

**ORDINANCE 2021-17**

**AN ORDINANCE ANNEXING APPROXIMATELY 16.21 ACRES OF PROPERTY LOCATED  
AT 1930 HIGHWAY 6 & 50 INTO THE CITY OF FRUITA**

**WHEREAS**, the Fruita City Council finds that it is necessary to annex certain real property contiguous to the City of Fruita in order to:

1. Promote the public health, safety, and welfare of the community;
2. Insure efficient provision of municipal services and fair and equitable distribution of cost amongst those who use services provided by the community; and,
3. Provide for orderly growth of the community; and,

**WHEREAS**, the City Council adopted a Resolution finding that the real property described and shown on Exhibit A is eligible for annexation pursuant to C.R.S. 31-12-104 and 105, stating their intent to annex same and initiating the annexation procedures.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:**

**Section 1:** The Fruita City Council, having reviewed a properly constituted petition of all the owners of real property in the area proposed for annexation, hereby annexes the property as described and shown in Exhibit A, and the Fruita City limits are hereby modified to reflect said annexation.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS  
21<sup>ST</sup> DAY OF SEPTEMBER 2021.**

ATTEST:

City of Fruita:

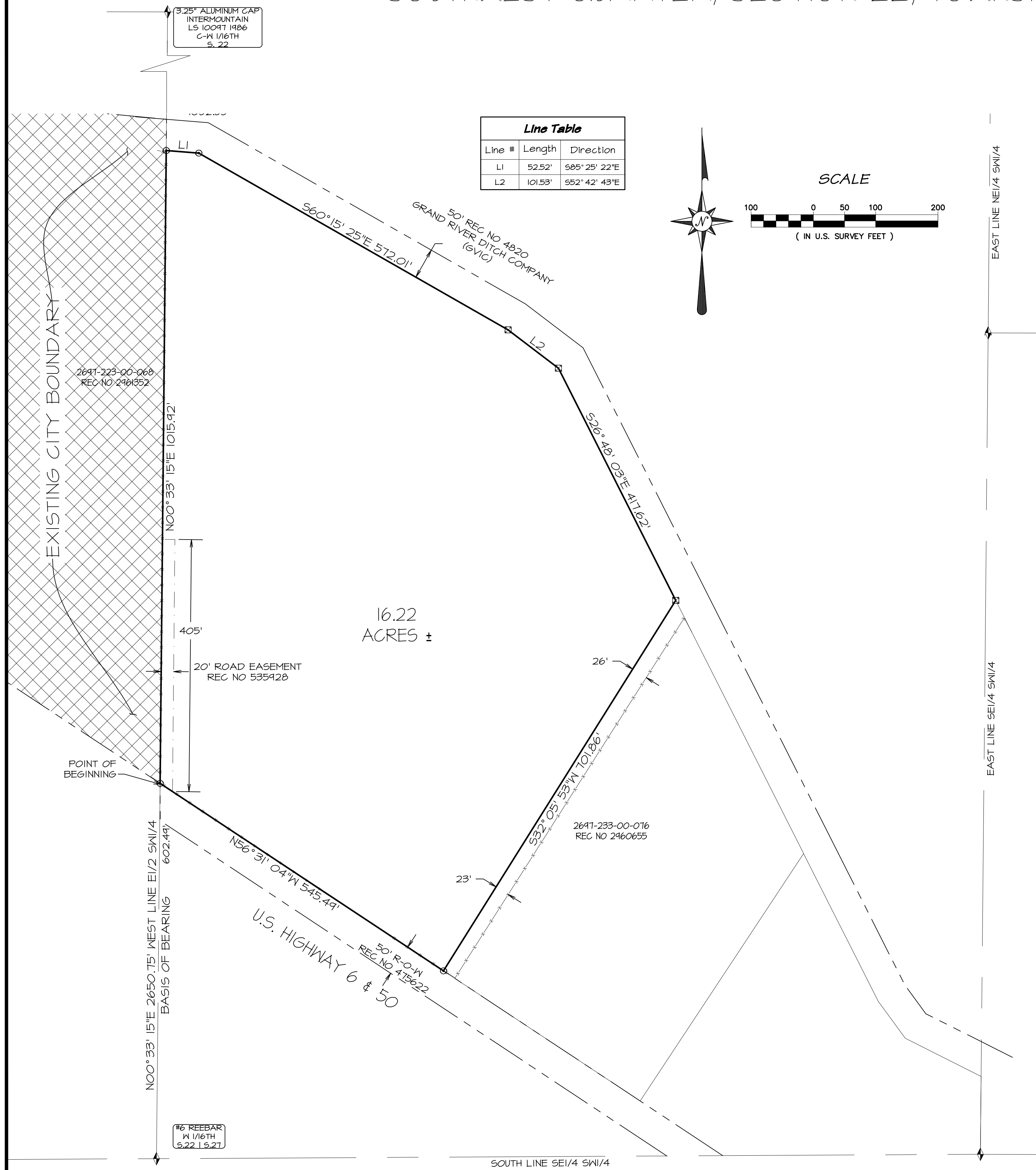
\_\_\_\_\_  
Margaret Sell, City Clerk

\_\_\_\_\_  
Joel Kincaid, Mayor

# EXHIBIT A

## 1930 Highway 6 & 50 ANNEXATION

SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN



### TITLE CERTIFICATE

\_\_\_\_\_ does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in \_\_\_\_\_ free and clear of all liens, taxes, and encumbrances, except as follows:

NA

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Title Examiner

### LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, DONNA JEAN MEEK and GARY DALE CASTOR, the owners of 100 percent of the following described property, excluding any public streets and alleys, to wit:

#### PROPERTY DESCRIPTION:

A parcel of land situated within the East one-half of the Southwest Quarter of Section 22, Township 1 North, Range 2 West of the Ute Meridian being more particularly described as follows: Commencing at the west one-sixteenth of said Section 22 and Section 27, whence the center-west sixteenth of said Section 22 bears North 00°33'15" East with all bearing herein relative thereto; thence North 00°33'15" East, a distance of 602.49 feet to a 1.25" plastic cap marked PLS 12291 and the Point of Beginning; thence North 00°33'15" East, a distance of 1015.92 feet to a 1.25" plastic cap marked PLS 12291; thence South 85°25'22" East, a distance of 52.52 feet to a 1.25" plastic cap marked PLS 12291; thence South 60°15'25" East, a distance of 572.01 feet to a number 5 rebar; thence South 52°42'43" East, a distance of 101.53 feet to a number 5 rebar; thence South 26°48'03" East, a distance of 417.62 feet to a number 5 rebar; thence South 32°05'53" West, a distance of 701.86 feet to a 1.25" plastic cap marked PLS 12291; thence North 56°31'04" West along the northeasterly right-of-way line as recorded at Reception Number 475622, a distance of 545.44 feet to the Point of Beginning.

said parcel containing 16.22 acres more or less.

have by these presents laid out and platted the same as shown hereon and designate the same as 1930 HIGHWAY 6 & 50 ANNEXATION to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DONNA JEAN MEEK

\_\_\_\_\_  
GARY DALE CASTOR

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF MESA    )

This plat was acknowledged before me by \_\_\_\_\_

on this \_\_\_\_\_ day of \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

My commission expires \_\_\_\_\_ Notary Public

### SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information herein is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita, Colorado. I further certify that the external boundaries of the property shown on this Plat have been monumented from the ground.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION CERTIFICATION  
I, \_\_\_\_\_, a Licensed Professional Land Surveyor PLS 38274

This plat approved by the City of Fruita Planning Commission the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

CITY COUNCIL CERTIFICATE  
The City Council of the City of Fruita, Colorado, by Resolution Number \_\_\_\_\_, duly adopted on the \_\_\_ day of \_\_\_\_\_

2020, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the City of Fruita. The City Council of the City of Fruita, Colorado, by Ordinance Number \_\_\_\_\_, duly adopted on the \_\_\_ day of \_\_\_\_\_, 2020, did annex the property herein described to the City of Fruita, Colorado. ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

### LEGEND

- ⊙ FOUND 1.25" PLASTIC CAP PLS 12291
- ⚡ ALIQUOT POSITION AS NOTED, OBTAINED FROM MESA COUNTY PUBLISHED DATA
- ⊠ FOUND REBAR
- - - - - EASEMENT LINE
- \_\_\_\_\_ PARCEL LINE
- \_\_\_\_\_ ROW LINE
- \_\_\_\_\_ ALIQUOT LINE

**RIVER CITY CONSULTANTS**  
215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81501  
Phone: 970.241.4722  
www.rccwest.com Fax: 970.241.8841



VICINITY MAP 1:1500

### CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at \_\_\_ o'clock \_\_\_ M., on this \_\_\_\_\_ day of \_\_\_\_\_

and was recorded at Reception No. \_\_\_\_\_, Fees \_\_\_\_\_

By: \_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Deputy

1930 Highway 6 & 50  
ANNEXATION  
SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 1 NORTH,  
RANGE 2 WEST, UTE MERIDIAN  
CITY OF FRUITA, COUNTY OF MESA, STATE OF  
COLORADO

Sheet 1 of 1	Date: 4/24/21	Job No. 2003-001
Surveyed: CVW	Drawn: AKT	Checked: TPJ
Drawing name: S:\PROJECTS\2003\Draw\1930 Hwy 6 & 50\Survey\2003-001 ANNEX.dwg		

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.