

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3942

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

PINE INDUSTRIAL NO.1 ANNEXATION #1

APPROXIMATELY .30 ACRES

**LOCATED AT 2769 D ROAD INCLUDING A PORTION OF THE D ROAD RIGHT-
OF-WAY**

WHEREAS, on the 19th 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 2nd day of August, 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:

PINE INDUSTRIAL NO.1 ANNEXATION #1

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, a distance of 1638.80 feet to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet; thence N89°59'19"W a distance of 5.00 feet; thence N00°00'42"E along a line being 5.00 feet West

and parallel with said East line, a distance of 750.00 feet; thence N89°59'19"W along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 of said Section 24 to a point on the West line of said parcel, a distance of 158.89 feet; thence N00°02'07"E along the West line of said parcel, a distance of 58.00 feet to a point on the south line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction, Ordinance Number 3205; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 163.87 feet; thence S00°00'42"W a distance of 28.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.30 acres (13,256 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 19th day of June, 2006 and ordered published.

ADOPTED this 2nd day of August, 2006.

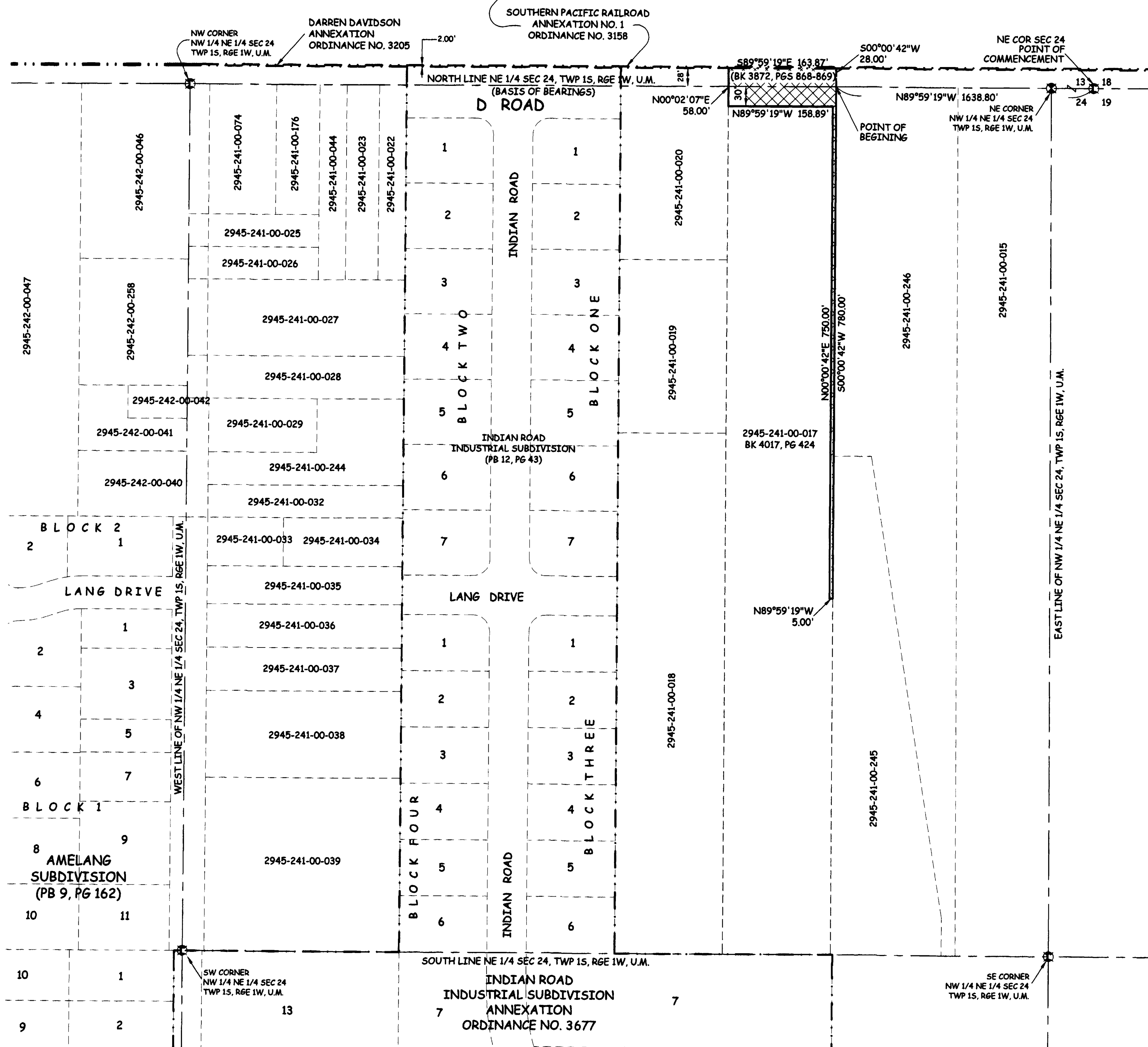
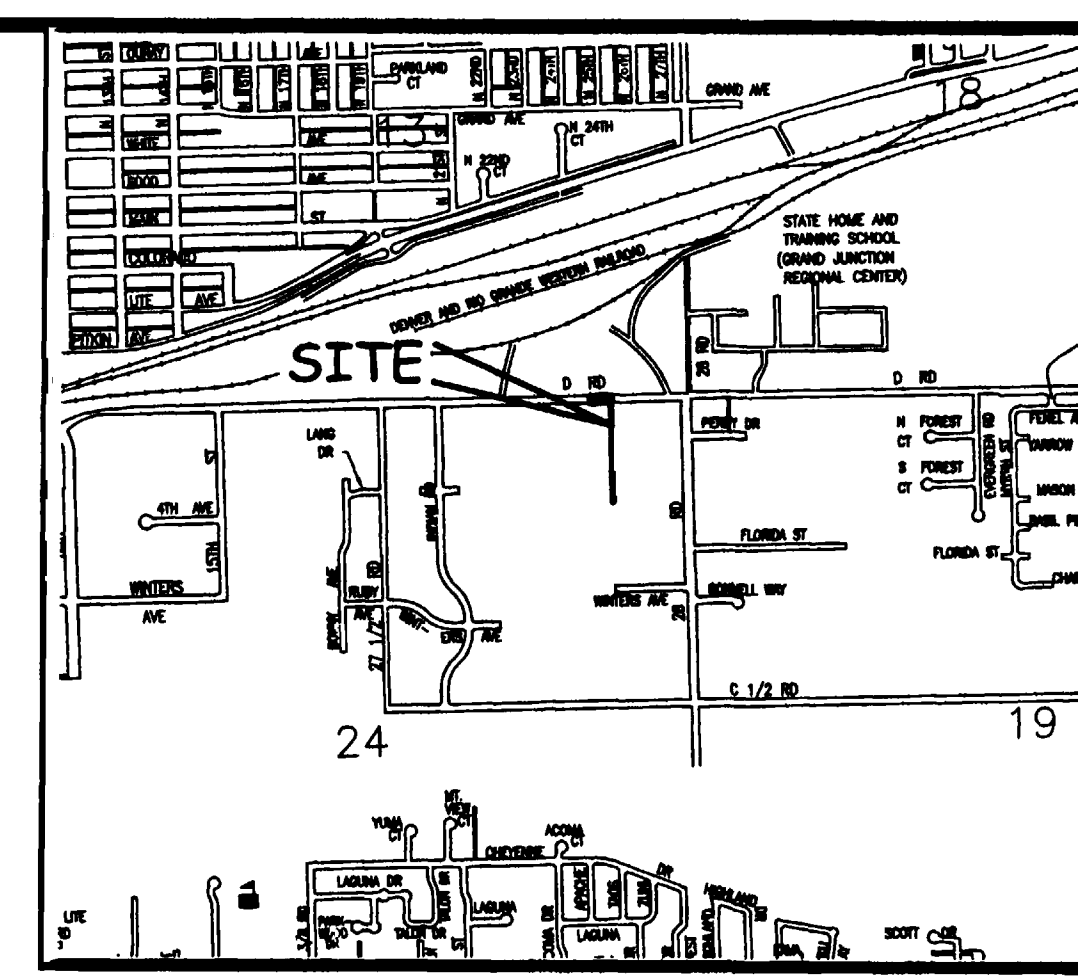
Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

PINE INDUSTRIAL NO. 1 ANNEXATION NO. 1

SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4) OF SECTION 24,
AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) OF SECTION 13
T1S, R1W, U.M. COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 24 and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

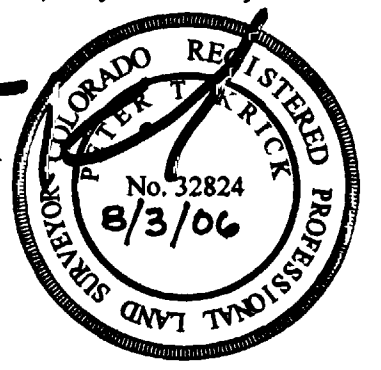
COMMENCING at the Northeast corner of said Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 a distance of 1638.80 feet to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 780.00 feet; thence N89°59'19"W a distance of 5.00 feet; thence N00°00'42"E along a line being 5.00 feet West of and parallel with said East line, a distance of 750.00 feet; thence N89°59'19"W along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 of said Section 24 a distance of 158.89 feet to a point on the West line of said parcel; thence N00°02'07"E along the West line of said parcel, a distance of 58.00 feet to a point on the south line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction, Ordinance Number 3205; thence S89°59'19"E along a line 28.00 feet North of and parallel with the North line of the NE 1/4 of said Section 24, a distance of 163.87 feet; thence S00°00'42"W a distance of 28.00 feet, more or less, 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
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

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
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: August 3, 2006

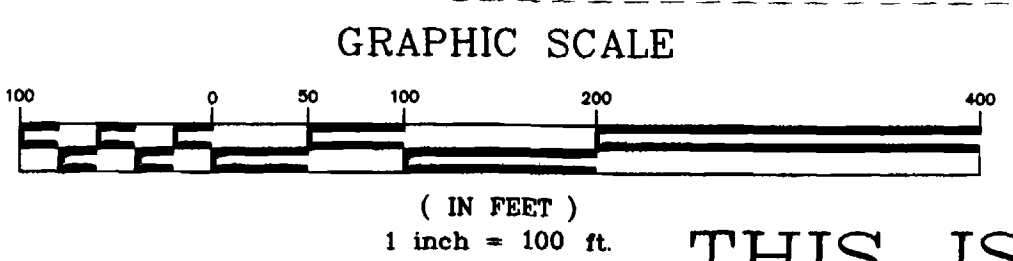


AREA OF ANNEXATION

ANNEXATION PERIMETER	1,943.76 FT
CONTIGUOUS PERIMETER	328.29 FT.
AREA IN SQUARE FEET	13,256***
AREA IN ACRES	0.30

LEGEND

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



ORDINANCE NO.
3942

EFFECTIVE DATE
SEPTEMBER 3, 2006

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	CM	DATE	05-08-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PINE INDUSTRIAL NO. 1
ANNEXATION NO. 1

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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 herein.

***CONTAINS 9,505 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY