

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4852

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

MAVERICK ESTATES ANNEXATION

APPROXIMATELY 19.608 ACRES LOCATED AT 2428 H ROAD

WHEREAS, on the 17th day of July 2019, 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 21st day of August 2019; 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:

MAVERICK ESTATES ANNEXATION NO. 1

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 50.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for said 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 60.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33; thence N

89°50'39" W, along said South line, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 1,050 Square Feet or 0.024 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 2

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said West right of way, a distance of 210.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 150.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 10.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 50.00 feet; thence N 89°50'39" W, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 3,300 Square Feet or 0.075 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 3

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'20" E, along said East line, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said East line, a distance of 150.00

feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 345.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 335.00 feet; thence S 89°50'39" E, a distance of 7.50 feet; thence S 00°00'20" W, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet, more or less, to the Point of Beginning.

CONTAINING 6,375 Square Feet or 0.146 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 4

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 28 and the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'39" E along the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence N 00°00'20" E, along said East right of way, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°50'39" W, a distance of 7.50 feet; thence N 00°00'20" E, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 335.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 755.09 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 33; thence S 89°48'31" E, along said North line, a distance of 15.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 33; thence S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet to a point on the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 23 per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado; thence N 00°07'00" E, along the East line of the West one rod of said SE 1/4 SW 1/4 of said Section 28, a distance of 224.02 feet; thence S 89°53'00" E, a distance of 8.50 feet to a point on the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado; thence S 00°07'00" W, along said West line and its Southerly extension, a distance of 254.04 feet; thence N 89°59'40" W, a distance of 24.94 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 22.00 feet to a

point being the beginning of a 13.50 foot radius curve, concave Northeast, whose long chord bears S 44°17'45" E with a long chord length of 18.86 feet; thence Southeasterly along the arc of said curve, thru a central angle of 88°36'09", an arc length of 20.88 feet to a point being the beginning of a 48.00 foot radius curve, concave West, whose long chord bears S 12°21'48" W with a long chord length of 94.25 feet; thence Southerly and Westerly along the arc of said curve, thru a central angle of 201°55'13", an arc length of 169.16 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 418.18 feet, more or less, to the Point of Beginning.

CONTAINING 26,189 Square Feet or 0.601 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 5

A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet; thence N 00°07'00" W, along the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado, a distance of 224.02 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said East line, a distance of 1096.05 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 28, said point being 16.50 feet East of the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 596.17 feet, more or less, to a point on the West line of Lee Estates No. 2, as same is recorded in Book 4950, Page 125, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said West line and its Southerly projection, a distance of 1349.66 feet to a point on the Southerly right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 554.76 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County,

Colorado, a distance of 254.04 feet; thence N 89°53'00" W, a distance of 8.50 feet, more or less, to the Point of Beginning.

CONTAINING 817,274 Square Feet or 18.762 Acres, more or less, as described.

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

INTRODUCED on first reading on the 17th day of July, 2019 and ordered published in pamphlet form.

ADOPTED on second reading the 21st day of August, 2019 and ordered published in pamphlet form.



President of the Council

Attest:



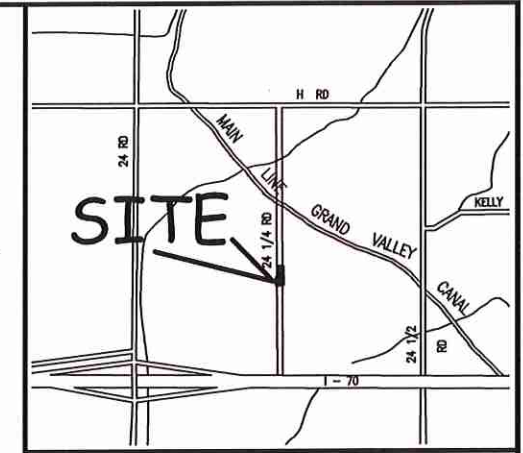
City Clerk



MAVERICK ESTATES ANNEXATION NO. 1

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST

UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

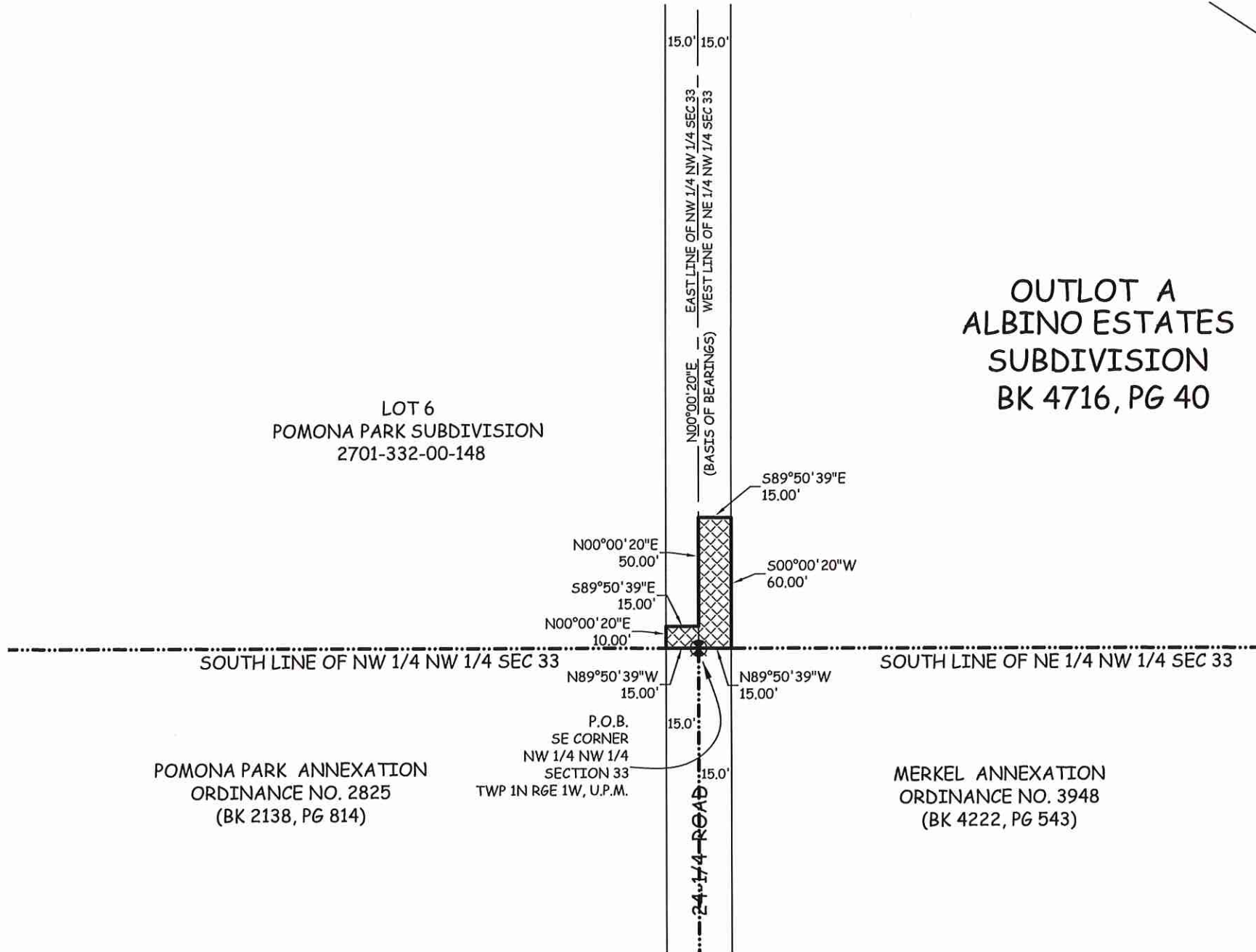
DESCRIPTION

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 50.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for said 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 60.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33; thence N 89°50'39" W, along said South line, a distance of 15.00 feet, more or less, to the Point of Beginning.

OUTLOT A ALBINO ESTATES SUBDIVISION BK 4716, PG 40

LOT 6
POMONA PARK SUBDIVISION
2701-332-00-148



POMONA PARK ANNEXATION
ORDINANCE NO. 2825
(BK 2138, PG 814)

MERKEL ANNEXATION
ORDINANCE NO. 3948
(BK 4222, PG 543)

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Sketch and Description 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, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: 08-22-2019

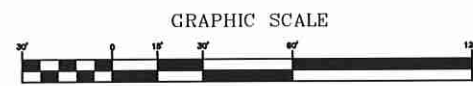
AREA OF ANNEXATION

ANNEXATION PERIMETER	180.00 FT.
CONTIGUOUS PERIMETER	30.00 FT.
AREA IN SQUARE FEET	1,050***
AREA IN ACRES	0.024

***1,050 SQ. FT LIES IN PLATTED R/W

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	—————



LINEAL UNITS USED HEREIN - U.S. SURVEY FOOT, AS ESTABLISHED

ORDINANCE NO.
4852

EFFECTIVE DATE
September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

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.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE
1" = 30'

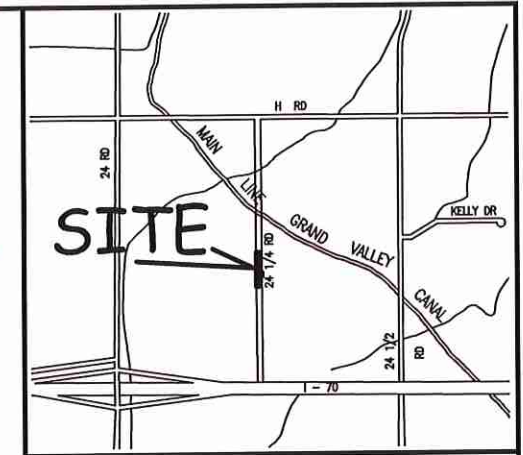


PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

MAVERICK ESTATES
ANNEXATION NO. 1

MAVERICK ESTATES ANNEXATION NO. 2

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
 UTE PRINCIPAL MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO



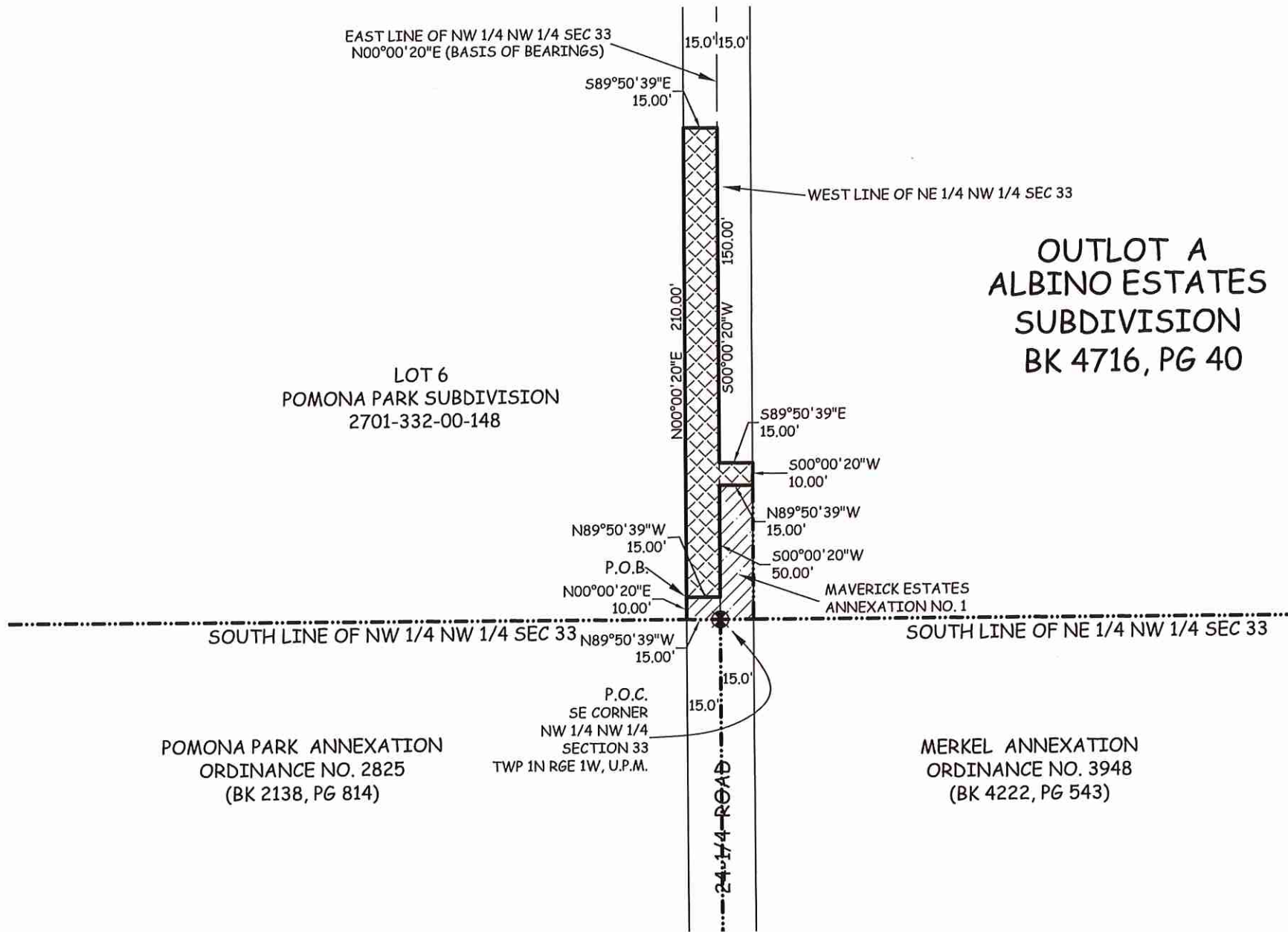
LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said West right of way, a distance of 210.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 150.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 10.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 50.00 feet; thence N 89°50'39" W, a distance of 15.00 feet, more or less, to the Point of Beginning.

**OUTLOT A
 ALBINO ESTATES
 SUBDIVISION
 BK 4716, PG 40**



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
∠	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Sketch and Description 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.

POMONA PARK ANNEXATION
 ORDINANCE NO. 2825
 (BK 2138, PG 814)

MERKEL ANNEXATION
 ORDINANCE NO. 3948
 (BK 4222, PG 543)

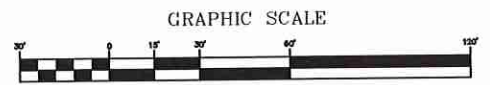
AREA OF ANNEXATION

ANNEXATION PERIMETER	480.00 FT.
CONTIGUOUS PERIMETER	80.00 FT.
AREA IN SQUARE FEET	3,300***
AREA IN ACRES	0.075

***3,300 SQ. FT LIES IN PLATTED R/W

LEGEND

ANNEXATION BOUNDARY	=====
EXISTING CITY LIMITS	=====



LINEAL UNITS USED HEREIN - U.S. SURVEY FOOT, AS ESTABLISHED

ORDINANCE NO.

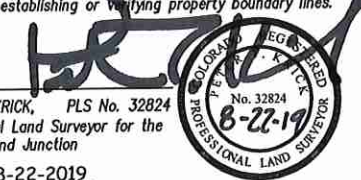
4852

EFFECTIVE DATE

September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: 08-22-2019



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DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
 1" = 30'



PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY DEPARTMENT

MAVERICK ESTATES
 ANNEXATION NO. 2

MAVERICK ESTATES ANNEXATION NO. 3

LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST

UTE PRINCIPAL MERIDIAN

COUNTY OF MESA, STATE OF COLORADO

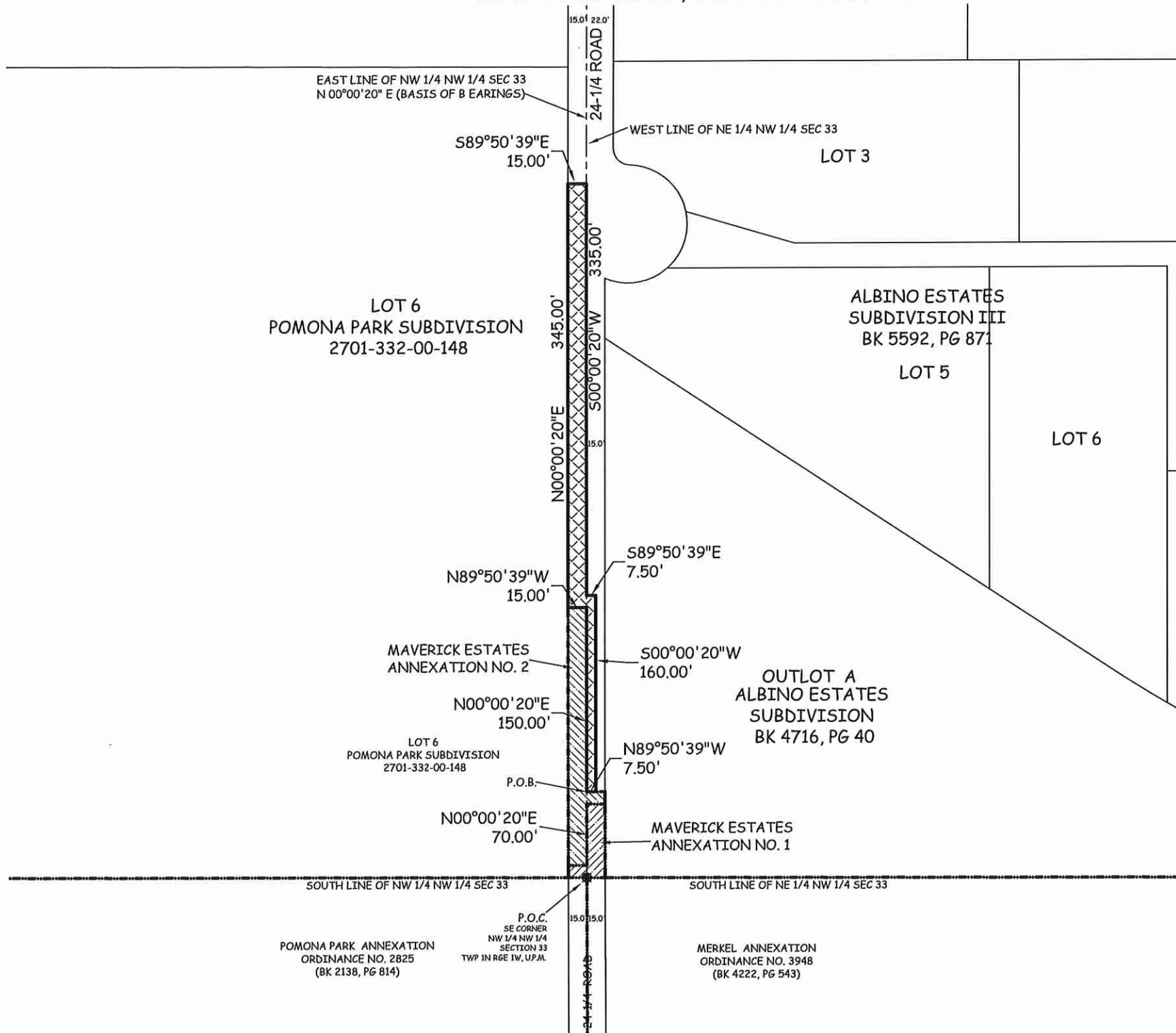


LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

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ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
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PG	PAGE

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PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: 08-22-2019

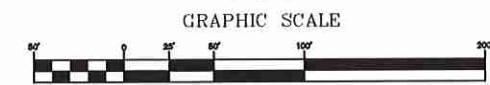
AREA OF ANNEXATION

ANNEXATION PERIMETER	1,035 FT.
CONTIGUOUS PERIMETER	172.50 FT.
AREA IN SQUARE FEET	6,375***
AREA IN ACRES	0.146

*** (6,375 SQ. FT LIES IN PLATTED R/W)

LEGEND

ANNEXATION BOUNDARY	=====
EXISTING CITY LIMITS	=====



LINEAL UNITS USED HEREIN - U.S. SURVEY FOOT, AS ESTABLISHED

ORDINANCE NO.
4852

EFFECTIVE DATE
September 22nd, 2019

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DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

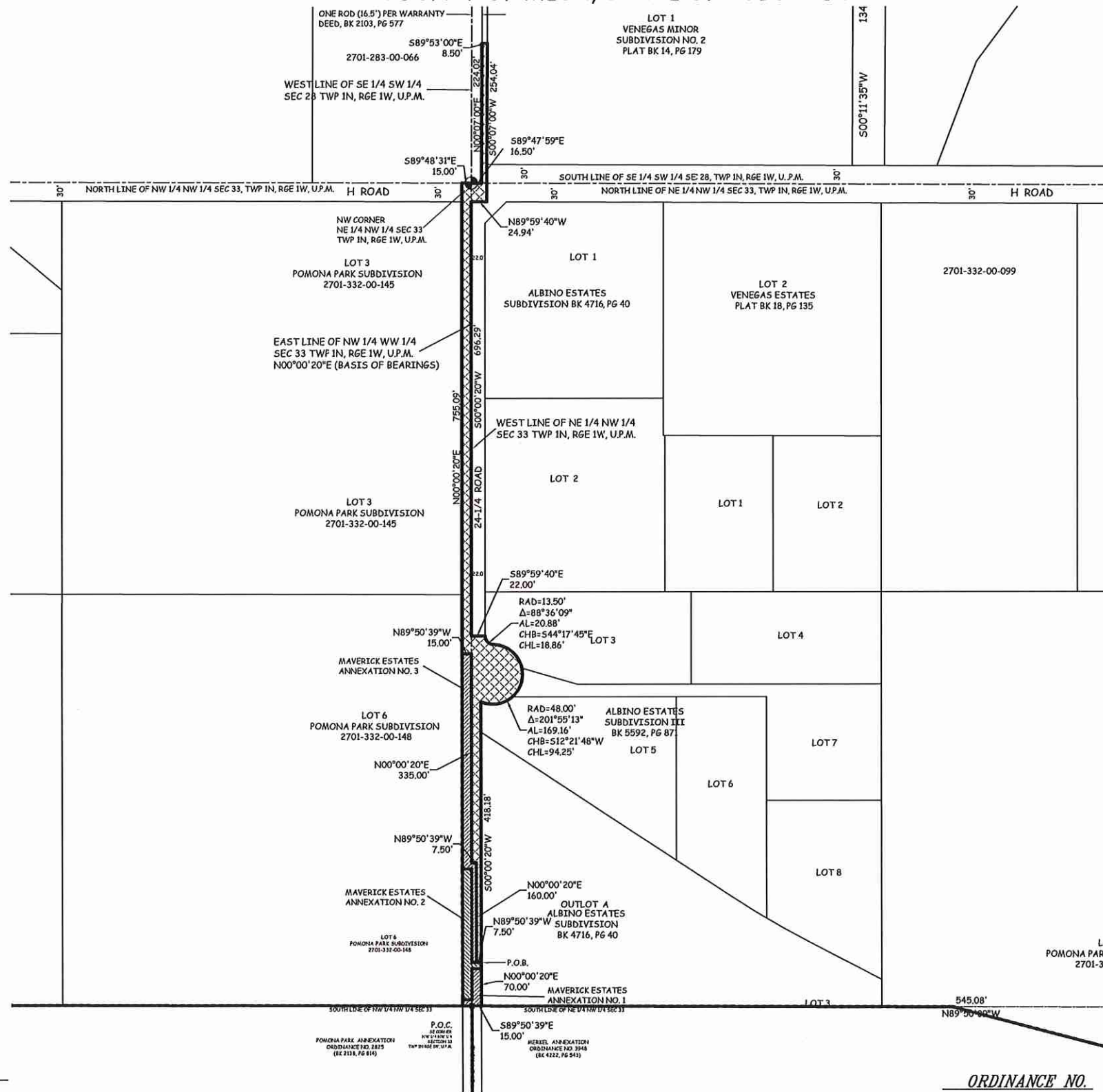
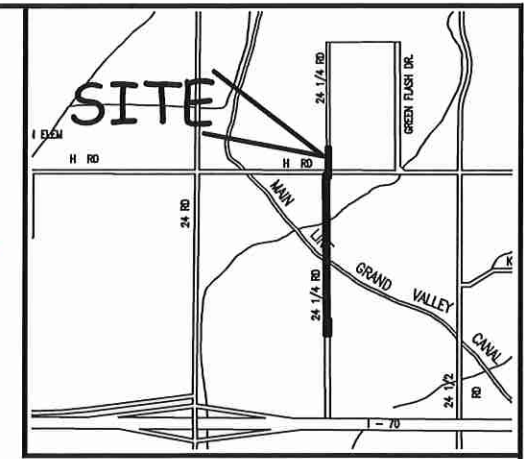
SCALE
1" = 50'

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

MAVERICK ESTATES
ANNEXATION NO. 3

MAVERICK ESTATES ANNEXATION NO. 4

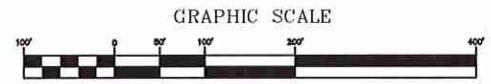
LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND THE N 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST
UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 28 and the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'39" E along the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence N 00°00'20" E, along said East right of way, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°50'39" W, a distance of 7.50 feet; thence N 00°00'20" E, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 335.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 755.09 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 33; thence S 89°48'31" E, along said North line, a distance of 15.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 33; thence S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet to a point on the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet to a point on the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado; thence S 00°07'00" W, along said West line and its Southerly extension, a distance of 254.04 feet; thence N 89°59'40" W, a distance of 24.94 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 22.00 feet to a point being the beginning of a 13.50 foot radius curve, concave Northeast, whose long chord bears S 44°17'45" E with a long chord length of 18.86 feet; thence Southeasterly along the arc of said curve, thru a central angle of 88°36'09", an arc length of 20.88 feet to a point being the beginning of a 48.00 foot radius curve, concave West, whose long chord bears S 12°21'48" W with a long chord length of 94.25 feet; thence Southerly and Westerly along the arc of said curve, thru a central angle of 201°55'13", an arc length of 169.16 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 418.18 feet, more or less, to the Point of Beginning.



(IN FEET)
1 inch = 100 ft.
LINEAL UNITS USED HEREIN - U.S. SURVEY FOOT, AS ESTABLISHED

- ABBREVIATIONS**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.P.M. UTE PRINCIPAL MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD. RADIUS
 - AL. ARC LENGTH
 - CHL. CHORD LENGTH
 - CHB. CHORD BEARING
 - BLK. BLOCK
 - PB. PLAT BOOK
 - BK. BOOK
 - PG. PAGE

The Sketch and Description 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, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: 08-22-2019

AREA OF ANNEXATION

ANNEXATION PERIMETER	3,149.60 FT.
CONTIGUOUS PERIMETER	525.00 FT.
AREA IN SQUARE FEET	26,189***
AREA IN ACRES	0.601

***26,189 SQ. FT LIES IN PLATTED R/W

LEGEND

ANNEXATION BOUNDARY	=====
EXISTING CITY LIMITS	=====

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



ORDINANCE NO.
4852

EFFECTIVE DATE
September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

MAVERICK ESTATES
ANNEXATION NO. 4

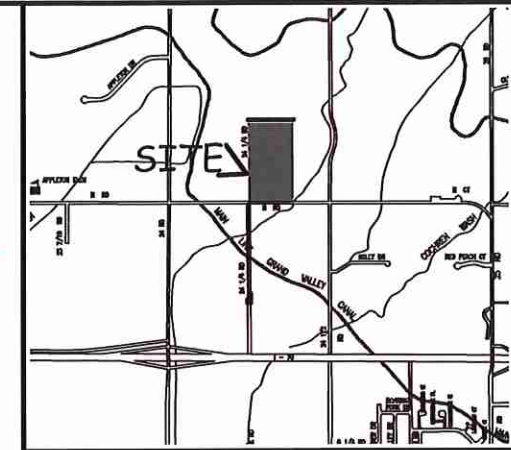
MAVERICK ESTATES ANNEXATION NO. 5

LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 WEST

UTE PRINCIPAL MERIDIAN

COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2

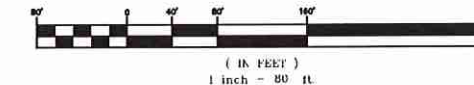


DESCRIPTION

A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet; thence N 00°07'00" W, along the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado, a distance of 224.02 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said East line, a distance of 1096.05 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 28, said point being 16.50 feet East of the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 596.17 feet, more or less, to a point on the West line of Lee Estates No. 2, as same is recorded in Book 4950, Page 125, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said West line and its Southerly projection, a distance of 1349.66 feet to a point on the Southerly right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 554.76 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado, a distance of 254.04 feet; thence N 89°53'00" W, a distance of 8.50 feet, more or less, to the Point of Beginning.

GRAPHIC SCALE



LINEAL UNITS USED HEREIN - U.S. SURVEY FOOT, AS ESTABLISHED

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.P.M. UTE PRINCIPAL MERIDIAN
- NO. NUMBER
- SQ. FT. SQUARE FEET
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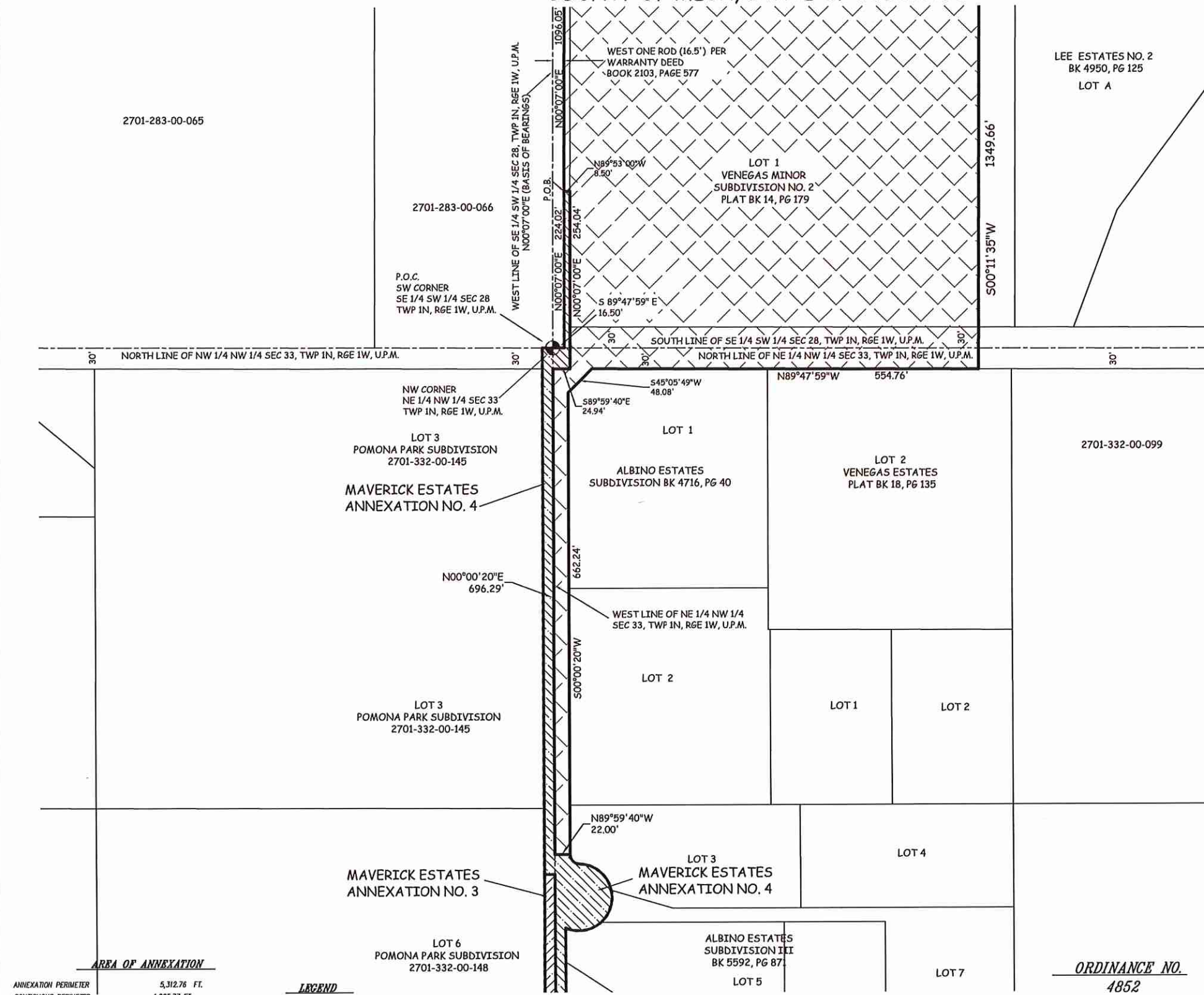
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: 08-22-2019

ORDINANCE NO.
4852

EFFECTIVE DATE
September 22nd, 2019

THIS IS NOT A BOUNDARY SURVEY



AREA OF ANNEXATION

ANNEXATION PERIMETER	5,312.76 FT.
CONTIGUOUS PERIMETER	1,005.77 FT.
AREA IN SQUARE FEET	817,274***
AREA IN ACRES	18.762

***60,371 SQ. FT. LIES IN PLATTED AND DEEDED R/W

LEGEND

ANNEXATION BOUNDARY	=====
EXISTING CITY LIMITS	-----

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.

DRAWN BY	P.T.K.	DATE	02-01-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

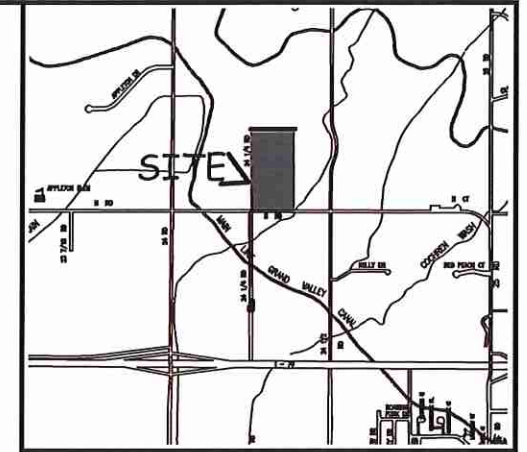
MAVERICK ESTATES
ANNEXATION NO. 5

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UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

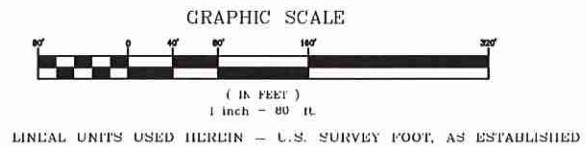
SHEET 2 OF 2



DESCRIPTION

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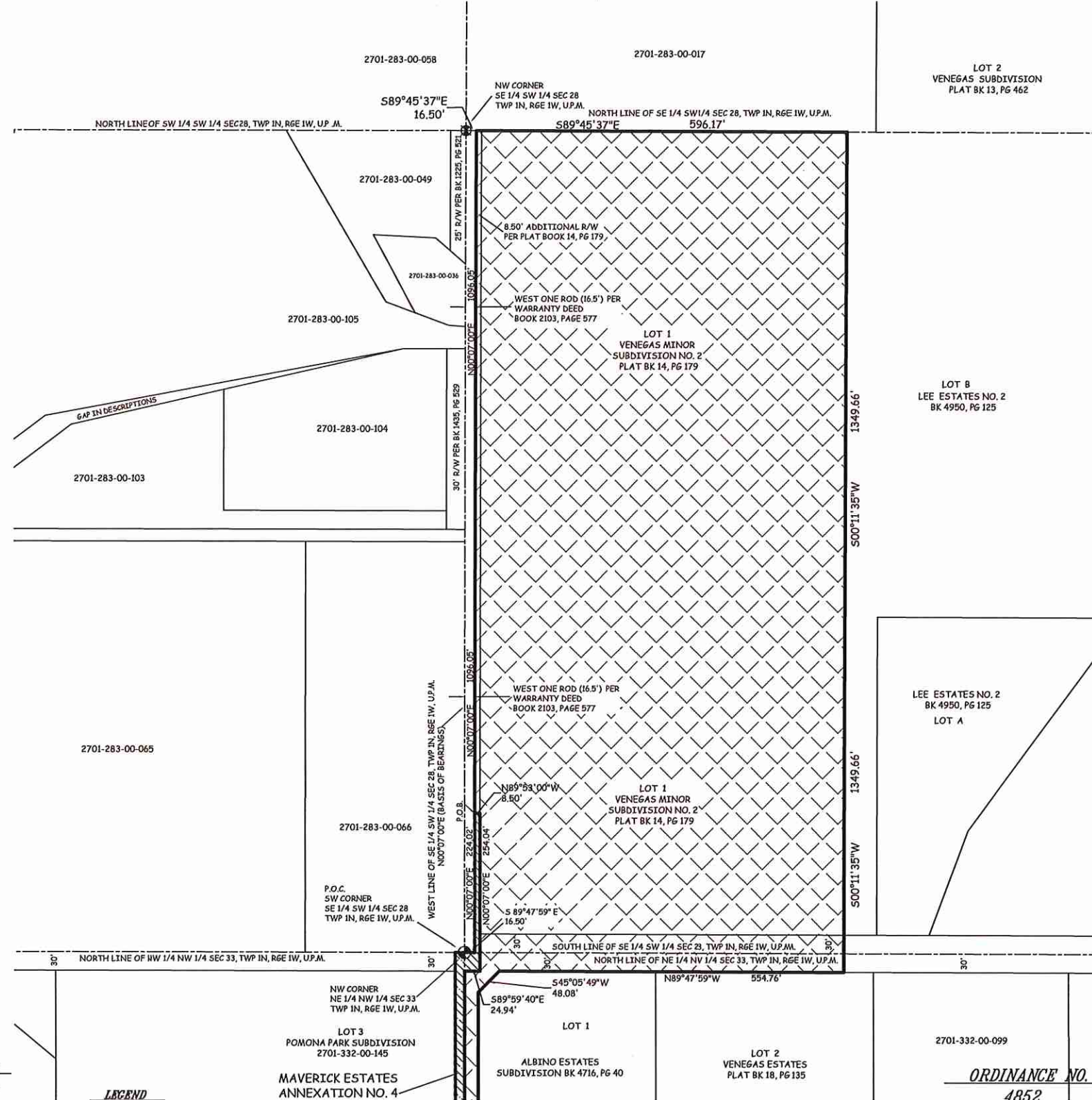
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EXISTING CITY LIMITS

ORDINANCE NO.
4852

EFFECTIVE DATE
September 22nd, 2019

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DRAWN BY P.T.K. DATE 02-01-2019
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 50'



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

MAVERICK ESTATES
ANNEXATION NO. 5

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4852 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of July, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 21st day of August, 2019, at which Ordinance No. 4852 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 23rd day of August, 2019.



Deputy City Clerk

Published: July 19, 2019
Published: August 23 2019
Effective: September 22 2019

