

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5151

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

**LOCATED ON PROPERTY AT 3140 E ROAD
APPROXIMATELY 1.12 ACRES**

WHEREAS, on the 5th day of April 2023, 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 17th day of May 2023; 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:

**PINO ANNEXATION
Perimeter Boundary Legal Description
Exhibit A**

A parcel of land being a part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 10 and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

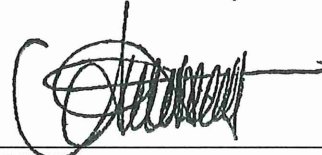
Commencing at the South Quarter Corner of said Section 10 whence the West Sixteenth Corner of said Section 10/Section 15 bears N89°51'00"W a distance of 1,308.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°51'00"W a distance of 368.25 feet along the South line of said Southeast Quarter of the Southwest Quarter of said Section 10 to the Point of Beginning; thence S00°09'09"W a distance of 30.00 feet to a point on the north boundary line of Sundown Village Number 2 Replat as described in Reception Number 1746497; thence along said North Boundary line N89°51'00"W a distance of 72.00 feet to the Southeast Corner of the PELLUM ANNEXATION, ORDINANCE NO. 3613; thence along the Eastern Boundary line of said Annexation N00°09'09"E a distance of 30.00 feet to a point on the North line of the Northeast Quarter of the

Northwest Corner of said Section 15, thence continuing along said Eastern Annexation line N00°09'09"E a distance a distance of 30.00 feet to the Southwest Corner of a parcel of land as described in Reception Number 3049398, thence continuing along said Eastern Annexation line N00°09'09"E a distance of 583.81 feet to the Northeast Corner of said Annexation; thence the following four (4) courses 1) N00°09'09"E a distance of 41.04 feet to the centerline of the Grand Valley Canal, 2) S82°05'51E along the centerline of said canal a distance of 72.66 feet, 3) along the Eastern Boundary line of said parcel of land as described in Reception Number 3049398 S00°09'09"W a distance of 615.05 feet to the Southeast Corner of said Parcel, 4) S00°09'09"W a distance of 30.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 48,954 Square Feet or 1.12 Acres, more or less.

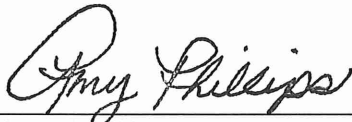
INTRODUCED on first reading this 5th day of April 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 17th day of May 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the Council

ATTEST:

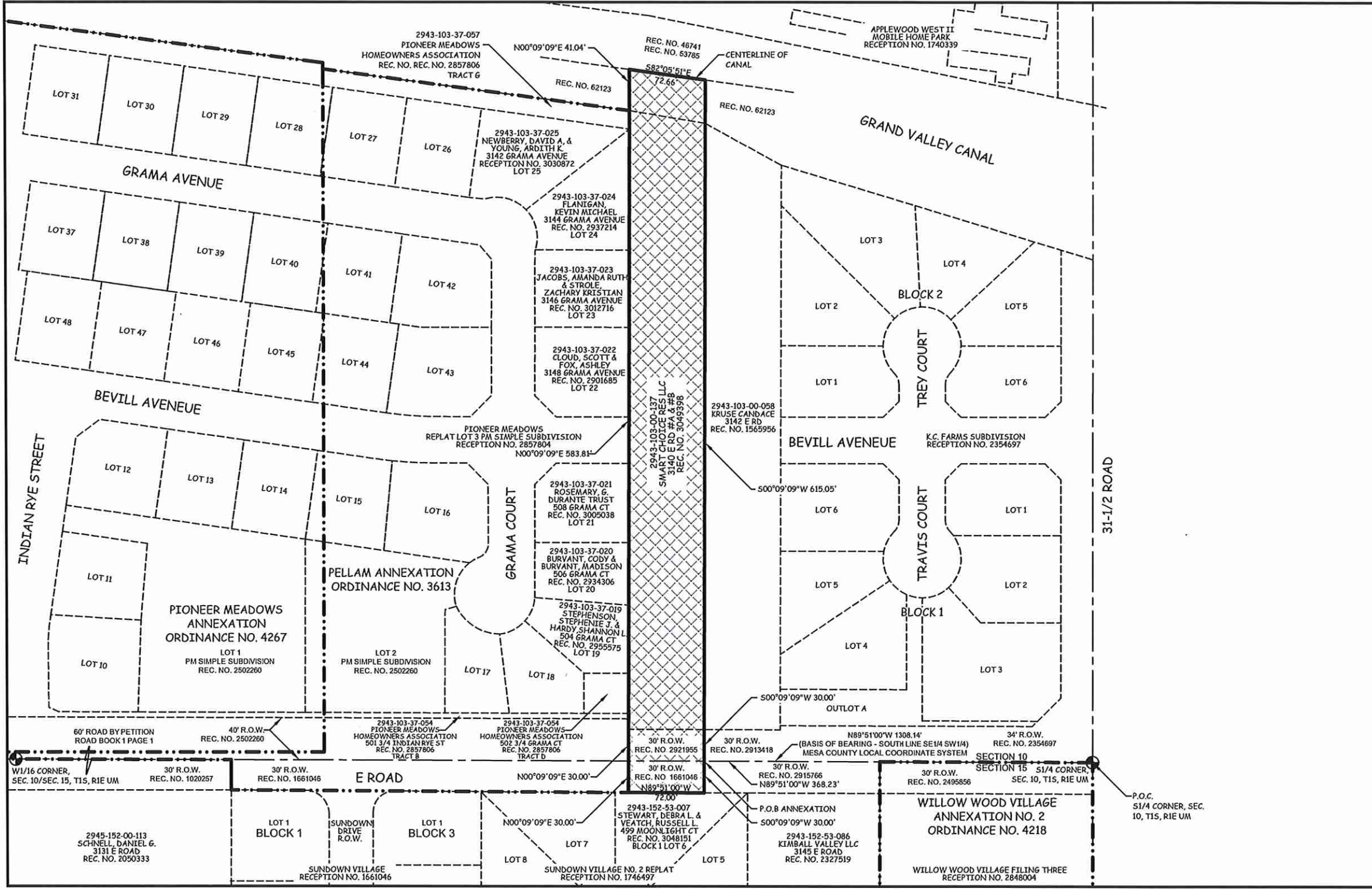
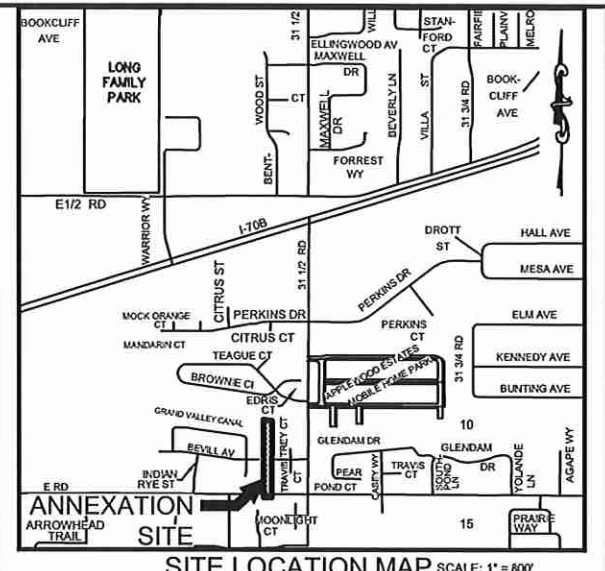
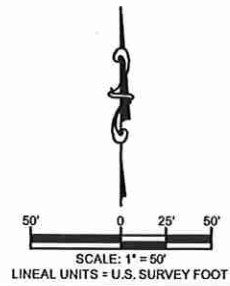


Amy Phillips
City Clerk



PINO ANNEXATION

Located in the SE1/4 SW1/4, SECTION 10 AND NE1/4 NW1/4, SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION
A parcel of land being a part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 10 and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 15, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:
Commencing at the South Quarter Corner of said Section 10 whence the West Sixteenth Corner of said Section 10/Section 15 bears N89°51'00"W a distance of 1,308.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°51'00"W a distance of 368.25 feet along the South line of said Southeast Quarter of the Southwest Quarter of said Section 10 to the Point of Beginning; thence S00°09'09"W a distance of 30.00 feet to a point on the north boundary line of Sundown Village Number 2 Replat as described in Reception Number 1746497; thence along said North Boundary line N89°51'00"W a distance of 72.00 feet to the Southeast Corner of the PELUM ANNEXATION, ORDINANCE NO. 3613; thence along the Eastern Boundary line of said Annexation N00°09'09"E a distance of 30.00 feet to a point on the North line of the Northeast Quarter of the Northwest Quarter of said Section 15, thence continuing along said Eastern Annexation line N00°09'09"E a distance of 30.00 feet to the Southwest Corner of a parcel of land as described in Reception Number 3049398, thence continuing along said Eastern Annexation line N00°09'09"E a distance of 583.81 feet to the Northeast Corner of said Annexation; thence the following four (4) courses 1) N00°09'09"E a distance of 41.84 feet to the centerline of the Grand Valley Canal 2) S82°05'51"E along the centerline of said canal a distance of 72.66 feet, 3) along the Eastern Boundary line of said parcel of land as described in Reception Number 3049398 S00°09'09"W a distance of 615.05 feet to the Southeast Corner of said Parcel, 4) S00°09'09"W a distance of 30.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 48,954 Square Feet or 1.12 Acres, more or less.

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	1504.55 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	643.81 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	48954 FT ²	EXISTING CITY LIMITS	
AREA IN ACRES	1.12		
AREA WITHIN R.O.W.	4320 FT ²		
AREA WITHIN DEEDED R.O.W.	0.10 ACRES		
	4320 FT ²		
	0.10 ACRES		

SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	Δ=	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	RAD.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD.	CHORD LENGTH
TWP.	TOWNSHIP	CHB.	CHORD BEARING
RGE.	RANGE	BLK.	BLOCK
U.M.	UTE MERIDIAN	BK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
5151

EFFECTIVE DATE
June 18, 2023

NOTE: THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK. RECORDING OF THIS PLAT ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS INTENDED TO BE USED AS A MEANS OF ESTABLISHING THE PROPOSED BOUNDARY LINES.

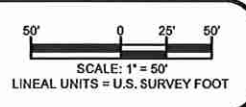
RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

38266
05-26-2023
PROFESSIONAL LAND SURVEYOR

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: MJH DATE: 2/14/2023
DESIGNED BY: RBP DATE: 2/14/2023
CHECKED BY: RBP DATE: 2/15/2023



PUBLIC WORKS ENGINEERING DIVISION

PINO ANNEXATION
LOCATED IN THE SE1/4 SW1/4, SECTION 10 AND THE NE1/4 NW1/4, SECTION 15,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5151 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of April 2023 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 17th day of May 2023, at which Ordinance No. 5151 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 19th day of May 2023.



City Records Manager

Published: April 7, 2023
Published: May 17, 2023
Effective: June 18, 2023

