

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3676**

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

**INDIAN ROAD ANNEXATION #1**

**APPROXIMATELY 1.017 ACRES**

**LOCATED AT C ½ ROAD AND INDIAN ROAD**

**WHEREAS**, on the 1<sup>st</sup> day of September, 2004, 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 October, 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:

**INDIAN ROAD ANNEXATION #1**

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**BEGINNING** at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to a point being the Southeast corner of Lot 2, Block 5, of said Indian Road Industrial Subdivision; thence N 00°40'43" E a distance of 62.64 feet; thence S 89°52'23" E a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.50 feet; thence S 00°07'37"

W along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence S 89°46'25" E a distance of 472.70 feet; thence N 65°11'29" E a distance of 139.62 feet; thence N 00° 07'37" E a distance of 30.00 feet; thence S 89°52'23" E a distance of 30.00 feet to a point on the Southerly projection of the East line of said Indian Road Industrial Subdivision; thence S 00°07'37" W along said Southerly projection, a distance of 49.14 feet; thence S 65°11'29" W a distance of 226.86 feet; thence N 89°46'25" W along a line 4.00 feet North of and parallel with the South line of the NE 1/4 of said Section 24, a distance of 106.29 feet; thence N 00°07'37" E a distance of 26.00 feet; thence N 89°46'25" W along the South line of said Indian Road Industrial Subdivision, a distance of 347.31 feet, more or less, to the Point of Beginning.

CONTAINING 1.017 Acres (44,321 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 1<sup>st</sup> day of September, 2004 and ordered published.

**ADOPTED** on second reading this 6<sup>th</sup> day of October, 2004.

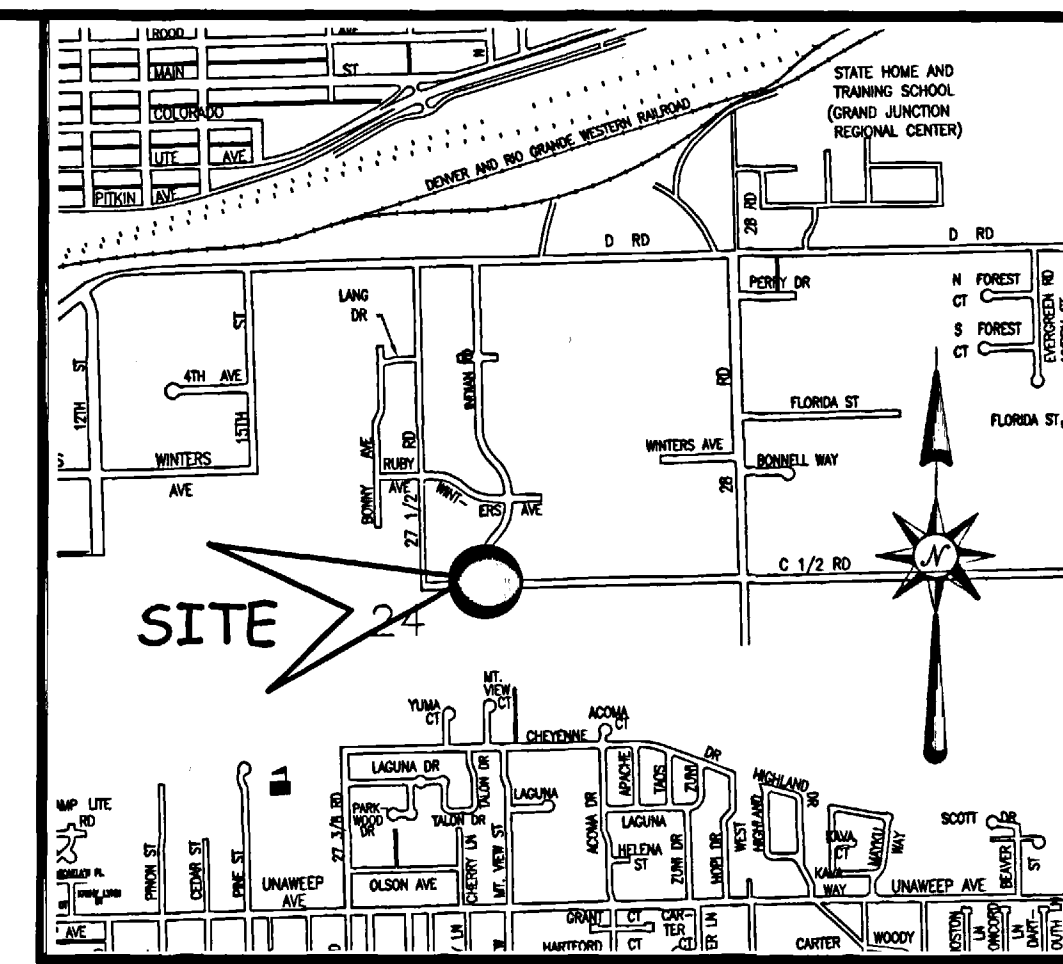
/s/ Bruce Hill  
President of the Council

Attest:

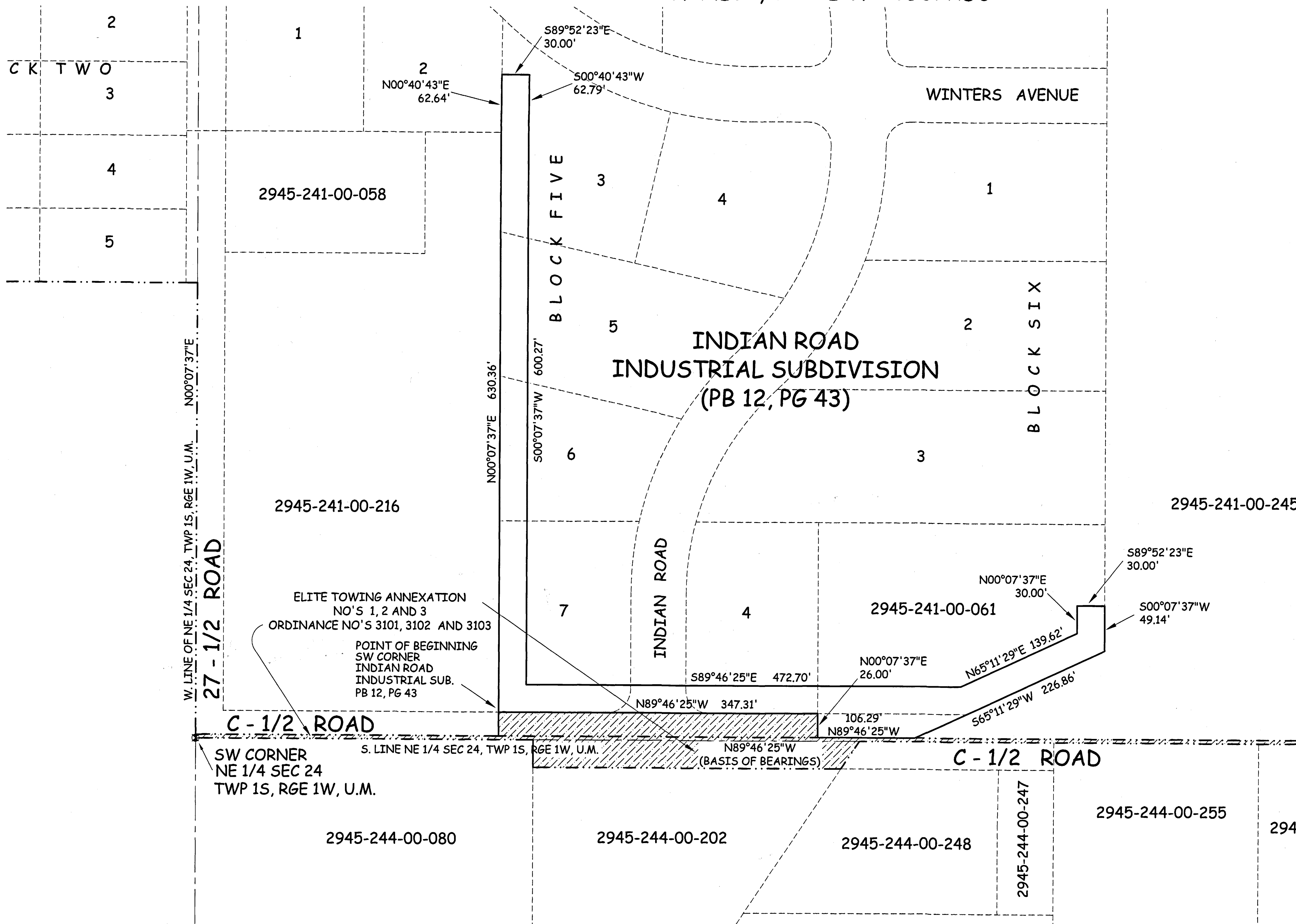
/s/ Stephanie Tuin  
City Clerk

# INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF SECTION 24, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



## LEGAL DESCRIPTION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to a point being the Southeast corner of Lot 2, Block 5, of said Indian Road Industrial Subdivision; thence N 00°40'43" E a distance of 62.64 feet; thence S 89°52'23" E a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.50 feet; thence S 00°07'37" W along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence S 89°46'25" E a distance of 472.70 feet; thence N 65°11'29" E a distance of 139.62 feet; thence N 00°07'37" E a distance of 30.00 feet; thence S 89°52'23" E a distance of 30.00 feet to a point on the Southerly projection of the East line of said Indian Road Industrial Subdivision; thence S 00°07'37" W along said Southerly projection, a distance of 49.14 feet; thence S 65°11'29" W a distance of 226.86 feet; thence N 89°46'25" W along a line 4.00 feet North of and parallel with the South line of the NE 1/4 of said Section 24, a distance of 106.29 feet; thence N 00°07'37" E a distance of 26.00 feet; thence N 89°46'25" W along the South line of said Indian Road Industrial Subdivision, a distance of 347.31 feet, more or less, to the Point of Beginning.

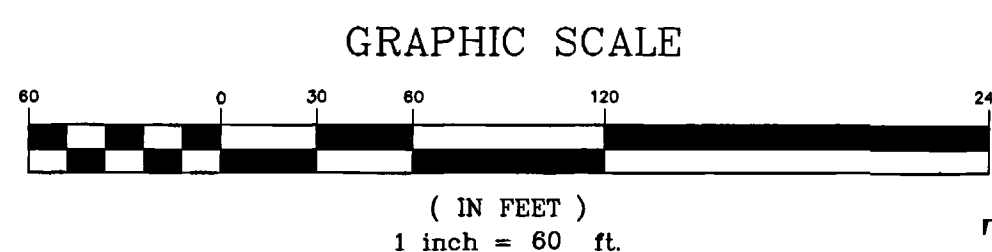
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

### AREA OF ANNEXATION

ANNEXATION PERIMETER	2,813.96 FT
CONTIGUOUS PERIMETER	479.60 FT.
AREA IN SQUARE FEET	44,321***
AREA IN ACRES	1.017

### LEGEND

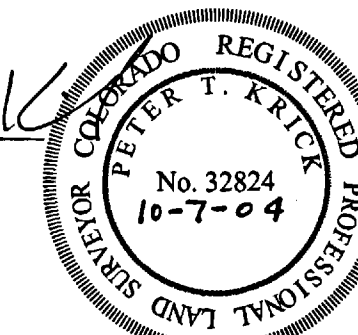
ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	— · — · — · —



ORDINANCE NO.  
3676

EFFECTIVE DATE  
November 7th, 2004

PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: October 7th, 2004



THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	P.T.K.	DATE	08-10-2004
DESIGNED BY		DATE	
CHECKED BY	T.W.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 60'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

INDIAN ROAD INDUSTRIAL  
SUBDIVISION ANNEXATION NO. 1