

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5183

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

**LOCATED AT 3175 D RD
APPROXIMATELY 1.49 ACRES**

WHEREAS on the 4th day of October 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 15th day of November 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 situated in Mesa County, Colorado, and described to wit:

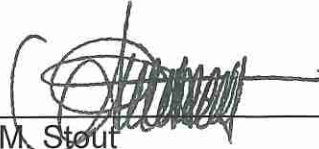
A parcel of land being Lot 12, "D" ROAD COMMERCIAL PARK same as recorded at Reception No. 1284183, located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the East Sixteenth Corner on the north line of said Section 22, whence the Northeast Corner of said Section 22 bears S89°53'30"E, a distance of 1,312.63 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence S00°06'30"W, a distance of 40.00 feet along the West line of said Northeast Quarter of the Northeast Quarter to a point on the Southerly line of Halliburton Annexation No. 2, Ordinance 3963; thence along said Southerly line of Halliburton Annexation for the following two (2) courses: 1) S89°53'30"E, a distance of 32.56 feet; 2) S00°06'30"W, a distance of 10.00 feet to the Northwest Corner of said Lot 12, "D" ROAD COMMERCIAL PARK being the Point of Beginning; thence the following courses along the perimeter of said Lot 12, "D" ROAD COMMERCIAL PARK, S89°53'30"E along the Southerly line of Halliburton Annexation, a distance of 201.22 feet; thence S44°53'30"E, a distance of 21.21 feet; thence S00°06'30"W, a distance of 285.00 feet; thence N89°53'30"W, a distance of 216.22 feet; thence N00°06'30"E 300.00 feet to the Point of Beginning.

Said Parcel of land comprised of 64,753 Square Feet or 1.49 Acres, more or less, and depicted in Exhibit A is duly and lawfully annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 4th day of October 2023 and ordered published in pamphlet form.

ADOPTED on second reading the 15th day of November 2023 and ordered published in pamphlet form.



Anna M. Stout
President of the City Council

Attest:

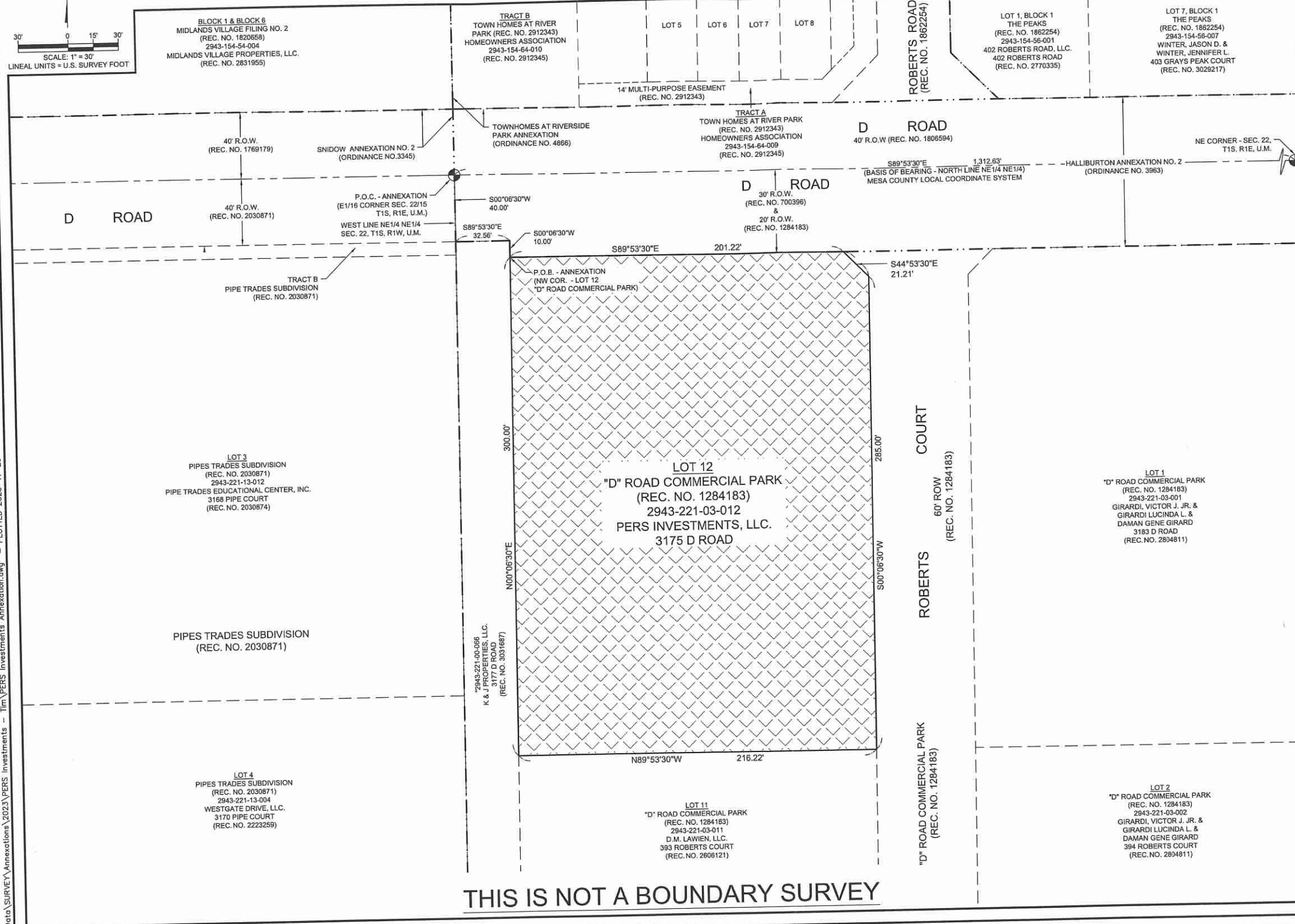
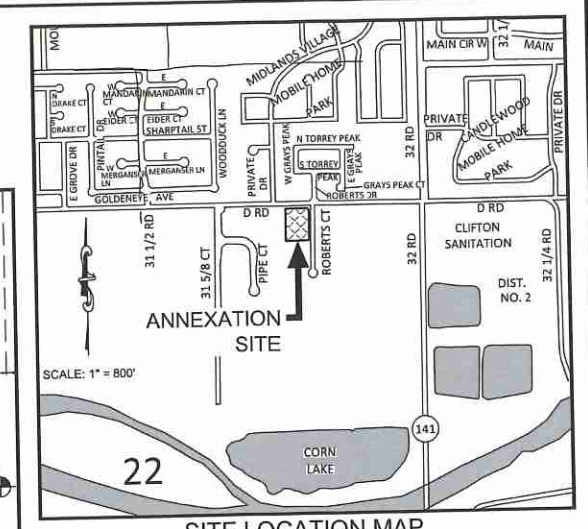


Amy Phillips
City Clerk



PERS INVESTMENTS ANNEXATION

Located in the NE1/4 NE1/4, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land being Lot 12, "D" ROAD COMMERCIAL PARK same as recorded at Reception No. 1284183, located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the East Sixteenth Corner on the north line of said Section 22, whence the Northeast Corner of said Section 22 bears S89°53'30"E, a distance of 1,312.63 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence S00°06'30"W, a distance of 40.00 feet along the West line of said Northeast Quarter of the Northeast Quarter to a point on the Southerly line of Halliburton Annexation No. 2, Ordinance 3953; thence along said Southerly line of Halliburton Annexation for the following two (2) courses: 1) S89°53'30"E, a distance of 32.56 feet; 2) S00°06'30"W, a distance of 10.00 feet to the Northwest Corner of said Lot 12, "D" ROAD COMMERCIAL PARK being the Point of Beginning; thence the following courses along the perimeter of said Lot 12, "D" ROAD COMMERCIAL PARK, S89°53'30"E along the Southerly line of Halliburton Annexation, a distance of 201.22 feet; thence S44°53'30"E, a distance of 21.21 feet; thence S00°06'30"W, a distance of 285.00 feet; thence N89°53'30"W, a distance of 216.22 feet; thence N00°06'30"E 300.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 64,753 Square Feet or 1.49 Acres, more or less.

| AREAS OF ANNEXATION | | LEGEND | |
|---------------------------|------------------------|----------------------|--|
| ANNEXATION PERIMETER | 1,023.65 FT. | ANNEXATION BOUNDARY | |
| CONTIGUOUS PERIMETER | 201.22 FT. | ANNEXATION AREA | |
| AREA IN SQUARE FEET | 67,753 FT ² | EXISTING CITY LIMITS | |
| AREA IN ACRES | 1.49 | | |
| AREA WITHIN R.O.W. | 0.00 FT ² | | |
| AREA WITHIN DEEDED R.O.W. | 0.00 FT ² | | |
| | 0.00 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 |
| T. | TOWNSHIP | CHB. | CHORD BEARING |
| R. | RANGE | BLK. | BLOCK |
| U.M. | UTE MERIDIAN | P.B. | PLAT BOOK |
| NO. | NUMBER | BK. | BOOK |
| REC. | RECEPTION | PG. | PAGE |
| | | HOR. DIST. | HORIZONTAL DISTANCE |

| | |
|------------------------------|-------------------------------------|
| ORDINANCE NO. 5183 | EFFECTIVE DATE 12/17/2023 |
|------------------------------|-------------------------------------|

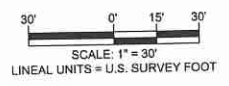
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING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

RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

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/NCW DATE: 07/20/2023
DESIGNED BY: RBP DATE: 07/20/2023
CHECKED BY: RBP/NCW DATE: 08/23/2023
APPROVED BY: RBP DATE: 08/25/2023



PUBLIC WORKS ENGINEERING DIVISION
244 N. 12th Street - Grand Junction, CO. 81501

PERS INVESTMENTS ANNEXATION
Located in the NE1/4 NE1/4, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5183 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4th day of October 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 15th day of November 2023, at which Ordinance No. 5183 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 17th day of November 2023.


Deputy City Clerk

Published: October 6, 2023
Published: November 17, 2023
Effective: December 17, 2023

