

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3840**

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

**EMMANUEL BAPTIST CHURCH ANNEXATION**

**APPROXIMATELY 4.36 ACRES**

**LOCATED AT 395 31 5/8 ROAD**

**WHEREAS**, on the 21<sup>st</sup> day of September, 2005, 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 2<sup>nd</sup> day of November, 2005; 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:

**EMMANUEL BAPTIST CHURCH ANNEXATION**

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 22, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW1/4 NE1/4 of said Section 22 and assuming the North line of the NW1/4 NE1/4 of said Section 22 to bear S89°53'08"E with all bearings contained herein relative thereto; thence S00°28'30"W along the West line of the NW1/4 NE1/4 of said Section 22 a distance of 30.00 feet to a point on the Southerly right of way of D Road; thence S89°53'08"E along said Southerly right of way of D Road a distance of 331.57 feet to the Northwest corner of Parcel 2A, Ronnie Ankarlo Simple Land Division as recorded in Plat Book 17, Page 283, Mesa County, Colorado records and the

Point of Beginning; thence continuing S89°53'08"E along said Southerly right of way of D Road a distance of 302.67 feet to the Northeast corner of said Parcel 2A also being the Westerly right of way of 31 5/8 Court as recorded in Book 2390, Page 867; thence S00°26'48"W along the Westerly right of way of said 31 5/8 Court, a distance of 626.91 feet to the Southeast corner of said Parcel 2A; thence N89°53'08"W a distance of 302.98 feet to the Southwest corner of said Parcel 2A; thence N00°28'30"E along the West line of said Parcel 2A a distance of 626.91 feet to the Point of Beginning.

Said parcel contains 4.36 acres (189,841 square feet), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 21<sup>st</sup> day of September, 2005 and ordered published.

**ADOPTED** on second reading this 2<sup>nd</sup> day of November, 2005.

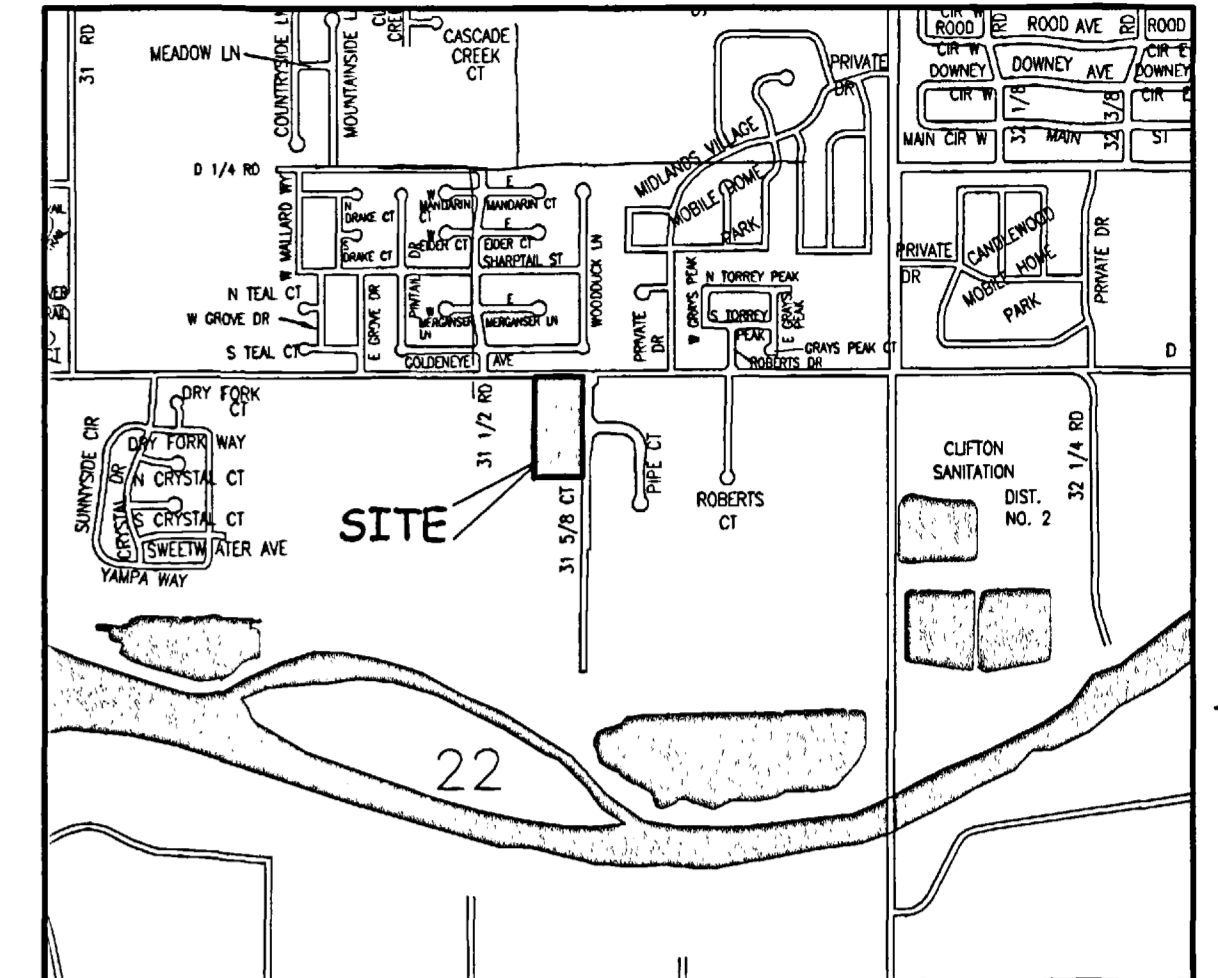
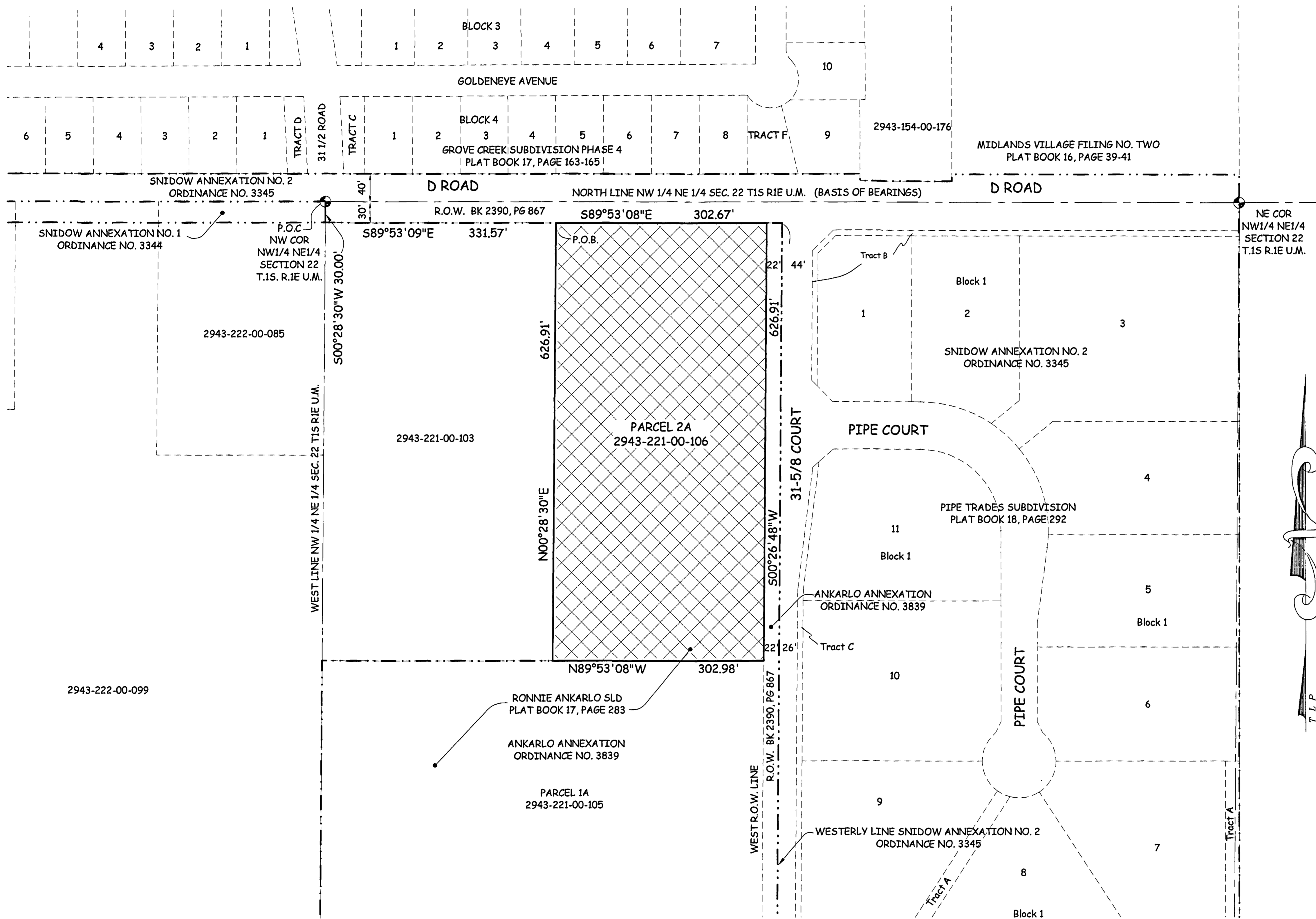
Attest:

/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# EMMANUEL BAPTIST CHURCH ANNEXATION

SITUATE IN THE NW 1/4 NE 1/4 OF SECTION 22, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

### LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 22, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

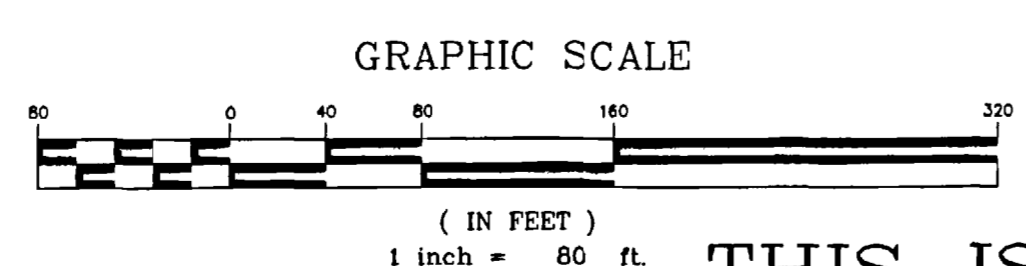
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#### AREA OF ANNEXATION

ANNEXATION PERIMETER	1859.47 FT
CONTIGUOUS PERIMETER	1,232.36 FT.
AREA IN SQUARE FEET	189,841
AREA IN ACRES	4.36

#### LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



ORDINANCE NO.  
3840

EFFECTIVE DATE  
December 4, 2005

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 herein.

DRAWN BY	T.L.P.	DATE	09-09-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 80'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

EMMANUEL BAPTIST CHURCH  
ANNEXATION

13061800.tif

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: November 4, 2005



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