

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3677**

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

**INDIAN ROAD ANNEXATION #2**

**APPROXIMATELY 33.789 ACRES**

**LOCATED AT D 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 #2**

A certain parcel of land lying in the North Half (N 1/2) 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:

COMMENCING 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 Commencement, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°49'23" W along the South line and the Westerly projection of, Lots 1 and 2, Block Five of said Indian Road Industrial Subdivision, a distance of 342.50 feet to a point on the East line of the Replat of Pleasant View Subdivision, as same is

recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence N 00°07'37" E along said East line, being a line 12.50 feet West of and parallel with, the West line of the Northeast Quarter (NE 1/4) of said Section 24, a distance of 660.06 feet, more or less, to a point being the Northeast corner of Lot 1, Block One of said Replat of Pleasant View Subdivision; thence S 89°51'16" E a distance of 12.50 feet to a point being the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 24; thence S 89°52'24" E along the North line of Lot 13, Block Five of said Indian Road Industrial Subdivision, a distance of 330.00 feet; thence N 00°08'44" E along the West line of said Indian Road Industrial Subdivision, a distance of 1348.15 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction with Ordinance Number 3205; thence S 89°59'19" E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 325.51 feet; thence S 00°02'56" W along the East line of said Indian Road Industrial Subdivision, a distance of 1348.81 feet; thence S 89°52'24" E along the North line of Lot 7, Block Three of said Indian Road Industrial Subdivision, a distance of 331.52 feet; thence S 00°07'37" W along the East line of said Indian Road Industrial Subdivision, a distance of 1172.73 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°07'37" W a distance of 30.00 feet; thence S 65°11'29" W a distance of 139.62 feet; thence N 89°46'25" W along a line 30.00 feet North of and parallel with, the South line of said Indian Road Industrial Subdivision, a distance of 472.70 feet; thence N 00°07'37" E 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 N 00°40'43" E a distance of 62.79 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.64 feet, more or less, to the Point of Beginning.

CONTAINING 33.789 Acres (1,471,878 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

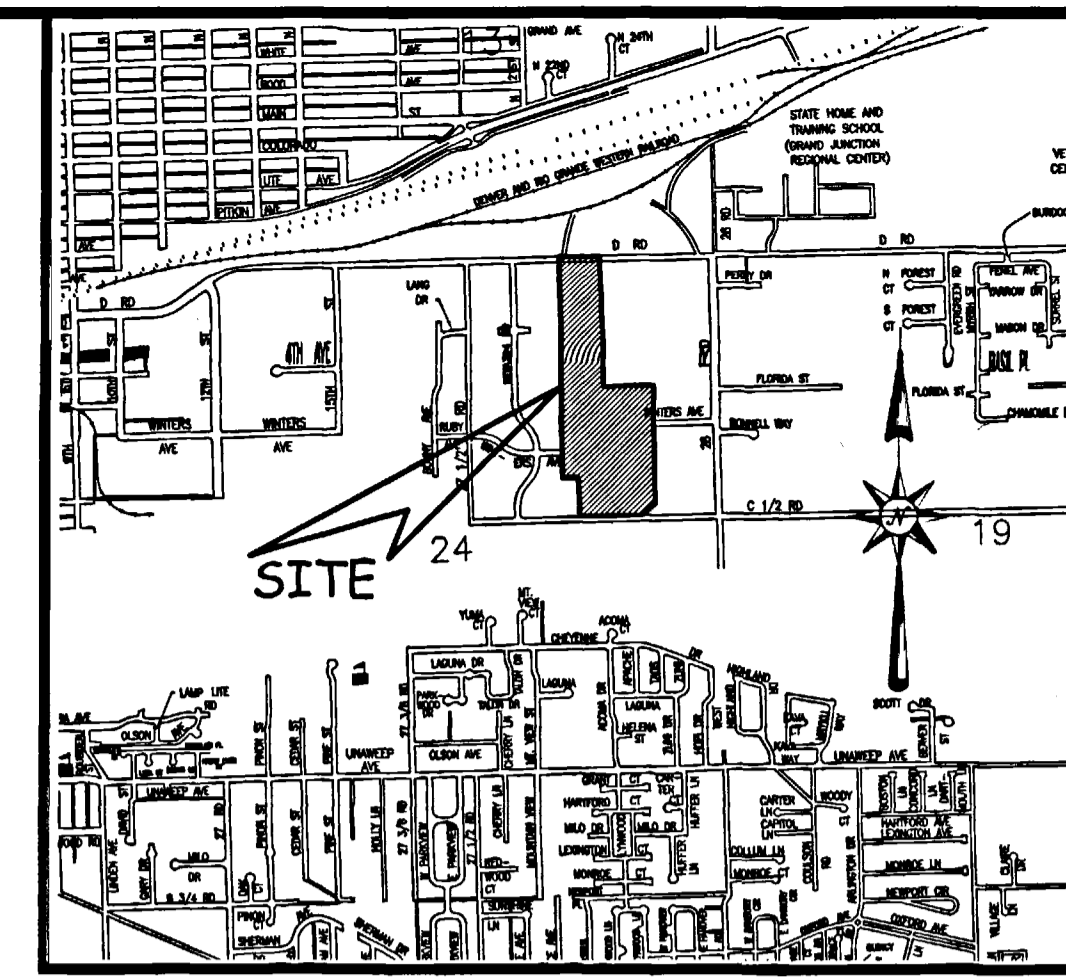
Attest:

/s/ Stephanie Tuin  
City Clerk

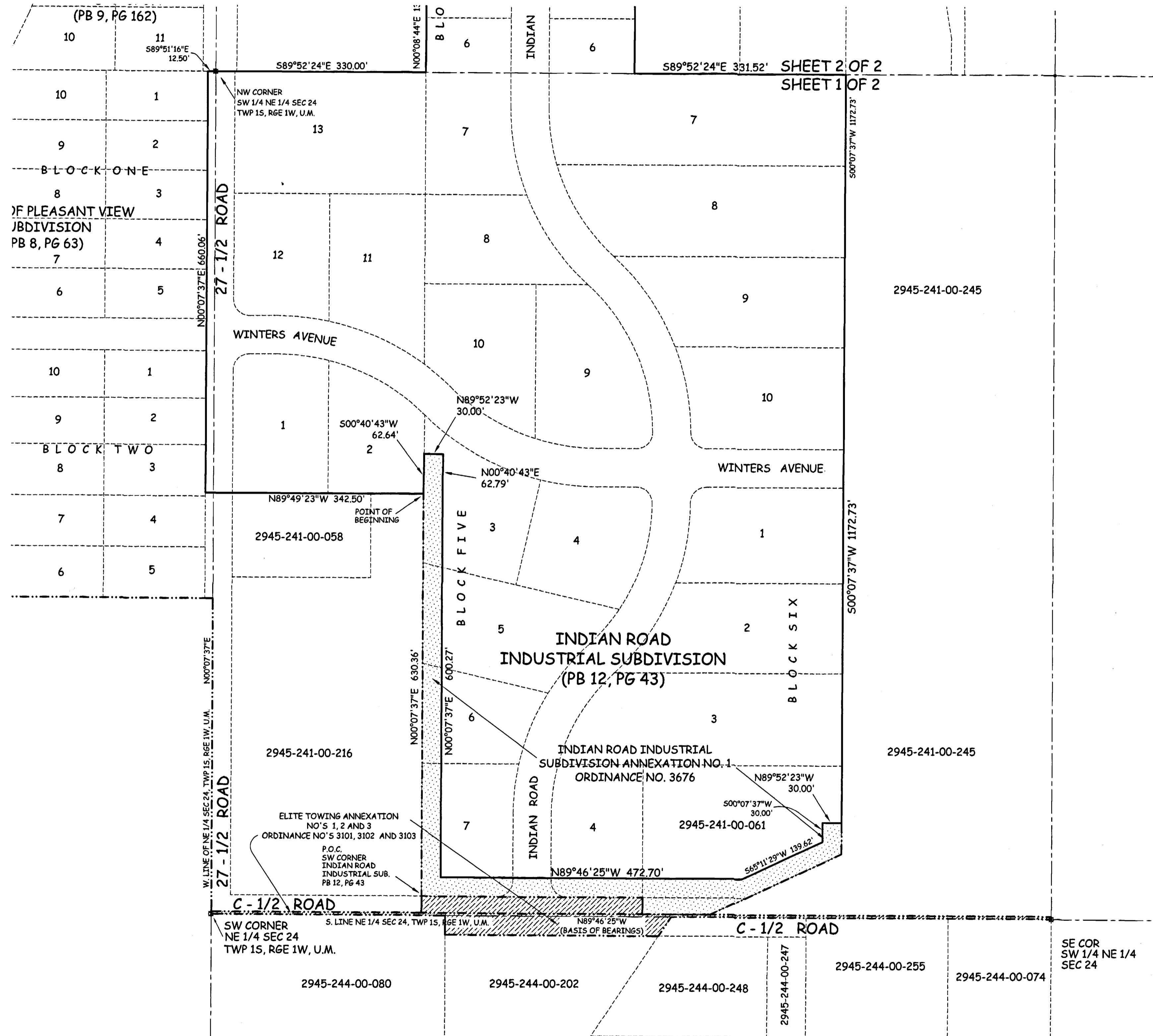
# INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 2

SITUATE IN THE NORTH HALF OF SECTION 24, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2



LOCATION MAP: NOT-TO-SCALE



## LEGAL DESCRIPTION

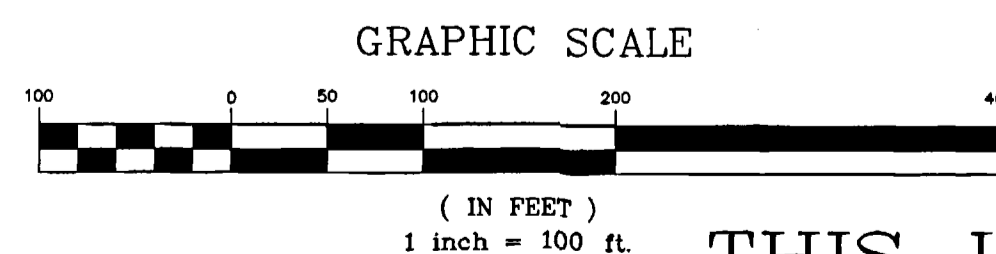
A certain parcel of land lying in the North Half (N 1/2) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING 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 Commencement, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°49'23" W along the South line and the Westerly projection of, Lots 1 and 2, Block Five of said Indian Road Industrial Subdivision, a distance of 342.50 feet to a point on the East line of the Replat of Pleasant View Subdivision, as same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence N 00°07'37" E along said East line, being a line 12.50 feet West of and parallel with, the West line of the Northeast Quarter (NE 1/4) of said Section 24, a distance of 660.06 feet, more or less, to a point being the Northeast corner of Lot 1, Block One of said Replat of Pleasant View Subdivision; thence S 89°51'16" E a distance of 12.50 feet to a point being the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 24; thence S 89°52'24" E along the North line of Lot 13, Block Five of said Indian Road Industrial Subdivision, a distance of 330.00 feet; thence N 00°08'44" E along the West line of said Indian Road Industrial Subdivision, a distance of 1348.15 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction with Ordinance Number 3205; thence S 89°59'19" E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 325.51 feet; thence S 00°02'56" W along the East line of said Indian Road Industrial Subdivision, a distance of 1348.81 feet; thence S 89°52'24" E along the North line of Lot 7, Block Three of said Indian Road Industrial Subdivision, a distance of 331.52 feet; thence S 00°07'37" W along the East line of said Indian Road Industrial Subdivision, a distance of 1172.73 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°07'37" W a distance of 30.00 feet; thence S 65°11'29" W a distance of 139.62 feet; thence N 89°46'25" W along a line 30.00 feet North of and parallel with, the South line of said Indian Road Industrial Subdivision, a distance of 472.70 feet; thence N 00°07'37" E 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 N 00°40'43" E a distance of 62.79 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.64 feet, more or less, to the Point of Beginning.

### AREA OF ANNEXATION

|                      |              |
|----------------------|--------------|
| ANNEXATION PERIMETER | 7,299.81 FT  |
| CONTIGUOUS PERIMETER | 1,428.02 FT. |
| AREA IN SQUARE FEET  | 1,471,878    |
| AREA IN ACRES        | 33.789       |

| LEGEND               |           |
|----------------------|-----------|
| ANNEXATION BOUNDARY  | —————     |
| EXISTING CITY LIMITS | - - - - - |

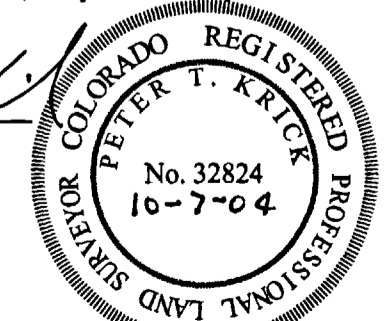


ORDINANCE NO.  
3677

EFFECTIVE DATE  
November 7th, 2004

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.

*P.T.K.*  
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" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

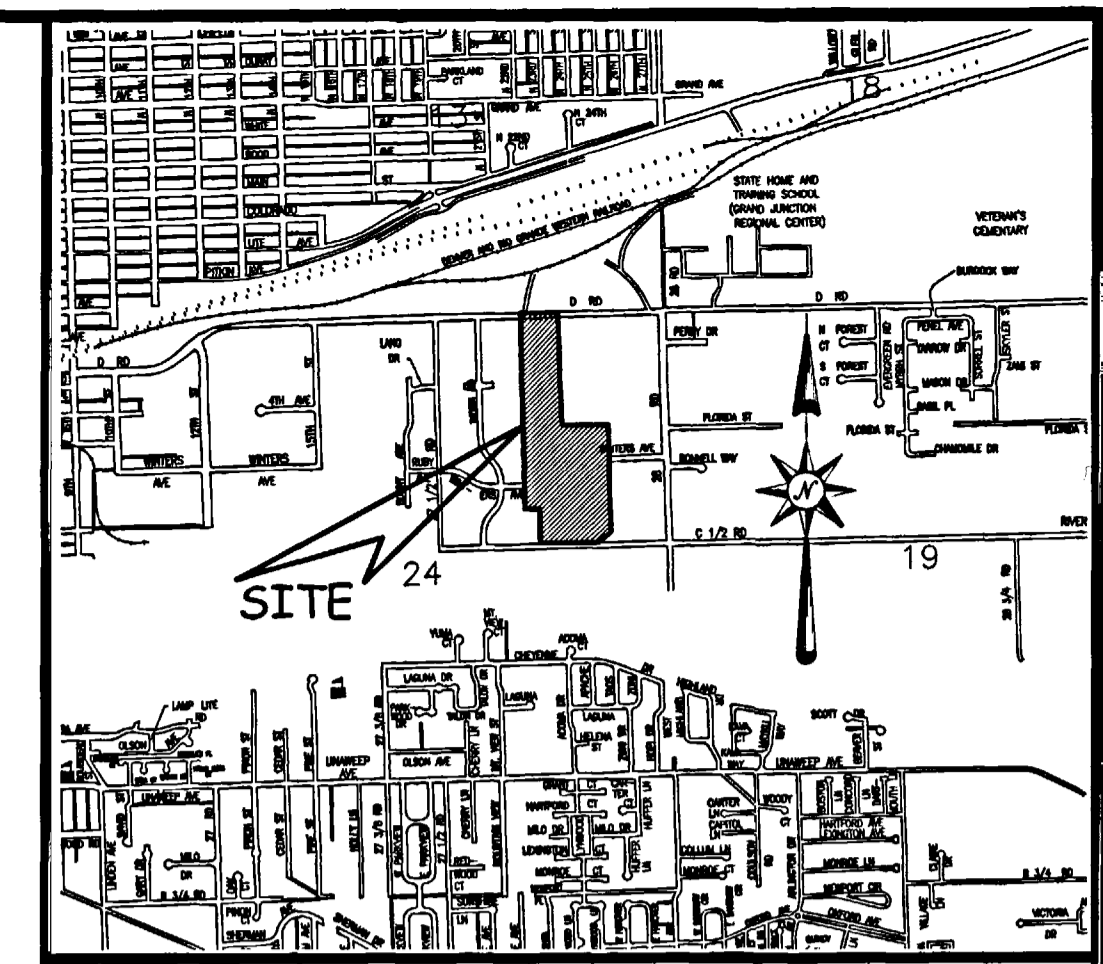
INDIAN ROAD INDUSTRIAL  
SUBDIVISION ANNEXATION NO. 2

1  
OF  
2

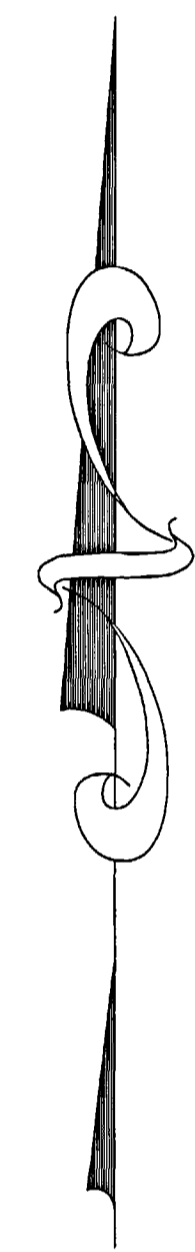
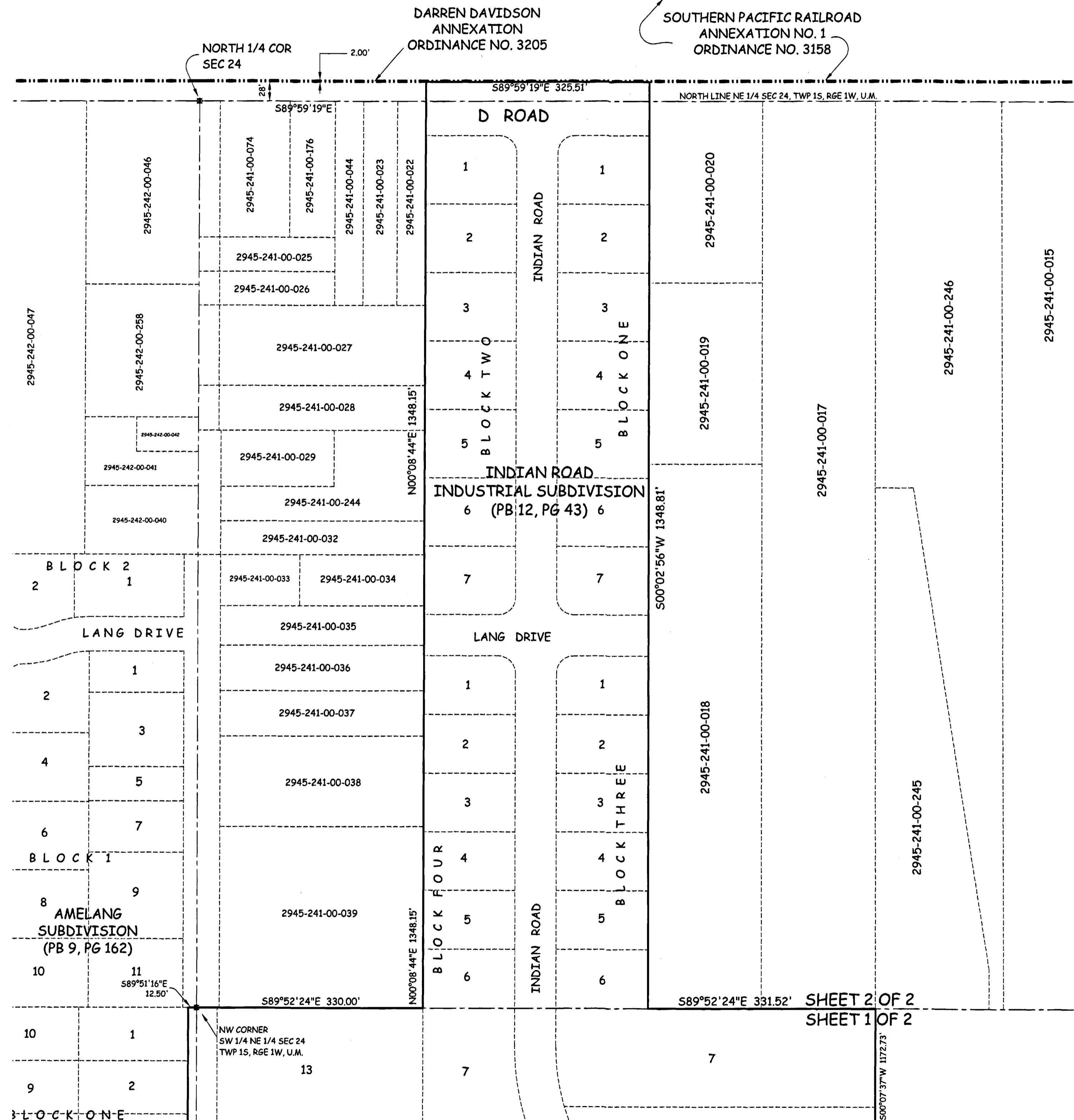
# INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 2

SITUATE IN THE NORTH HALF OF SECTION 24, T15, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO

SHEET 2 OF 2



LOCATION MAP: NOT-TO-SCALE



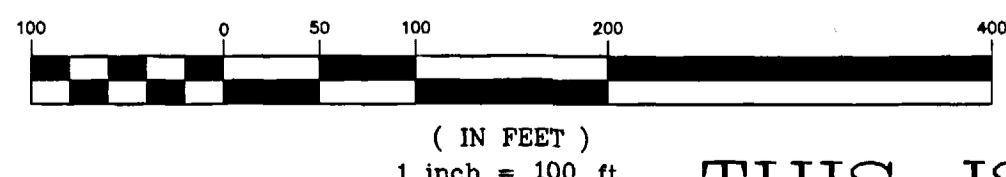
LEGAL DESCRIPTION  
SEE SHEET 1 OF 2

**AREA OF ANNEXATION**

|                      |              |
|----------------------|--------------|
| ANNEXATION PERIMETER | 7,299.81 FT  |
| CONTIGUOUS PERIMETER | 1,428.02 FT. |
| AREA IN SQUARE FEET  | 1,471,878    |
| AREA IN ACRES        | 33.789       |

**LEGEND**

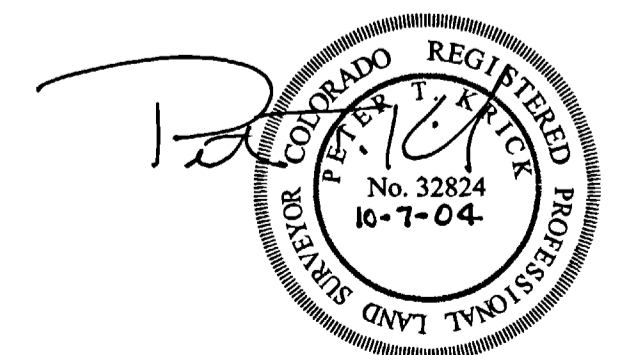
|                      |  |
|----------------------|--|
| ANNEXATION BOUNDARY  |  |
| EXISTING CITY LIMITS |  |



ORDINANCE NO.  
3677

EFFECTIVE DATE  
November 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 | 08-10-2004 |
| DESIGNED BY |        | DATE |            |
| CHECKED BY  | T.W.   | DATE |            |
| APPROVED BY |        | DATE |            |

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

INDIAN ROAD INDUSTRIAL  
SUBDIVISION ANNEXATION NO. 2

N:\Cadd\Annex by PTK\Indian Road Industrial Subdivision Annexation.dwg 10/7/2004 10:37:25 AM MDT