

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5086

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

**LOCATED ON PROPERTIES AT 364 29 ROAD, 370 29 ROAD,
AND 374 29 ROAD (TERRITORY)
THE TERRITORY IS COLLECTIVELY KNOWN AS AND REFERRED TO AS
THE IF LAND ANNEXATION WHICH IS IN TOTAL APPROXIMATELY 19.77 ACRES**

WHEREAS, on the 15th day of June, 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 20th day of July, 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:

**IF LAND ANNEXATION
EXHIBIT A**

PERIMETER BOUNDARY LEGAL DESCRIPTION

A parcel of land being a part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 20, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northwest Corner of said SW1/4 NW1/4 of Section 20 whence the Southwest Corner of said SW1/4 NW1/4 of Section 20 bears S00°06'16"W 1,320.09 feet with all other bearings relative thereto; thence N89°52'48"E a distance of 15.00 feet along the North line of said SW1/4 NW1/4 to a point on the boundary of *EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299* being the Point of Beginning; thence continuing along said North line N89°52'48"E a distance of 512.09 feet to a point on said boundary of *EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299*; thence along said boundary of *EPHEMERAL RESOURCES*

ANNEXATION NO. 3, ORDINANCE NO. 3299 for the following two (2) courses: 1) continuing along said North line N89°52'48"E a distance of 791.67 feet to the Northeast Corner of the SW1/4 NW1/4 of said Section 20; 2) S00°03'11"W a distance of 660.81 feet along the East line of said SW1/4 NW1/4 of Section 20; thence S89°54'54"W a distance of 1,304.35 feet to a point lying on said boundary of EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299, said point being 15.00 feet East of the West line of said SW1/4 NW1/4 of Section 20; thence along said boundary of EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299, N00°06'16"E a distance of 660.02 feet to the Point of Beginning.

Said Parcel of land CONTAINING 861,210 Square Feet or 19.77 Acres, more or less.


INTRODUCED on first reading on the 15th day of June 2022 and ordered published in pamphlet form.

ADOPTED on second reading the 20th day of July 2022 and ordered published in pamphlet form.



Mayor Pro Tem

Attest:



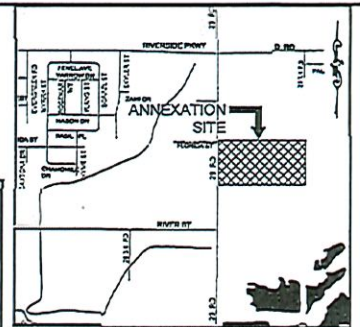
City Clerk



EXHIBIT A

IF LAND ANNEXATION

Located in the SW 1/4 NW 1/4 SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 100'

LEGAL DESCRIPTION
 A parcel of land being a part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:
 Commencing at the Northeast Corner of SW 1/4 NW 1/4 of Section 20 where the Southwest Corner of said SW 1/4 NW 1/4 of Section 20 bears S00°00'10"W 1,228.09 feet with 1/8" tolerance relative bearing; thence S89°27'48"E a distance of 13.50 feet to the North East of said SW 1/4 NW 1/4 to a point on the boundary of EPIDEMIOLOGICAL RESOURCES ANNEXATION NO. 1, ORDINANCE NO. 3299 where the Point of Beginning; thence clockwise along said boundary line S89°27'48"E a distance of 13.50 feet to a point on said boundary of EPIDEMIOLOGICAL RESOURCES ANNEXATION NO. 1, ORDINANCE NO. 3299; thence along said boundary of EPIDEMIOLOGICAL RESOURCES ANNEXATION NO. 1, ORDINANCE NO. 3299 for the following parcel covered: It continuing along said North line S89°27'48"E a distance of 791.67 feet to the Northeast Corner of the SW 1/4 NW 1/4 of said Section 20, T1S, R1E; thence S00°00'10"W a distance of 660.31 feet along the East line of said SW 1/4 NW 1/4 of Section 20; thence S89°27'48"W a distance of 1,204.23 feet to a point being an end boundary of EPIDEMIOLOGICAL RESOURCES ANNEXATION NO. 1, ORDINANCE NO. 3299; thence along said boundary of EPIDEMIOLOGICAL RESOURCES ANNEXATION NO. 1, ORDINANCE NO. 3299, and shall be 15.00 feet East of the West line of said SW 1/4 NW 1/4 of Section 20; thence along said boundary of EPIDEMIOLOGICAL RESOURCES ANNEXATION NO. 1, ORDINANCE NO. 3299, S89°27'48"E a distance of 660.31 feet to the Point of Beginning.
 Said Parcel of land CONTAINS 851,218 Square Feet or 19.72 Acres, more or less.

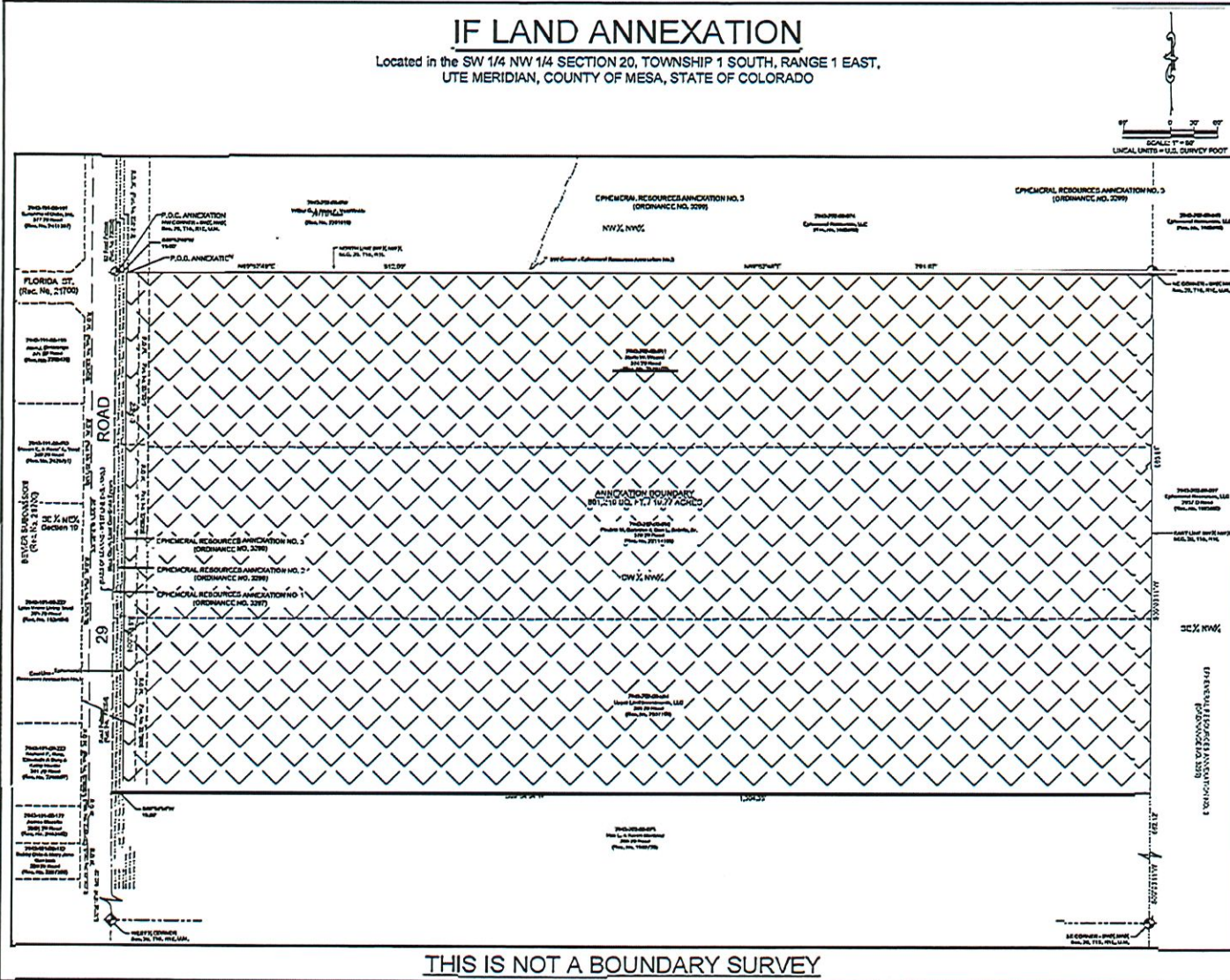
AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	3,828.84 FT.	ANNEXATION	[Hatched Pattern]
CONTIGUOUS PERIMETER	2,112.58 FT.	BOUNDARY	[Dashed Line]
AREA IN SQUARE FEET	851,218.00	ANNEXATION AREA	[Hatched Pattern]
AREA WITHIN BLOCK	18.77	EXISTING CITY LIMITS	[Dotted Line]
AREA WITHIN BLOCK	18.88 ACRES		
AREA WITHIN BLOCK	0.819 ACRES		

PROPERTY IDENTIFICATION	64. FT. SQUARE FOOT
P.O.C.	POINT OF COMMENCEMENT
P.S.A.	POINT OF BEGINNING
R.L.W.	RIGHT OF WAY
S.C.	SECTION
T.W.P.	TOWNSHIP
R.C.	RANGE
U.M.	UTE MERIDIAN
N.O.	NUMBER
R.C.D.	RECEPTION
S.Q.	SQUARE FOOT
R.A.C.	RADIUS
A.R.	ARC LENGTH
C.H.D.	CHORD LENGTH
C.H.S.B.	CHORD BEARING
B.C.	BEARING
P.L.	PLAT BOOK
S.C.	SECTION
P.A.C.	PLAT AREA
H.O.D.	HORIZONTAL DISTANCE

ORDINANCE NO. 5085
 EFFECTIVE DATE AUGUST 21, 2022

NOTE: THE DESCRIPTIONS CONTAINED HEREIN ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE CITY OF GRAND JUNCTION DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY AS A MEANS OF BOUNDARY LINES.

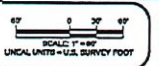
RENEE BETH PARENT
 STATE OF COLORADO - P.L.S. NO. 382
 FOR THE CITY OF GRAND JUNCTION
 323 WEST HYDEMAN, SUITE 200
 GRAND JUNCTION, CO. 81501



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 BRING UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: [Signature] DATE: 05/19/2022
 CHECKED BY: [Signature] DATE: 05/19/2022
 APPROVED BY: [Signature] DATE: 05/19/2022



PUBLIC WORKS ENGINEERING DIVISION

IF LAND ANNEXATION
 Located in the SW 1/4 NW 1/4 SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5086 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of June 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 20th day of July 2022, at which Ordinance No. 5086 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 22nd day of July 2022.


Deputy City Clerk

Published: June 17, 2022
Published: July 22, 2022
Effective: August 21, 2022

