

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4884**

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

**ZONA'S ANNEXATION**

**APPROXIMATELY 2.00 ACRES LOCATED AT 408 29 ROAD**

**WHEREAS**, on the 18th day of September, 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 6<sup>th</sup> day of November, 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:

**ZONA'S ANNEXATION**

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

COMMENCING at the Southwest corner of said Section 17 and assuming the West line of the SW 1/4 SW 1/4 of said Section 17 bears N 00°13'10" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 330.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 165.20 feet; thence N 89°58'45" E, along the North line of that certain parcel of land described with Reception Number 2790261, Public Records of Mesa County, Colorado, a distance of 527.36 feet; thence S 00°13'10" E, along the East line of said parcel, a distance of 165.20 feet; thence S 89°58'45" W, along the South line of said certain parcel of land, a distance of 527.36 feet, more or less, to the Point of Beginning.

CONTAINING 87,120 Square Feet or 2.000 Acres, more or less, as described be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 18<sup>th</sup> day of September, 2019 and ordered published in pamphlet form.

**ADOPTED** on second reading the 6<sup>th</sup> day of November, 2019 and ordered published in pamphlet form.

  
\_\_\_\_\_  
President of the Council

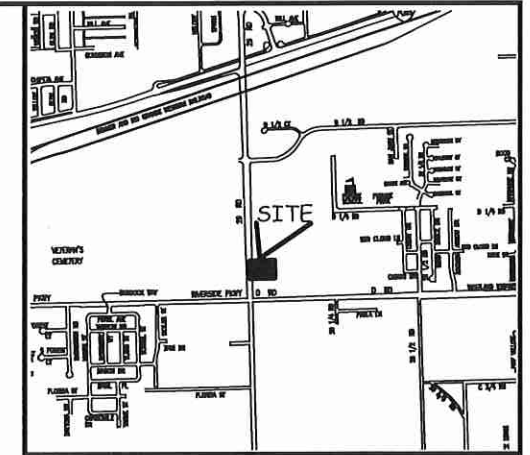
Attest:

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



# ZONA'S ANNEXATION

SITUATE IN THE SW 1/4 OF THE SW 1/4  
SECTION 17, TOWNSHIP 1S, RANGE 1E, UTE PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO  
SHEET 1 OF 1

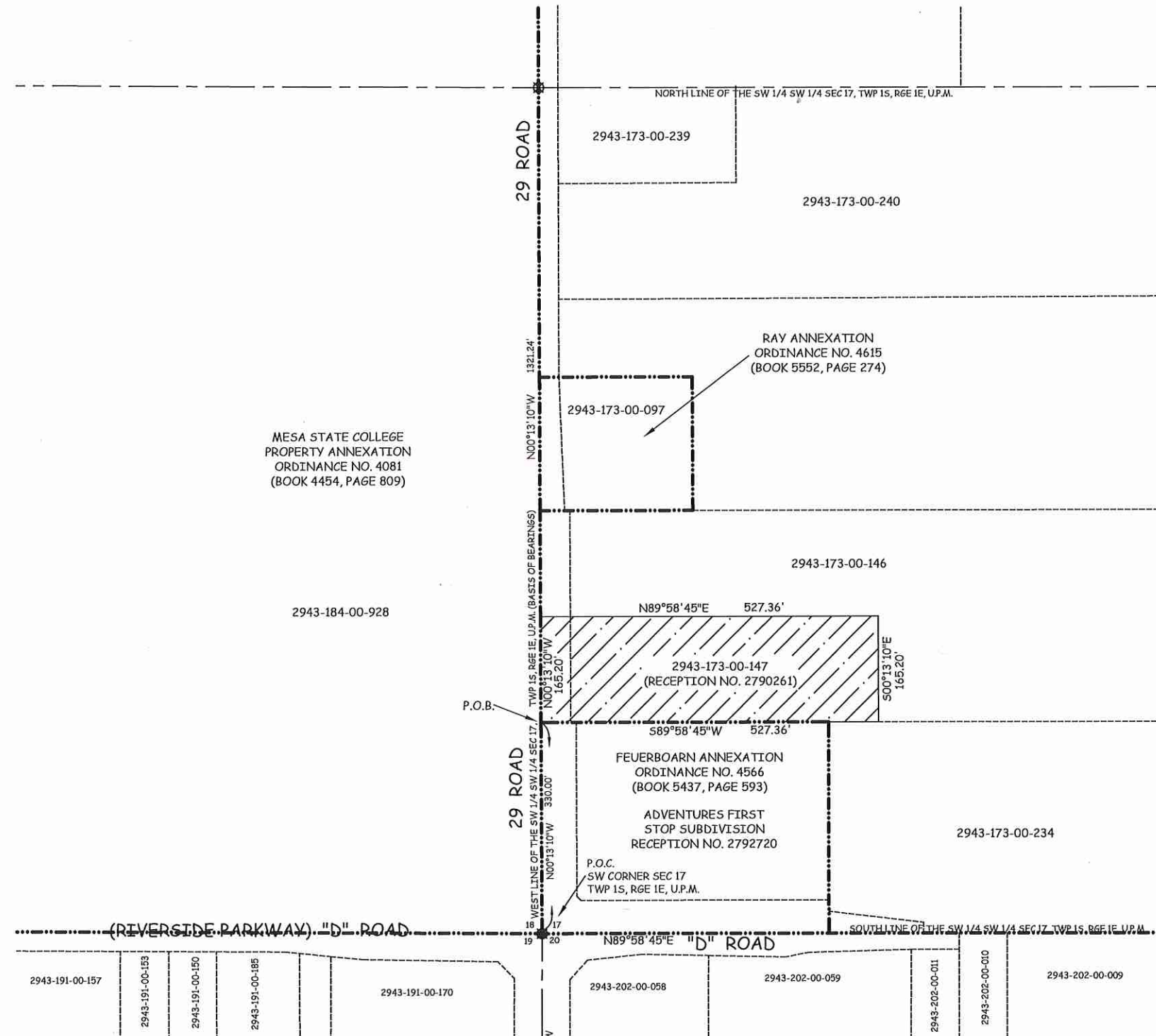


LOCATION MAP: NOT-TO-SCALE

## DESCRIPTION

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

COMMENCING at the Southwest corner of said Section 17 and assuming the West line of the SW 1/4 SW 1/4 of said Section 17 bears N 00°13'10" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 330.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°13'10" W along the West line of the SW 1/4 SW 1/4 of said Section 17, a distance of 165.20 feet; thence N 89°58'45" E, along the North line of that certain parcel of land described with Reception Number 2790261, Public Records of Mesa County, Colorado, a distance of 527.36 feet; thence S 00°13'10" E, along the East line of said parcel, a distance of 165.20 feet; thence S 89°58'45" W, along the South line of said certain parcel of land, a distance of 527.36 feet, more or less, to the Point of Beginning.



MESA STATE COLLEGE  
PROPERTY ANNEXATION  
ORDINANCE NO. 4081  
(BOOK 4454, PAGE 809)

RAY ANNEXATION  
ORDINANCE NO. 4615  
(BOOK 5552, PAGE 274)

FEUERBOARN ANNEXATION  
ORDINANCE NO. 4566  
(BOOK 5437, PAGE 593)

ADVENTURES FIRST  
STOP SUBDIVISION  
RECEPTION NO. 2792720

P.O.C.  
SW CORNER SEC 17  
TWP 1S, RGE 1E, U.P.M.

**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
A=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

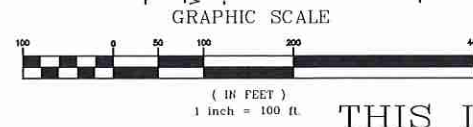
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

### AREA OF ANNEXATION

ANNEXATION PERIMETER	1,385.12 FT.
CONTIGUOUS PERIMETER	614.34 FT.
AREA IN SQUARE FEET	87,120***
AREA IN ACRES	2.000
***CONTAINS 7,682 SQ. FT. WITHIN 29 ROAD RIGHT OF WAY	

### LEGEND

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



ORDINANCE NO.  
4884

EFFECTIVE DATE  
December 8th, 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	07-23-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

ZONA'S ANNEXATION  
SW 1/4 SW 1/4 SECTION 17  
TWP 1S, RGE 1E, UPM




PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction

DATE: 11-07-2019

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4884 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18<sup>th</sup> day of September, 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 6<sup>th</sup> day of November, 2019, at which Ordinance No. 4884 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 8<sup>th</sup> day of November, 2019.

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

Published: September 20, 2019  
Published: November 08, 2019  
Effective: December 08, 2019