

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3604**

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

**BOGART ANNEXATION**

**APPROXIMATELY 4.791 ACRES**

**LOCATED AT 563 22 ½ ROAD AND INCLUDING A PORTION OF THE 22 ½ ROAD  
AND HWY 340 RIGHTS-OF-WAY**

**WHEREAS**, on the 17<sup>th</sup> day of December, 2003, 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 4<sup>th</sup> day of February, 2004; 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:

**BOGART ANNEXATION**

A certain parcel of land lying in Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 2, Block 5, Plat of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, Public Records of Mesa County, Colorado, and assuming the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 7 bears N 00°48'00" W with all other bearings contained herein being referenced thereto; thence from said Point of Commencement, S 00°43'52" E along a line being the Southerly extension of the West line of said Vineyard Filing No. One, a distance of 9.40 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 59°01'04" E along a line 8.00 feet South of and parallel to, the Northerly right of way for Colorado Highway 340

(Broadway) as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), a distance of 2207.87 feet; thence N 30°58'56" E, a distance of 8.00 feet to a point on the Northerly right of way for said Highway 340 (Broadway), being the beginning of a 820.65 foot radius curve, concave Southwest, whose long chord bears S 54°54'34" E with a long chord length of 153.73 feet; thence Southeasterly 153.96 feet along the arc of said curve, through a central angle of 10°44'56"; thence N 16°41'00" E along the West right of way for 22-1/2 Road, a distance of 220.95 feet; thence N 00°28'40" W along a line 50.00 feet West of and parallel to, the East line of the Southwest Quarter (SW 1/4) of said Section 7, being the West right of way for said 22 1/2 Road, a distance of 1757.35 feet, more or less, to a point being the Northeast corner of Lot 2, Block 3, Redlands Village Filing No. 1, as same is recorded in Plat Book 9, Page 205, Public Records of Mesa County, Colorado; thence N 89°59'00" E, a distance of 50.00 feet to a point on the East line of the Northwest Quarter (NW 1/4) of said Section 7; thence N 00°28'40" W along said East line, a distance of 383.00 feet to a point on the Easterly extension of the South line of Lot 5, Plat of Mountain Acres, as same is recorded in Plat Book 13, Page 22, Public Records of Mesa County, Colorado; thence S 89°59'00" W along the South line of said Lot 5, a distance of 140.00 feet; thence S 69°35'00" W along said South line, a distance of 210.64 feet, more or less, to a point being the Southwest corner of said Lot 5; thence N 06°00'00" E along the West line of said Lot 5, a distance of 171.55 feet to a point on the South right of way for Perona Court, being the beginning of a 120.00 foot radius curve, concave Northwest, whose long chord bears N 37°00'16" E with a long chord length of 27.62 feet; thence Northeasterly 27.68 feet along the arc of said curve, through a central angle of 13°12'57"; thence N 30°23'47" E along said South right of way, a distance of 52.00 feet to a point being the beginning of a 80.00 foot radius curve, concave Southeast, whose long chord bears N 60°23'47" E with a long chord length of 80.00 feet; thence Northeasterly 83.78 feet along the arc of said curve, through a central angle of 60°00'00"; thence S 89°36'13" E along the North line of said Lot 5, being the South right of way for said Perona Court, a distance of 215.31 feet to a point on the East right of way for said 22-1/2 Road; thence S 00°28'40" E, along the East right of way for said 22-1/2 Road, being a line 10.00 feet East of and parallel to, the East line of the NW 1/4 and SW 1/4 of said Section 7, a distance of 2630.60 feet to a point on the Northerly right of way for said Colorado Highway 340 (Broadway), as same is described in Book 2548, Page 562, Public Records of Mesa County, Colorado; thence N 59°27'15" W, a distance of 147.62 feet to a point being the beginning of a 818.65 foot radius curve, concave Southwest, whose long chord bears N 54°50'28" W with a long chord length of 151.41 feet; thence Northwesterly 151.63 feet along the arc of said curve, through a central angle of 10°36'43"; thence S 30°58'56" W, a distance of 8.04 feet; thence N 59°01'04" W, along a line 10.00 feet South of and parallel to, the Northerly right of way for said Colorado Highway 340 (Broadway), a distance of 2208.64 feet; thence N 00°43'52" W, a distance of 2.35 feet, more or less, to the Point of Beginning.

CONTAINING 4.791 Acres (208,715 Sq. Ft.), more or less, as described.

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

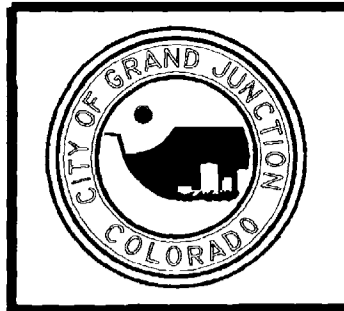
**INTRODUCED** on first reading on the 17<sup>th</sup> day of December, 2003 and ordered published.

**ADOPTED** on second reading this 4<sup>th</sup> day of February, 2004.

Attest:

/s/ Jim Spehar  
President of the Council

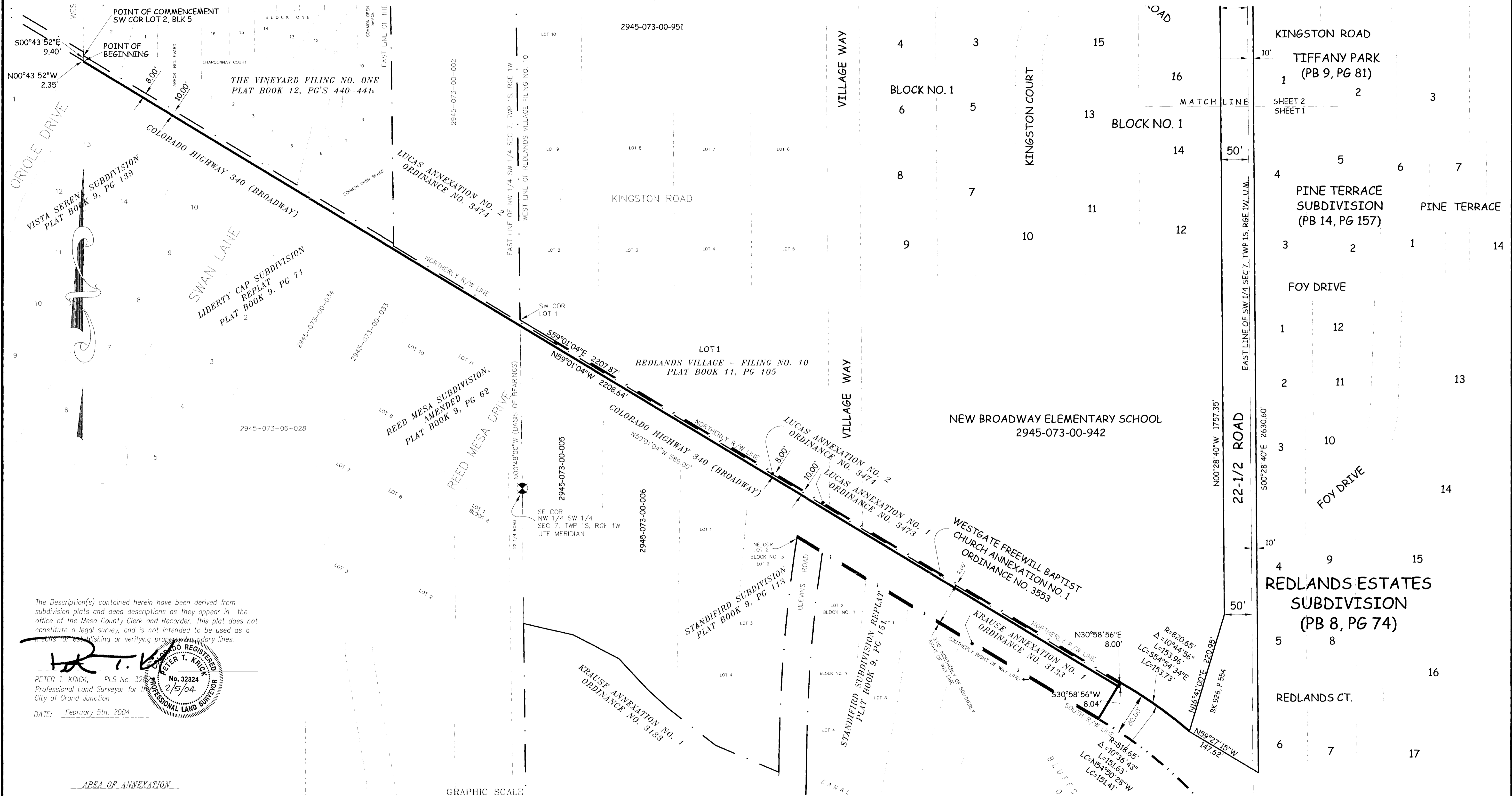
/s/ Stephanie Tuin  
City Clerk



# BOGART ANNEXATION

SITUATE IN SECTION 7, TWP 1S, RGE 1W, UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2

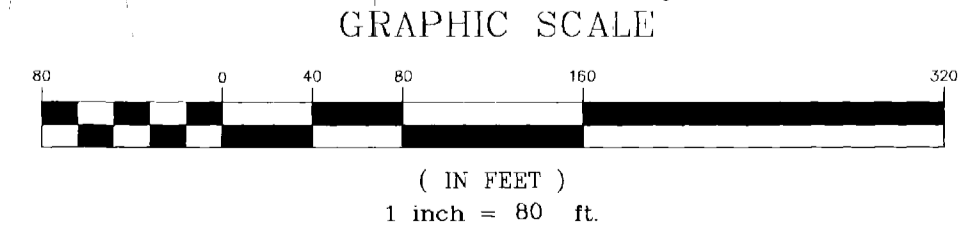


The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

**PETER T. KRICK**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 32824  
2/5/04  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: February 5th, 2004

AREA OF ANNEXATION	
ANNEXATION PERIMETER	10,830.95 FT
CONTIGUOUS PERIMETER	2207.87 FL
AREA IN SQUARE FEET	208,715***
AREA IN ACRES	4.791

LEGEND	
ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



ORDINANCE NO. 3603

EFFECTIVE DATE March 7th, 2004

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 12-05-2003
DESIGNED BY P.T.K.	DATE
CHECKED BY I.W.	DATE
APPROVED BY	DATE

SCALE  
1" = 80'

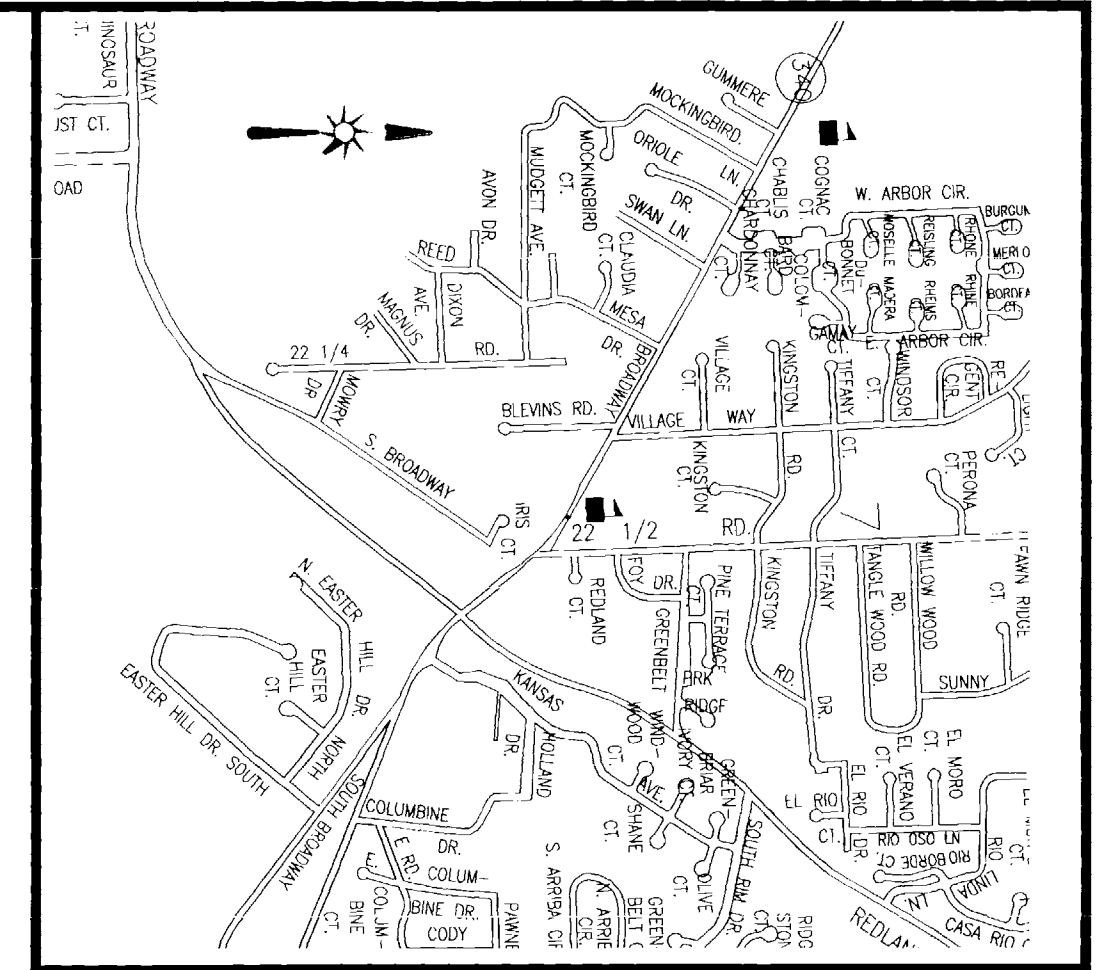
DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION  
CITY OF GRAND JUNCTION, COLORADO

BOGART ANNEXATION  
1 OF 2



# BOGART ANNEXATION

SITUATE IN SECTION 7, TWP 1S, RGE 1W, UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

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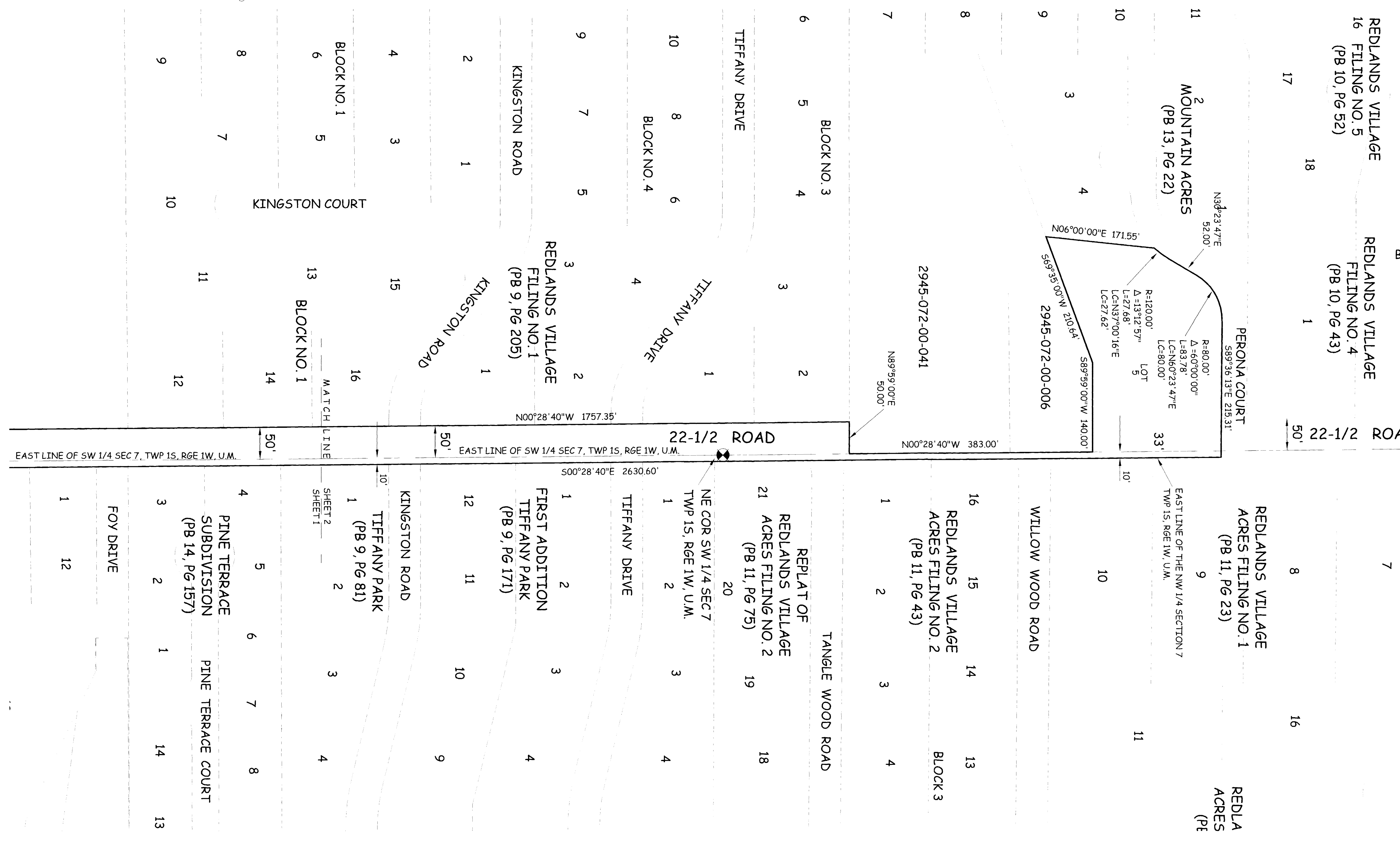
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REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 32824  
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DATE: February 5th, 2004

SHEET 2 OF 2



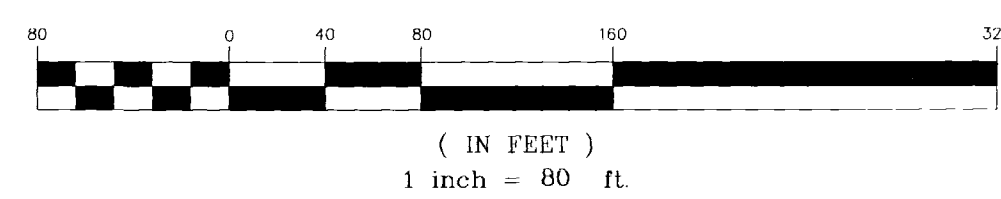
### AREA OF ANNEXATION

ANNEXATION PERIMETER	10,830.95 FT
CONJUGIOUS PERIMETER	2207.87 FT
AREA IN SQUARE FEET	208,715.44
AREA IN ACRES	4.791

### LEGEND

ANNEXATION BOUNDARY  
EXISTING CITY LIMITS

### GRAPHIC SCALE



ORDINANCE NO.  
3603

EFFECTIVE DATE  
March 7th, 2004

THIS IS NOT A BOUNDARY SURVEY  
DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
REAL ESTATE DIVISION  
CITY OF GRAND JUNCTION, COLORADO

BOGART ANNEXATION

2  
OF  
2

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DRAWN BY	P.T.K.	DATE	12-05-2003
DESIGNED BY	P.T.K.	DATE	
CHECKED BY	I.W.	DATE	
APPROVED BY		DATE	

SCALE  
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