

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO 5188**

**AN ORDINANCE ANNEXING APPROXIMATELY 2.96 ACRES OF LAND TO THE CITY OF GRAND JUNCTION, COLORADO KNOWN AS THE HARTMAN BROTHERS ANNEXATION LOCATED AT 821 21 1/2 ROAD**

**WHEREAS**, on November 15, 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 December 20, 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 land to be annexed, situated in Mesa County, Colorado, is described to wit:

A parcel of land being Lot 2-B within 21 1/2 Road Energy Park subdivision (Reception Number 2871150), being more particularly described as follows (Parcel);

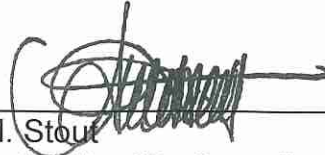
Commencing at the Center South 1/16th corner of Section 25, T.1N., R.2W. of the Ute Meridian, whence the South 1/4 corner of said Section 25 bears S00°00'30"E, a distance of 1320.84 feet, with all bearings being relative thereto; Thence S89°59'34"W, a distance of 30.00'; thence S00°00'30"E, a distance of 207.53 feet, to a point on the westerly right of way of 21 1/2 Road and the westerly line of the Kelley Annexation No. 3 (Ordinance No. 3990), said point also being the Point of Beginning;

Thence along said Kelley Annexation No. 3, S00°00'30"E, a distance of 343.18 feet; thence N89°53'54"W, a distance of 332.28 feet; thence N00°00' 26"W, a distance of 393.88 feet; thence S89°55'12"E, a distance of 253.81 feet; thence S57°00'48"E, a distance of 93.55 feet to the Point of Beginning.

Said Parcel of land comprising 128,904 Square Feet or 2.96 Acres, more or less and as the same is depicted on Exhibit A is and as described herein is and shall be by and with this Ordinance duly and lawfully annexed to the City limits of Grand Junction.

**INTRODUCED** on first reading on the 15<sup>th</sup> day of November 2023 and ordered published in pamphlet form.

**ADOPTED** on second reading the 20<sup>th</sup> day of December 2023 and ordered published in pamphlet form.



\_\_\_\_\_  
Anna M. Stout  
President of the City Council

Attest:




\_\_\_\_\_  
Amy Phillips  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5188 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15<sup>th</sup> day of November 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 20<sup>th</sup> day of December 2023, at which Ordinance No. 5188 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 22<sup>nd</sup> day of December 2023.

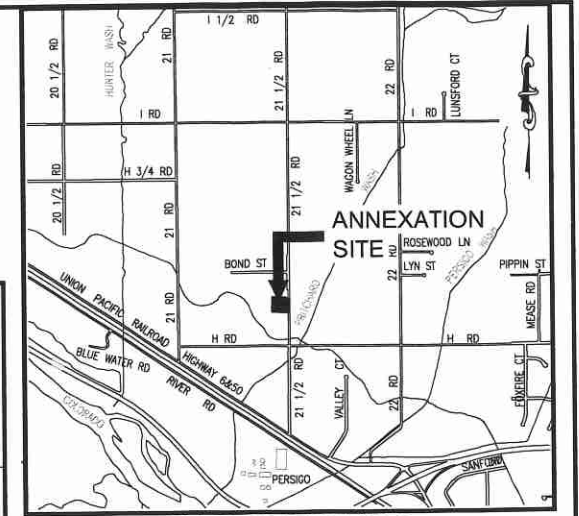
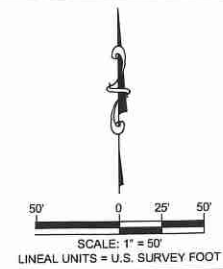
  
\_\_\_\_\_  
Deputy City Clerk

Published: November 17, 2023  
Published: December 22, 2023  
Effective: January 21, 2024



# HARTMAN BROTHERS ANNEXATION

Located in the SE1/4 SW1/4 SECTION 25, TOWNSHIP 1 NORTH, RANGE 2 WEST,  
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 800'

**LEGAL DESCRIPTION**

A parcel of land being Lot 2-B within 21 1/2 Road Energy Park subdivision (Reception Number 2871150), being more particularly described as follows: Commencing at the Center South 1/16th corner of Section 25, T.1N., R.2W. of the Ute Meridian, whence the South 1/4 corner of said Section 25 bears S00°00'30"E, a distance of 1320.84 feet, with all bearings being relative thereto; Thence S89°59'34"W, a distance of 30.00'; thence S00°00'30"E, a distance of 207.53 feet, to a point on the westerly right of way of 21 1/2 Road and the westerly line of the Kelley Annexation No. 3 (Ordinance No. 3990), said point also being the Point of Beginning;

Thence along said Kelley Annexation No. 3, S00°00'30"E, a distance of 343.18 feet; thence N89°53'54"W, a distance of 332.28 feet; thence N00°00'26"W, a distance of 393.88 feet; thence S89°55'12"E, a distance of 253.81 feet; thence S57°00'48"E, a distance of 93.55 feet to the Point of Beginning.

Said Parcel of land CONTAINING 128,904 Square Feet or 2.96 Acres, more or less.

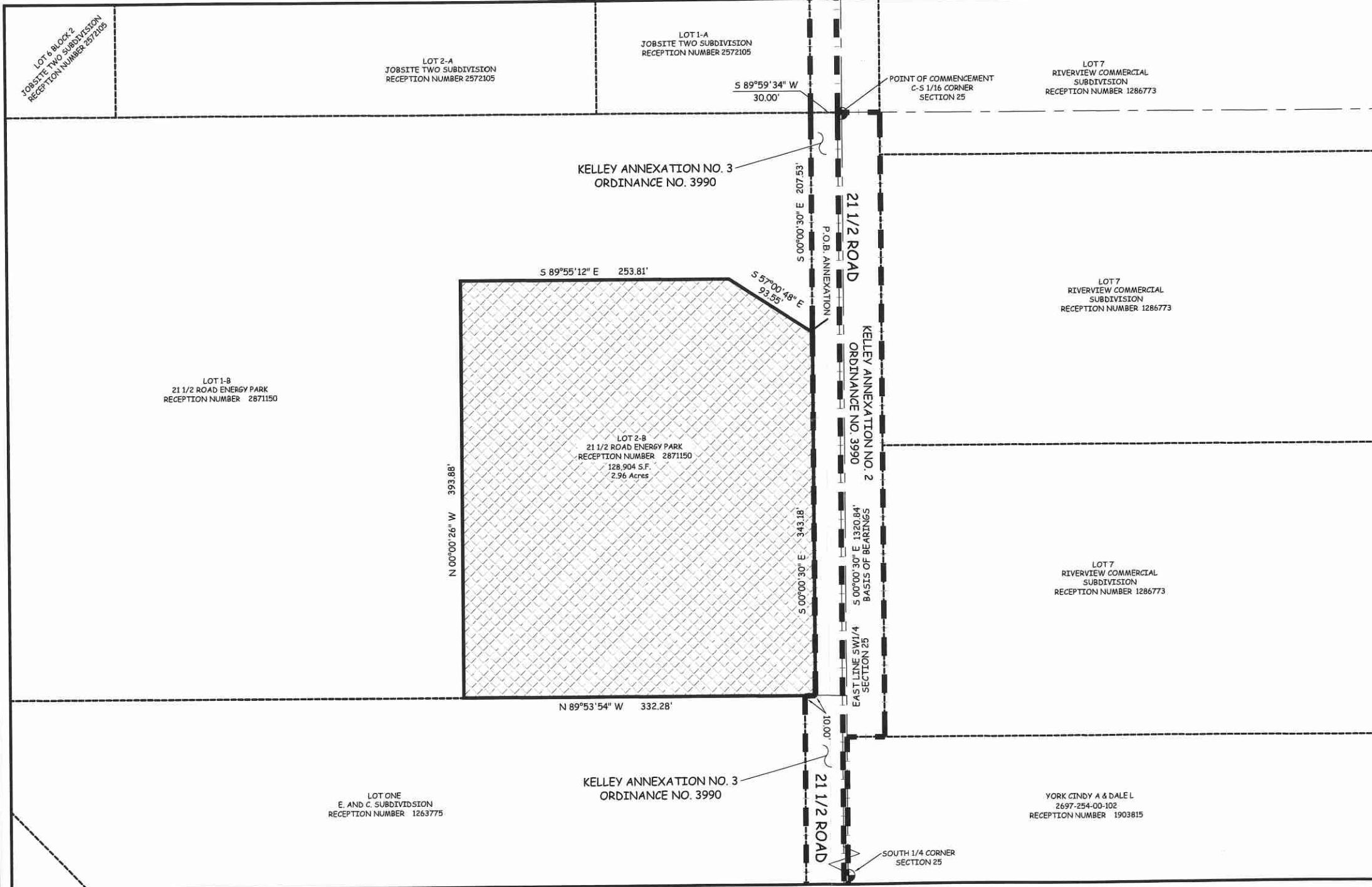
AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	1,416.70 FT.	ANNEXATION BOUNDARY	
CONTIGUOUS PERIMETER	353.18 FT.	ANNEXATION AREA	
AREA IN SQUARE FEET	128,904 FT <sup>2</sup>	EXISTING CITY LIMITS	
AREA IN ACRES	2.96		
AREA WITHIN R.O.W.	00.00 FT <sup>2</sup>		
AREA WITHIN DEEDED R.O.W.	0.00 FT <sup>2</sup>		
	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
TWP.	TOWNSHIP	BLK.	BLOCK
RGE.	RANGE	P.B.	PLAT BOOK
U.M.	UTE MERIDIAN	BK.	BOOK
NO.	NUMBER	PG.	PAGE
REC.	RECEPTION	HOR. DIST.	HORIZONTAL DISTANCE

<b>ORDINANCE NO.</b> 5188	<b>EFFECTIVE DATE</b> January 21, 2024
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**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.

Jodie L. Grein  
DATE: 12-27-2023  
STATE OF COLORADO - P.L.S. NO. 38075  
ROLLAND CONSULTING ENGINEERS  
405 RIDGES BLVD. SUITE A  
GRAND JUNCTION, CO. 81507

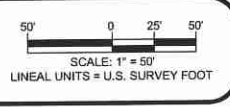


**THIS IS NOT A BOUNDARY SURVEY**

C:\Projects\C3407 City 67 Project Review\Hartman Brothers Annexation - ANX-2023-564\Hartman Brothers Annexation.dwg - PLOTTED 2023-12-27

**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: JLG DATE: 10/03/2023  
DESIGNED BY: JLG DATE: 10/03/2023  
CHECKED BY: JAM DATE: 10/03/2023



**PUBLIC WORKS ENGINEERING DIVISION**

**HARTMAN BROTHERS ANNEXATION**  
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