

RECEPTION#: 3047981
10/27/2022 4:26:50 PM, 1 of 4
Recording: \$28.00,
Tina Peters, Mesa County, CO.
CLERK AND RECORDER

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5104

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
C ½ ROAD GRAVEL PIT ANNEXATION**

**LOCATED ON PROPERTIES AT 2855 C ½ ROAD
APPROXIMATELY 27.83 ACRES**

WHEREAS, on the 7th day of September, 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 19th day of October, 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:

C ½ ROAD GRAVEL PIT ANNEXATION
EXHIBIT A & B

PERIMETER BOUNDARY LEGAL DESCRIPTION

A Serial Annexation comprising the C ½ Road Gravel Pit Annexation No. 1 and C ½ Road Gravel Pit Annexation No. 2

C ½ Road Gravel Pit Annexation No. 1

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°38'59"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 40.00 feet to the Northwest Corner of said Lot 9, BEVIER SUBDIVISION also being the southwest corner of WEAVER ANNEXATION No. 2, Ordinance Number 3108 same as filed under

Reception Number 1894971 and being the Point of Beginning; thence S89°38'59"E along the south line of said WEAVER ANNEXATION No. 2 a distance of 660.00 feet to the Northeast Corner of said Lot 10, BEVIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 1000.00 feet; thence N89°38'59"W a distance of 660.00 feet to a point on the west line of said Lot 9 BEVIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 1000.00 feet to the Point of Beginning.

Containing 15.15 Acres or 659995 Square Feet more or less as described.

C ½ Road Gravel Pit Annexation No. 2

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and Lot 5 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:


Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°38'59"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 1040.00 feet to the Northwest Corner of C 1/4 Road Gravel Pit ANNEXATION No. 1 being the Point of Beginning; thence S89°38'59"E along the south line of said C 1/4 Road Gravel Pit ANNEXATION No. 1 a distance of 660.00 feet to a point on the east line of said Lot 10, BEVIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 989.00 feet to the southeast corner of said Lot 10 also being a point on the southerly line of said Lot 5, Section 19 and a point on the centerline of the Colorado River; thence N64°58'43"W along said centerline of the Colorado River a distance of 727.59 feet to the southwest corner of said Lot 9, BEVIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 685.29 feet to the Point of Beginning.

Containing 12.68 Acres or 552513 Square Feet more or less as described.

INTRODUCED on first reading on the 7th day of September 2022 and ordered published in pamphlet form.

ADOPTED on second reading the 19th day of October 2022 and ordered published in pamphlet form.





President of the Council

Attest:

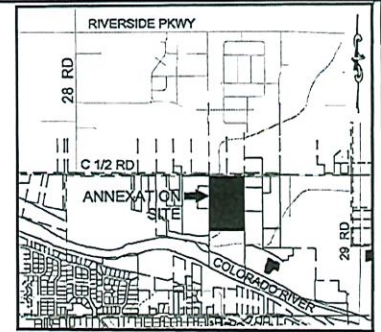
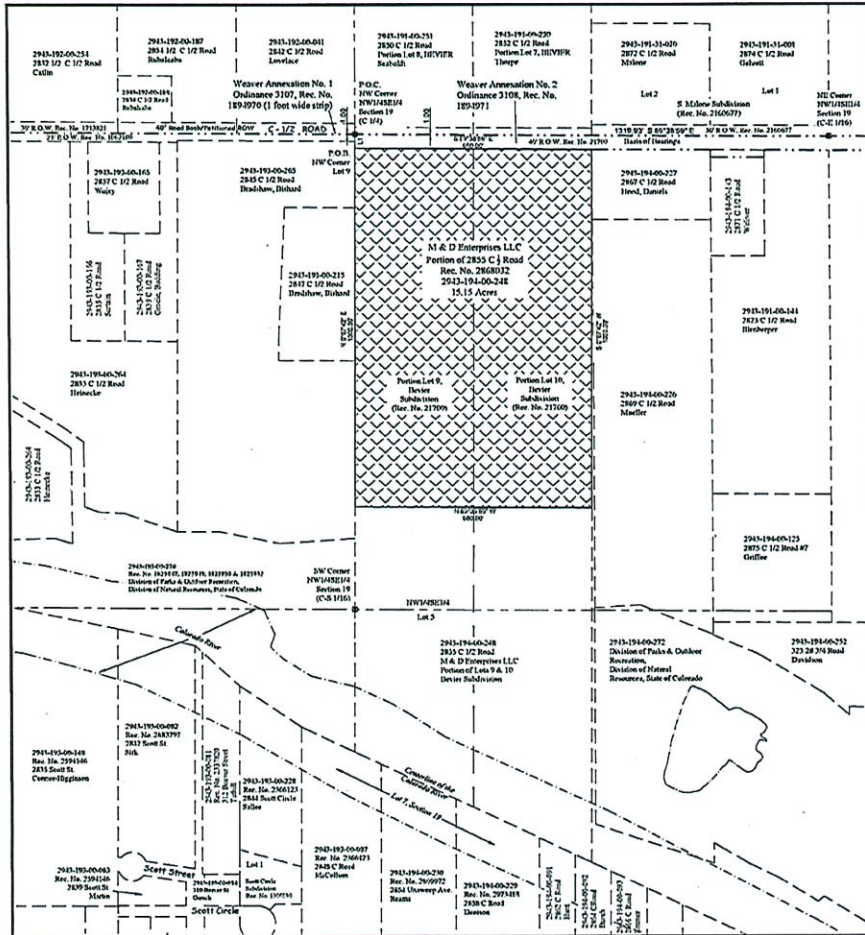


City Clerk

EXHIBIT A

C 1/2 Road Gravel Pit Annexation No. 1

Located in the NW1/4SE 1/4 of SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 9 and 10, BEVIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the NW Corner of said NW1/4SE1/4 and assuming the south line of said NW1/4SE1/4 bears S89°23'39"E with all other bearings herein being relative thereto; thence S89°07'42"W along the west line of said NW1/4SE1/4 a distance of 40.00 feet to the Northwest Corner of said Lot 9, BEVIER SUBDIVISION also being the southeast corner of WEAVER ANNEXATION No. 2, Ordinance Number 3108 same as filed under Reception Number 1892971 and being the Point of Beginning; thence S89°23'39"E along the south line of said WEAVER ANNEXATION No. 2 a distance of 660.00 feet to the Northwest Corner of said Lot 10, BEVIER SUBDIVISION, thence S89°07'42"W along the east line of said Lot 10 a distance of 1800.00 feet; thence N89°23'39"E a distance of 660.00 feet to a point on the west line of said Lot 9 BEVIER SUBDIVISION, thence N07°07'42"E along said west line of Lot 9 a distance of 1800.00 feet to the Point of Beginning.

Containing 15.15 Acres or 69995 Square Feet more or less as described.

LINE TABLE

L1	S89°07'42"W	40.00'
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LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY UNITS	

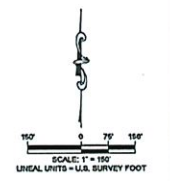
SURVEY ABBREVIATIONS	SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	ANG
P.O.B.	POINT OF BEGINNING	ANG
R.O.V.	RIGHT OF WAY	CHL
REC.	SECTION	CHL
TWP.	TOWNSHIP	R/LK
ROSE.	RANGE	R/LK
U.M.	UTE MERIDIAN	P.L.
JANBER	JANBER	P.A.
REC.	RECEPTION	HOR. DIST.
		VERTICAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3200.00 FT.
CONTIGUOUS PERIMETER	660.00 FT.
AREA IN SQUARE FEET	69995 FT ²
AREA IN ACRES	15.15 ACRES
AREA WITHIN E.C.V.	9.50 FT.
	9 ACRES

ORDINANCE NO.	EFFECTIVE DATE
5104	11/20/2022

NOTE:
THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS AND A DEPOSIT SURVEY 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
STATE OF COLORADO - P.L.S. 110, 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: R.B.P. DATE: 07/21/2022
DESIGNED BY: R.B.P. DATE: 07/21/2022
CHECKED BY: C.V.W. DATE: 07/28/2022
APPROVED BY: R.B.P. DATE: 07/28/2022



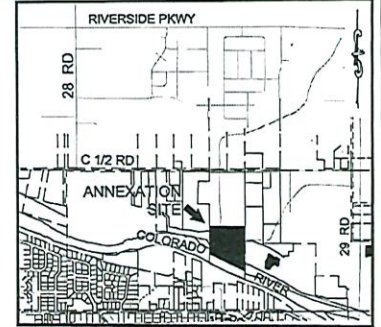
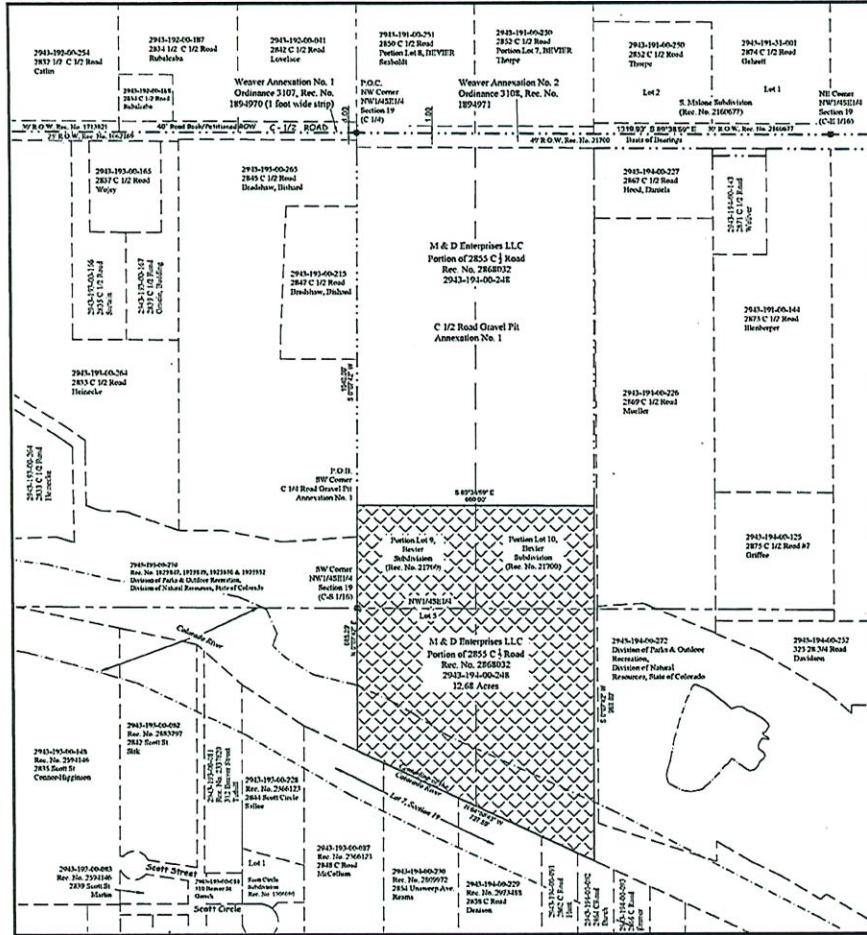
**PUBLIC WORKS
ENGINEERING DIVISION**

C 1/2 Road Gravel Pit Annexation No. 1
Located in the NW1/4SE1/4
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

EXHIBIT B

C 1/2 Road Gravel Pit Annexation No. 2

Located in the NW1/4SE1/4 and Lot 5 of SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



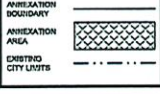
SITE LOCATION MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 9 and 10, DEWIER SUBDIVISION, same as filed under Reception Number 21700, located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and Lot 5 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:
Commencing at the NW Corner of said NW1/4SE1/4 and assuming the north line of said NW1/4SE1/4 bears S89°28'39"E with all other bearings herein being relative thereto; thence S0°07'42"W along the west line of said NW1/4SE1/4 a distance of 1040.00 feet to the Northwest Corner of C 1/4 Road Gravel Pit ANNEXATION No. 1; being the Point of Beginning; thence S20°33'09"E along the south line of said C 1/4 Road Gravel Pit ANNEXATION No. 1 a distance of 640.00 feet to a point on the east line of said Lot 10, DEWIER SUBDIVISION, thence S0°07'42"W along the east line of said Lot 10 a distance of 789.00 feet to the southeast corner of said Lot 10; thence along the easterly line of said Lot 5, Section 19 and a point on the centerline of the Colorado River; thence N45°52'17"W along said centerline of the Colorado River a distance of 727.59 feet to the southeast corner of said Lot 9, DEWIER SUBDIVISION; thence N0°07'42"E along said west line of Lot 9 a distance of 685.29 feet to the Point of Beginning.

Containing 17.68 Acres or 552513 Square Feet more or less as described.

LEGEND



SURVEY ABBREVIATIONS	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF COMMENCEMENT	ANG
P.O.R.	POINT OF BEGINNING	ANG
R.O.V.	RIGHT OF WAY	CHORD LENGTH
SEC.	SECTION	CHORD LENGTH
TWP.	TOWNSHIP	CHORD BEARING
U&L	UTE MERIDIAN	BLK
NO.	NUMBER	PLAT BOOK
REC.	RECEPTION	P.B.
		PAGE
		HOR. DIST. HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3061.89 FT.
CIRCUMFERENCE PERIMETER	660.00 FT.
AREA IN SQUARE FEET	52513 FT ²
AREA IN ACRES	12.68
AREA WITHIN BLOCK	0 SQ. FT.
	0 ACRES

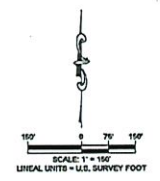
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EFFECTIVE DATE

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DESIGNED BY: R.B.P. DATE: 07/21/2022
CHECKED BY: C.V.V. DATE: 07/28/2022
APPROVED BY: R.B.P. DATE: 07/28/2022



PUBLIC WORKS
ENGINEERING DIVISION

C 1/2 Road Gravel Pit Annexation No. 2
Located in the NW1/4SE1/4 and Lot 5
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5104 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of September 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 19th day of October 2022, at which Ordinance No. 5104 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 21st day of October 2022.


Deputy City Clerk

Published: September 9, 2022
Published: October 21, 2022
Effective: November 20, 2022

