

**ORDINANCE NO. 3760**

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

**PS SUBSTATION ENCLAVE ANNEXATION**

**LOCATED AT 29 ROAD JUST SOUTH OF F ROAD**

**AND INCLUDING A PORTION OF THE  
29 ROAD RIGHT-OF-WAY**

**CONSISTING OF APPROXIMATELY 0.06 ACRES**

**WHEREAS**, on the 16<sup>th</sup> day of March, 2005 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the PS Substation Enclave, and more particularly described as follows:

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 7, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 7 assuming the East line of the NE1/4 NE1/4 of said Section 7 bears S00°03'29"E with all bearings contained herein relative thereto; thence S00°03'29"E along the East line the NE1/4 NE1/4 of said Section 7, a distance of 254.00 feet to the POINT OF BEGINNING; thence continuing along said East line S00°03'29"E a distance of 50.00 feet; thence S89°56'31"W a distance of 58.00 feet; thence N05°40'09"E a distance of 50.10 feet; thence N89°56'31"E a distance of 53.00 feet to the POINT OF BEGINNING

Said parcel containing 2,767 square feet more or less as described.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R. S.

**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 commonly known as the PS Substation Enclave, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 16<sup>th</sup> day March, 2005.

ADOPTED and ordered published this 18<sup>th</sup> day of May, 2005.

Attest:

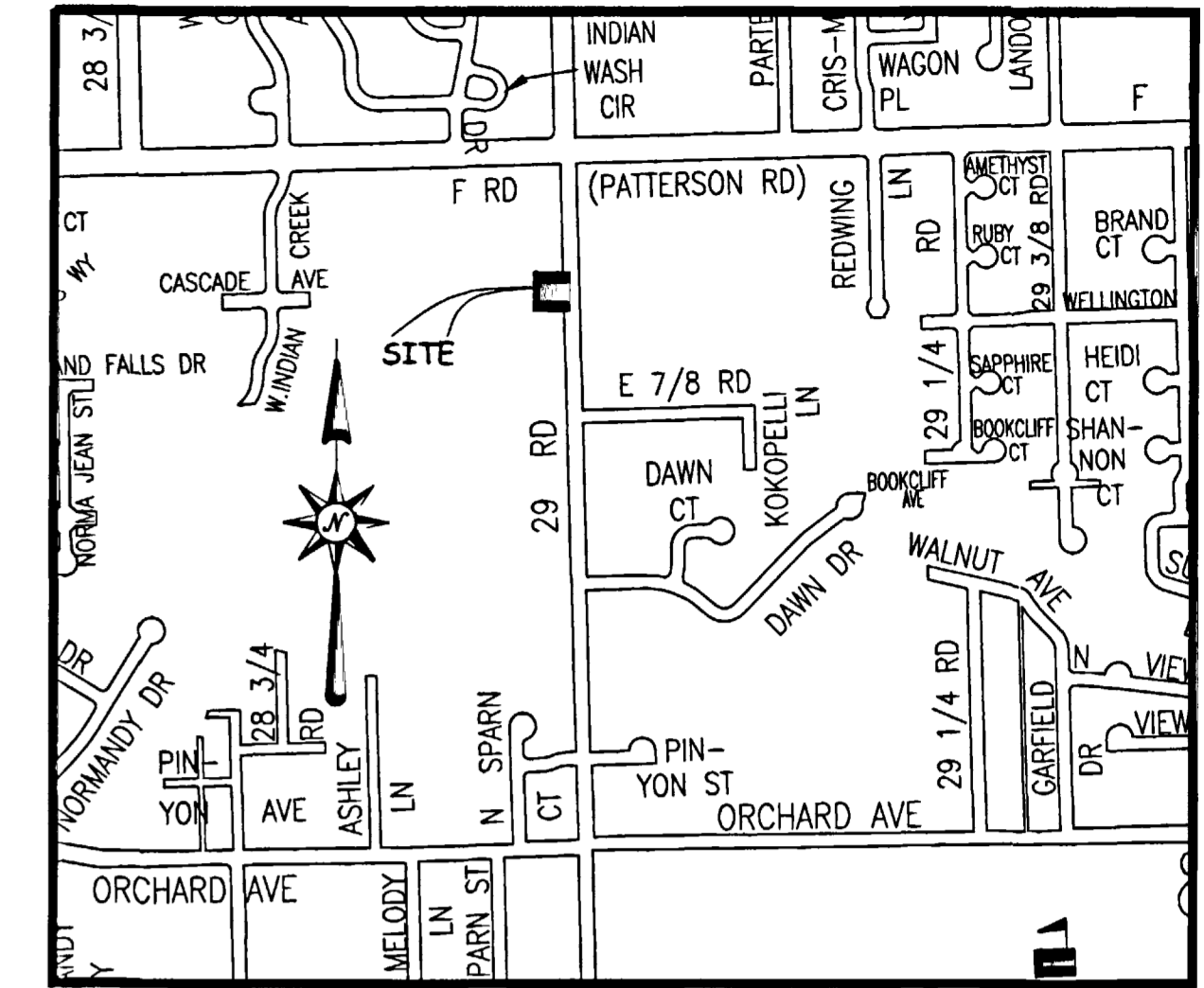
/s/: Bruce Hill  
President of the Council

/s/: Stephanie Tuin  
City Clerk



# PS SUBSTATION ENCLAVE ANNEXATION

SITUATE IN THE NE 1/4 NE 1/4 NE 1/4 OF SECTION 7, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO

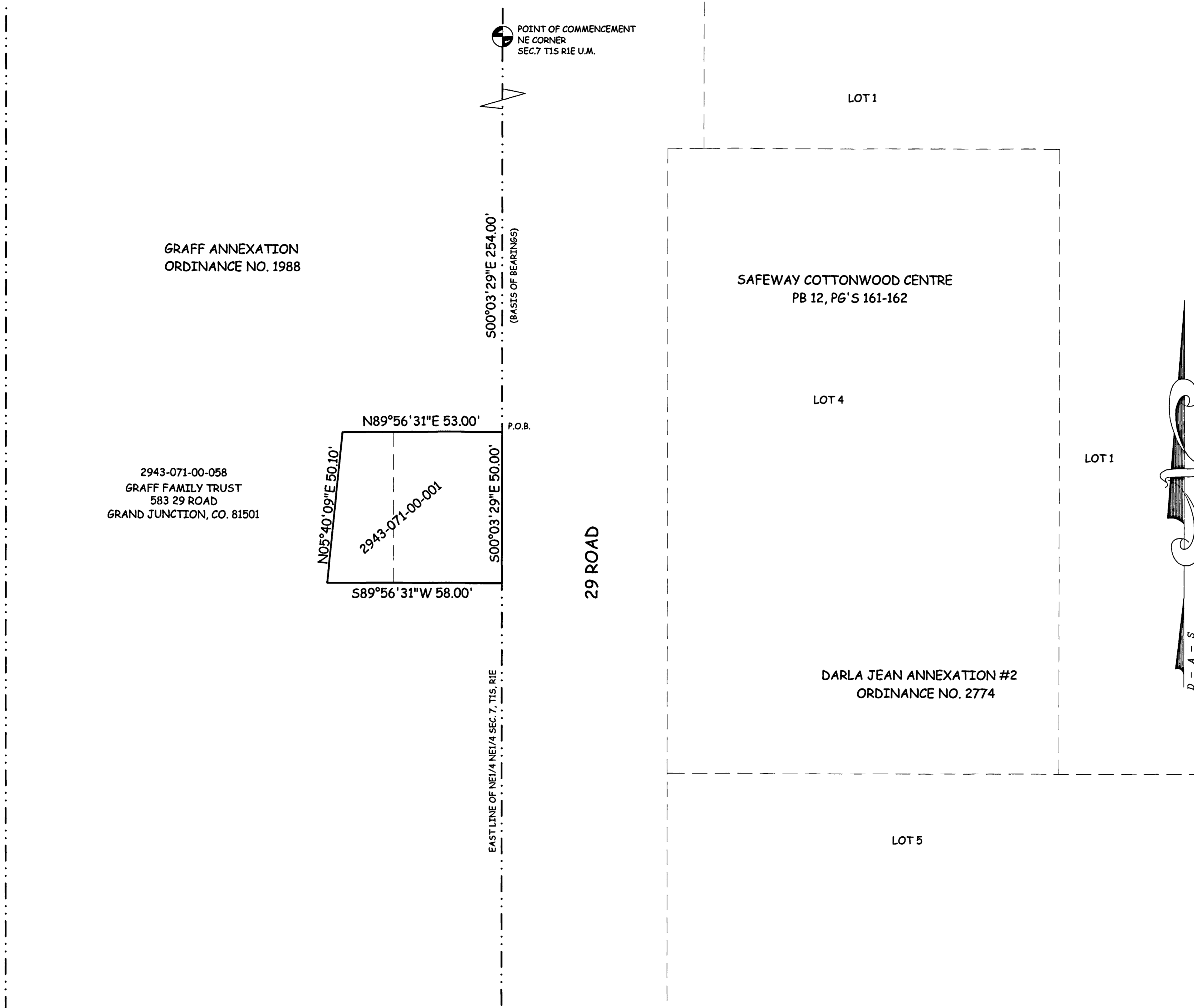


LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 7, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 7 assuming the East line of the NE1/4 NE1/4 of said Section 7 bears S00°03'29"E with all bearings contained herein relative thereto; thence S00°03'29"E along the East line the NE1/4 NE1/4 of said Section 7, a distance of 254.00 feet to the POINT OF BEGINNING; thence continuing along said East line S00°03'29"E a distance of 50.00 feet; thence S89°56'31"W a distance of 58.00 feet; thence N05°40'09"E a distance of 50.10 feet; thence N89°56'31"E a distance of 53.00 feet to the POINT OF BEGINNING



GRAFF ANNEXATION  
 ORDINANCE NO. 1988

2943-071-00-058  
 GRAFF FAMILY TRUST  
 583 29 ROAD  
 GRAND JUNCTION, CO. 81501

SAFeway COTTONWOOD CENTRE  
 PB 12, PG'S 161-162

LOT 4

DARLA JEAN ANNEXATION #2  
 ORDINANCE NO. 2774

LOT 5

29 ROAD

LOT 1

POINT OF COMMENCEMENT  
 NE CORNER  
 SEC. 7 T1S R1E U.M.

S00°03'29"E 254.00'  
 (BASIS OF BEARINGS)

P.O.B.

EAST LINE OF NE1/4 NE1/4 SEC. 7, T1S, R1E

### AREA OF ANNEXATION

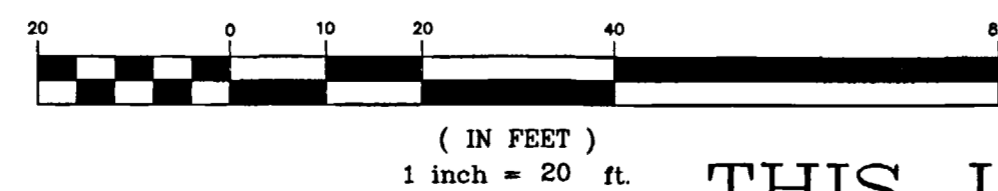
ANNEXATION PERIMETER	211.10 FT
CONTIGUOUS PERIMETER	211.10 FT
AREA IN SQUARE FEET	2,767***
AREA IN ACRES	0.06

(CONTAINS 1,795 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)

### LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	.....

### GRAPHIC SCALE



ORDINANCE NO.

3760

EFFECTIVE DATE

June 19, 2005

THIS IS NOT A BOUNDARY SURVEY

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*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: May 23rd, 2005



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 T.L.P. DATE 02-18-05  
 DESIGNED BY DATE  
 CHECKED BY P.T.K. DATE  
 APPROVED BY DATE

### SCALE

1" = 20'



PUBLIC WORKS  
 AND UTILITIES  
 REAL ESTATE DIVISION

PS SUBSTATION ENCLAVE ANNEXATION

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