

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3939

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

BEKON ANNEXATION

APPROXIMATELY 7.21 ACRES

**LOCATED AT 2250 RAILROAD AVENUE AND INCLUDING A PORTION OF
THE RAILROAD AVENUE AND RAILROAD BOULEVARD RIGHTS-OF-WAY**

WHEREAS, on the 7th day of June, 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 19th day of July, 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:

PERIMETER BOUNDARY LEGAL DESCRIPTION

BEKON ANNEXATION

A parcel of land located in the Northwest Quarter (NW 1/4) of Section 6, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Block 2 in Railhead Industrial Park As Amended, Plat Book 13, Page 34, Mesa County Colorado records, and assuming the Northerly line of said Block 2 to bear N56°20'29"W with all bearings contained herein relative thereto; thence 349.17 feet along the arc of a 482.24 foot radius curve concave East, having a central angle of 41°29'11" and a chord that bears N12°54'57"E a distance 341.59 feet along the Westerly right of way of

Railroad Boulevard as is shown on said plat of Railhead Industrial Park As Amended; thence S56°20'34"E along the Southerly right of way of River Road as is shown on said plat of Railhead Industrial Park As Amended, a distance of 100.00 feet to the East right of way of said Railroad Boulevard; thence along said right of way 313.55 feet along the arc of a 382.24 foot radius curve concave East, having a central angle of 47°00'01" and a chord that bears S10°09'31"W a distance 304.84 feet; thence S13°20'29"E along the East line of said right of way a distance of 358.97 feet; thence S76°39'31"W to a point on the Westerly right of way of said Railroad Boulevard a distance of 100.00 feet; thence 97.36 feet along the arc of a 50.00 foot radius curve concave South, having a central angle of 111°33'40" and a chord that bears N69°07'19"W a distance 82.69 feet to a point on the Southerly right of way of Railroad Avenue; thence along said right of way 214.43 feet along the arc of a 178.15 foot radius curve concave North, having a central angle of 68°57'53" and a chord that bears S89°10'34"W a distance 201.72 feet; thence along said right of way N56°20'29"W a distance of 485.93 feet; thence N33°39'31"E along the East line of Loggains Subdivision, as same is recorded in Book 3977, Page 790 Public Records of Mesa County, Colorado; a distance of 410.00 feet to the Northeast corner of said Loggains Subdivision; thence S56°20'29"E along the Northerly line of said Block Two, a distance of 414.98 feet; thence along said North line, 22.97 feet along the arc of a 478.34 foot radius curve concave Northeast, having a central angle of 02°45'06" and a chord that bears S57°43'01"E a distance 22.97 feet more or less to the Point of Beginning.

Said parcel contains 7.21 acres (314,092 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 7th day of June, 2006 and ordered published.

ADOPTED on second reading this 19th day of July, 2006.

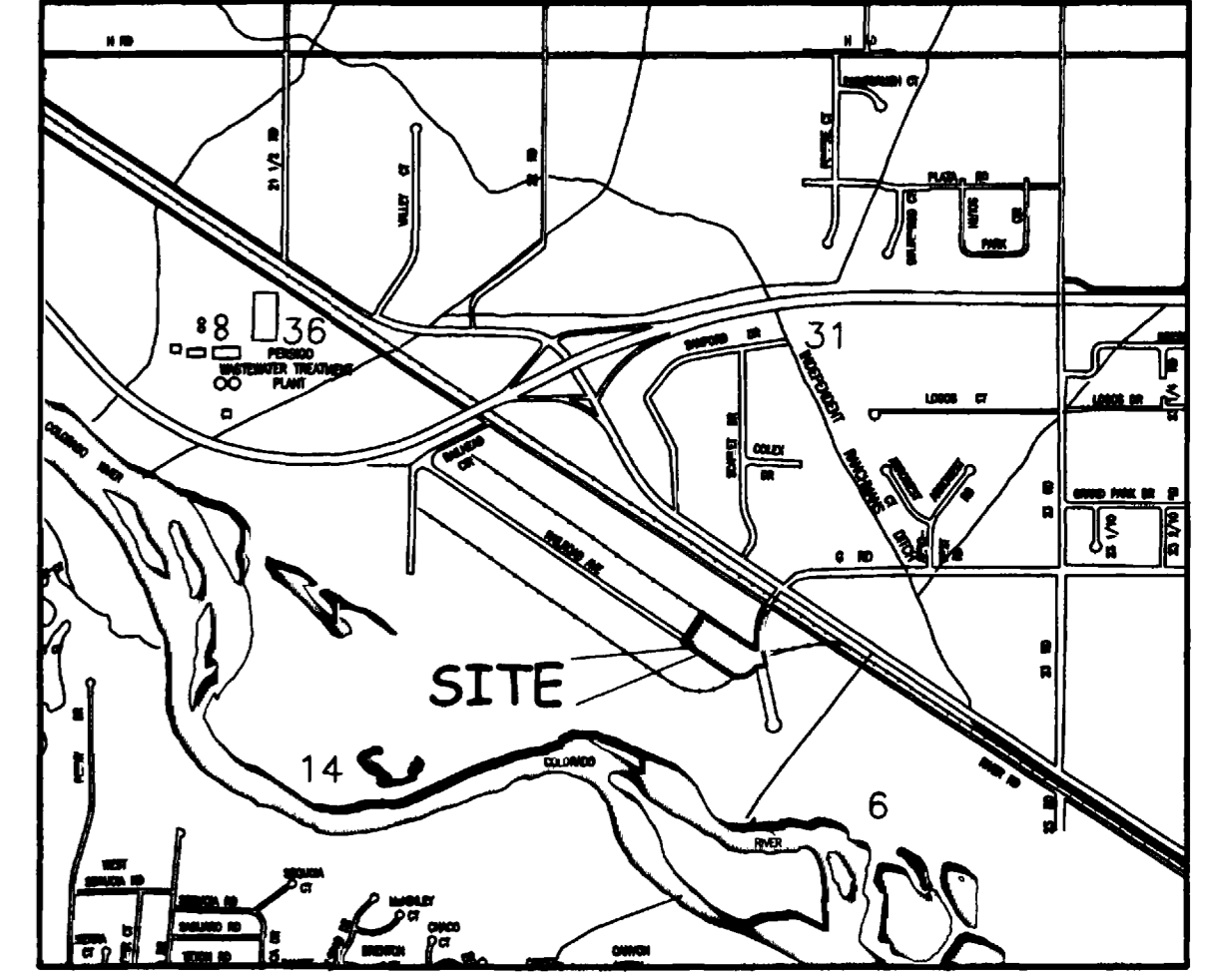
Attest:

/s/ Bonnie Beckstein
President of the Council Pro Tem

/s/ Stephanie Tuin
City Clerk

BEKON ANNEXATION

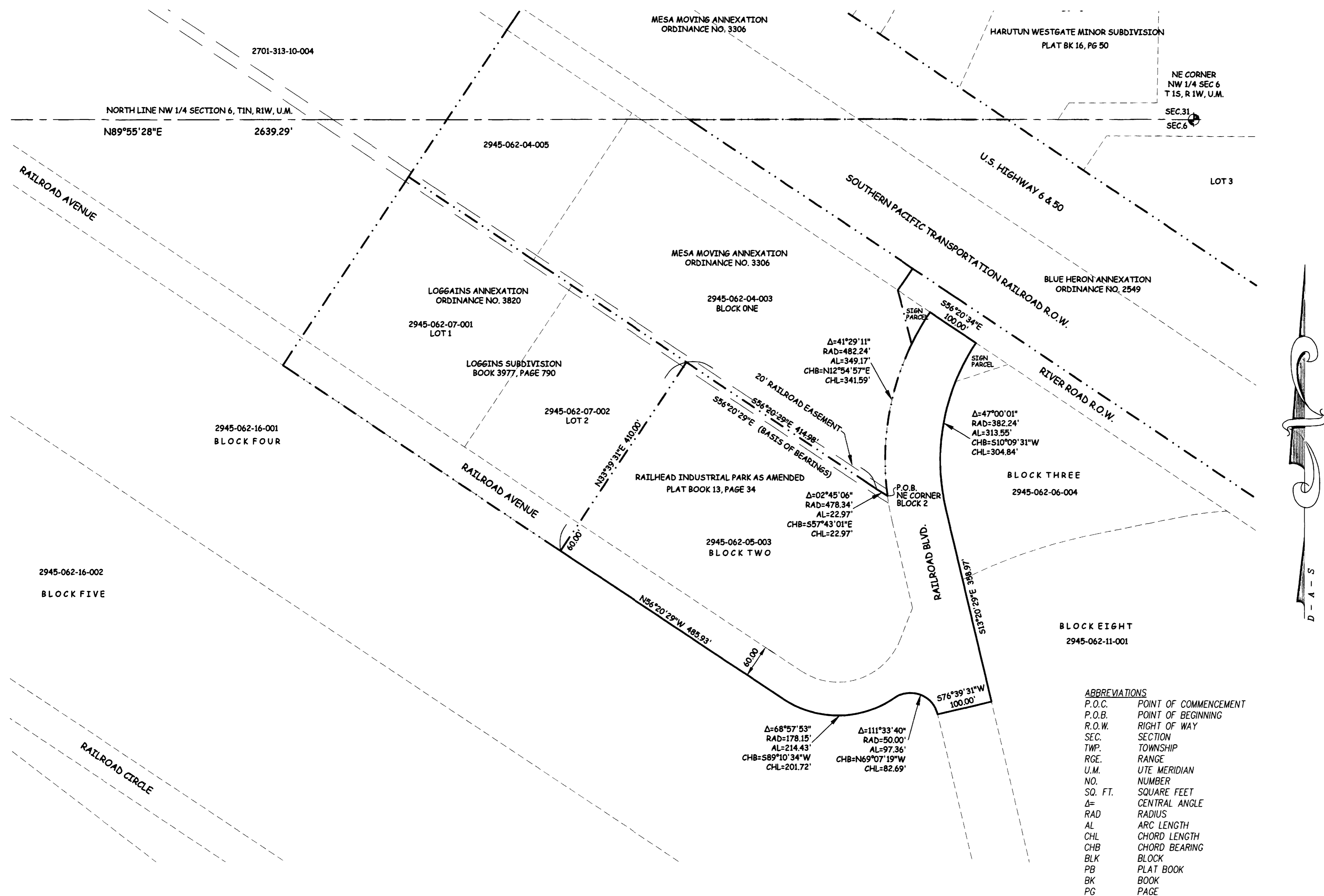
SITUATE IN THE NW 1/4 OF SECTION 6, TWP 1S, RGE 1W, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

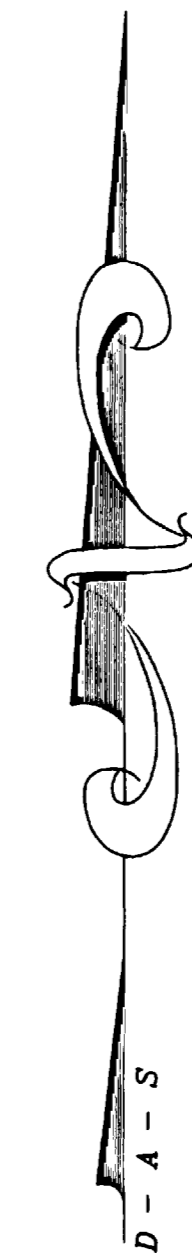
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ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE



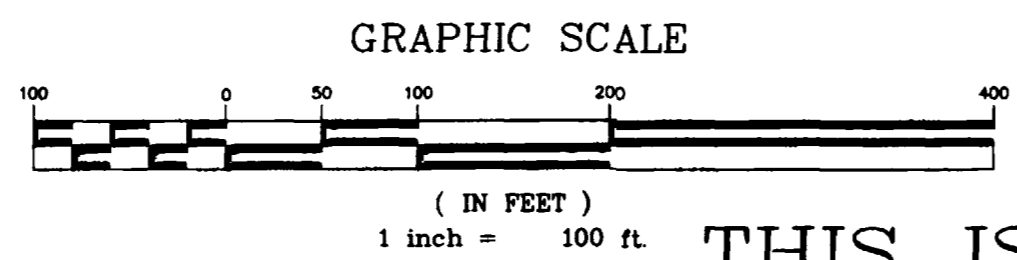
AREA OF ANNEXATION

ANNEXATION PERIMETER	2867.05 FT
CONTIGUOUS PERIMETER	847.95 FT.
AREA IN SQUARE FEET	314,091.96***
AREA IN ACRES	7.21

***CONTAINS 119,382 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	- · - · -



ORDINANCE NO.
3939

EFFECTIVE DATE
AUGUST 20, 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	CM	DATE	05-05-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

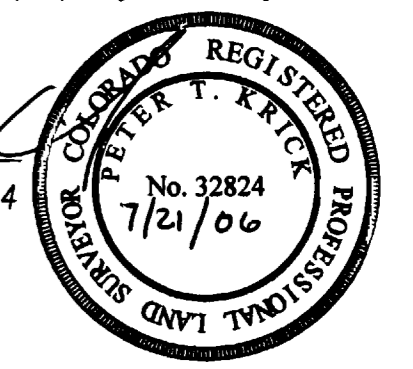
SCALE
1" = 100'



**PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION**

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: July 21, 2006



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