

ORDINANCE NO. 3762

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

WEBB CRANE ENCLAVE ANNEXATION

LOCATED AT 728, 738, 745, AND 747 23 ½ ROAD

**AND INCLUDING A PORTION OF THE
23 ½ ROAD AND INTERSTATE AVENUE RIGHTS-OF-WAY**

CONSISTING OF APPROXIMATELY 16.89 ACRES

WHEREAS, on the 16th 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 Webb Crane Enclave, and more particularly described as follows:

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE1/4 NE1/4 SW1/4) of said Section 32, and assuming the West line of the NE1/4 NE1/4 SW1/4 of said section 32 bears N00°04'46"E for a basis of bearings with all bearings contained herein being relative thereto: thence from said POINT OF BEGINNING along said West line N00°04'46"E a distance of 300.02 feet to the South Right of Way of Interstate Avenue recorded on the plat of Interstate Commercial Park, Plat Book 12, Page 288 of the Mesa County, Colorado public records; thence along said South Right of Way the following four courses, N89°59'13"W a distance of 8.05 feet; thence 114.86 feet along the arc of a 60.00 foot radius curve, concave North, through a central angle of 109°40'50", whose long chord bears S84°51'10"W with a long chord length of 98.11 feet; thence 21.68 feet along the arc of a 25.00 foot radius curve, concave Southwest, through a central angle of 49°40'48", whose long chord bears N65°08'49"W with a long chord length of 21.00 feet; thence N89°59'13"W a distance of 325.19 feet to the Northwest corner of Lot 4, Block 3 of said Interstate Commercial Park; thence N00°00'47"E a distance of 60.00 feet to the North Right of Way of said Interstate Avenue; thence along said North Right of Way, S89°59'13"E a distance of 298.19 feet to the Southeast corner of Lot 14A of the Subdivision of Lots 14 & 15, Block One, Interstate Commercial

Park, as recorded in Plat Book 13, Page 241 of the Mesa County, Colorado public records; thence along the East line of said lot 14A, N00°00'42"E a distance of 159.99 feet; thence S89°59'26"E a distance of 40.00 feet to the Northwest corner of Lot 15A of said Interstate Commercial Park; thence along the West line of said lot 15A S00°00'47"W a distance of 156.35 feet to the Southwest corner of said lot 15A; thence continuing along the South line of said lot 15A the following three courses: 7.99 feet along the arc of a 25.00 foot radius curve, concave Northwest, through a central angle of 18°19'15", whose long chord bears N49°29'37"E with a long chord length of 7.96 feet; thence 114.86 feet along the arc of a 60.00 foot radius curve, concave South, through a central angle of 109°40'50", whose long chord bears N84°49'36"E with a long chord length of 98.11 feet; thence S89°59'13"E a distance of 8.12 feet to the West line of the NE1/4 NE1/4 SW1/4 of said Section 32; thence along said West line N00°04'46"E a distance of 301.11 feet to the NW Corner of the NE1/4 NE1/4 SW1/4 of said Section 32; thence along the North line of the Northeast Quarter of the Southwest Quarter of said Section 32 S89°59'03"E a distance of 659.95 feet to the Northeast Corner of the Southwest Quarter of said section 32; thence along the East line of the NE1/4 SW1/4 of said section 32 S00°05'18"W a distance of 661.12 feet to the Southeast Corner of the NE1/4 NE1/4 SW1/4 of said Section 32; thence along the South line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter (NW1/4 NW1/4 SE1/4) N89°59'32"E a distance of 63.96 feet; thence N00°05'39"E a distance of 250.00 feet; thence N89°59'32"E a distance of 174.24 feet; thence S00°05'39"W a distance of 250.00 feet to said South line; thence along said South line N89°59'32"E a distance of 421.17 feet; thence S00°04'35"W a distance of 330.44 feet; thence S89°58'53"W a distance of 659.44 feet to the East line of the NE1/4 SW1/4; thence along said East line N00°05'16"E a distance of 330.56 feet to the Southeast Corner of NE1/4 NE1/4 SW1/4; thence along the South line of the NE1/4 NE1/4 SW1/4 of said Section 32 N89°59'07"W a distance of 659.85 feet to the POINT OF BEGINNING.

Said parcel contains 16.89 acres (735,620 sq. ft.) 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 Webb Crane Enclave, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 16th day March, 2005.

ADOPTED and ordered published this 20th day of May, 2005.

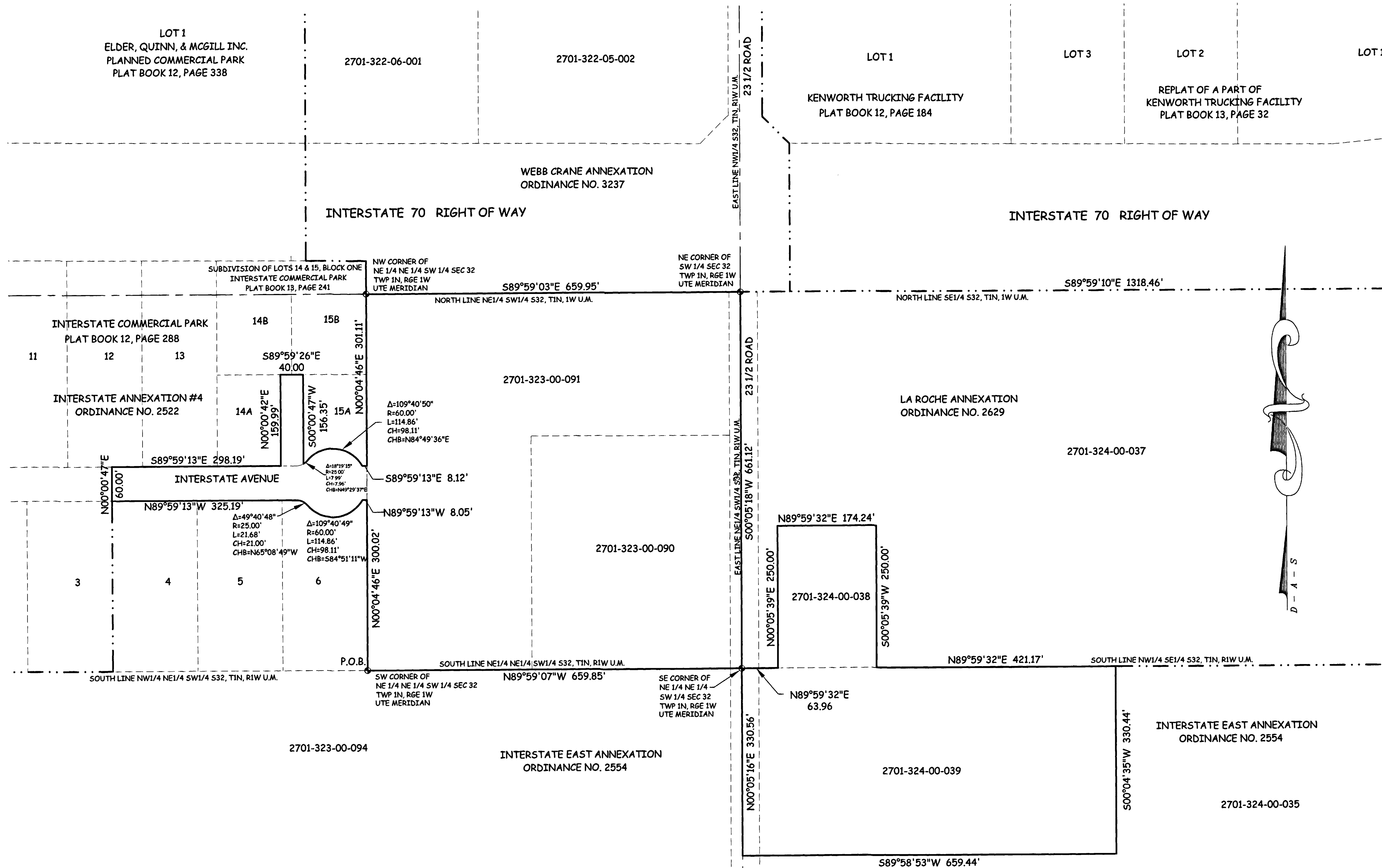
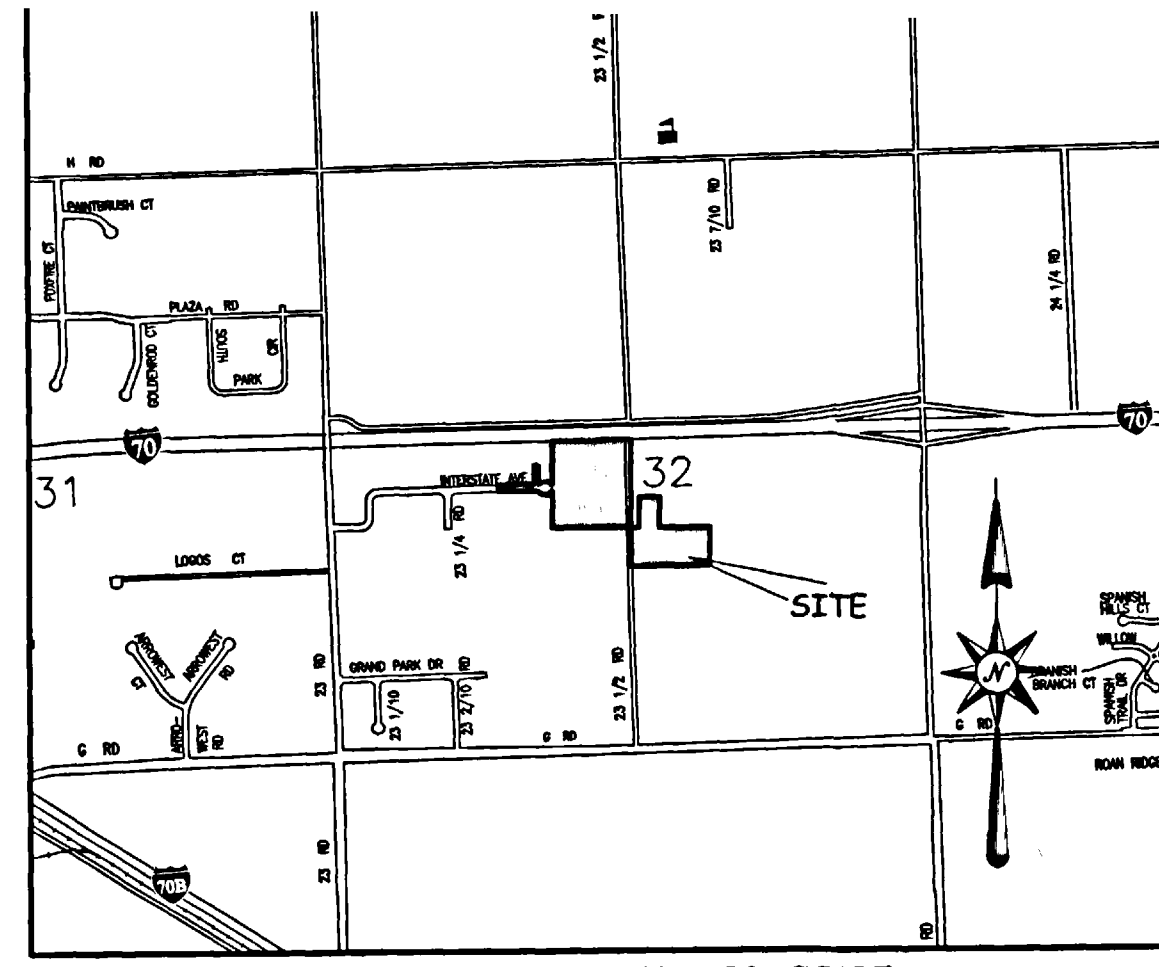
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

WEBB CRANE ENCLAVE ANNEXATION

SITUATE IN THE SW 1/4 OF SECTION 32, T1N, R1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

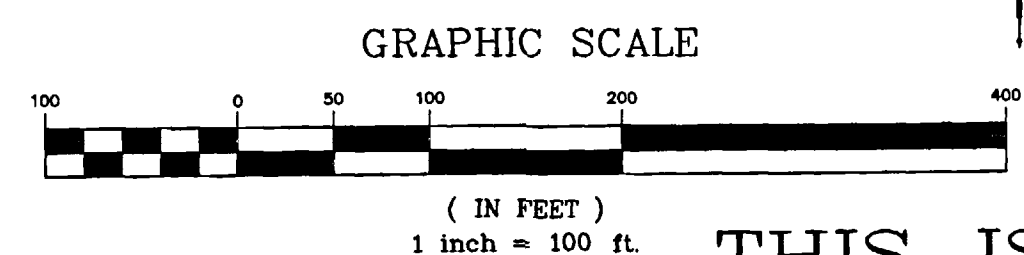
BEGINNING at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE1/4 NE1/4 SW1/4) of said Section 32, and assuming the West line of the NE1/4 NE1/4 SW1/4 of said section 32 bears N00°04'46"E for a basis of bearings with all bearings contained herein being relative thereto: thence from said POINT OF BEGINNING along said West line N00°04'46"E a distance of 300.02 feet to the South Right of Way of Interstate Avenue recorded on the plat of Interstate Commercial Park, Plat Book 12, Page 288 of the Mesa County, Colorado public records; thence along said South Right of Way the following four courses, N89°59'13"W a distance of 8.05 feet; thence 114.86 feet along the arc of a 60.00 foot radius curve, concave North, through a central angle of 109°40'50", whose long chord bears S84°51'10"W with a long chord length of 98.11 feet; thence 21.68 feet along the arc of a 25.00 foot radius curve, concave Southwest, through a central angle of 49°40'48", whose long chord bears N65°08'49"W with a long chord length of 21.00 feet; thence N89°59'13"W a distance of 325.19 feet to the Northwest corner of Lot 4, Block 3 of said Interstate Commercial Park; thence N00°00'47"E a distance of 60.00 feet to the North Right of Way of said Interstate Avenue; thence along said North Right of Way, S89°59'13"E a distance of 298.19 feet to the Southeast corner of Lot 14A of the Subdivision of Lots 14 & 15, Block One, Interstate Commercial Park, as recorded in Plat Book 13, Page 241 of the Mesa County, Colorado public records; thence along the East line of said lot 14A, N00°00'42"E a distance of 159.99 feet; thence S89°59'26"E a distance of 40.00 feet to the Northwest corner of Lot 15A of said Interstate Commercial Park; thence along the West line of said lot 15A S00°00'47"W a distance of 156.35 feet to the Southwest corner of said lot 15A; thence continuing along the South line of said lot 15A the following three courses: 7.99 feet along the arc of a 25.00 foot radius curve, concave Northwest, through a central angle of 18°19'15", whose long chord bears N49°29'37"E with a long chord length of 7.96 feet; thence 114.86 feet along the arc of a 60.00 foot radius curve, concave South, through a central angle of 109°40'50", whose long chord bears N84°49'36"E with a long chord length of 98.11 feet; thence S89°59'13"E a distance of 8.12 feet to the West line of the NE1/4 NE1/4 SW1/4 of said Section 32; thence along said West line N00°04'46"E a distance of 301.11 feet to the NW Corner of the NE1/4 NE1/4 SW1/4 of said Section 32; thence along the North line of the Northeast Quarter of the Southwest Quarter of said Section 32 S89°59'03"E a distance of 659.95 feet to the Northeast Corner of the Southwest Quarter of said section 32; thence along the East line of the NE1/4 SW1/4 of said section 32 S00°05'18"W a distance of 661.12 feet to the Southeast Corner of the NE1/4 NE1/4 SW1/4 of said Section 32; thence along the South line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter (NW1/4 NW1/4 SE1/4) N89°59'32"E a distance of 63.96 feet; thence N00°05'39"E a distance of 250.00 feet; thence N89°59'32"E a distance of 174.24 feet; thence S00°05'39"W a distance of 250.00 feet to said South line; thence along said South line N89°59'32"E a distance of 421.17 feet; thence S00°04'35"W a distance of 330.44 feet; thence S89°58'53"W a distance of 659.44 feet to the East line of the NE1/4 SW1/4; thence along said East line N00°05'16"E a distance of 330.56 feet to the Southeast Corner of NE1/4 NE1/4 SW1/4; thence along the South line of the NE1/4 NE1/4 SW1/4 of said Section 32 N89°59'07"W a distance of 659.85 feet to the POINT OF BEGINNING.

AREA OF ANNEXATION

ANNEXATION PERIMETER	6377.13 FT
CONTIGUOUS PERIMETER	6377.13 FT.
AREA IN SQUARE FEET	735,620***
AREA IN ACRES	16.89

LEGEND

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



ORDINANCE NO.
3762

EFFECTIVE DATE
June 19th, 2005

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	T.L.P.	DATE	02-10-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

WEBB CRANE ENCLAVE ANNEXATION
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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

