

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5179**

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

**LOCATED AT 2738 B ¼ ROAD  
APPROXIMATELY 0.23 ACRES**

**WHEREAS**, on the 16<sup>th</sup> day of August, 2023, the City Council of the City of Grand Junction considered a notice of Intent to annex for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing was duly held after proper notice on the 4<sup>th</sup> day of October, 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:

A parcel of land being a part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the Center South One-Sixteenth Corner of said Section 25 whence the Southwest One-Sixteenth Corner of said Section 25 bears S89°55'12"W a distance of 1,321.98 feet with all other bearings relative thereto;

Thence S89°55'12"W a distance of 566.00 feet along the North line of the ADAMS ANNEXATION, ORDINANCE No. 4787, to the Point of Beginning of the ADAMS ENCLAVE ANNEXATION;

Thence S89°55'12"W, continuing along said northerly line, a distance of 74.87 feet;

Thence along the following three (3) courses of *WHEELING CORRUGATED ANNEXATION, ORDINANCE No. 3145*:

N00°04'48"W a distance of 133.00 feet;

N89°55'12"E a distance of 75.00 feet;

S00°01'25"E a distance of 133.00 feet to the Point of Beginning;

Said Parcel of land CONTAINING 9,967 Square Feet or 0.23 Acres, more or less.

And found on Exhibit A

**Shall be annexed to the City limits of Grand Junction.**

**INTRODUCED** on first reading on the 20<sup>th</sup> day of September 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading the 4<sup>th</sup> day of October 2023 and ordered published in pamphlet form.



Anna M. Stout  
President of the Council

ATTEST:

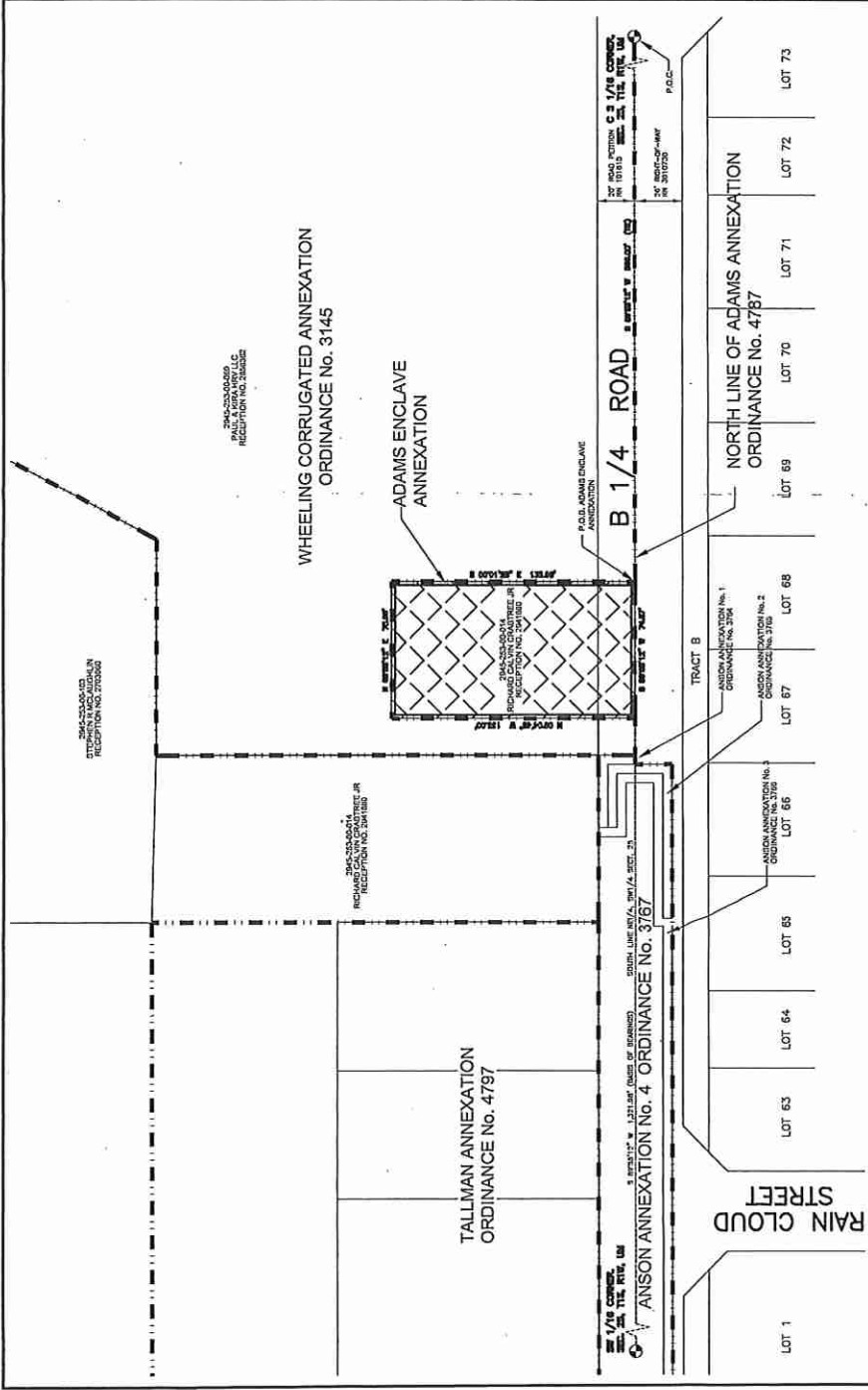
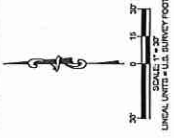


Selestina Sandoval  
Deputy City Clerk



# ADAMS ENCLAVE ANNEXATION

Located in the NE1/4, SW1/4, SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

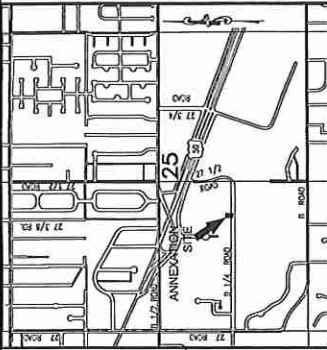


**THIS IS NOT A BOUNDARY SURVEY**



**PUBLIC WORKS  
ENGINEERING DIVISION**

ADAMS ENCLAVE ANNEXATION  
Located in the NE1/4, SW1/4 SECTION 25, TOWNSHIP 1 SOUTH,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION**

A parcel of land being a part of the Northeast Quarter of the Southwest Quarter (QCLM 51616) of Section 25, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commence at the Corner South-Southwest Corner of said Section 25 between the Southwest Corner-Southwest Corner of said Section 25 being S89°51'21" W a distance of 1,201.28 feet with all other bearings and distances as shown on the plat of the **ADAMS ANNEXATION**, Ordinance No. 3145, recorded in the Public Records of Mesa County, Colorado, and from the starting point thence S58°51'21" W a distance of 266.58 feet along the North line of the **ADAMS ANNEXATION**, Ordinance No. 3145, recorded in the Public Records of Mesa County, Colorado, and from the ending point thence S70°22'00" W a distance of 312.00 feet to the point of beginning.

There being the following items of **PREEXISTING CORROGATED ANNEXATION**:  
 1. WHEELING CORRUGATED ANNEXATION, Ordinance No. 3145, recorded in the Public Records of Mesa County, Colorado, and from the starting point thence S70°22'00" W a distance of 132.00 feet to the point of beginning.  
 2. ADAMS ANNEXATION, Ordinance No. 3145, recorded in the Public Records of Mesa County, Colorado, and from the starting point thence S70°22'00" W a distance of 132.00 feet to the point of beginning.

Small Parcel of land CONTAINING 0.97 Seven Feet of 0.22 Acres, more or less.

**AREAS OF ANNEXATION**

ANNEXATION PERIMETER: 418 FT.  
 ANNEXATION AREA: 0.22 ACRES  
 AREA WITHIN R.O.W.: 0.22 ACRES  
 AREA WITHIN DECEDED R.O.W.: 0.09 ACRES

**LEGEND**

- ANNEXATION: [Hatched pattern]
- BOUNDARY: [Dashed line]
- EXISTING CITY LIMITS: [Dotted line]

**PROPERTY IDENTIFICATIONS**

P.O.C.: [Symbol]  
 S.E.C.M.: [Symbol]  
 S.E.C.S.M.: [Symbol]  
 S.E.C.S.D.: [Symbol]  
 REC.: [Symbol]  
 RECD.: [Symbol]  
 REC'D.: [Symbol]

**QUARTER FEET**  
 1/4: [Symbol]  
 1/2: [Symbol]  
 3/4: [Symbol]  
 1: [Symbol]

**ADAMS ANNEXATION**  
 POINT OF COMMENCEMENT: [Symbol]  
 SECT. 25, TWP. 1S, R. 1W, UTM MERIDIAN  
 CHAS. W. JOHNSON  
 REC'D. 5/25/2023

**ORDINANCE NO. 5179**

**EFFECTIVE DATE**  
November 5, 2023

NOTE: THE DESCRIBED CONTAINERS HAVE BEEN DERIVED FROM THE RECORDS OF THE CITY OF GRAND JUNCTION AND THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAN AND RECORDS DO NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT TO BE USED AS SUCH. THE CITY OF GRAND JUNCTION AND THE OFFICE OF THE MESA COUNTY CLERK & RECORDER DO NOT GUARANTEE OR WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

**LOREL GREENE, REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF COLORADO - P.E. NO. 38028  
 485 REDWOOD BLVD., SUITE A  
 GRAND JUNCTION, CO. 81507

**NOTES:**

ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT OR INACCURACY OF THIS SURVEY OR RECORDS SHALL BE LIMITED TO THE DATE OF THE COMMENCEMENT OF THE SURVEY.  
 NO DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE COMMENCEMENT OF THE SURVEY.

DRAWN BY: [Blank]  
 CHECKED BY: [Blank]

DATE: [Blank]

**1** of **1**

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5179 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20<sup>th</sup> day of September 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 4<sup>th</sup> day of October 2023, at which Ordinance No. 5179 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 6<sup>th</sup> day of October 2023.

  
Deputy City Clerk

Published: September 20, 2023  
Published: October 6, 2023  
Effective: November 5, 2023

