

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5055

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

**APPROXIMATELY 9.84 ACRES
LOCATED AT 2537 G 3/8 ROAD**

WHEREAS, on the 5th day of January 2022, 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 16th day of February, 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:

BROWN PROPERTY ANNEXATION
Perimeter Boundary Legal Description

A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance

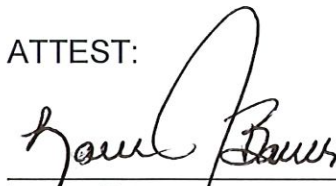
of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328; S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING 428,547 square feet or 9.84 Acres, more or less, as described and depicted on Exhibit A.

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

ADOPTED on second reading the 16th day of February 2022 and ordered published in pamphlet form.

ATTEST:



Laura Bauer
Interim City Clerk

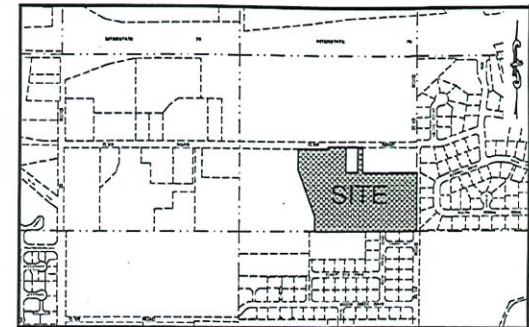
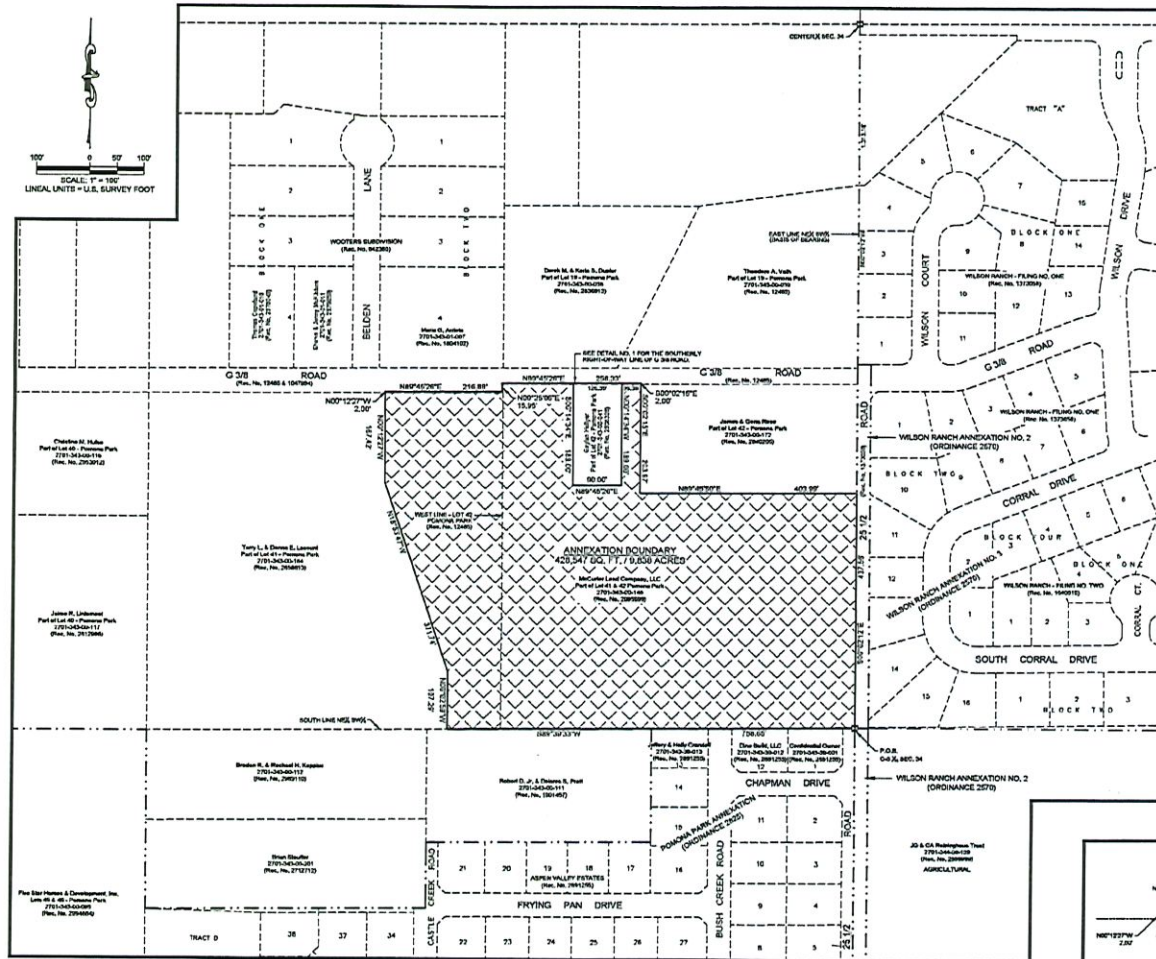


C.B. McDaniel
President of the Council



BROWN PROPERTY ANNEXATION

Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP
SCALE: 1" = 400'

LEGAL DESCRIPTION

A parcel of land being a tract of land as described in Reception Number 2095999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12455 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047399 and located said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:
Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N02°02'27"W with all other bearings contained herein being relative thereto; thence S28°33'23"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 728.55 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southern Right-of-Way Line of G 3/8 Road as described in Reception Number 1047399; thence continuing N07°12'27"W, a distance of 2.09 feet; thence N89°42'28"E, a distance of 216.88 feet; thence N07°25'00"E, a distance of 15.95 feet; thence N09°45'20"E, a distance of 256.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southern Right-of-Way Line of G 3/8 Road as described in Reception Number 12455; thence S39°45'28"W along said Southern Right-of-Way line, a distance of 123.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2903328; S00°14'24"E, a distance of 189.00 feet; N89°45'20"E, a distance of 90.00 feet; N00°14'24"W, a distance of 189.00 feet to a point on said Southern Right-of-Way line of G 3/8 Road; thence N89°45'20"E along said Southern Right-of-Way line, a distance of 35.25 feet to the Northwest corner of a parcel of land as described in Reception Number 2842205; thence S02°18'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'20"E along the South line of said parcel, a distance of 403.97 feet to a point on the Western Right-of-Way line of 2 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE 1/4 SW 1/4 of Section 34; thence S02°18'15"E, along said West Right-of-Way line to the Point of Beginning.
Said parcel of land CONTAINING 423,247 square feet or 9.84 Acres, more or less, as described.

LEGEND

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

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	DL FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	RAC.	RADIUS
R.O.W.	RIGHT OF WAY	ARC.	ARC LENGTH
SEC.	SECTION	CHL.	CHORD LENGTH
TWP.	TOWNSHIP	CHR.	CHORD BEARING
RGE.	RANGE	BLK.	BLOCK
U.M.	UTE MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BL.	BOOK
R.C.	RECEPTION	P.L.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,478.80 FT.
CONTIGUOUS PERIMETER	818 FT.
AREA IN SQUARE FEET	433,247
AREA IN ACRES	9.84
AREA WITHIN R.O.W.	982.90 FT.
	0.12 ACRES

ORDINANCE NO.

5055

EFFECTIVE DATE

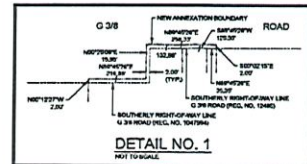
MARCH 20, 2022

NOTICE

THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN EXAMINED BY THE MEASUREMENTS AND RECORDS DIVISION OF THE CITY OF GRAND JUNCTION AND FOUND TO CONSTITUTE A LEGAL BOUNDARY SURVEY AND TO BE A LEGAL AND VALID SURVEY.

RENEE BETH ANKEN

PLAT CLERK
STATE OF COLORADO, PL. NO. 30628
FOR THE CITY OF GRAND JUNCTION
333 WEST WHELAN BLVD.
GRAND JUNCTION, CO. 81501



THIS IS NOT A BOUNDARY SURVEY

NOTICE
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 11/2021
DESIGNED BY: DATE:
CHECKED BY: RSP DATE: 02/09/2022
APPROVED BY: RSP DATE: 11/2021



PUBLIC WORKS ENGINEERING DIVISION

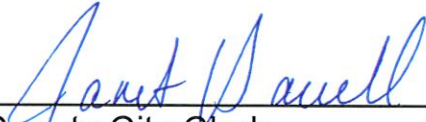
BROWN PROPERTY ANNEXATION
Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

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I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5055 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of January 2022 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 16th day of February 2022, at which Ordinance No. 5055 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 18th day of February 2022.



Deputy City Clerk

Published: January 07, 2022
Published: February 18, 2022
Effective: March 20, 2022

