

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3907

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

GPD GLOBAL/WOOMER ANNEXATION

APPROXIMATELY 37.57 ACRES

**LOCATED AT 2322 AND 2328 I-70 FRONTAGE ROAD INCLUDING A PORTION OF
I-70 AND 23 ROAD RIGHTS-OF-WAY.**

WHEREAS, on the 19th day of April, 2006, 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 7th day of June, 2006; 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:

GPD GLOBAL/WOOMER ANNEXATION

All that certain portion of the SW1/4NW1/4 and the SE1/4NW1/4 of Section 32 in Township One North in Range One West of the Ute Meridian, County of Mesa, State of Colorado, described as follows:

All of Appleton West Planned Commercial Park, as recorded on April 8, 1981, in Plat Book 12 at Page 364, Reception Number 1253174 in the Office of the Mesa County Clerk and Recorder, TOGETHER WITH all of Elder, Quinn & McGill Inc. Planned Commercial Park, as recorded on December 17, 1980, in Plat Book 12 at Page 338, Reception Number 1243099 in said Office of the Mesa County Clerk and Recorder.

The perimeter of said Tract (or Tracts) is more particularly describe by the following: Commencing at a Mesa County Survey Marker for the N1/16 Corner on the westerly

line of said Section 32, from whence a Mesa County Survey Marker for the W1/4 Corner of said Section 32 bears S 00°03'17" W, as determined by the values of the Mesa County Land Coordinate System, for a distance of 1321.43 feet; thence S 00°03'17" W, on said westerly line, for a distance of 266.27 feet to the northerly right-of-way line of U.S. Interstate 70 (I-70); thence, continuing on said right-of-way line, N 89°55'26" E for a distance of 37.88 feet; thence, continuing on said right-of-way line, S 04°49'34" E for a distance of 53.32 feet to the N.W. Corner of said Appleton West Planned Commercial Park and the Point of Beginning; thence S 89°59'01" E for a distance of 1277.57 feet to the N.E Corner of said Appleton West Planned Commercial Park; thence S 00°03'32" W on the common line between said Appleton West Planned Commercial Park and Hanson Subdivision, as recorded on October 06, 2005, in Book 4010 at Page 196, Reception Number 2279499 in said Office of the Mesa County Clerk and Recorder, for a distance of 341.19 feet to the N.W. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park; thence S 89°58'46" E, on the common line between said Elder, Quinn & McGill Inc. Planned Commercial Park and said Hanson Subdivision, for a distance of 553.64 feet to the N.E. Corner of said Elder, Quinn and McGill Inc. Planned Commercial Park; thence continuing on said common line, S 00°03'32"W for a distance of 395.76 feet to the S.E. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park and the northerly right-of-way line of U.S. Interstate 70 (I-70) as recorded on January 16, 1964, in Book 862 at Page 507 in said Office of the Mesa County Clerk and Recorder; thence N89°40'34" W on said northerly right-of-way line for a distance of 553.65 feet to the S.W. Corner of said Elder, Quinn & McGill Inc. Planned Commercial Park; thence continuing on the northerly right-of-way line of said U.S. Interstate 70 (I-70), as recorded on January 27, 1964 in Book 803 at Page 240 in said Office of the Mesa County Clerk and Recorder, N 89°40'34" W for a distance of 931.66 feet; thence, continuing on said right-of-way line, N 56°39'04" W for a distance of 238.51 feet; thence, continuing on said right-of-way, line N 63°06'34" W for a distance of 111.80 feet; thence, continuing on said right-of-way line, N 04°49'34" W for a distance of 549.38 feet to the Point of Beginning.

Containing 25.297 Acres more or less

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

INTRODUCED on first reading on the 19th day of April, 2006 and ordered published.

ADOPTED on second reading this 7th day of June, 2006.

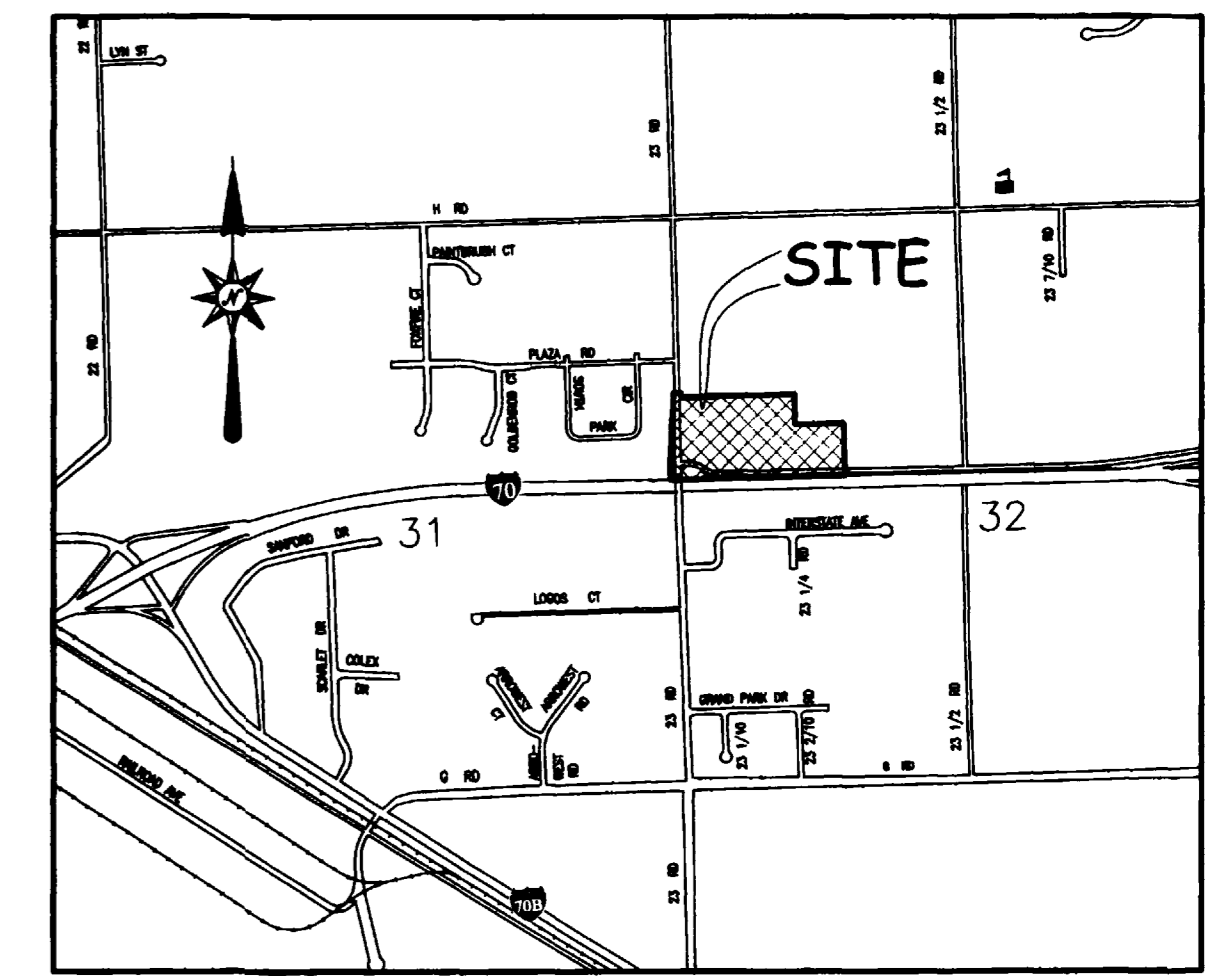
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

GPD GLOBAL / WOOMER ANNEXATION

SITUATE IN THE S 1/2 NW 1/4 OF SECTION 32 & THE SE 1/4 NE 1/4 OF SECTION 31, T. 1N, R. 1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

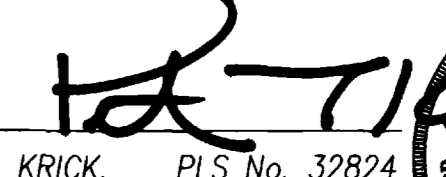
LEGAL DESCRIPTION

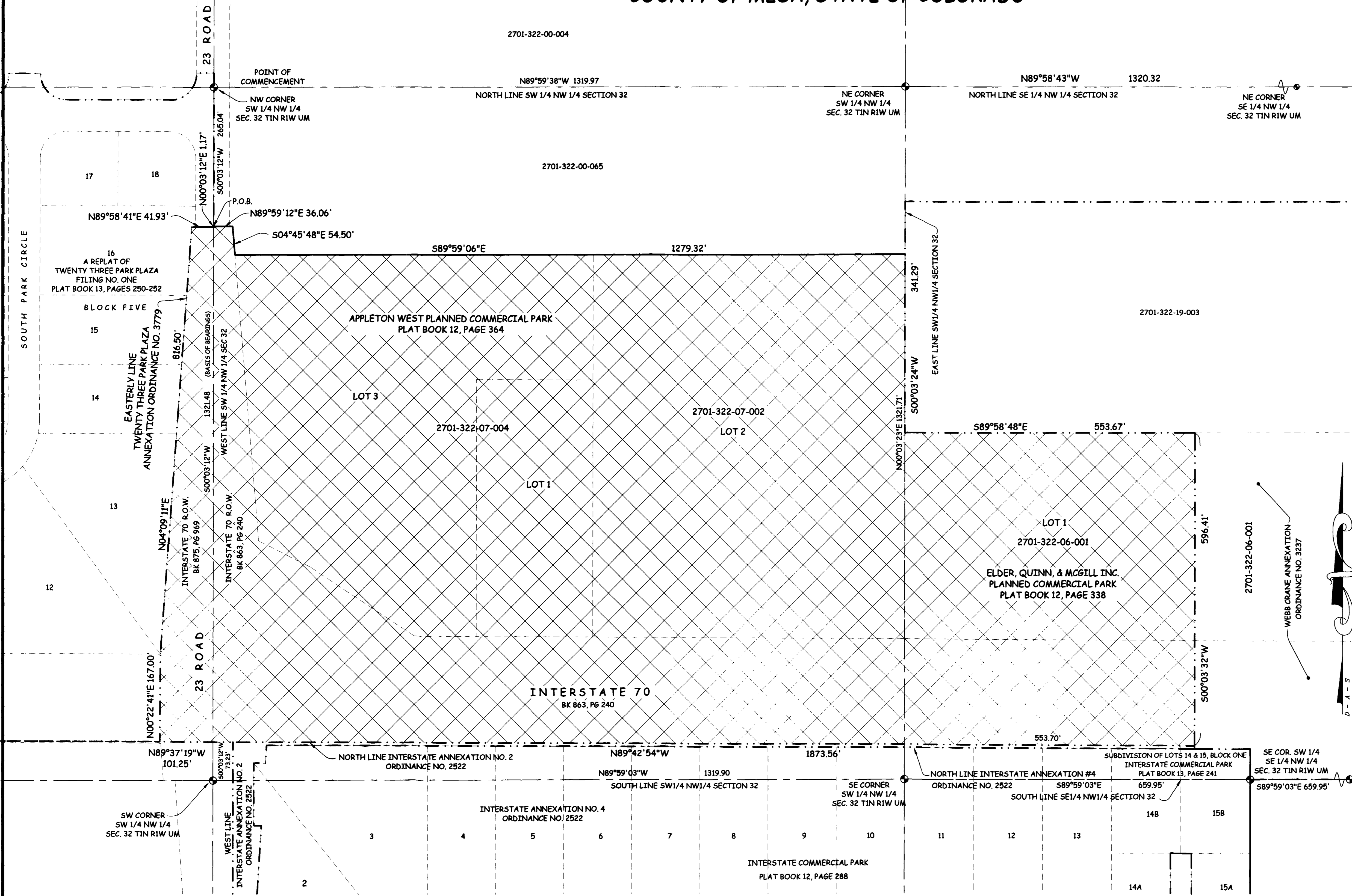
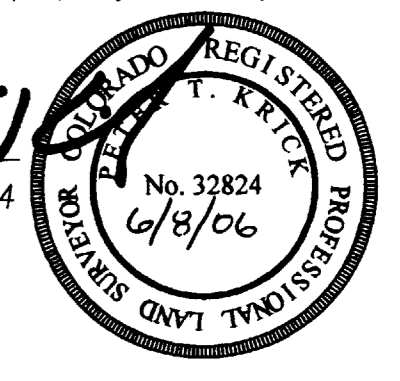
A certain parcel of land located in the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section 32 and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 31, Township One North, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 and assuming the West line of the SW 1/4 NW 1/4 of said Section 32 to bear S00°03'12"W with all bearing contained herein relative thereto; thence S00°03'12"W along the West line of the SW 1/4 NW 1/4 of said Section 32 a distance of 265.04 feet to the Point of Beginning; thence N89°59'12"E a distance of 36.06 feet to a point on the Easterly right of way of 23 Road as recorded in Book 875 Page 969 of the Mesa County, Colorado public records; thence S04°45'48"E along the Easterly right of way of said 23 Road a distance of 54.50 feet to the Northwest corner of Lot 3, Appleton West Planned Commercial Park as recorded in Plat Book 12, Page 364 of the Mesa County, Colorado public records; thence S89°59'06"E along the Northerly line of Lots 2 and 3 of said Appleton West Planned Commercial Park a distance of 1279.32 feet to the Northeast corner of said Lot 2 also being a point on the East line of the SW 1/4 NW 1/4 of said Section 32; thence S00°03'24"W along the East line of the SW 1/4 NW 1/4 of said Section 32 a distance of 341.29 feet to the Northwest corner of Lot 1, Elder, Quinn, & McGill Inc. Planned Commercial Park as recorded in Plat Book 12, Page 338 of the Mesa County, Colorado public records; thence S89°58'48"E along the North line of said Lot 1 a distance of 553.67 feet to the Northeast corner of said Lot 1; thence S00°03'32"W along the East line and the Southerly projection of the East line of said Lot 1, a distance of 596.41 feet to a point on the Northerly line of the Interstate Annexation No. 2, Ordinance No. 2522, City of Grand Junction; thence N89°42'54"W along the Northerly line and the Westerly projection of the Northerly line of said Interstate Annexation No. 2 a distance of 1873.56 feet to a point on the West line of the SW 1/4 NW 1/4 of said Section 32, whence the Southwest corner of the SW 1/4 NW 1/4 of said Section 32 bears S00°03'12"W a distance of 73.23 feet; thence continuing along the Westerly projection of the North line of said Interstate Annexation No. 2 N89°37'19"W a distance of 101.25 feet to the Southeast corner of Twenty Three Park Plaza Annexation, Ordinance No. 3779, City of Grand Junction; thence along the Easterly line of said Twenty Three Park Plaza Annexation the following two (2) courses: (1) N00°22'41"E a distance of 167.00 feet; (2) N04°09'11"E a distance of 816.50 feet; thence N89°58'41"E a distance of 41.93 feet to a point on the Westerly line of the SW 1/4 NW 1/4 of said Section 32; thence N00°03'12"E along the Westerly line of the SW 1/4 NW 1/4 of said Section 32 a distance of 1.17 feet to the Point of Beginning.

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET

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, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: June 8, 2006



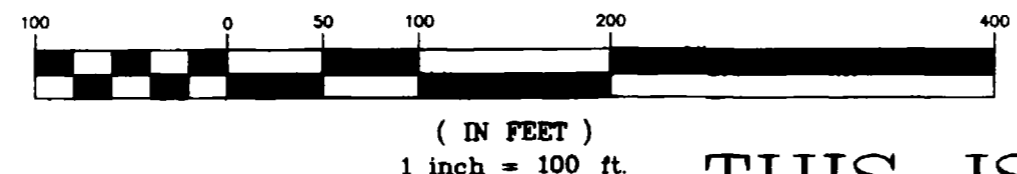
AREA OF ANNEXATION

ANNEXATION PERIMETER	5862.67 FT.
CONTIGUOUS PERIMETER	4492.78 FT.
AREA IN SQUARE FEET	1,636,558***
AREA IN ACRES	37.57

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

GRAPHIC SCALE



ORDINANCE NO.
3907

EFFECTIVE DATE
July 9, 2006

THIS IS NOT A BOUNDARY SURVEY

***CONTAINS 12.27 ACRES OR 534,576 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

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 hereon.

DRAWN BY	T.L.P.	DATE	03-10-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

GPD GLOBAL / WOOMER ANNEXATION
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