

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5043

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

**APPROXIMATELY 22.68 ACRES
LOCATED ON A PROPERTY 3073 & 3075 PATTERSON ROAD &
TAX PARCEL NO. 2943-091-30-004 (Corrected),
A PARCEL WITH NO PHYSICAL ADDRESS**

WHEREAS, on the 20th day of October, 2021, 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 1st day of December, 2021; 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:

**CROSS ORCHARDS ANNEXATION
Perimeter Boundary Legal Description
Cross Orchards Annexation
A Serial Annexation Comprising Cross Orchards Annexation No.1
and Cross Orchards Annexation No. 2**

**Cross Orchards Annexation No. 1
Exhibit A**

A parcel of land lying in the North Half of the Northeast Quarter (N 1/2 NE1/4) of Section 9 and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being portions of Right of Way Parcels described at Reception Number 1070598 and 1314146 and portions of Lot 1, CROSS ORCHARDS II SUBDIVISION same as filed under Reception Number 2985337 and Lot 1, CROSS ORCHARDS SUBDIVISION same as filed under Reception Number 2900417 and being more particularly described as follows:

BEGINNING at the East 1/16 Corner of said Section 9 and Section 4, Township 1 South, Range 1 East, Ute Meridian and assuming the North Line of the NW1/4 NE1/4 of said Section 9 bears S89°55'16"E with all other bearings herein being relative thereto; thence S00°07'50"E along the east line of said NW1/4 NE1/4 of Section 9 a distance of 50.00 feet to the northwest corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S89°56'49"E along the north line of said Lot 1, CROSS ORCHARDS SUBDIVISION a distance of 328.63 feet; thence S00°09'09"E a distance of 11.00 feet; thence N89°56'49"W a distance of 771.00 feet to a point on the west line of said Lot 1, CROSS ORCHARDS II SUBDIVISION; thence N00°02'24"E a distance of 11.20 feet to the Northwest corner of said Lot 1, CROSS ORCHARDS II SUBDIVISION also being a point on the south line of SONRISE ACRES ANNEXATION No. 3; thence along the boundary of said SONRISE ACRES ANNEXATION No. 3 for the following three (3) courses: S89°55'16"E, a distance of 194.34 feet; thence N00°08'10"W a distance of 50.00 feet; thence N00°07'31"W a distance of 50.00 feet to a point on the north line of said Right of Way parcel described at Reception Number 1070598; thence S89°55'16"E along the north line of said Right of Way Parcel described at Reception Number 1070598 a distance of 248.00 feet to a point on the east line of the SW1/4 SE1/4 of said Section 4; thence S00°07'31"E along said east line SW1/4 SE1/4 Section 4 a distance of 50.00 feet to the to the Point of Beginning.

Containing 33323 Square Feet, or 0.77 Acres, more or less, as described.

Cross Orchards Annexation No. 2
Exhibit B

A parcel of land lying in the North Half of the Northeast Quarter (N 1/2 NE1/4) of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being portions of Lot 1, CROSS ORCHARDS II SUBDIVISION same as filed under Reception Number 2985337 and Lots 1 and 4, CROSS ORCHARDS SUBDIVISION same as filed under Reception Number 2900417 and being more particularly described as follows:

COMMENCING at the East 1/16 Corner of said Section 9 and Section 4, Township 1 South, Range 1 East, Ute Meridian and assuming the North Line of the NW1/4 NE1/4 of said Section 9 bears S89°55'16"E with all other bearings herein being relative thereto; thence S00°07'50"E along the east line of said NW1/4 NE1/4 a distance of 50.00 feet to the northwest corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S89°56'49"E a distance of 328.63 feet along the north line of said Lot 1, CROSS ORCHARDS SUBDIVISION to the Point of Beginning also being a point on the boundary of CROSS ORCHARDS ANNEXATION NO. 1; thence continuing S89°56'49"E a distance of 21.41 feet to the Northeast corner of said Lot 1, CROSS ORCHARDS SUBDIVISION; thence S00°09'10"E a distance of 491.49 feet; thence S89°52'17"W a distance of 350.23 feet to a point on said east line of the NW1/4 NE1/4 Section 9; thence S00°05'32"E a distance of 775.83 feet to the Northeast 1/16 corner of said Section 9; thence N89°58'15"W a distance of 675.80 feet; thence N00°05'29"W a

distance of 981.98 feet; thence N89°58'04"E a distance of 232.46 feet; thence N00°02'24"E a distance of 275.38 feet to a point on the south line of said CROSS ORCHARDS ANNEXATION NO. 1 ; thence along said south line of CROSS ORCHARDS ANNEXATION NO. 1 for the following two (2) courses: S89°56'49"E a distance of 771.00 feet; N0°09'09"W a distance of 11.00 feet to the Point of Beginning.

Containing 954298 Square Feet, or 21.91 Acres, more or less, as described.

INTRODUCED on first reading on the 20th day of October 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 1st day of December 2021 and ordered published in pamphlet form.

ATTEST:

W Winkelmann

Wanda Winkelmann
City Clerk

C.B. McDaniel

C.B. McDaniel
President of the City Council



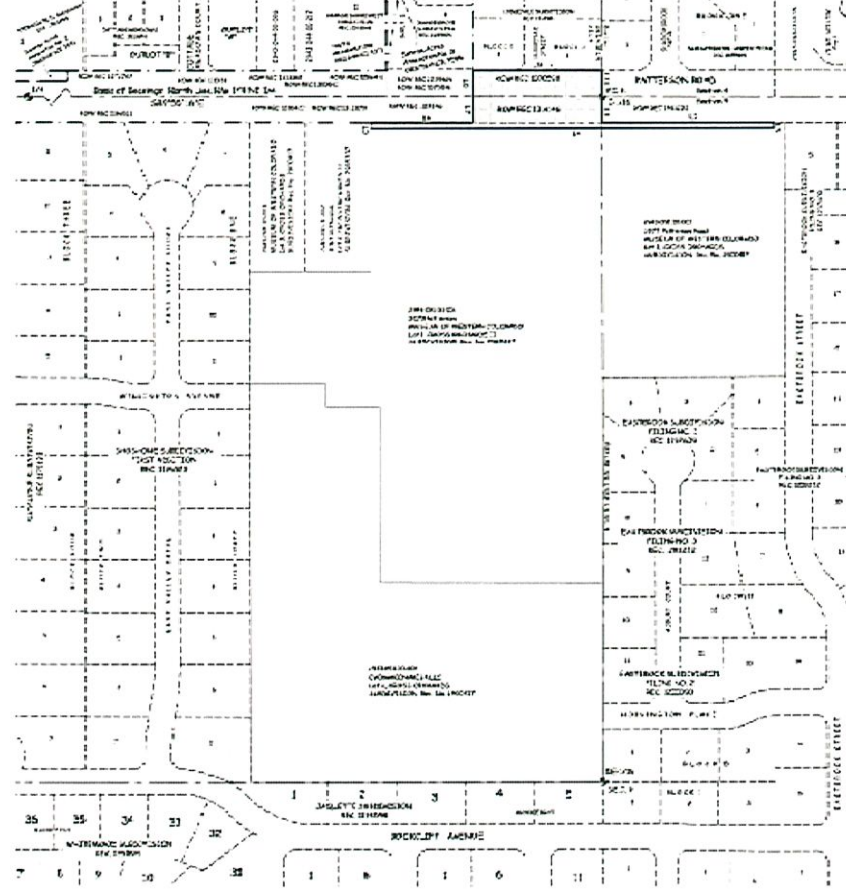
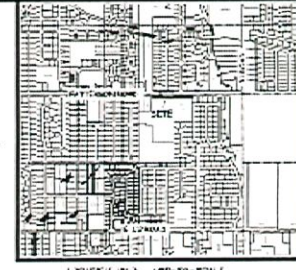
EXHIBIT A

CROSS ORCHARDS ANNEXATION NO. 1

LYING IN THE NE 1/4 OF SECTION 9 and the SW 1/4 SE 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 1 EAST, 11TH MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

Line Type

LINE	SEWER	CONCRETE
L1	CONCRETE	3000
L2	CONCRETE	3000
L3	CONCRETE	3000
L4	CONCRETE	3000
L5	CONCRETE	3000
L6	CONCRETE	3000
L7	CONCRETE	3000
L8	CONCRETE	3000
L9	CONCRETE	3000
L10	CONCRETE	3000



DESCRIPTION

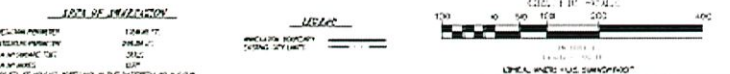
A parcel of land lying in the NE 1/4 of the Northeast Quarter 34 (2775146) and the Southeast Quarter of the Northwest Quarter (270253) of Section 4, Township 8 South, Range 1 East, 11th Meridian, County of Mesa, State of Colorado, being approximately 3.00 Acres, more or less, and being subject to the liens of the following mortgages: ...

Containing 3.00 Acres, more or less, subject to the above-mentioned mortgages.

ABBREVIATIONS

SYMBOL	DESCRIPTION
A.S.C.	ADJUSTED SECTION CORNER
E.P.C.	EXTENDING POINT CORNER
N.W.C.	NORTH WEST CORNER
S.E.C.	SOUTH EAST CORNER
SEC.	SECTION
S.P.	SECTION POINT
T.W.C.	TOWNSHIP WEST CORNER
E.T.C.	EAST TOWNSHIP CORNER
C.T.C.	COUNTY TOWNSHIP CORNER
P.C.	PROPERTY CORNER
P.S.	PLATT SURVEY
P.C.	PLATT CORNER
P.L.	PLATT LINE
P.L.	PLATT POINT
P.L.	PLATT POINT

1) - Such and other lines contained herein have been drawn from actual measurements and are intended to represent the true location of the corners and boundaries of the land shown on this plan and to be the true location of the same.



THIS IS NOT A BOUNDARY SURVEY

NOTICE:
No person shall be liable for any loss or damage caused by the use of this plan in any way other than for the purposes intended by the City of Grand Junction.

DRAWN BY: J.P.P.	DATE: 09/29/10	SCALE: AS SHOWN
DESIGNED BY: J.P.P.	DATE: 09/29/10	
CHECKED BY: A.S.	DATE: 09/29/10	
APPROVED BY: _____	DATE: _____	



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

**CROSS ORCHARDS
ANNEXATION NO. 1**

1
OF
1

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5043 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of October 2021 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1st day of December 2021, at which Ordinance No. 5043 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 19th day of January 2022.



Deputy City Clerk

Published: October 22, 2021
Published: December 03, 2021
Published: January 19, 2022 (corrected)
Effective: January 02, 2022

