

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3924**

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

**PUMPKIN RIDGE ANNEXATION**

**APPROXIMATELY 8.47 ACRES**

**LOCATED AT 2887 UNAWEEP AVENUE INCLUDING A PORTION OF  
UNAWEEP AVENUE, ALTA VISTA COURT, AND ALTA VISTA DRIVE  
RIGHTS-OF-WAY.**

**WHEREAS**, on the 17<sup>th</sup> day of May, 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 19<sup>th</sup> 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:

**PUMPKIN RIDGE ANNEXATION**

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 30, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 NE 1/4 of said Section 30 and assuming the North line of the SE 1/4 NE 1/4 of said Section 30 to bear N89°58'41"E with all bearings contained herein relative thereto; thence N89°58'41"E along the North line of the SE 1/4 NE 1/4 of said Section 30 a distance of 402.06 feet to a point on the Southerly right of way of UnawEEP

Avenue as recorded in Book 3268, Page 262 of the Mesa County, Colorado public records; thence along the Southerly right of way of said UnawEEP Avenue 41.01 feet along the arc of a 880.00 foot non-tangent radius curve concave Northeast, having a central angle of 02°40'11" and a chord bearing S52°22'39"E a distance of 41.00 feet; thence N89°58'41"E a distance of 109.35 feet to a point on the Northerly right of way of said UnawEEP Avenue; thence along the Northerly right of way of UnawEEP Avenue the following four (4) courses: (1) 431.80 feet along the arc of a 820.00 foot non-tangent radius curve concave Northeast, having a central angle of 30°10'15" and a chord bearing S74°58'01"E a distance of 426.83 feet; (2) thence N89°56'51"E a distance of 294.49 feet; (3) thence N44°52'27"E a distance of 35.31 feet; (4) thence N89°48'01"E a distance of 12.05 feet to a point on the Westerly right of way of 29 Road; thence S00°11'59"E along the Westerly right of way of 29 Road a distance of 266.07 feet to the Northeast corner of Lot 28, Lincoln Heights Subdivision, recorded in Plat Book 8, Page 16 of the Mesa County, Colorado public records, thence along the Northerly line of said Lincoln Heights Subdivision the following five (5) courses: S89°48'01"W a distance of 522.16 feet to the Northwest corner of Lot 23 of said Lincoln Heights Subdivision; (2) thence N00°19'37"W along the East line of Lot 22 of said Lincoln Heights Subdivision a distance of 19.82 feet; (3) thence 10.03 feet along the arc of a 222.00 f non-tangent foot radius curve, concave Northeast, having a central angle of 02°35'19" and a chord bearing N70°56'09"W a distance of 10.03 feet; (4) thence N69°38'31"W a distance of 59.97 feet; (5) thence S58°44'42"W a distance of 24.80 feet; thence N79°09'21"W a distance of 41.93 feet to the Southeast corner of Lot 1, Pumpkin Ridge Subdivision as recorded in Book 3774, Page 967 of the Mesa County, Colorado public records; thence S89°58'16"W along the South line of said Lot 1, said line being a boundary agreement recorded in Book 4123, Pages 334 through 355, a distance of 637.40 feet to the Southwest corner of said Lot 1 and a point on the Easterly line of UnawEEP Heights Annexation No. 4, Ordinance No. 3744, City of Grand Junction; thence N00°07'22"W along the West line of said Lot 1 and the Easterly line of said UnawEEP Heights Annexation No. 4 a distance of 339.44 feet to the Northwest corner of said Lot 1; thence N89°58'41"E along the North line of said Lot 1 a distance of 5.13 feet to the Point of Beginning.

Said parcel contains 8.47 acres (368,773 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 17<sup>th</sup> day of May, 2006 and ordered published.

**ADOPTED** on second reading this 19<sup>th</sup> day of June, 2006.

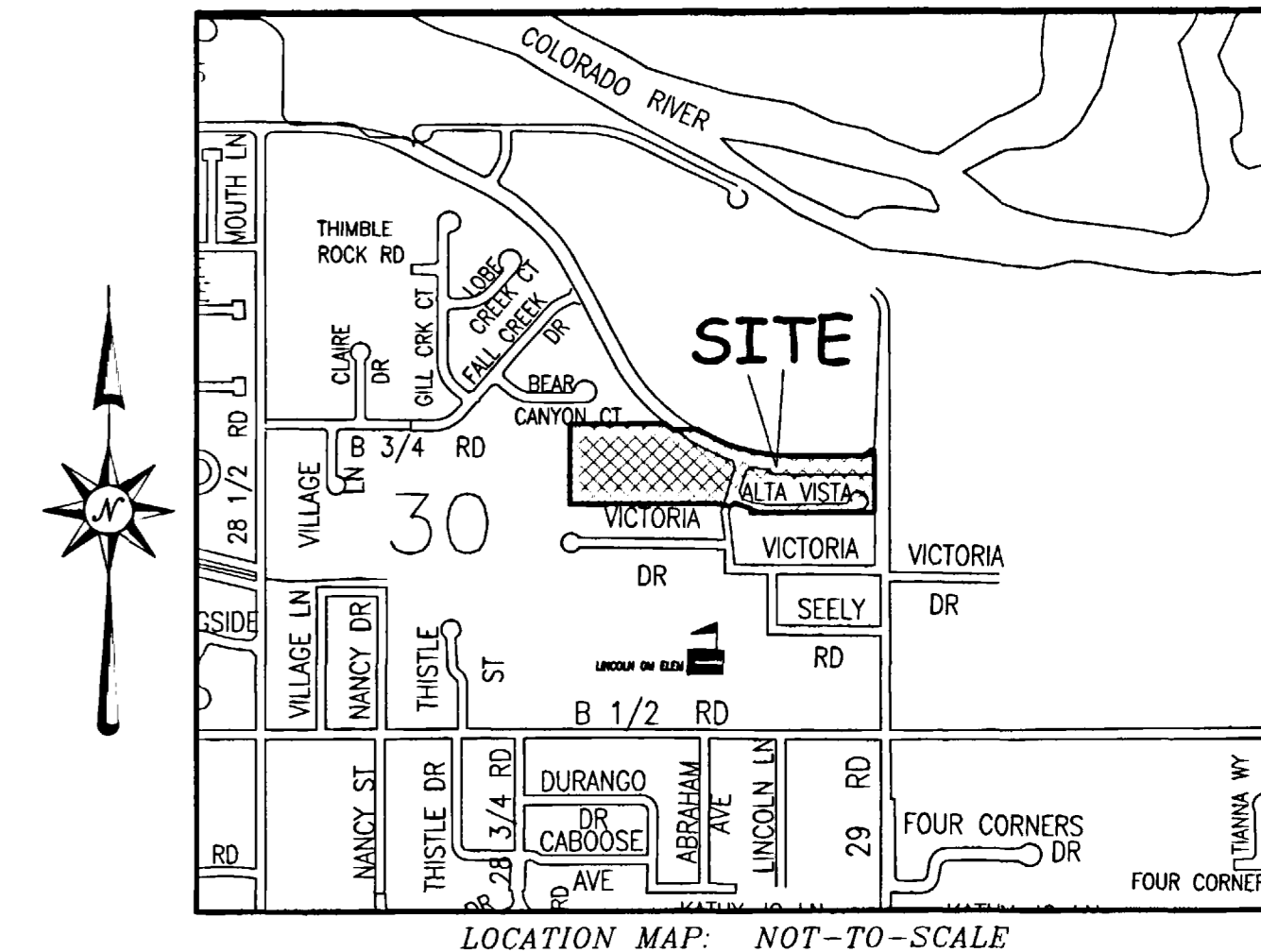
Attest:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# PUMPKIN RIDGE ANNEXATION

SITUATE IN THE SW 1/4 NE 1/4 & THE SE 1/4 NE 1/4 OF SECTION 30, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO




## LEGAL DESCRIPTION

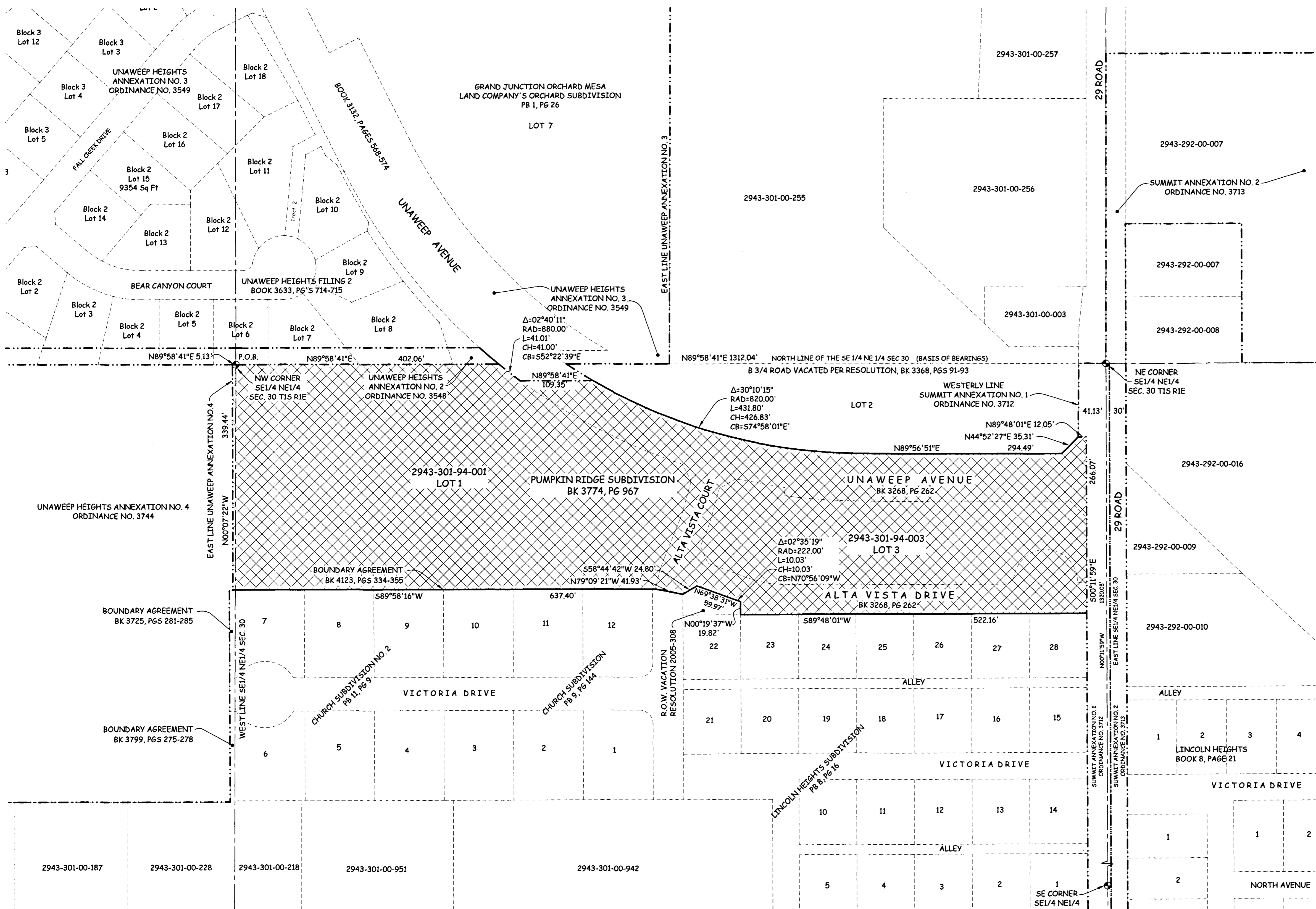
A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 30, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 NE 1/4 of said Section 30 and assuming the North line of the SE 1/4 NE 1/4 of said Section 30 to bear N89°58'41" E with all bearings contained herein relative thereto; thence N89°58'41" E along the North line of the SE 1/4 NE 1/4 of said Section 30 a distance of 402.06 feet to a point on the Southerly right of way of Unaweep Avenue as recorded in Book 3268, Page 262 of the Mesa County, Colorado public records; thence along the Southerly right of way of said Unaweep Avenue 41.01 feet along the arc of a 880.00 foot non-tangent radius curve concave Northeast, having a central angle of 02°40'11" and a chord bearing S52°22'39" E a distance of 41.00 feet; thence N89°58'41" E a distance of 109.35 feet to a point on the Northerly right of way of said Unaweep Avenue; thence along the Northerly right of way of Unaweep Avenue the following four (4) courses: (1) 431.80 feet along the arc of a 820.00 foot non-tangent radius curve concave Northeast, having a central angle of 30°10'15" and a chord bearing S74°58'01" E a distance of 426.83 feet; (2) thence N89°56'51" E a distance of 294.49 feet; (3) thence N44°52'27" E a distance of 35.31 feet; (4) thence N89°48'01" E a distance of 12.05 feet to a point on the Westerly right of way of 29 Road; thence S00°11'59" E along the Westerly right of way of 29 Road a distance of 266.07 feet to the Northeast corner of Lot 28, Lincoln Heights Subdivision, recorded in Plat Book 8, Page 16 of the Mesa County, Colorado public records; thence along the Northerly line of said Lincoln Heights Subdivision the following five (5) courses: S89°48'01" W a distance of 522.16 feet to the Northwest corner of Lot 23 of said Lincoln Heights Subdivision; (2) thence N00°19'37" W along the East line of Lot 22 of said Lincoln Heights Subdivision a distance of 19.82 feet; (3) thence 10.03 feet along the arc of a 222.00 foot non-tangent radius curve, concave Northeast, having a central angle of 02°35'19" and a chord bearing N70°56'09" W a distance of 10.03 feet; (4) thence N69°38'31" W a distance of 59.97 feet; (5) thence S58°44'42" W a distance of 24.80 feet; thence N79°09'21" W a distance of 41.93 feet to the Southeast corner of Lot 1, Pumpkin Ridge Subdivision as recorded in Book 3774, Page 967 of the Mesa County, Colorado public records; thence S89°58'16" W along the South line of said Lot 1, said line being a boundary agreement recorded in Book 4123, Pages 334 through 355, a distance of 637.40 feet to the Southwest corner of said Lot 1 and a point on the Easterly line of Unaweep Heights Annexation No. 4, Ordinance No. 3744, City of Grand Junction; thence N00°07'22" W along the West line of said Lot 1 and the Easterly line of said Unaweep Heights Annexation No. 4 a distance of 339.44 feet to the Northwest corner of said Lot 1; thence N89°58'41" E along the North line of said Lot 1 a distance of 5.13 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
  - Δ CENTRAL ANGLE
  - RAD RADIUS
  - L ARC LENGTH
  - CH CHORD LENGTH
  - CB CHORD BEARING

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.

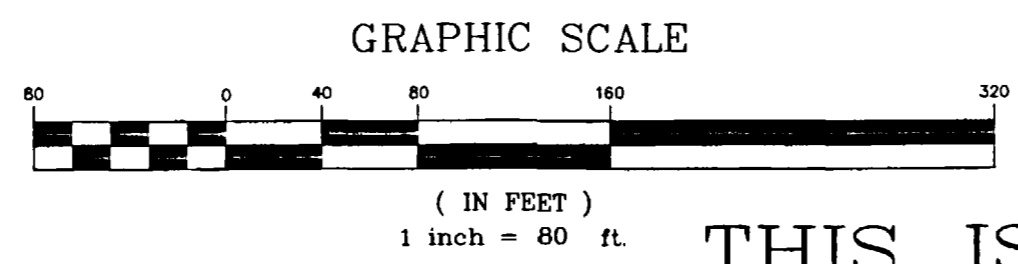
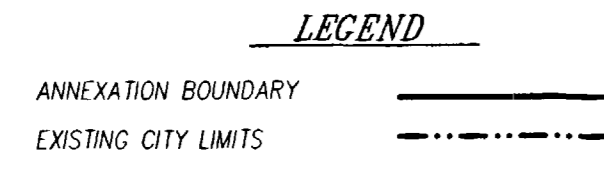
  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: June 20, 2006



**AREA OF ANNEXATION**

ANNEXATION PERIMETER	3247.71 FT
CONTIGUOUS PERIMETER	1170.00 FT.
AREA IN SQUARE FEET	368,773**
AREA IN ACRES	8.47

\*\* (CONTAINS 95,850 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)



**ORDINANCE NO.**  
3924

**EFFECTIVE DATE**  
July 23, 2006

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 hereon.

DRAWN BY T.L.P. DATE 4-21-06  
 DESIGNED BY DATE  
 CHECKED BY P.T.K. DATE  
 APPROVED BY DATE

**SCALE**  
1" = 80'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

PUMPKIN RIDGE ANNEXATION  
13064300.TIF