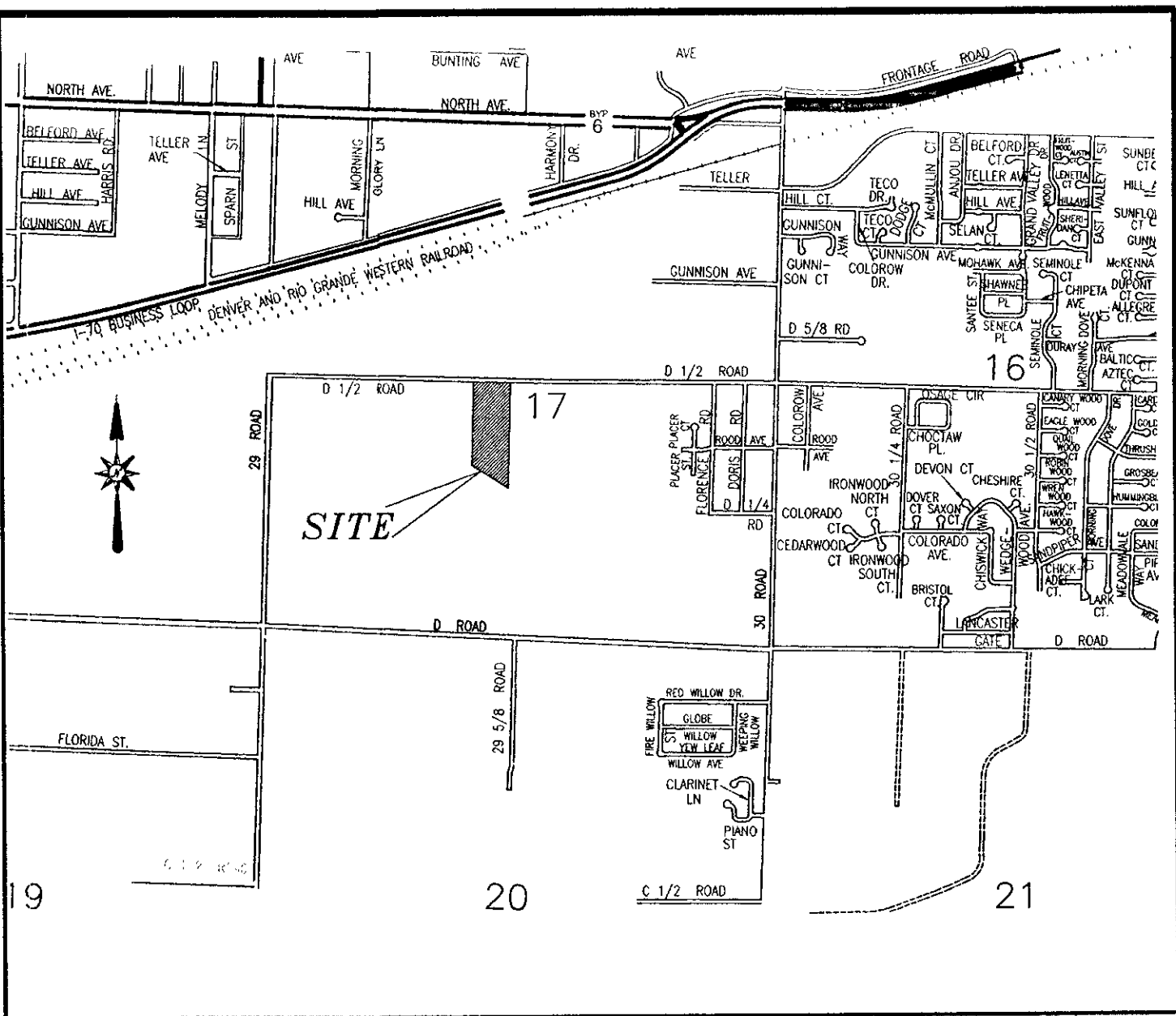
RECORDER'S NOTE :
THE FOLLOWING PAGE(S)
ARE OVERSIZE

Book 3275 Page(s) 233
4

Of Reception # 2103489

SIENA VIEW ANNEXATION NO. 2

SITUATE IN THE SW 1/4 OF SECTION 17, TWP 1S, RGE 1E, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

Legal Description

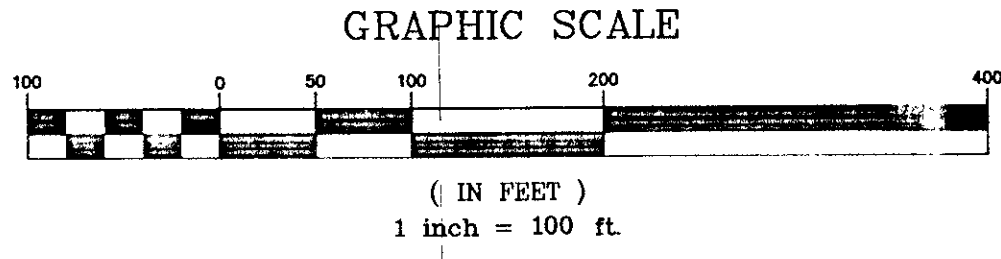
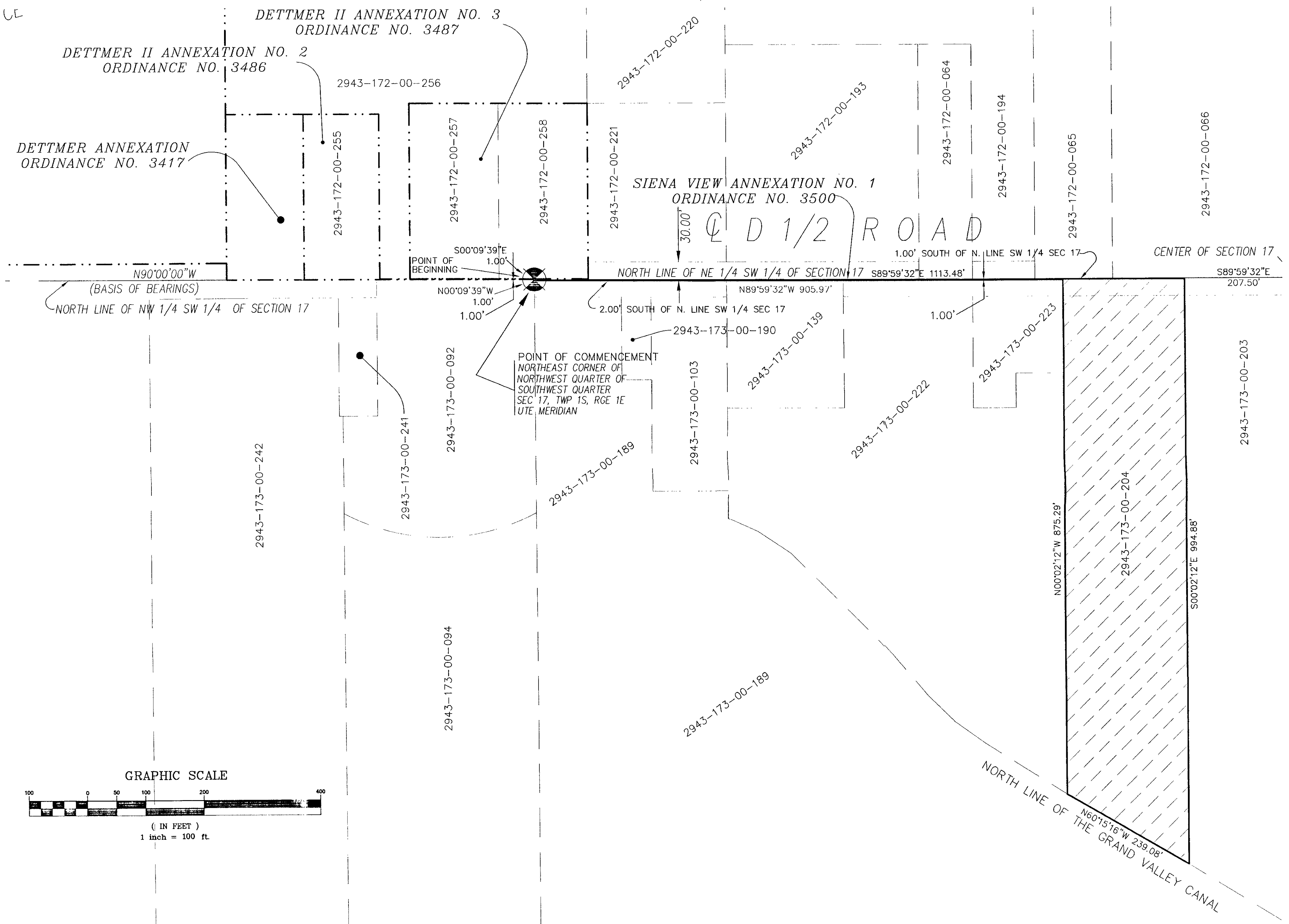
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CONTAINING 4.4774 Acres (195,039.62 Square Feet), more or less, as described.

The Description contained herein has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and this plat does not constitute a legal survey, and is not to be used as a means for establishing or correcting boundary lines.

Peter T. Krick
Peter T. Krick
Professional Land Surveyor No. 32824
Senior Real Estate Technician
City of Grand Junction
Date: 02-06-2003



AREA OF ANNEXATION

ANNEXATION PERIMETER	4,129.70 FT.
CONTIGUOUS PERIMETER	1,113.48 FT.
AREA IN SQUARE FEET	195,039.62
AREA IN ACRES	4.4774

ORDINANCE NO.	EFFECTIVE DATE
3501	March 9th, 2003

THIS IS NOT A BOUNDARY SURVEY

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---
SECTION OR ALIQUOT CORNER	+

Notice:
According to Colorado law you have 60 days from the effective date shown herein 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	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

SCALE
1" = 100'

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

SIENA VIEW ANNEXATION NO. 2

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OF
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