

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3943

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

PINE INDUSTRIAL NO.1 ANNEXATION #2

APPROXIMATELY 4.78 ACRES

LOCATED AT 2769 D ROAD

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 # 2

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; thence S00°00'42"W along the East line of said parcel a distance of 780.00 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 S00°00'42"W

along the East line of said parcel a distance of 541.47 feet to a point on the North line of Lot 7, Block Three of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado; thence N89°52'24"W along said North line of said Lot 7, Block Three a distance of 164.42 feet to the Southwest corner of said parcel; thence N00°02'07"E along the West line of said parcel a distance of 1291.14 feet to the Northwest corner; thence S89°59'19"E 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; thence S00°00'42"W along a line being 5.00 feet West of and parallel with the East line of said parcel, a distance of 750.00 feet; thence S89°59'19"E a distance of 5.00 feet, more or less, to the Point of Beginning.

Said parcel contains 4.78 acres (208,229 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.

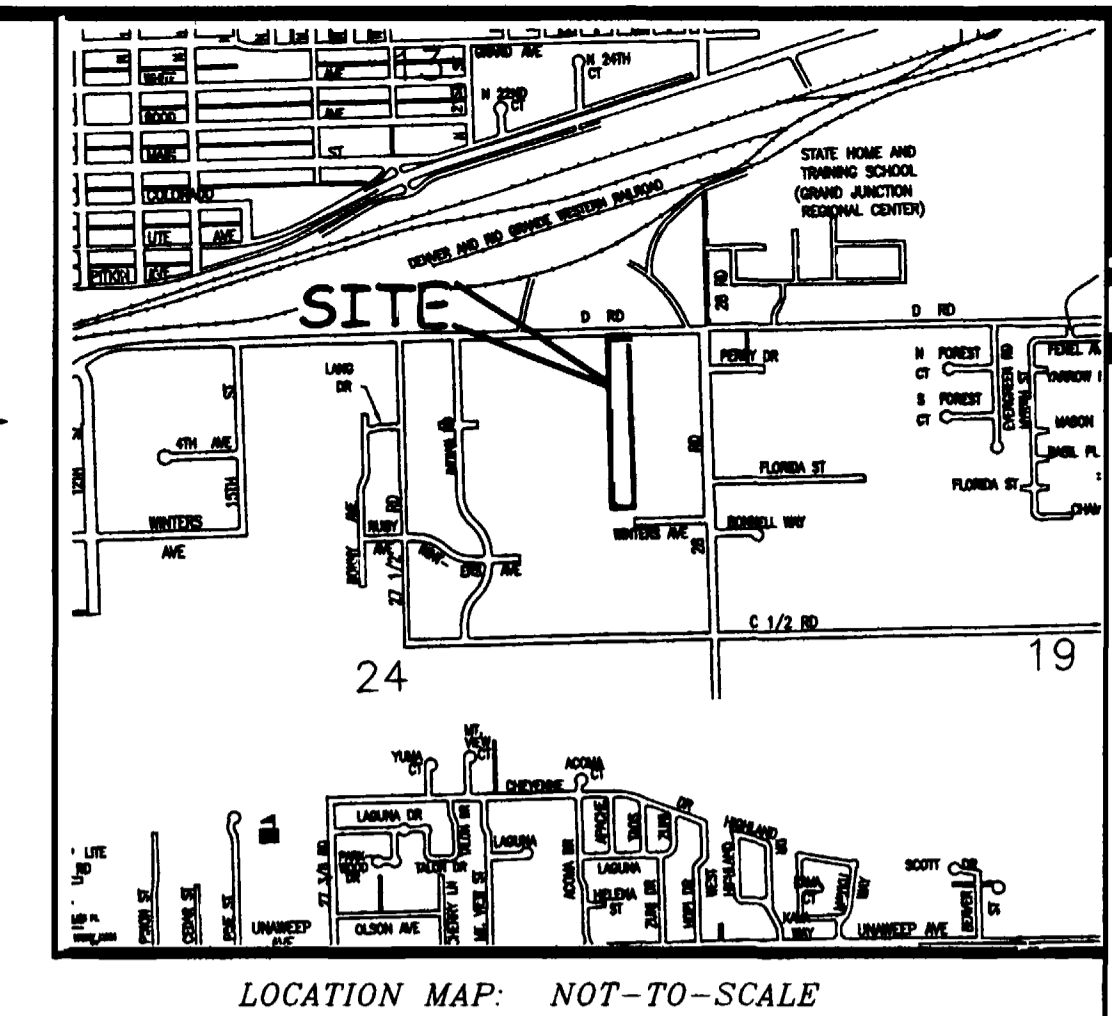
Attest:

/s/ James J. Doody
President of the Council

Stephanie Tuin
City Clerk

PINE INDUSTRIAL NO. 1 ANNEXATION NO. 2

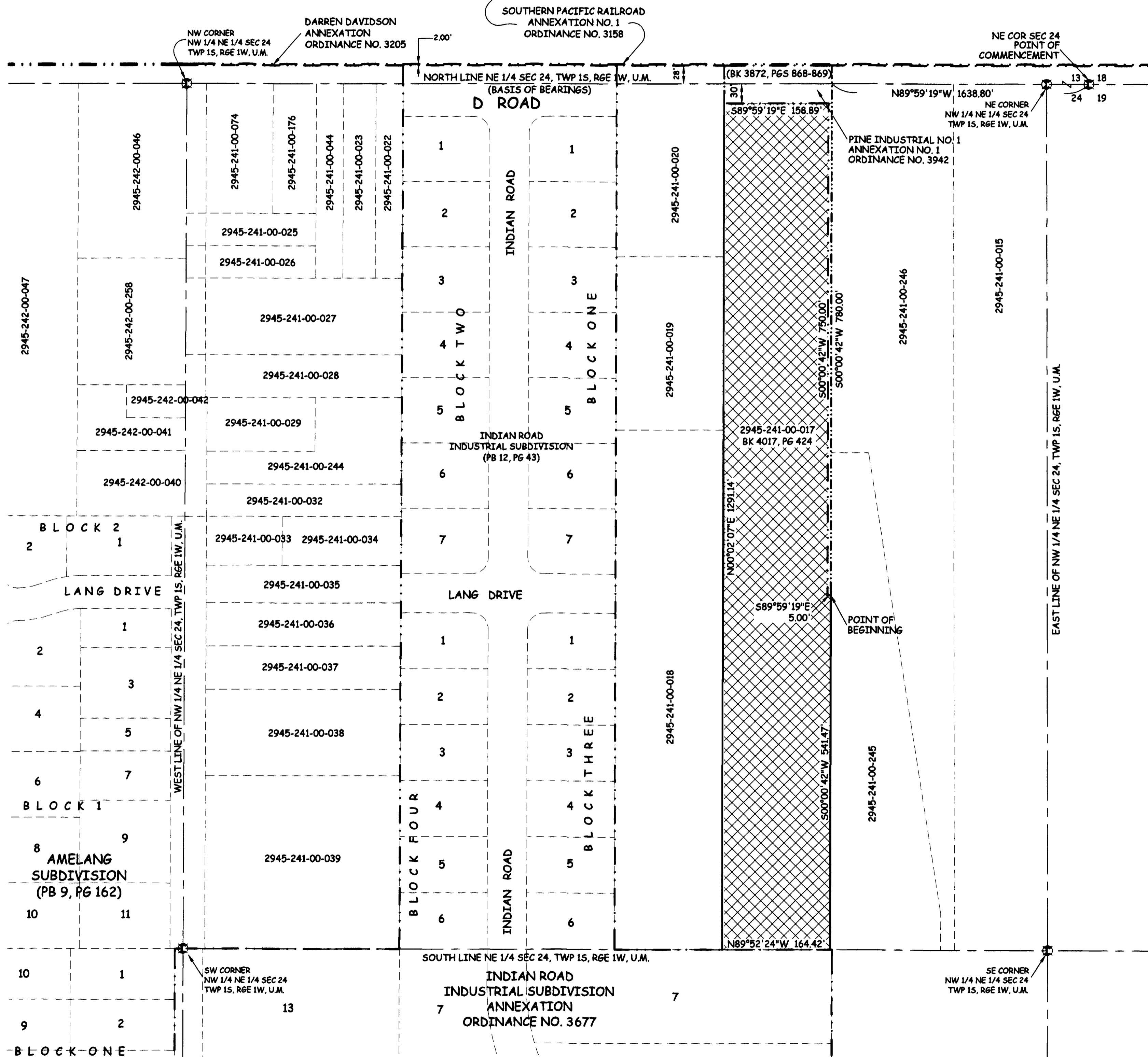
SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4)
OF SECTION 24, T1S, R1W, U.M. COUNTY OF MESA, STATE OF COLORADO



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, 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; thence N89°59'19"W along the East line of said parcel a distance of 780.00 feet to the POINT OF BEGINNING; thence S00°00'42"W along the East line of said parcel a distance of 541.47 feet to a point on the North line of Lot 7, Block Three of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado; thence N89°52'24"W along said North line of said Lot 7, Block Three a distance of 164.42 feet to the Southwest corner of said parcel; thence N00°02'07"E along the West line of said parcel a distance of 1291.14 feet to a point being 30.00 feet South of the North line of the NE 1/4 of said Section 24 a distance of 158.89 feet; thence S89°59'19"E along a line 30 feet South of and parallel with the said North line of the NE 1/4 of Section 24 to a point 5.00 feet West of the East line of said parcel; thence S00°00'42"W along a line 5.00 feet West of and parallel with the East line of said parcel a distance of 750.00 feet; thence S89°59'19"E a distance of 5.00 feet, more or less, to the Point of Beginning.



ABBREVIATIONS

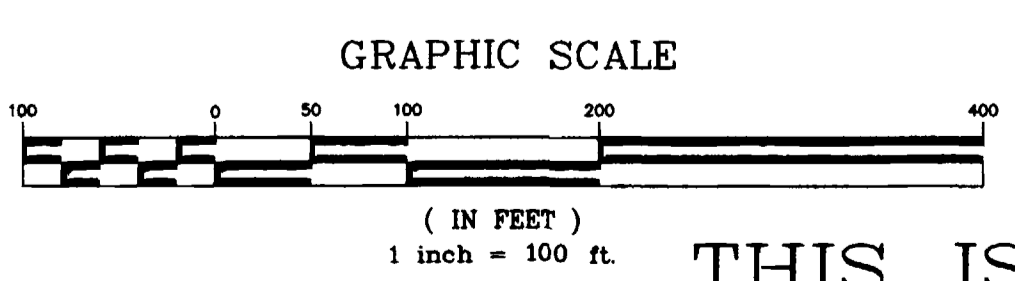
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
A=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

AREA OF ANNEXATION

ANNEXATION PERIMETER	2,910.93 FT
CONTIGUOUS PERIMETER	913.89 FT.
AREA IN SQUARE FEET	208,229***
AREA IN ACRES	4.78

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
3943

EFFECTIVE DATE
SEPTEMBER 3, 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	05-08-06
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. 2**

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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: August 3, 2006