

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5046

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
CHURCH ON THE ROCK NORTH ANNEXATION**

**APPROXIMATELY 4.91 ACRES
LOCATED ON A PROPERTY AT 566 RIO HONDO ROAD**

WHEREAS, on the 17th day of November, 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 5th day of January, 2022; 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:

CHURCH ON THE ROCK NORTH ANNEXATION
EXHIBIT A

**Perimeter Boundary Legal Description
Church on the Rock North Annexation**

A parcel of land lying in Lot 2 of Section 23 Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being a portion of that Right-of-Way (R.O.W.) described in a deed filed under Reception Number 986807 said R.O.W. also known as Rio Hondo Road and that parcel of land described in a deed filed under Reception Number 2443845 and being more particularly described as follows:

COMMENCING at the North $\frac{1}{4}$ Corner of said Section 23; thence S20°07'23"E a distance of 1763.25 feet to the Northwest corner of said Reception Number 2443845 being the POINT OF BEGINNING and being a point on the east line of said Rio Hondo Road said east line have a bearing of N04°56'31"E with all other bearings being relative hereon; thence S89°49'39"E a distance of 749.81 feet; thence S49°49'57"W a distance of 291.54 feet; thence S33°36'32"W a distance of 209.69 feet to a point on the boundary of

CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580; thence N89°53'32"W along the CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580 boundary said a distance of 442.44 feet to a point on said east line Rio Hondo Road being a point on the boundary of MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368; thence along the boundary of said MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368 for the following two (2) courses: 1) N4°56'31"E along said east line Rio Hondo Road, a distance of 259.97 feet; 2) N85°03'29"W a distance of 50.00 feet to a point on the west line said Rio Hondo Road; thence N4°56'31"E along said West line Rio Hondo Road a distance of 105.50 feet; thence S85°03'29"E a distance of 50.00 feet to the Point of Beginning,

Containing 213652 Square Feet, or 4.91 Acres, more or less, as described.

INTRODUCED on first reading on the 17th day of November 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 5th day of January 2022 and ordered published in pamphlet form.


C.B. McDaniel
President of the Council

ATTEST:


Wanda Winkelmann
City Clerk



CHURCH ON THE ROCK NORTH

LYING IN LOT 2 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A parcel of land lying in Lot 2 of Section 23 Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being a portion of that Right-of-Way (R.O.W.) described in a deed filed under Reception Number 986807 said R.O.W. also known as Rio Hondo Road and that parcel of land described in a deed filed under Reception Number 2443845 and being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 23; thence S20°07'23"E a distance of 1763.25 feet to the Northwest corner of said Reception Number 2443845 being the POINT OF BEGINNING and being a point on the east line of said Rio Hondo Road said east line have a bearing of N04°56'31"E with all other bearings being relative hereon; thence S89°49'39"E a distance of 749.81 feet; thence S49°49'57"W a distance of 291.54 feet; thence S33°36'32"W a distance of 209.69 feet to a point on the boundary of CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580; thence N89°53'32"W along the CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580 boundary said a distance of 442.44 feet to a point on said east line Rio Hondo Road being a point on the boundary of MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368; thence along the boundary of said MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368 for the following two (2) courses: 1) N4°56'31"E along said east line Rio Hondo Road, a distance of 259.97 feet; 2) N85°03'29"W a distance of 50.00 feet to a point on the west line said Rio Hondo Road; thence N4°56'31"E along said West line Rio Hondo Road a distance of 105.50 feet; thence S85°03'29"E a distance of 50.00 feet to the Point of Beginning.

Containing 213652 Square Feet, or 4.91 Acres, more or less, as described.

ABBREVIATIONS

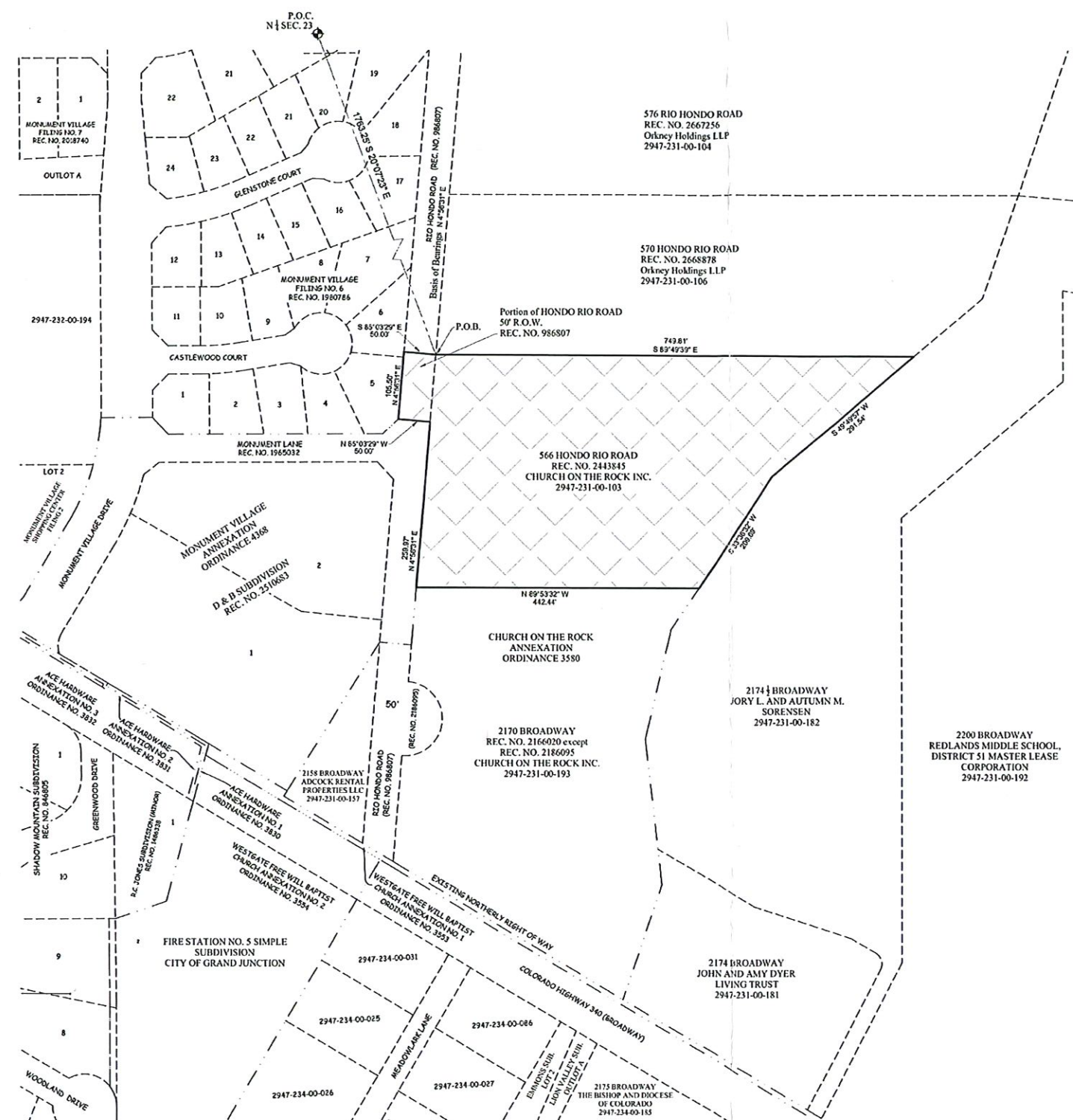
| | |
|---------|-----------------------|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT OF WAY |
| SEC. | SECTION |
| TWP. | TOWNSHIP |
| RGE. | RANGE |
| U.M. | UTE MERIDIAN |
| NO. | NUMBER |
| SQ. FT. | SQUARE FEET |
| ∠ | CENTRAL ANGLE |
| RAD | RADIUS |
| AL | ARC LENGTH |
| CHL | CHORD LENGTH |
| CHB | CHORD BEARING |
| BLK | BLOCK |
| PB | PLAT BOOK |
| BK | BOOK |
| PG. | PAGE |
| REC. | RECEPTION |
| a.k.a. | also known as |

The Sketch and Description contained herein have been derived from subdivision plats, deed descriptions and Deposited Land Survey Plats 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.



Renee B. Parent, PLS No. 38266
Professional Land Surveyor for the
City of Grand Junction

DATE: _____

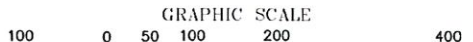


AREA OF ANNEXATION

| | |
|----------------------|--------------------------|
| ANNEXATION PERIMETER | 2158.95 FT. |
| CONTIGUOUS PERIMETER | 752.41 FT. |
| AREA IN SQUARE FEET | 213652 |
| AREA IN ACRES | 4.91 |
| AREA WITHIN R.O.W. | 5275 SQ.FT. / 0.12 ACRES |

LEGEND

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



GRAPHIC SCALE
1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT

ORDINANCE NO.
5046

EFFECTIVE DATE
February 6, 2022

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 | R.B.P. | DATE | 09-27-2021 |
| DESIGNED BY | _____ | DATE | _____ |
| CHECKED BY | C.V.V. | DATE | 09-28-2021 |
| APPROVED BY | _____ | DATE | _____ |

SCALE
1" = 100'



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

CHURCH ON THE
ROCK NORTH