

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5059**

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

**APPROXIMATELY 0.88 ACRES  
LOCATED ON A PROPERTY AT 2067 FERREE DRIVE**

**WHEREAS**, on the 2<sup>nd</sup> day of February, 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 16<sup>th</sup> day of March 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:

**TRINKLEIN ANNEXATION**  
**EXHIBIT A**

**Perimeter Boundary Legal Description  
Trinklein Annexation**

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4) of said Section 15 and assuming the South line of said SE1/4 bears S89°26'44"E with all other bearings contained herein being relative thereto; thence S89°26'44"E along said South line of the SE1/4, a distance of 1,048.12 feet; thence N00°22'14"E, a distance of 203.94 feet to the Southeast Corner of Lot 1 of Ellie Heights being the Point of Beginning; thence along the Northerly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses;

Northwesterly along the arc of a 676.30 radius curve concave Northeasterly thru a central angle of 09°38'38", a distance of 113.83 feet, whose chord bears N42°03'38"W, a distance of 113.70 feet; thence N37°13'38"W, a distance of 40.00 feet to the Southwest Corner of said Lot 1; thence N37°13'38"W, a distance of 115.50 feet to the Southwest Corner of Lot 2 of Ellie Heights; thence N48°49'52"E along of the West line of said Lot 2, a distance of 151.31 feet to the Northwest Corner of said Lot 2; thence the following five (5) courses along the Southerly & Westerly Right-of-Way lines of Ferree Drive; Southeasterly along the arc of a 600.00 foot radius curve concave Northeasterly thru a central angle of 05°15'04", a distance of 54.99 feet, whose chord bears S39°58'02"E, a distance of 54.97 feet; thence S42°24'08"E, a distance of 59.54 feet to the Northwest Corner of said Lot 1; thence S42°24'08"E, a distance of 24.00 feet; thence continuing Southeasterly along the arc of a 115.00 foot radius curve concave Southwesterly thru a central angle of 78°56'12", a distance of 158.44 feet, whose chord bears S02°58'37"E, a distance of 146.20 feet; thence S36°28'52"W, a distance of 72.15 feet to the Point of Beginning.

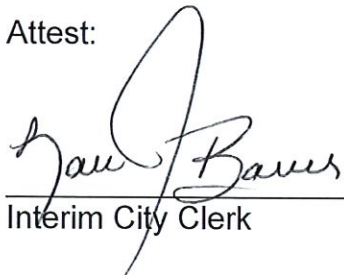
Said parcel of CONTAINING 38,296 square feet or 0.88 Acres, more or less, as described.

**INTRODUCED** on first reading on the 2<sup>nd</sup> day of February 2022 and ordered published in pamphlet form.

**ADOPTED** on second reading the 16<sup>th</sup> day of March 2022 and ordered published in pamphlet form.

  
\_\_\_\_\_  
President of the Council

Attest:

  
\_\_\_\_\_  
Interim City Clerk

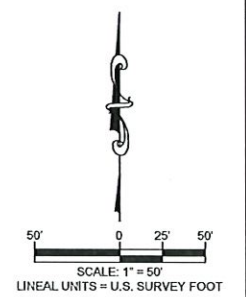
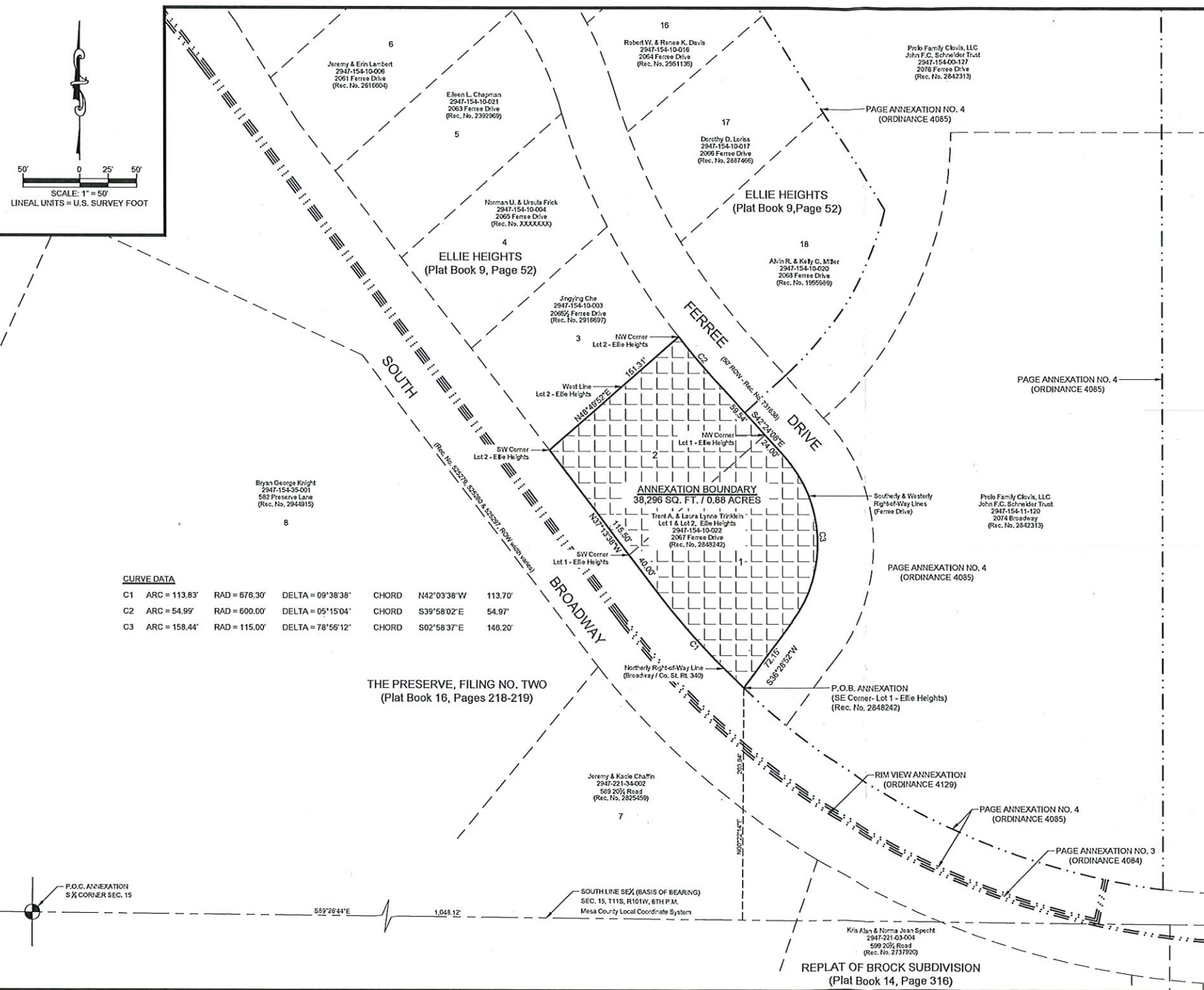




# TRINKLEIN ANNEXATION

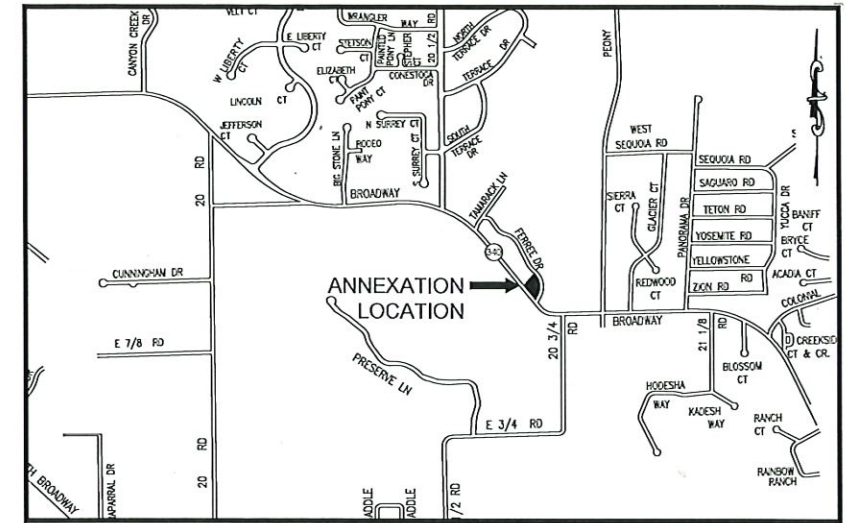
LOT 1 & LOT 2, ELLIE HEIGHTS

Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,  
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**CURVE DATA**

CURVE	ARC	RAD	DELTA	CHORD	BEARING	LENGTH
C1	113.83'	676.30'	09°38'38"	N42°03'38"W	113.70'	
C2	54.99'	600.00'	05°15'04"	S39°58'02"E	54.97'	
C3	158.44'	115.00'	78°56'12"	S02°58'37"E	146.20'	



## SITE LOCATION MAP

SCALE: 1" = 300'

### LEGAL DESCRIPTION

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thence along the Northerly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses;

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thence the following five (5) courses along the Southerly & Westerly Right-of-Way lines of Ferree Drive;

Southeasterly along the arc of a 600.00 foot radius curve concave Northeasterly thru a central angle of 05°15'04", a distance of 54.99 feet, whose chord bears S39°58'02"E, a distance of 54.97 feet; thence S42°24'08"E, a distance of 59.54 feet to the Northwest Corner of said Lot 1; thence S42°24'08"E, a distance of 24.00 feet; thence continuing Southeasterly along the arc of a 115.00 foot radius curve concave Southwesterly thru a central angle of 78°56'12", a distance of 158.44 feet, whose chord bears S02°58'37"E, a distance of 146.20 feet; thence S36°28'52"W, a distance of 72.15 feet to the Point of Beginning.

Said parcel of CONTAINING 38,296 square feet or 0.88 Acres, more or less, as described.

**LEGEND**

ANNEXATION BOUNDARY	—————
ANNEXATION AREA	
EXISTING CITY LIMITS	.....

**SURVEY ABBREVIATIONS**

ABBREVIATION	MEANING	ABBREVIATION	MEANING
P.O.C.	POINT OF COMMENCEMENT	DELTA	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	RAD	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD	CHORD LENGTH
TWP.	TOWNSHIP	CHD	CHORD BEARING
RGE.	RANGE	RAD.	BLOCK
P.M.	PRINCIPAL MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BK.	BOOK
REC.	RECEPTION	PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

**AREAS OF ANNEXATION**

ANNEXATION PERIMETER	789.76 FT.
CONTIGUOUS PERIMETER	281.70 FT.
AREA IN SQUARE FEET	38,296
AREA IN ACRES	0.879
AREA WITHIN R.O.W.	0 SQ. FT. / 0.00 ACRES

**ORDINANCE NO.**  
5059

**EFFECTIVE DATE**  
APRIL 17, 2022



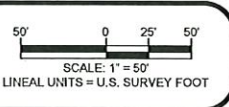
**NOTE:**  
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT & DEED DESCRIPTIONS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

RENEE BETH PARENT DATE  
STATE OF COLORADO - PLS. NO. 38266  
FOR THE CITY OF GRAND JUNCTION  
333 WEST AVENUE - BLDG. C  
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: 12/09/2021  
DESIGNED BY: RBP DATE: 12/09/2021  
CHECKED BY: CWV DATE: 12/13/2021  
APPROVED BY: RBP DATE: 12/13/2021



**PUBLIC WORKS ENGINEERING DIVISION**

**TRINKLEIN ANNEXATION**  
LOT 1 & LOT 2, ELLIE HEIGHTS  
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,  
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5059 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2<sup>nd</sup> day of February 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 16<sup>th</sup> day of March 2022, at which Ordinance No. 5059 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 18<sup>th</sup> day of March 2022.

  
\_\_\_\_\_  
Deputy City Clerk

Published: February 04, 2022  
Published: March 18, 2022  
Effective: April 17, 2022

