

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4059

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

HOME LUMBER ANNEXATION

APPROXIMATELY 15.79 ACRES

**LOCATED AT 2771, 2773 AND 2779 D ROAD AND A PORTION OF THE D
ROAD RIGHT OF WAY**

WHEREAS, on the 21st 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 4th day of April, 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:

Home Lumber Annexation

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 a distance of 983.34 feet to a point on the East line of that certain parcel of land described in Book 3993, Page 492, Public Records of Mesa County, Colorado, and the POINT OF BEGINNING; thence S00°10'42"W along the East line of said parcel a distance of 1322.82 feet to the Southeast corner of

said parcel, said corner also being a point on the South line of the NE 1/4 NE 1/4 of said Section 24; thence N89°52'14"W along said South line a distance of 328.18 feet to the Southwest corner of said NE 1/4 NE 1/4; thence N89°52'24"W along the South line of the NW 1/4 NE 1/4 of said Section 24 a distance of 162.88 feet to the Southwest corner of that certain parcel of land described in Book 3901, Page 371, Public Records of Mesa County, Colorado; thence N04°22'50"W along the West line of said parcel a distance of 56.63 feet; thence N08°41'22"W along said West line a distance of 710.83 feet; thence N89°43'39"W a distance of 55.69 feet to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, said East line also being the East line of the Pine Industrial No. 1 Annexation No. 1, City of Grand Junction, Ordinance Number 3942; thence N00°06'23"E along the East line of said parcel, a distance of 590.44 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction, Ordinance Number 3205; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NW 1/4 NE 1/4 of said Section 24, a distance of 327.60 feet; thence S00°09'41"E along the West line of the NE 1/4 NE 1/4 of said Section 24, a distance of 689.07 feet to the Southwest corner of that certain parcel of land described in Book 3880, Page 338, Public Records of Mesa County, Colorado, thence S89°55'46"E along the South line of said parcel a distance of 163.99 feet; thence N00°10'11"W along the East line of said parcel a distance of 689.24 feet to a point on the South line of said Darren Davidson Annexation; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 24, a distance of 163.89 feet; thence S00°10'42"E a distance of 28.00 feet, more or less, to the Point of Beginning.

Said parcel contains 15.79 acres (687,730 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 21st day of February, 2007 and ordered published.

ADOPTED this 4th day of April, 2007.

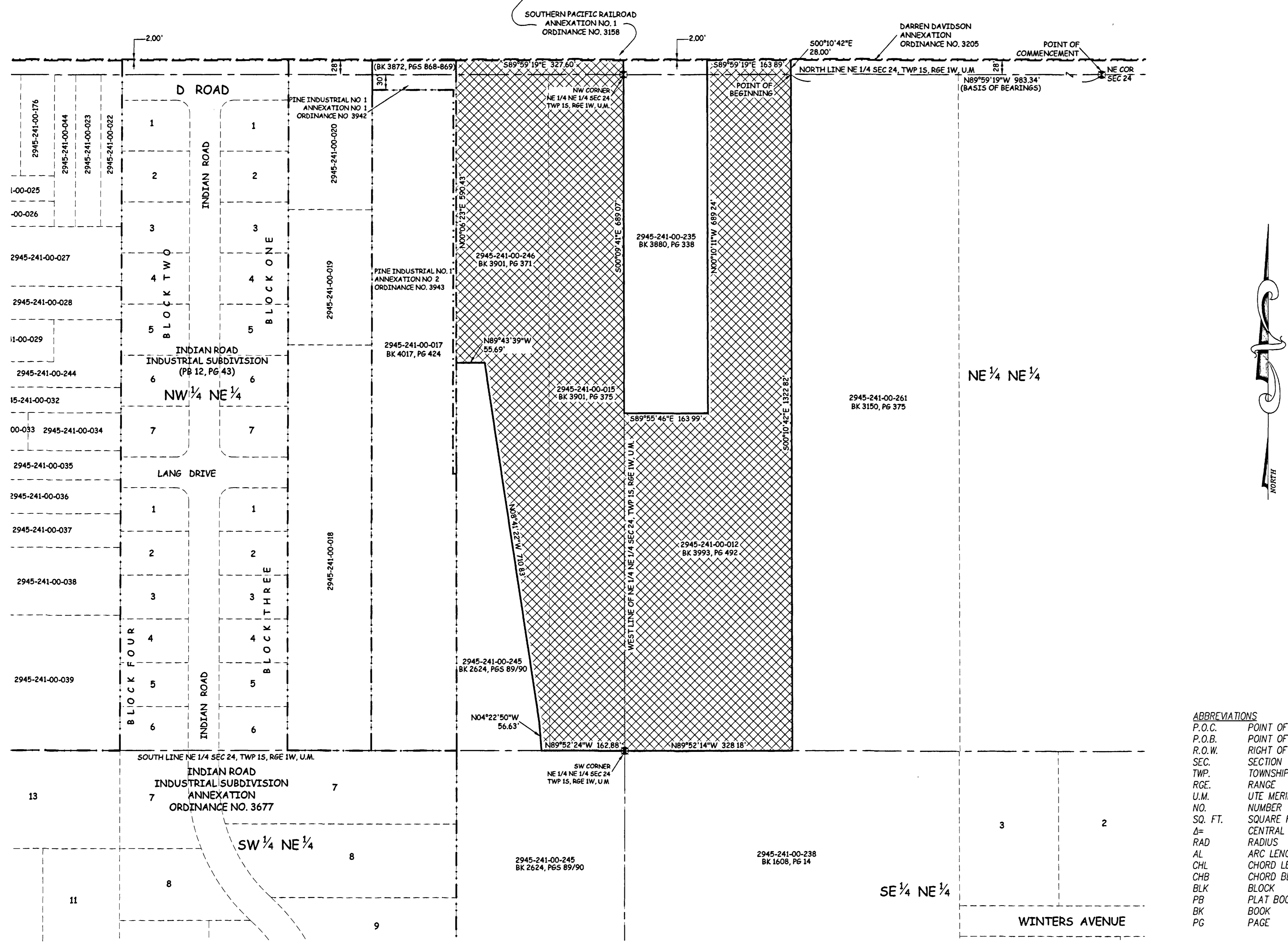
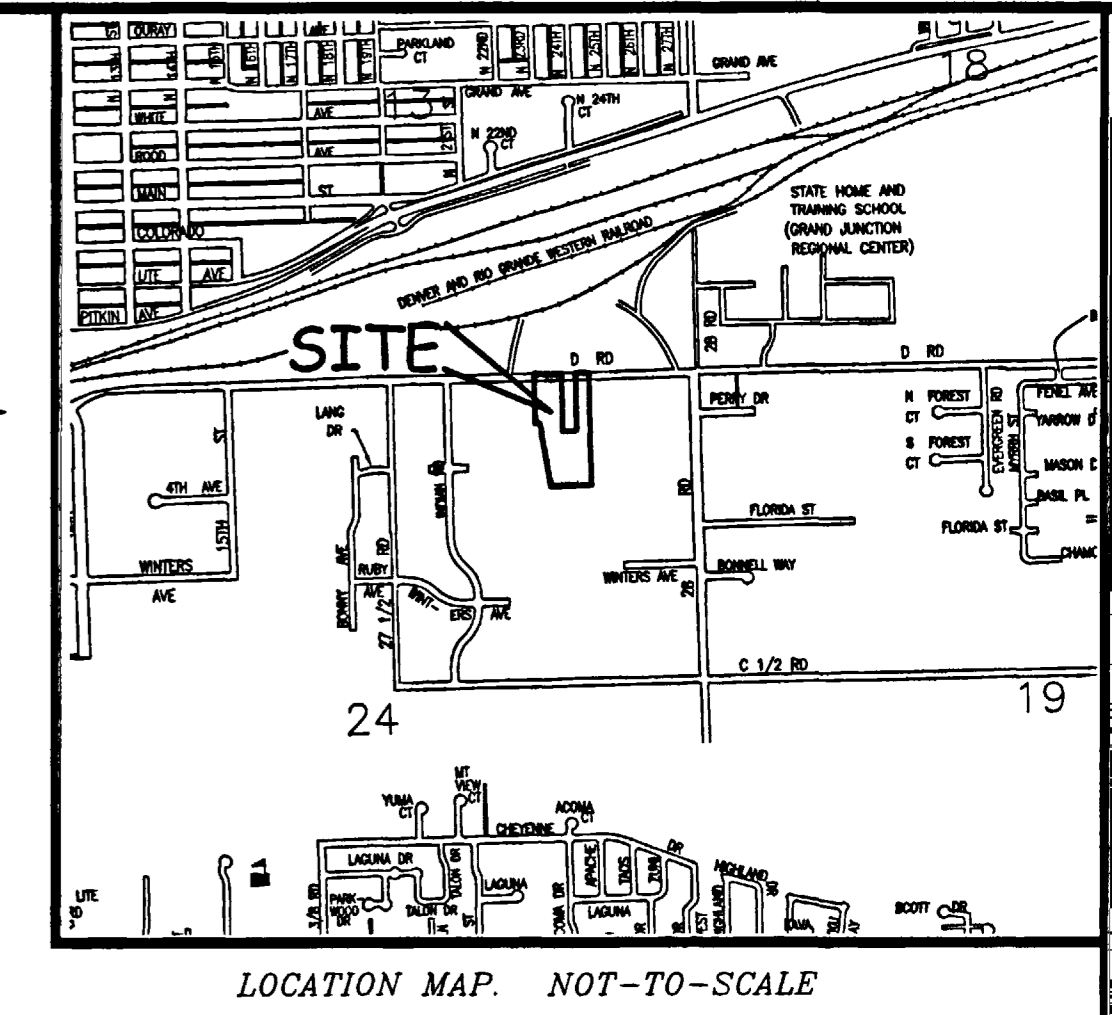
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

HOME LUMBER ANNEXATION

SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4)
AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4)
OF SECTION 24, T15, R1W, U.M., COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears N89°59'19"W with all other bearings contained herein being relative thereto; thence N89°59'19"W along said North line of Section 24 a distance of 983.34 feet to a point on the East line of that certain parcel of land described in Book 3993, Page 492, Public Records of Mesa County, Colorado, and the POINT OF BEGINNING; thence 500°10'42"W along the East line of said parcel a distance of 1322.82 feet to the Southeast corner of said parcel, said corner also being a point on the South line of the NE 1/4 NE 1/4 of said Section 24; thence N89°52'14"W along said South line a distance of 328.18 feet to the Southwest corner of said NE 1/4 NE 1/4; thence N89°52'24"W along the South line of the NW 1/4 NE 1/4 of said Section 24 a distance of 162.88 feet to the Southwest corner of that certain parcel of land described in Book 3901, Page 371, Public Records of Mesa County, Colorado; thence N04°22'50"W along the West line of said parcel a distance of 56.63 feet; thence N08°41'22"W along said West line a distance of 710.83 feet; thence N89°43'39"W a distance of 55.69 feet to a point on the East line of that certain parcel of land described in Book 4017, Page 424, Public Records of Mesa County, Colorado, said East line also being the East line of the Pine Industrial No. 1 Annexation No. 1, City of Grand Junction, Ordinance Number 3942; thence N00°06'23"E along the East line of said parcel, a distance of 590.44 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction, Ordinance Number 3205; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NW 1/4 NE 1/4 of said Section 24, a distance of 327.60 feet; thence S00°09'41"E along the West line of the NE 1/4 NE 1/4 of said Section 24, a distance of 689.07 feet to the Southwest corner of that certain parcel of land described in Book 3880, Page 338, Public Records of Mesa County, Colorado, thence S89°55'46"E along the South line of said parcel a distance of 163.99 feet; thence N00°10'11"W along the East line of said parcel a distance of 689.24 feet to a point on the South line of said Darren Davidson Annexation; thence S89°59'19"E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 24, a distance of 163.89 feet; thence S00°10'42"E a distance of 28.00 feet, more or less, to the Point of Beginning.

ABBREVIATIONS

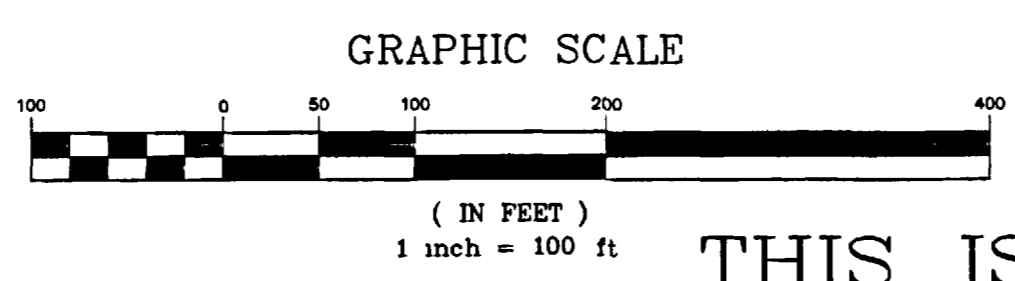
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD.	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

AREA OF ANNEXATION

ANNEXATION PERIMETER	5,290.47 FT
CONTIGUOUS PERIMETER	1,081.91 FT
AREA IN SQUARE FEET	687,730***
AREA IN ACRES	15.79

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO. 4059
EFFECTIVE DATE MAY 6, 2007

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: April 6, 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	01-19-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

HOME LUMBER ANNEXATION
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