

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5062

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

**APPROXIMATELY 1.83 ACRES
LOCATED AT 3110, 3111, 3112, 3113, 3114, 3115, 3116, AND 3117 KEYSER COURT**

WHEREAS, on the 2nd day of March, 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 6th day of April, 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:

**KEYSER COURT ANNEXATION
EXHIBIT A**

**Perimeter Boundary Legal Description
Keyser Court Annexation**

A parcel of land being Lots 13, 14, 15, 16, 17, 18, 19 & 20, Block 2, River Bend, a plat filed for record under Reception Number 1305204 in Mesa County, Colorado and Right-of-Ways being Keyser Court (platted as Crystal Court of said River Bend) and a portion of Crystal Drive of said River Bend, located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:
Commencing at the Southeast Corner of said NW1/4 NW1/4 and assuming the South Line of said NW1/4 NW1/4 Section 22 bears S89°54'30"W with all other bearings herein being relative thereto; thence N55°15'50"W, a distance of 691.24 feet to the Southeast Corner of said Lot 16 and being the Northeast Corner of *RIVER BEND ANNEXATION NO. 2, ORDINANCE 4076* and the Point of Beginning;

thence along the Northerly line of said *RIVER BEND ANNEXATION NO. 2* the following four (4) courses:

- 1) N89°51'12"W along the South line of said Lots 14, 15 & 16, a distance of 267.00 feet;
- 2) S70°09'19"W along the South line of said Lot 13, a distance of 75.27 feet to a point on the Easterly Right-of-Way boundary of said Crystal Drive;
- 3) Northwesterly along the arc of a 650.68 foot radius curve concave Northeasterly, a distance of 84.78 feet thru a central angle of 07°27'55" whose chord bears N14°56'57"W, a distance of 84.72 feet and being the Westerly boundary of said Lot 13;
- 4) S76°09'23"W, a distance of 50.00 feet to a point on the Westerly Right-of-Way boundary of said Crystal Drive;

thence along said Westerly Right-of-Way boundary of Crystal Drive for the following two (2) courses:

- 1) Northwesterly along the arc of a 700.68 foot radius curve concave Easterly, a distance of 135.39 feet to a point of compound curvature thru a central angle of 11°04'14" whose chord bears N05°51'52"W, a distance of 135.18 feet;
- 2) Northeasterly along the arc of a 265.00 foot radius curve concave Easterly, a distance of 113.31 feet thru a central angle of 24°29'57" whose chord bears N11°55'15"E, a distance of 112.45 feet;

thence S65°49'45"E, a distance of 50.00 feet to a point on the Easterly Right-of-Way boundary of Crystal Drive, thence Southwesterly along the arc of a 215.00 foot radius curve concave Easterly along said Easterly Right-of-Way boundary of Crystal Drive, a distance of 76.75 feet to the Northwest corner of said Lot 20 thru a central angle of 20°27'09" whose chord bears S13°59'35"W, a distance of 76.34 feet; thence S89°51'12"E along the North line of said Lots 18, 19 & 20, a distance of 248.74 feet to a point on the West line said Lot 17;

thence along the boundary of said Lot 17 for the following three (3) courses:

- 1) N00°08'48"E, a distance of 15.00 feet;
- 2) S89°51'12"E, a distance of 95.00 feet;
- 3) S18°02'37"W, a distance of 95.72 feet to a point on the Cul-de-Sac Right-of-Way boundary of Keyser Court; thence Southwesterly along the arc of a 40.00 foot radius curve concave Westerly along said Right-of-Way boundary of Keyser Court, a distance of 44.22 feet thru a central angle of 63°20'43" whose chord bears S00°18'09"W, a distance of 42.01 feet to the Northeast Corner of said Lot 16; thence along the boundary of said Lot 16 for the following two (2) courses: 1) S58°02'45"E, a distance of 68.15 feet; 2) S00°08'48"W, a distance of 40.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 79,783 Square Feet or 1.83 Acres, more or less, as described.

INTRODUCED on first reading on the 2nd day of March 2022 and ordered published in pamphlet form.

ADOPTED on second reading the 6th day of April 2022 and ordered published in pamphlet form.

C. B. M. D. S.

President of the Council

Attest:

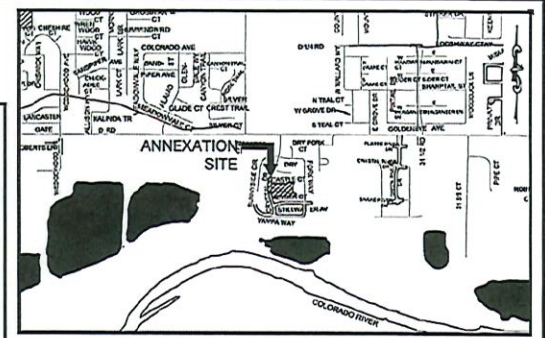
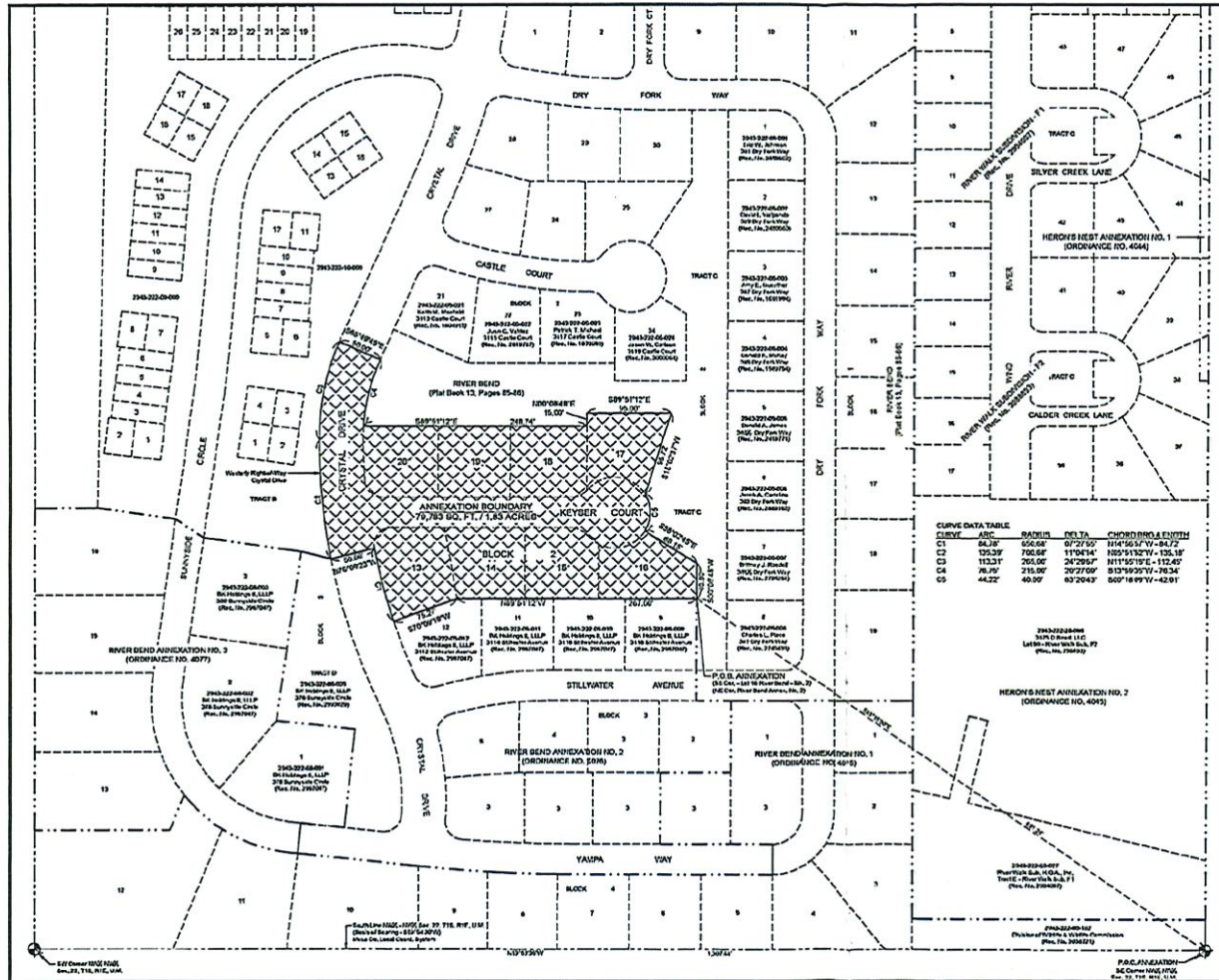
Gaul Bauer

Interim City Clerk



KEYSER COURT ANNEXATION

Located in the NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP
SCALE: 1" = 600'

LEGAL DESCRIPTION

A parcel of land being lots 13, 14, 15, 16, 17, 18, 19 & 20, Block 3, River Bend, a plat filed for record under Register Number 130626 in Mesa County, Colorado and (Part of) West before former Court (as) located on Crystal Drive and a portion of Crystal Drive of said River Bend, located in the Northwest Quarter of the Northwest Quarter (207104 (NW/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Southeast Corner of said NW/4 (NW/4) and assuming the South Line of said NW/4 (NW/4) Section 22 to be S89°54'30"W with all other bearings herein being relative thereto; thence S102°50'57"E a distance of 693.24 feet to the Southeast Corner of said Lot 16 and being the Northwest Corner of HERON'S NEST ANNEXATION NO. 2, UNDERPLAT NO. 4078 and the Point of Beginning; thence along the Westerly line of said RIVER BEND ANNEXATION NO. 2; thence following line (1) courses:

- 1) S89°51'12"W along the South line of said Lots 14, 15 & 16, a distance of 287.00 feet;
- 2) S70°09'19"W along the South line of said Lot 13, a distance of 75.27 feet to a point on the Easterly Right-of-Way boundary of said Crystal Drive;
- 3) Northwesterly along the arc of a 450.88 foot radius curve concave Northwesterly, a distance of 81.78 feet thru a central angle of 07°27'55" whose chord bears S14°55'57"W, a distance of 84.72 feet and ending the Westerly boundary of said Lot 13;
- 4) S11°09'23"W, a distance of 80.00 feet to a point on the Westerly Right-of-Way boundary of said Crystal Drive;
- 5) thence along the Westerly Right-of-Way boundary of said Crystal Drive for the following line (2) courses:
- 1) Northwesterly along the arc of a 765.88 foot radius curve concave Easterly, a distance of 135.33 feet to a point of compound curvature thru a central angle of 17°02'14" whose chord bears S07°12'17"W, a distance of 125.18 feet;
- 2) Northwesterly along the arc of a 265.90 foot radius curve concave Easterly, a distance of 113.31 feet thru a central angle of 24°29'59" whose chord bears S11°52'17"E, a distance of 112.42 feet;
- 3) S19°02'37"W, a distance of 60.00 feet to a point on the Easterly Right-of-Way boundary of Crystal Drive; thence Southwesterly along the arc of a 216.00 foot radius curve concave Easterly along said Easterly Right-of-Way boundary of Crystal Drive, a distance of 78.75 feet to the Northwest corner of said Lot 16, 19 & 20; a distance of 207.20' whose chord bears S17°02'17"E, a distance of 76.24 feet; thence S89°51'12"E along the West line of said Lot 16, 19 & 20; a distance of 284.74 feet to a point on the West line of said Lot 17;
- thence along the boundary of said Lot 17 for the following line (3) courses:
- 1) S00°18'59"E, a distance of 15.00 feet;
- 2) S89°51'12"E, a distance of 82.00 feet;
- 3) S19°02'37"W, a distance of 60.72 feet to a point on the East line of said Right-of-Way boundary of former Court; thence Southwesterly along the arc of a 40.00 foot radius curve concave Westerly along said Right-of-Way boundary of former Court, a distance of 44.22 feet thru a central angle of 03°20'43" whose chord bears S00°18'59"W, a distance of 42.01 feet to the Northwest Corner of said Lot 16; thence along the boundary of said Lot 16 for the following line (2) courses:
- 1) S07°02'17"E, a distance of 58.15 feet;
- 2) S00°09'48"W, a distance of 42.00 feet to the Point of Beginning.

Said Parcel of land CONTAINS 18,782 Square Feet or 3.83 Acres, more or less, as described.

LEGEND

ANNEXATION BOUNDARY	SURVEY ABREVIATIONS	SQ. FT.	SQUARE FEET
ANNEXATION AREA	P.O.C.	AD.	CENTRAL ANGLE
ADJACENT CITY LIMITS	P.O.B.	ARC	ARC LENGTH
	R.O.V.	CHD.	CHORD LENGTH
	SEC.	CHR.	CHORD BEARING
	TWP.	BLK.	BLOCK
	RGE.	P.L.	PLAT BOOK
	U.M.	SEC.	BOOK
	RD.	PG.	PAGE
	REC.	HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION	ORDINANCE NO.	EFFECTIVE DATE
ANNEXATION PERIMETER 1,534.65 FT. CONTIGUOUS PERIMETER 477.00 FT. AREA IN SQUARE FEET 79,783 FT ² AREA IN ACRES 1.83 AREA VESTERED IN 28,768 FT ² 0.661 ACRES	5062	MAY 8, 2022

NOTE: THE DESCRIPTIONS CONTAINED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THE OFFICE OF THE MESA COUNTY CLERK DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE BOUNDARY LINES.

RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 2009
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PROFESSIONAL LAND SURVEYOR
No. 28266
09-11-2022

SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

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 03 YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE 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: NEW DATE: 05/12/2022
DESIGNED BY: REP DATE: 05/12/2022
CHECKED BY: CHW DATE: 05/12/2022
APPROVED BY: REP DATE: 05/12/2022



**PUBLIC WORKS
ENGINEERING DIVISION**

KEYSER COURT ANNEXATION
Located in the NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5062 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of March 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 6th day of April 2022, at which Ordinance No. 5062 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 8th day of April 2022.


Deputy City Clerk

Published: March 04, 2022
Published: April 8, 2022
Effective: May 8, 2022

