

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3991**

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

**KELLEY ANNEXATION #3**

**APPROXIMATELY 12.57 ACRES**

**LOCATED AT 849 21 ½ ROAD INCLUDING A PORTION OF 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. 3**

A certain parcel of land located in the South half of Section 25, 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 Southeast corner of Lot 2 of E and C Subdivision, as same is recorded in Plat Book 12, Page 400, Public Records of Mesa County, Colorado, and assuming the East line of said Lot Two to bear N00°00'31"W with all bearings contained herein relative thereto; thence N00°00'31"W a distance of 542.14 feet to the Northeast corner of Lot One of said E and C Subdivision; thence S89°56'32"E a distance of 10.00 feet to the Southeast corner of Lot 2 of K N Energy Park, as same is recorded in Plat Book 15, Page 338, Public Records of Mesa County, Colorado; thence N00°00'31"W a distance of 552.50 feet to the

Northeast corner of Lot 1 of said K N Energy Park; thence N00°00'45"E a distance of 831.90 feet to the Northeast corner of Parcel A of Kipp Simple Land Division, as same is recorded in Plat Book 18, Page 90, Public Records of Mesa County, Colorado; thence N89°52'48"W a distance of 1039.83 feet to the Southwest corner of that certain parcel of land as described in Book 2395, Pages 934-935, Public Records of Mesa County, Colorado; thence N00°11'26"E a distance of 488.93 feet to the Northwest corner of said parcel; thence S89°52'43"E a distance of 787.29 feet to the Northwest corner of that certain parcel of land as described in Book 2294, Pages 111-112, Public Records of Mesa County, Colorado; thence S00°00'17"E a distance of 155.00 feet to the Southwest corner of said parcel; thence S89°52'43"E a distance of 320.98 feet to a point on the West line of Lot 2 of Riverview Commercial II Subdivision as same is recorded in Plat Book 16, Page 58, Public Records of Mesa County, Colorado; thence S00°00'45"W a distance of 333.91 feet along the West line of Lot 1 of said Riverview Commercial II Subdivision; thence N89°52'48"W a distance of 44.00 feet to a point on a line being 4.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 25; thence S00°00'45"W along said parallel line a distance of 831.85 feet to a point on the South line of said NE 1/4 SW 1/4; thence S00°00'31"E a distance of 1,085.87 feet to a point on the North line of that certain parcel of land as described in Book 1998, Page 173, Public Records of Mesa County, Colorado; thence S76°18'49"W along said North line a distance of 37.04 feet, more or less, to the Point of Beginning.

Said parcel contains 12.57 acres (547,841 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.

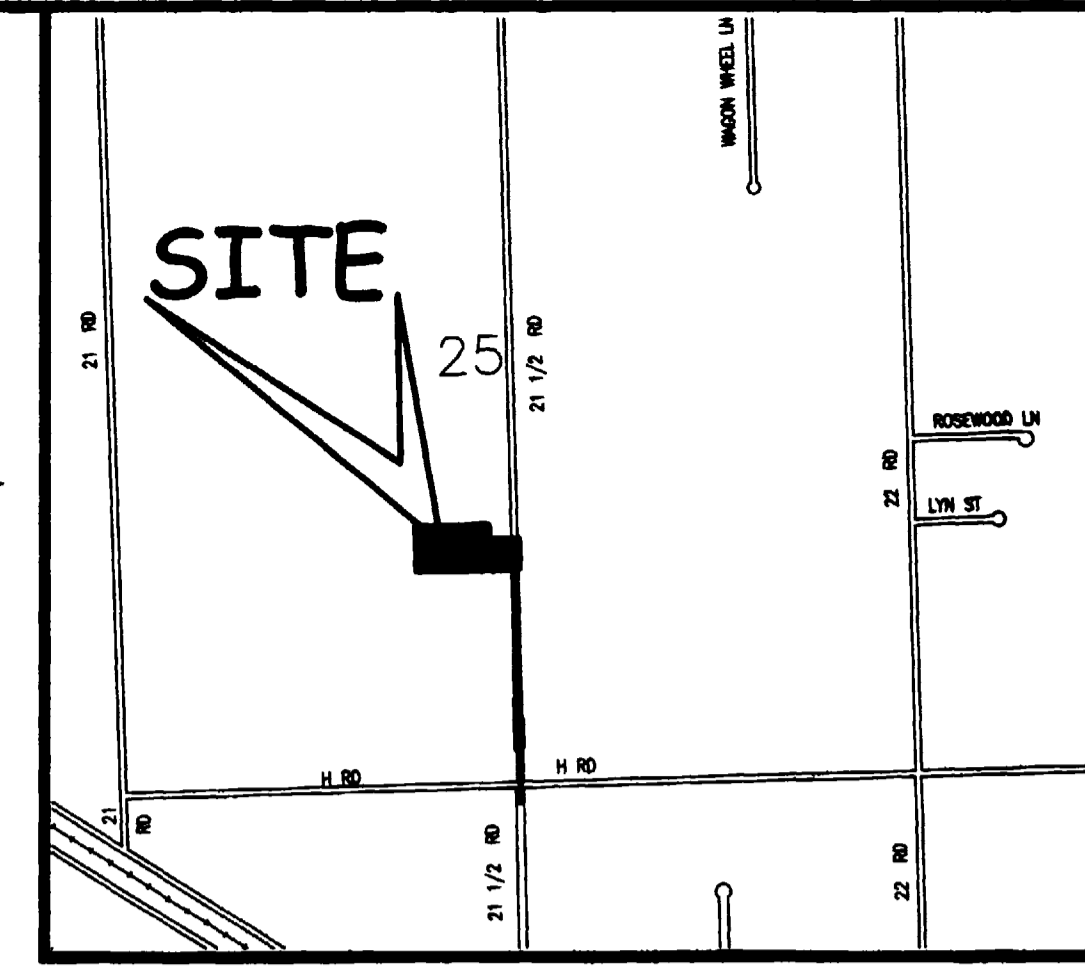
Attest:

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

/s/: Juanita Peterson  
Deputy City Clerk

# KELLEY ANNEXATION NO. 3

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



## LEGAL DESCRIPTION

A certain parcel of land located in the South half of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

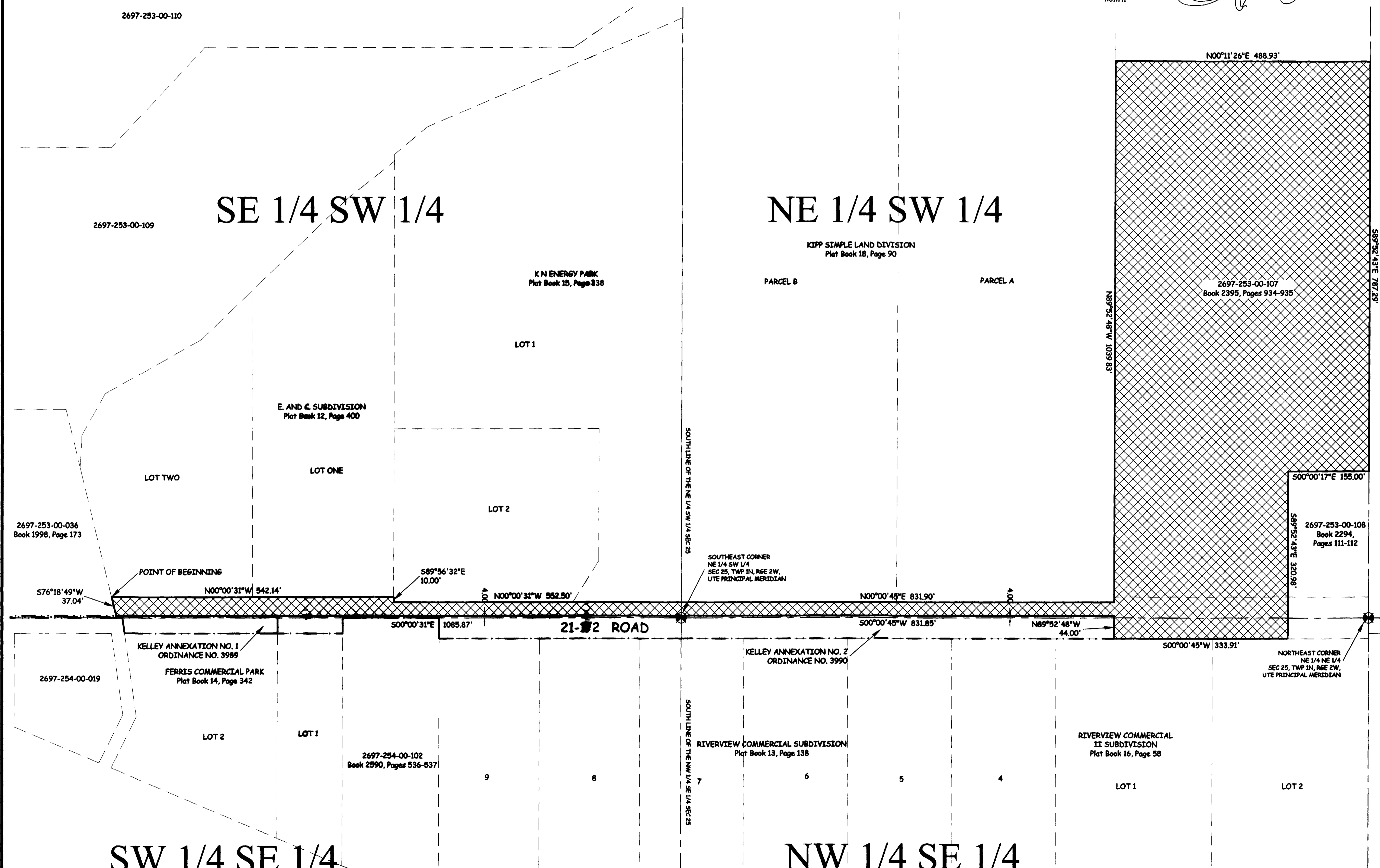
Beginning at the Southeast corner of Lot 2 of E and C Subdivision, as same is recorded in Plat Book 12, Page 400, Public Records of Mesa County, Colorado, and assuming the East line of said Lot Two to bear N00°00'31"W with all bearings contained herein relative thereto; thence N00°00'31"W a distance of 542.14 feet to the Northeast corner of Lot One of said E and C Subdivision, thence S89°56'32"E a distance of 10.00 feet to the Southeast corner of Lot 2 of K N Energy Park, as same is recorded in Plat Book 15, Page 338, Public Records of Mesa County, Colorado, thence N00°00'31"W a distance of 552.50 feet to the Northeast corner of Lot 1 of said K N Energy Park; thence N00°00'45"E a distance of 831.90 feet to the Northeast corner of Parcel A of Kipp Simple Land Division, as same is recorded in Plat Book 18, Page 90, Public Records of Mesa County, Colorado, thence N89°52'48"W a distance of 1039.83 feet to the Southwest corner of that certain parcel of land as described in Book 2395, Pages 934-935, Public Records of Mesa County, Colorado; thence N00°11'26"E a distance of 488.93 feet to the Northwest corner of said parcel, thence S89°52'43"E a distance of 787.29 feet to the Northwest corner of that certain parcel of land as described in Book 2294, Pages 111-112, Public Records of Mesa County, Colorado; thence S00°00'17"E a distance of 155.00 feet to the Southwest corner of said parcel; thence S89°52'43"E a distance of 320.98 feet to a point on the West line of Lot 2 of Riverview Commercial II Subdivision as same is recorded in Plat Book 16, Page 58, Public Records of Mesa County, Colorado; thence S00°00'45"W a distance of 333.91 feet along the West line of Lot 1 of said Riverview Commercial II Subdivision; thence N89°52'48"W a distance of 44.00 feet to a point on a line being 4.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 25; thence S00°00'45"W along said parallel line a distance of 831.85 feet to a point on the South line of said NE 1/4 SW 1/4; thence S00°00'31"E a distance of 1,085.87 feet to a point on the North line of that certain parcel of land as described in Book 1998, Page 173, Public Records of Mesa County, Colorado, thence S76°18'49"W along said North line a distance of 37.04 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
∠=	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*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 32824  
 11/17/06  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE November 17, 2006



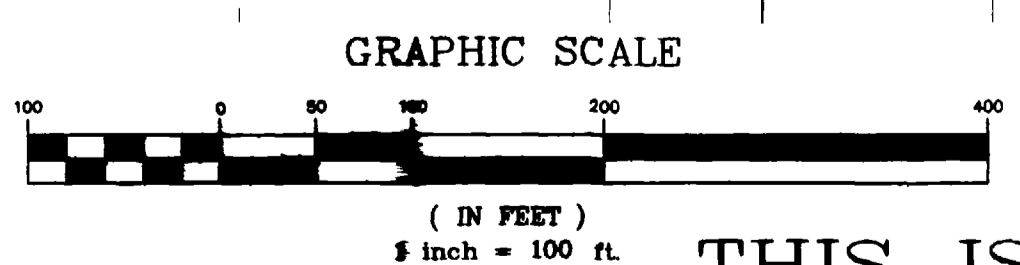
AREA OF ANNEXATION

ANNEXATION PERIMETER	7,061.24 FT
CONTIGUOUS PERIMETER	1,961.72 FT
AREA IN SQUARE FEET	547,841***
AREA IN ACRES	12.57

LEGEND

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

\*\*\*CONTAINS 82,062 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY



ORDINANCE NO. 3991  
 EFFECTIVE DATE DECEMBER 17, 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 9-8-06  
 DESIGNED BY DATE  
 CHECKED BY P.T.K DATE  
 APPROVED BY DATE

SCALE  
 1" = 100'



PUBLIC WORKS AND UTILITIES  
 REAL ESTATE DIVISION

KELLEY ANNEXATION NO. 3  
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