

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3989**

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

**KELLEY ANNEXATION #1**

**APPROXIMATELY 0.24 ACRES**

**LOCATED WITHIN THE 21 ½ ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 4<sup>th</sup> day of October, 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 15<sup>th</sup> day of November, 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:

**KELLEY ANNEXATION NO. 1**

A certain parcel of land located in the South half (S 1/2) of Section 25 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 36 and assuming the East line of the Northwest Quarter (NW 1/4) of said Section 36 to bear S00°04'11"W with all bearings contained herein relative thereto; thence S00°04'11"W along the East line of said Section 36 a distance of 342.37 feet to a point on the Persigo Annexation No. 2, City of Grand Junction Ordinance No. 2556; thence S55°36'16"W along said Persigo Annexation No. 2 a distance of 2.42 feet to a point on a line being 2.00 feet West of and parallel with the East line of the

Northwest Quarter (NW 1/4) of said Section 36; thence N00°04'11"E along said parallel line a distance of 343.74 feet to a point on the South line of the Southwest Quarter of Section 25; thence N00°00'31"W along a line being 2.00 feet West of and parallel with the East line of said Southwest Quarter of Section 25, a distance of 545.12 feet; thence S89°51'47"E a distance of 32.00 feet to the Northwest Corner of Lot 2, Ferris Commercial Park, as same is recorded in Plat Book 14, Page 342, Public Records of Mesa County, Colorado; thence S00°00'31"E along the West line of said Lot 2 a distance of 293.69 feet to the Southwest Corner of said Lot 2; thence S81°59'48"W a distance of 30.30 feet to a point on the East line of said Southwest Quarter of Section 25; thence S00°00'31"E along said East line a distance of 247.14 feet, more or less, to the Point of Beginning.

Said parcel contains 0.24 acres (10,650 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 4<sup>th</sup> day of October, 2006 and ordered published.

**ADOPTED** on second reading the 15<sup>th</sup> day of November, 2006.

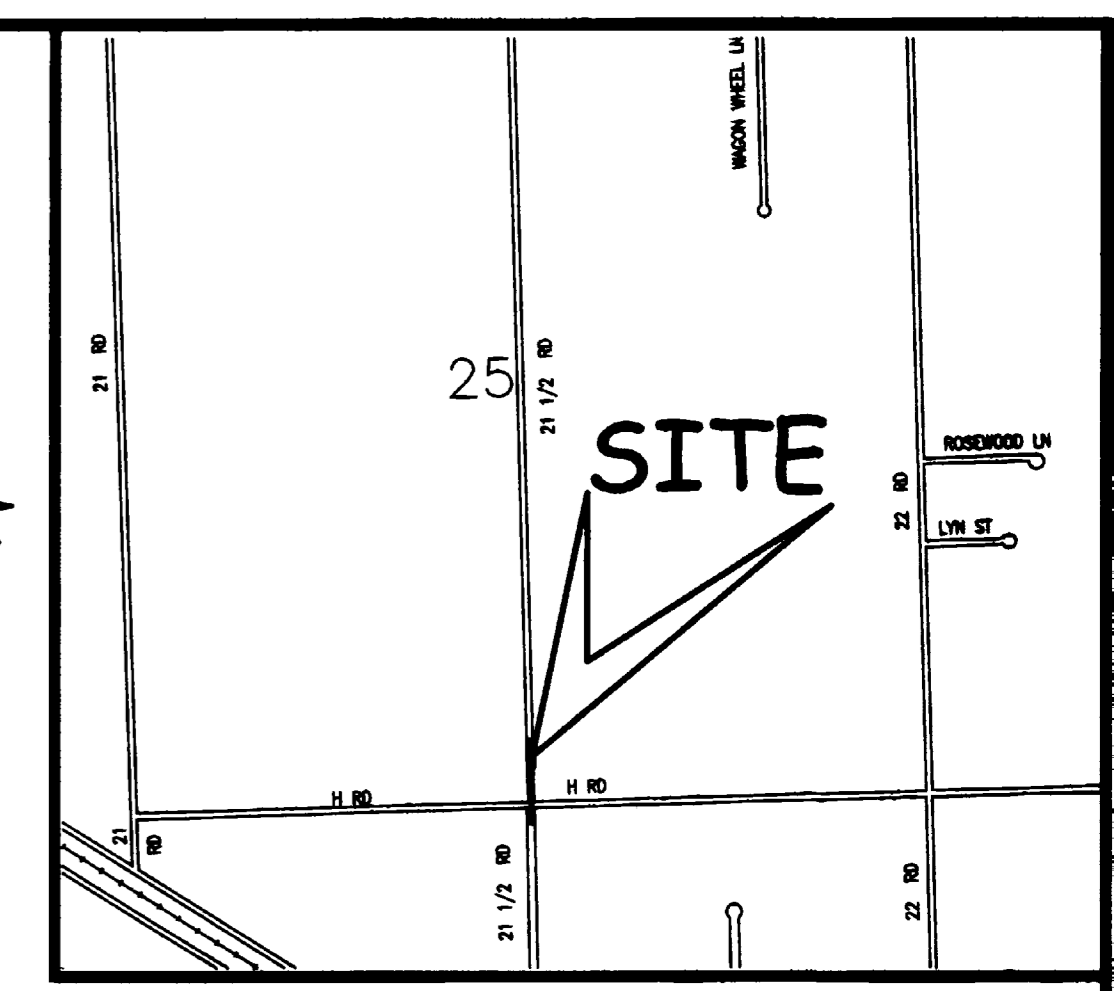
Attest:

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

/s/: Juanita Peterson  
Deputy City Clerk

# KELLEY ANNEXATION NO. 1

SITUATE IN THE S 1/2 OF SECTION 25 AND THE NE 1/4 OF THE NW 1/4  
OF SECTION 36, TWP 1N, RGE 2W, U.M., COUNTY OF MESA, STATE OF COLORADO

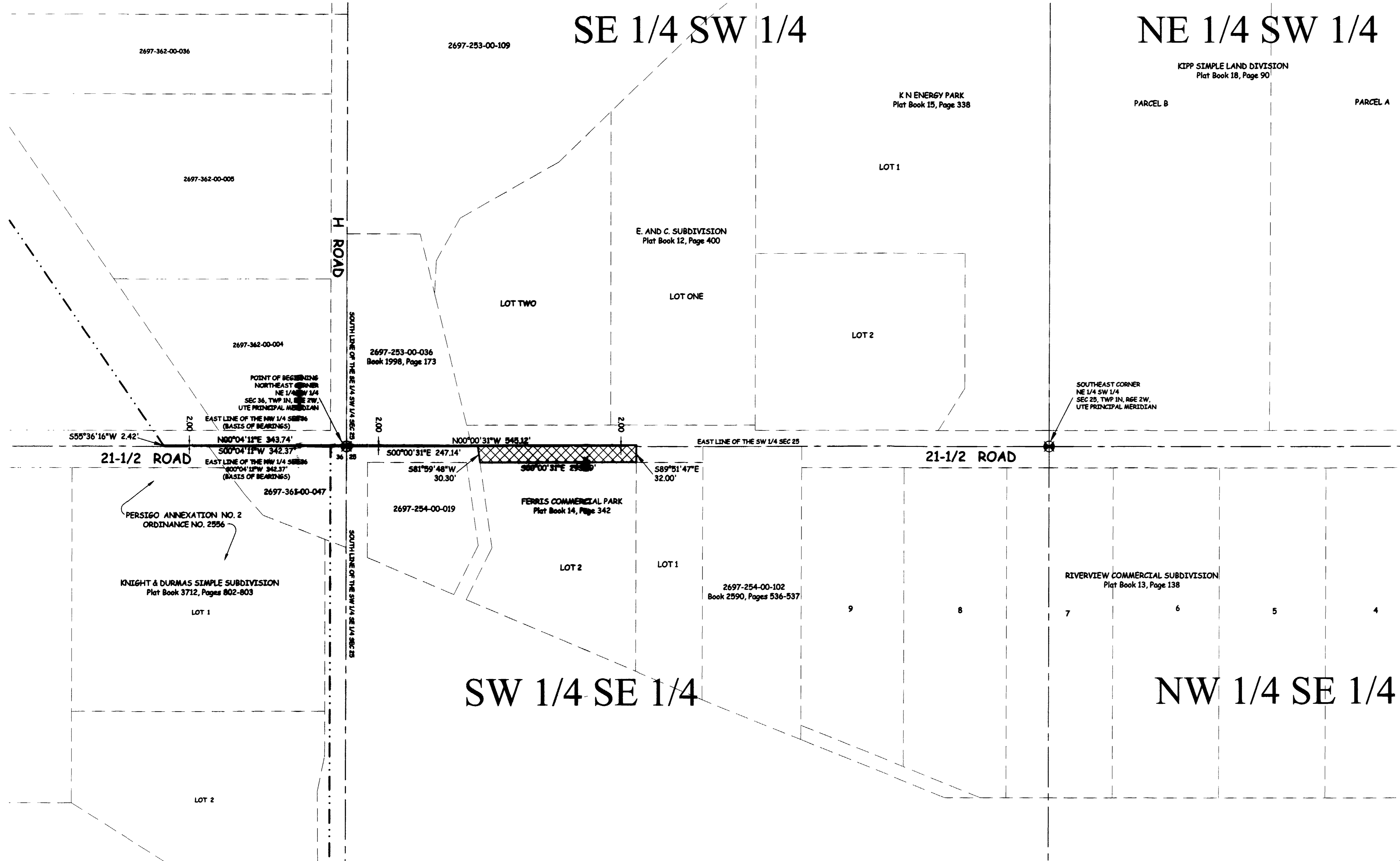


### LEGAL DESCRIPTION

A certain parcel of land located in the South half (S 1/2) of Section 25 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 36 and assuming the East line of the Northwest Quarter (NW 1/4) of said Section 36 to bear 500°04'11"W with all bearings contained herein relative thereto; thence 500°04'11"W along the East line of said Section 36 a distance of 342.37 feet to a point on the Persigo Annexation No. 2, City of Grand Junction Ordinance No. 2556; thence 555°36'16"W along said Persigo Annexation No. 2 a distance of 2.42 feet to a point on a line being 2.00 feet West of and parallel with the East line of the Northwest Quarter (NW 1/4) of said Section 36; thence N00°04'11"E along said parallel line a distance of 342.37 feet to a point on the South line of the Southwest Quarter of Section 25; thence N00°00'31"W along a line being 2.00 feet West of and parallel with the East line of said Southwest Quarter of Section 25, a distance of 545.12 feet; thence S89°51'47"E a distance of 32.00 feet to the Northwest Corner of Lot 2, Ferris Commercial Park, as same is recorded in Plat Book 14, Page 342, Public Records of Mesa County, Colorado; thence 500°00'31"E along the West line of said Lot 2 a distance of 293.69 feet to the Southwest Corner of said Lot 2; thence S81°59'48"W a distance of 30.30 feet to a point on the East line of said Southwest Quarter of Section 25; thence S00°00'31"E along said East line a distance of 247.14 feet, more or less, to the Point of Beginning.

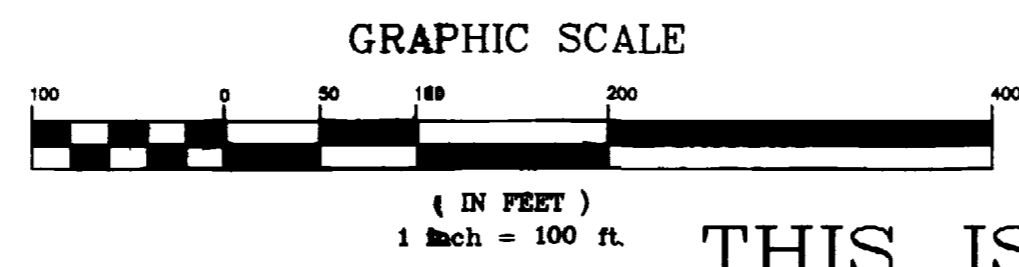
| ABBREVIATIONS |                       |
|---------------|-----------------------|
| P.O.C.        | POINT OF COMMENCEMENT |
| P.O.B.        | POINT OF BEGINNING    |
| R.O.W.        | RIGHT OF WAY          |
| SEC.          | SECTION               |
| TWP.          | TOWNSHIP              |
| RGE.          | 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                  |



| AREA OF ANNEXATION   |             |
|----------------------|-------------|
| ANNEXATION PERIMETER | 1,836.78 FT |
| CONTIGUOUS PERIMETER | 314.79 FT   |
| AREA IN SQUARE FEET  | 10,650***   |
| AREA IN ACRES        | 0.24        |


| LEGEND               |           |
|----------------------|-----------|
| ANNEXATION BOUNDARY  | —————     |
| EXISTING CITY LIMITS | - - - - - |

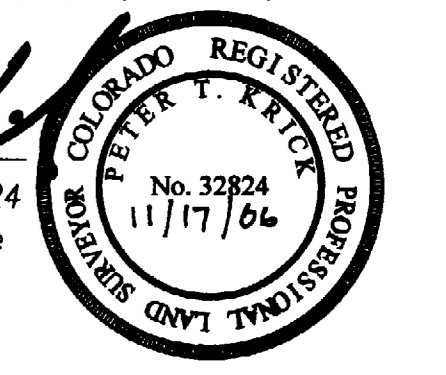


**ORDINANCE NO.**  
3989

**EFFECTIVE DATE**  
DECEMBER 17, 2006

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: November 17, 2006



**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 9-15-06  
 DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY P.T.K. DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**SCALE**  
1" = 100'

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

KELLEY ANNEXATION NO. 1  
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