RECEPTION#: 3090258 4/11/2024 2:26:22 PM, 1 of 9 Recording: \$73.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5212

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO FIRE STATION NO. 7 ANNEXATION

LOCATED ON PROPERTY AT 2351 H ROAD APPROXIMATELY 3.744 ACRES

WHEREAS, on the 21st day of February, 2024, 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 3rd day of April, 2024; 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:

FIRE STATION NO. 7 ANNEXATION

Perimeter Boundary Legal Description
A Serial Annexation Comprising of Fire Station No. 7 Annexation No. 1 and Fire
Station No. 7 Annexation No. 2
EXHIBITS A & B

Fire Station No. 7 Annexation No. 1 Legal Description

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 32, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 32 whence the East 1/16 Corner of said Section 32 bears S89°57′52″E, with all other bearings relative thereto; thence S00°05′07″W a distance of 2.00 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line S89°57′52″E a distance of 263.00 feet along the south line of the SOUTH TWENTY ANNEXATION NO. 1, ORDINANCE NO. 4836; thence leaving said north line S00°05′07″W a distance of 502.50 feet to the centerline of the Appleton drain; thence

along said centerline S47°12'08"W a distance of 2.73 feet; thence leaving said centerline, N00°05'07"E a distance of 502.36 feet; thence N89°57'52"W a distance of 261.00 feet to the west line of the Northwest Quarter of the Northeast Quarter of said Section 32; thence along said west line N00°05'07"E, a distance of 2.00 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 1528.88 Square Feet or 0.035 Acres, more or less.

Fire Station No. 7 Annexation No. 2 Legal Description

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 32, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 32 whence the East 1/16 Corner of said Section 32 bears S89°57'52"E, with all other bearings relative thereto; thence S00°05'07"W a distance of 4.00 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line S89°57'52"E a distance of 261.00 feet along the south line of the FIRE STATION NO. 7 ANNEXATION NO. 1; thence leaving said south line S00°05'07"W a distance of 502.36 feet along the west line of the FIRE STATION NO. 7 ANNEXATION NO. 1, to the centerline of the Appleton drain; thence along said centerline S47°12'08"W a distance of 138.86 feet; thence continuing on said drain centerline, S50°08'18"W a distance of 207.72 feet, to a point on the west line of the Northwest Quarter of the Northeast Quarter of said Section 32; thence leaving said centerline along said west line N00°05'07"E, a distance of 730.00 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 161,560.33 Square Feet or 0.3.709 Acres, more or less.

INTRODUCED on first reading this 21st day of February 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 3rd day of April 2024 and ordered published in pamphlet form.

Anna M. Stou

President of the Council

ATTEST:

Amy Phillips City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5212 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of February 2024 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 3rd day of April 2024, at which Ordinance No. 5212 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 8th day of April 2024.

Published: February 23, 2024

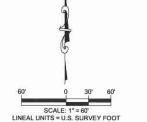
Published: April 05, 2024

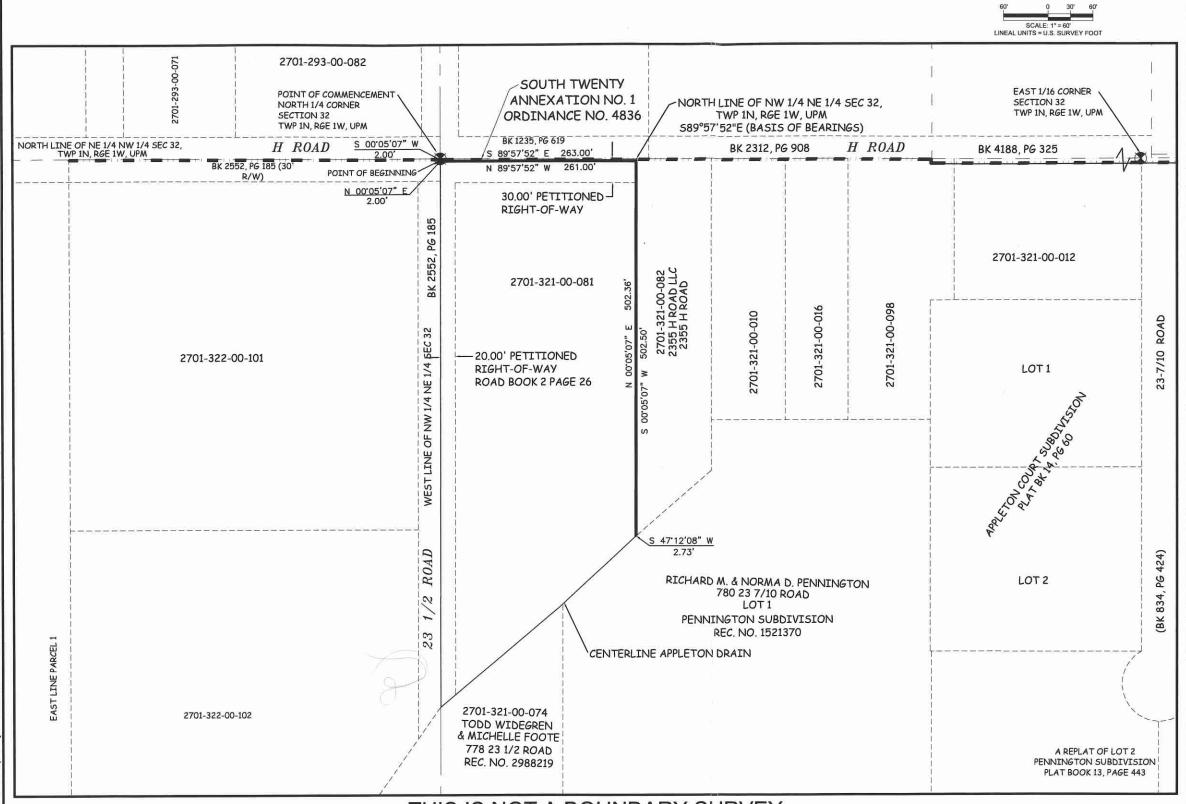
Effective: May 05, 2024

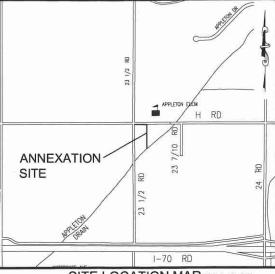


FIRE STATION NO. 7 ANNEXATION NO. 1

Located in the NW1/4 NE1/4 SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO







SITE LOCATION MAP SCALE: 1" = 800"

LEGAL DESCRIPTION

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 32, Township 1 North, Range 1 West, Ute Meridian, Mesa County, olorado more particularly described as follows:

amencing at the North 1/4 Corner of said Section 32 whence the East 1/16 Corner of said Section 32 bears \$8995752"E, with all other bearings relative thereto; thence \$00005707"W a distance of 2.00 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line S89°57'52"E a distance of 263.00 feet along the south line of the SOUTH TWENTY ANNEXATION NO. 1, ORDINANCE NO. 4836; thence leaving said north line S00°05'07"W a distance of 502.50 feet to the centerline of the Appleton drain; thence along S00°05 07 W a distance of 502.50 feet to the centerities of the Appleton train, thence along said centerline \$47°12'08"W a distance of 2.73 feet; thence leaving said centerline, N00°05'07"E a distance of 502.36 feet; thence N89°57'52"W a distance of 261.00 feet to the west line of the Northwest Quarter of the Northeast Quarter of said Section 32; thence long said west line N00°05'07"E, a distance of 2.00 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 1528.88 Square Feet or 0.035 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER CONTIGUOUS PERIMETER AREA IN SQUARE FEET 1533.58 FT 263.00 FT. 1528.88 FT AREA WITHIN R.O.W. 582.00 FT 0.013 ACR

AREA WITHIN DEEDED R.O.W. 0.0 FT² 0.0 ACRES

LEGEND NNEXATION

SQUARE FEET CENTRAL ANGLE

SQ. FT.

SURVEY 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
REC	RECEPTION

SQ. FT. SQUARE FEET

Δ= CENTRAL ANGLE

RAD. ARC LENGTH

CHD. CHORD LENGTH

CHB. CHORD BEARING

BLK. BLOCK

P.B. PLAT BOOK

BK. BOOK

PG. PAGE

HOR. DIST. HORIZONTAL DISTANCE ORDINANCE NO.

EFFECTIVE DATE MAY 05, 2024

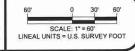
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM
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THEY APPEAR IN THE DESCRIPTION(S) CONTAINED HERIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK &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

4/9/24 JODIE CRUN DATE
STATE OF CORORADO - P.L.S. NO. 38075 FOR ROLLAND CONSULTING ENGINEERS 405 RIDGES BLVD. SUITE A

THIS IS NOT A BOUNDARY SURVEY

<u>NOTICE:</u> ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT 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.

JLG DATE: 1/24/2024 DESIGNED BY: JLG DATE: 1/24/2024 CHECKED BY: JAM DATE: 1/24/2024





PUBLIC WORKS ENGINEERING DIVISION

FIRE STATION NO. 7 ANNEXATION NO. 1

Located in the NW1/4 NE1/4 SECTION 32. TOWNSHIP 1 NORTH, RANGE 1 WEST

UTE MERIDIAN, MESA COUNTY, STATE OF COLORADO

FIRE STATION NO. 7 ANNEXATION NO. 2 Located in the NW1/4 NE1/4 SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO H RD SCALE: 1" = 60" LINEAL UNITS = U.S. SURVEY FOOT ANNEXATION 2701-293-00-082 SITE SOUTH TWENTY EAST 1/16 CORNER POINT OF COMMENCEMENT ANNEXATION NO. 1 NORTH 1/4 CORNER NORTH LINE OF NW 1/4 NE 1/4 SEC 32, SECTION 32 TWP 1N, RGE 1W, UPM TWP IN, RGE IW, UPA SECTION 32 ORDINANCE NO. 4836 TWP 1N, RGE 1W, UPM S89°57'52"E (BASIS OF BEARINGS) BK 1235, PG 619 S 00'05'07" W NORTH LINE OF NE 1/4 NW 1/4 SEC 32, TWP 1N, RGE 1W, UPM H ROADH ROADBK 2312, PG 908 BK 4188, PG 325 I-70 RD BK 2552, PG 185 (30' POINT OF BEGINNING SITE LOCATION MAP SCALE: 1" = 800" R/W) 30.00' PETITIONED LEGAL DESCRIPTION FIRE STATION NO. 7 RIGHT-OF-WAY ANNEXATION NO. 1 A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 32, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows: Commencing at the North 1/4 Corner of said Section 32 whence the East 1/16 Corner of 2701-321-00-012 said Section 32 bears \$89°57'52"E, with all other bearings relative thereto; thence \$00°05'07"W a distance of 4.00 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line S89°57'52"E a distance of 261.00 feet along the south line of the FIRE STATION NO. 1, ANNEXATION NO. 1; thence leaving said south line S00°650"W a distance of 502.36 feet along the west line of the FIRE STATION NO. 7 ANNEXATION NO. 1, to the 2701-321-00-081 centerline of the Appleton drain; thence along said centerline \$47°12'08"W a distance of 138.86 feet; thence continuing on said drain centerline, \$50°08'18"W a distance of 207.72 2701-321-00-098 2701-321-00-016 2701-321-00-010 ROAD feet, to a point on the west line of the Northwest Quarter of the Northeast Quarter of said Section 32; thence leaving said centerline along said west line N00°05'07"E, a distance of 730.00 feet, to the Point of Beginning. -7/10 20.00' PETITIONED Said Parcel of land CONTAINING 161,560.33 Square Feet or 0.3.709 Acres, more or less. 2701-322-00-101 LOT 1 RIGHT-OF-WAY ROAD BOOK 2 PAGE 26 AREAS OF ANNEXATION LEGEND ANNEXATION ANNEXATION PERIMETER 1,839.94 FT CONTIGUOUS PERIMETER 763.35 FT AREA IN SQUARE FEET 161,560.33 FT 3.709 21,179.12 FT AREA WITHIN R.O.W. EXISTING AREA WITHIN DEEDED R.O.W. 0.0 FT² 0.0 ACRES CITY LIMITS SQUARE FEET CENTRAL ANGLE SURVEY ABBREVIATIONS RAD. ARC CHD. CHB. BLK. P.B. POINT OF COMMENCEMENT RADIUS POINT OF BEGINNING RIGHT OF WAY SECTION TOWNSHIP ARCLENGTH CHORD LENGTH CHORD BEARING ROAD BLOCK PLAT BOOK RICHARD M. & NORMA D. PENNINGTON LOT 2 PG BK BOOK PG. PAGE HOR. DIST. HORIZONTAL DISTANCE UTE MERIDIAN 780 23 7/10 ROAD RECEPTION LOT 1 PENNINGTON SUBDIVISION ORDINANCE NO. EFFECTIVE DATE REC. NO. 1521370 23 5212 MAY 05, 2024 CENTERLINE APPLETON DRAIN 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 OF THE PROPERTY BOUNDARY BOUND 2701-321-00-074 2701-322-00-102 TODD WIDEGREN & MICHELLE FOOTE 778 23 1/2 ROAD A REPLAT OF LOT 2 REC. NO. 2988219 PENNINGTON SUBDIVISION PLAT BOOK 13, PAGE 443

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 DT
 DRAWN BY:
 JLG
 DATE:
 1/24/2024

 HE
 DESIGNED BY:
 JLG
 DATE:
 1/24/2024

 NS
 CHECKED BY:
 JAM
 DATE:
 1/24/2024

SCALE: 1" = 60" LINEAL UNITS = U.S. SURVEY FOOT

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS ENGINEERING DIVISION

FIRE STATION NO. 7 ANNEXATION NO. 2

FOR ROLLAND CONSULTING ENGINEERS 405 RIDGES BLVD. SUITE A

Located in the NW1/4 NE1/4 SECTION 32, TOWNSHIP 1 NORTH, RANGE 1 WEST UTE MERIDIAN, MESA COUNTY, STATE OF COLORADO