

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4042**

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

**WEXFORD ANNEXATION**

**APPROXIMATELY 14.46 ACRES**

**LOCATED AT 2949 AND 2953 D 1/2 ROAD**

**WHEREAS**, on the 7th day of February, 2007, 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 21st day of March, 2007; 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:

Wexford Annexation

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**BEGINNING** at the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 17 and assuming the North line of said NW 1/4 SE 1/4 bears S89°58'51"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S89°58'51"E along said North line a distance of 179.90 feet; thence S00°02'45"E a distance of 210.80 feet to the Southwest corner of that certain parcel of land as described in Book 2639, Pages 459-460, Public Records of Mesa County, Colorado; thence

S89°59'06"E along the South line of said parcel a distance of 149.89 feet to the Southeast corner of said parcel; thence S00°00'30"E along the East line of that certain parcel of land as described in Book 3670, Page 780, Public Records of Mesa County, Colorado, a distance of 1110.04 feet to the Southeast corner of said parcel; thence S89°59'36"W along the South line of said parcel, said South line also being the North line of the Flint Ridge III Annexation, City of Grand Junction, Ordinance No. 3656, a distance of 329.75 feet to the Southwest corner of said NW 1/4 SE 1/4; thence N00°00'56"W along the West line of said NW 1/4 SE 1/4 a distance of 167.88 feet to a point on the Pear Park School Annexation No. 3, City of Grand Junction, Ordinance No. 3996; thence N58°21'28"W along said Pear Park School Annexation No. 3 a distance of 243.21 feet to a point on the East line of Siena View Subdivision Filing No. One, as same is recorded in Plat Book 4279, Pages 777-778, Public Records of Mesa County, Colorado; thence N00°02'33"W along said East line and its continuation a distance of 1025.48 feet to a point on the North line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 17; thence N89°59'39"E along said North line a distance of 207.50 feet, more or less, to the Point of Beginning.

Said parcel contains 14.46 acres (629,811 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 7<sup>th</sup> day of February, 2007 and ordered published.

**ADOPTED** this 21<sup>st</sup> day of March, 2007.

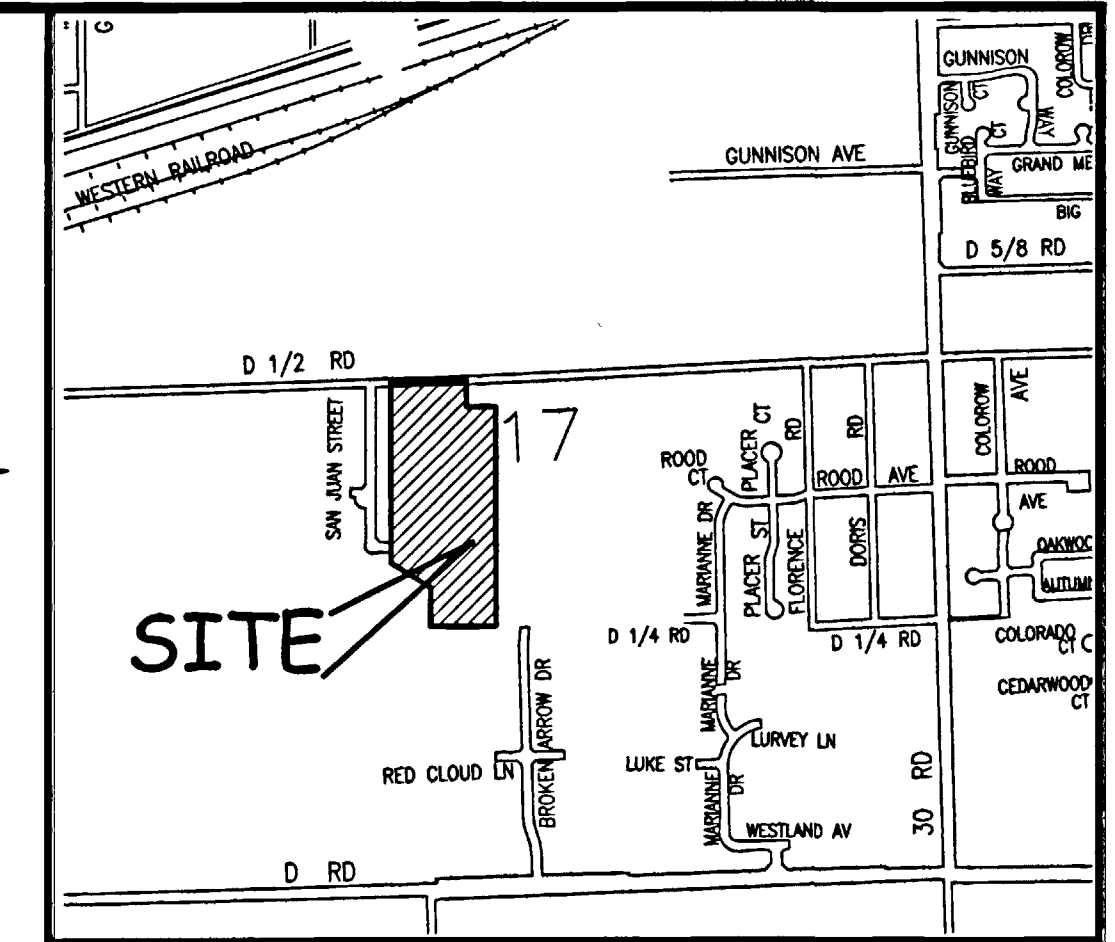
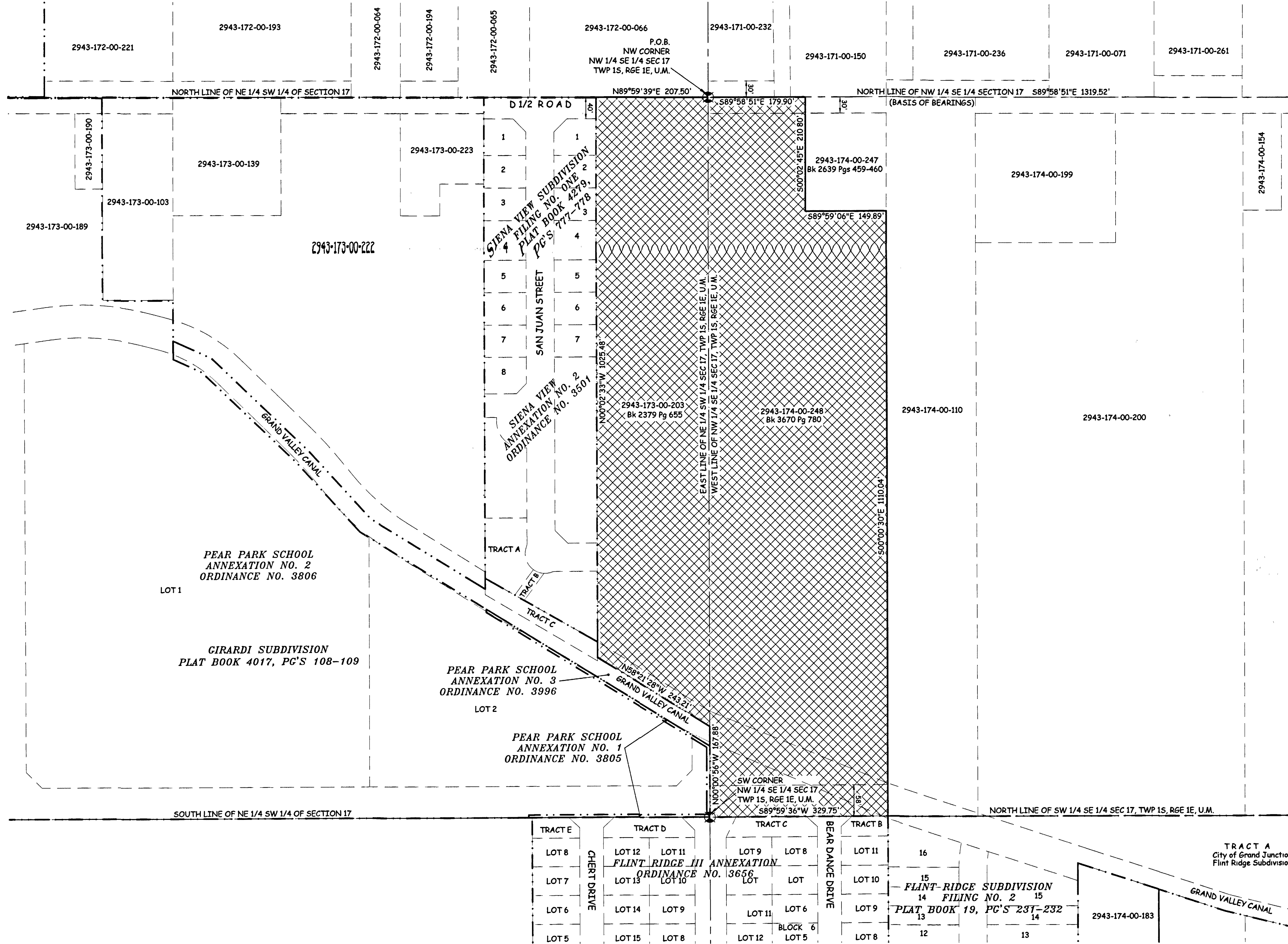
Attest:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# WEXFORD ANNEXATION

SITUATE IN NW 1/4 OF THE SE 1/4 OF SECTION 17 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TWP. 1S, RGE. 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

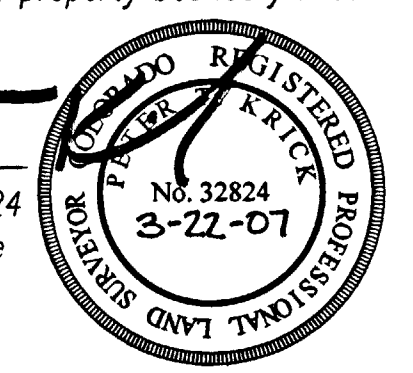
BEGINNING at the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 17 and assuming the North line of said NW 1/4 SE 1/4 bears S89°58'51"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S89°58'51"E along said North line a distance of 179.90 feet; thence S00°02'45"E a distance of 210.80 feet to the Southwest corner of that certain parcel of land as described in Book 2639, Pages 459-460, Public Records of Mesa County, Colorado; thence S89°59'06"E along the South line of said parcel a distance of 149.89 feet to the Southeast corner of said parcel; thence S00°00'30"E along the East line of that certain parcel of land as described in Book 3670, Page 780, Public Records of Mesa County, Colorado, a distance of 1110.04 feet to the Southeast corner of said parcel; thence S89°59'36"W along the South line of said parcel, said South line also being the North line of the Flint Ridge III Annexation, City of Grand Junction, Ordinance No. 3656, a distance of 329.75 feet to the Southwest corner of said NW 1/4 SE 1/4; thence N00°00'56"W along the West line of said NW 1/4 SE 1/4 a distance of 167.88 feet to a point on the Pear Park School Annexation No. 3, City of Grand Junction, Ordinance No. 3996; thence N58°21'28"W along said Pear Park School Annexation No. 3 a distance of 243.21 feet to a point on the East line of Siena View Subdivision Filing No. One, as same is recorded in Plat Book 4279, Pages 777-778, Public Records of Mesa County, Colorado; thence N00°02'33"W along said East line and its continuation a distance of 1025.48 feet to a point on the North line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 17; thence N89°59'39"E along said North line a distance of 207.50 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

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*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: March 22, 2007

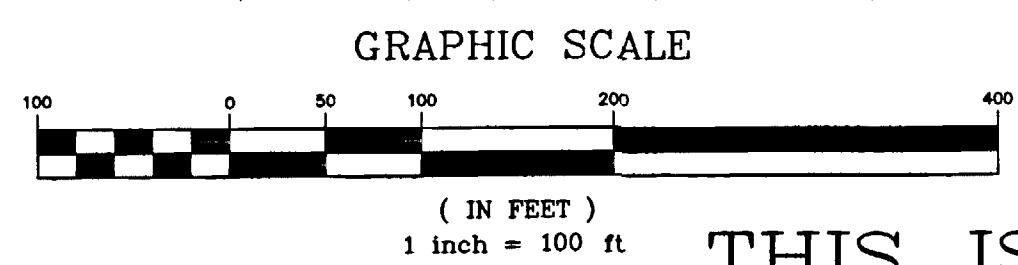


### AREA OF ANNEXATION

ANNEXATION PERIMETER	3,624.43 FT
CONTIGUOUS PERIMETER	1,766.32 FT
AREA IN SQUARE FEET	629,811***
AREA IN ACRES	14.46

### LEGEND

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



ORDINANCE NO.  
4042

EFFECTIVE DATE  
APRIL 22, 2007

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	1-5-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

WEXFORD ANNEXATION

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