

**ORDINANCE 2014-02**

**AN ORDINANCE ANNEXING TO THE CITY OF FRUITA APPROXIMATELY .455  
ACRES OF PROEPRTY LOCATED AT 989 17 ROAD (STATE HIGHWAY 340)  
(WESTCOTT 2 SERIAL ANNEXATION, PROJECT #2013-19)**

**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; and,
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 Resolution 2013-36 finding that the real property described and shown on Exhibit A is eligible for annexation pursuant to C.R.S. 31-12-104 & 105, stating their intent to annex same, and initiating the annexation procedures.

**THE CITY OF FRUITA HEREBY ORDAINS:**

**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 attached hereto, and the Fruita City limits are hereby modified to reflect said annexation.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL  
THIS 21st DAY OF JANUARY, 2014**

ATTEST:

City of Fruita

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

\_\_\_\_\_  
Lori Buck, Mayor

ORDINANCE 2014-02  
EXHIBIT A

**WESTCOTT 2 SERIAL ANNEXATION MAP  
OF A PARCEL LOCATED IN  
NORTHEAST QUARTER SECTION 19  
T1N, R2W, UTE MERIDIAN  
MESA COUNTY, COLORADO**

**LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP  
(Annexation Plat)**

I, Jan E. Westcott, the owner of 100 percent of the following described property, excluding any public streets and ditches, to wit:

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) Section 19, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southeast corner of said NE1/4 NE1/4 of said Section 19, thence the Northeast corner of said NE1/4 NE1/4 of said Section 19 bears North 00°31'00" East, a distance of 1320.11 feet for a beeline of bearings, with all bearings contained herein relative thereto; thence North 00°31'00" East, a distance of 658.00 feet, along the East Line of the NE1/4 NE1/4 Section 19; thence North 88°28'52" West, a distance of 30.00 feet; thence North 88°28'52" West, a distance of 150.00 feet; to the POINT OF BEGINNING; thence South 00°31'00" West, a distance of 132.00 feet; thence North 88°28'52" West, a distance of 150.00 feet; thence North 00°31'00" East, a distance of 132.00 feet; thence South 88°28'52" East, a distance of 150.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.455 Acres, as described.

Now by these presents laid out and plotted the same as shown hereon and designates the same as **WESTCOTT 2 SERIAL** Annexation to the City of Fruita, County of Mesa, State of Colorado.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Owner(s) Jan E. Westcott

**NOTARY CERTIFICATION**

State of Colorado )  
                          ) Mesa  
County of Mesa )

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

by \_\_\_\_\_

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

**CITY COUNCIL CERTIFICATE  
(Annexation Plat)**

The City Council of the City of Fruita, Colorado, by Resolution Number \_\_\_\_\_ duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ 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 \_\_\_\_\_ 20\_\_\_\_ did annex the property herein described to the City of Fruita, Colorado.

ATTEST: Mayor \_\_\_\_\_

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

**TITLE CERTIFICATE  
(Annexation and Subdivision Plats)**

This 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:

[INSERT EXCEPTIONS IN DETAIL]

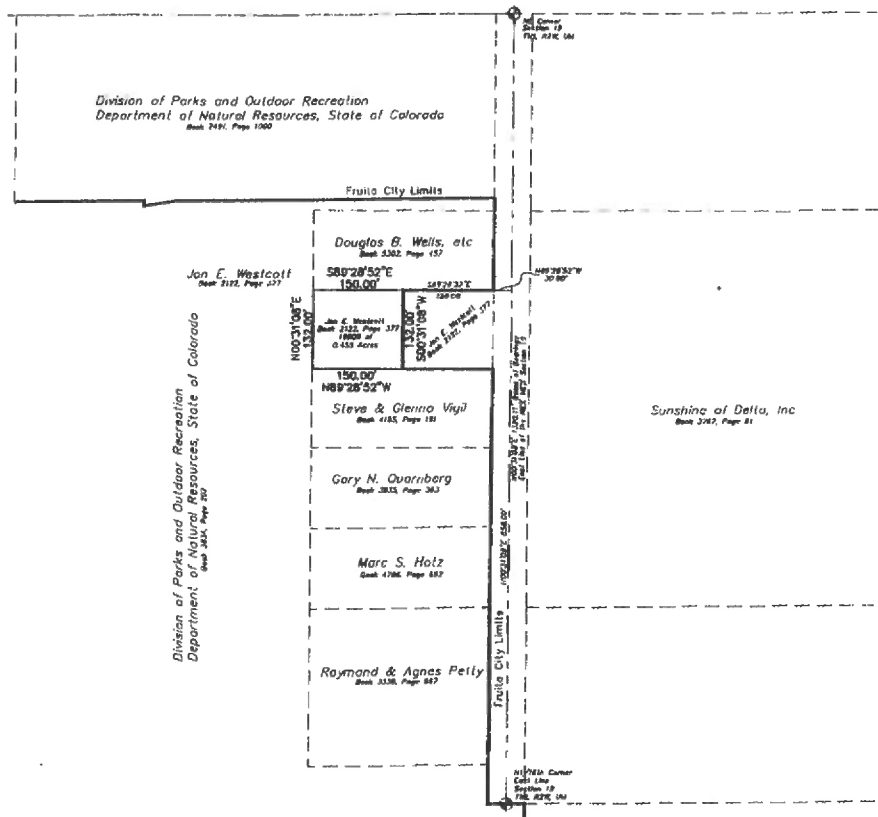
EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Stanley K. Warner, a registered land surveyor in the State of Colorado, do hereby certify that the information herein is correct to the best of my knowledge and belief, and no less than one-sixth (1/6) of the perimeter of the area as shown herein is contiguous with the existing boundaries of the City of Fruita, Colorado. The information shown hereon was created from information gathered from the Mesa County Clerk and Recorder records.

**ANNEXATION SUMMARY**

Westcott #2 Boundary = 564.00 linear feet  
Minimum Required Boundary = 504.00/5 = 94.00 linear feet  
132.00 linear feet of contiguity exceeding the minimum requirement  
Area of Annexation = 0.455 Acres



**GENERAL NOTES**  
Beeline of bearings to the East line of the NE1/4 NE1/4 Section 19 which bears North 00°31'00" East, a distance of 1320.11 feet, established by observation of the UOPPS control network, which is based on the MAD 83 datum for horizontal and MAVD 88 datum for vertical information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.  
Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".  
All units shown hereon in U.S. Survey feet.



ALIQUOT SURVEY MARKER, AS NOTED

Preliminary

	<b>WESTCOTT 2 SERIAL ANNEXATION MAP</b> NORTHEAST QUARTER SECTION 19 T1N, R2W, UTE MERIDIAN MESA COUNTY, COLORADO High Desert Surveying, LLC 1873 Highway 50, Unit C Grand Junction, Colorado 81503 Telephone: 970-294-2849 Fax 970-241-0451
	PRINTED: 10/27/14 10:57:37 DATE: September 2014 SURVEY: 15372-0001-0001 SHEET: 1 OF 1