

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4603**

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

**BIBEAU ENCLAVE ANNEXATION**

**LOCATED ALONG D 1/2 ROAD BETWEEN APPROXIMATELY  
29 1/4 AND 29 1/2 ROADS**

**CONSISTING OF APPROXIMATELY 16.10 ACRES**

WHEREAS, on the 4<sup>th</sup> day of September, 2013, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the Bibeau Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 16<sup>th</sup> day of October, 2013; and

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three years, pursuant to C.R.S. 31-12-106(1); and

WHEREAS, the requirements of Section 30, Article II of the Colorado Constitution have been met, specifically that the area is entirely surrounded by the annexing municipality.

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:

**BIBEAU ENCLAVE ANNEXATION**

Three (3) certain enclaved parcels of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), Southwest Quarter of the Northeast Quarter (SW 1/4 NE 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:

**PARCEL 1:** ALL of that certain parcel of land lying in the SE 1/4 NW 1/4 of said Section 17 bounded on the North by Southern Pacific Railroad Annexation No. 1, City of Grand Junction Ordinance 3158, as same is recorded in Book 2616, Page 708; bounded on the East by Ajarian Annexation, City of Grand Junction Ordinance 4348, as same is

recorded in Book 4834, Page 847; bounded on the West by Beagley II Annexation, City of Grand Junction Ordinance 3795, as same is recorded in Book 3939, Page 157 and bounded on the South by Siena View Annexation No. 1, City of Grand Junction Ordinance 3500, as same is recorded in Book 3275, Page 228, all in the Public Records of Mesa County, Colorado.

CONTAINING 157,746 Sq. Ft. or 3.62 Acres, more or less, as described.

PARCEL 2: ALL of that certain parcel of land lying in the SW 1/4 NE 1/4 of said Section 17 bounded on the North, South, East and West by Ajarian Annexation, City of Grand Junction Ordinance 4348, as same is recorded in Book 4834, Page 847, Public Records of Mesa County, Colorado.

CONTAINING 129,705 Sq. Ft. or 2.98 Acres, more or less, as described.

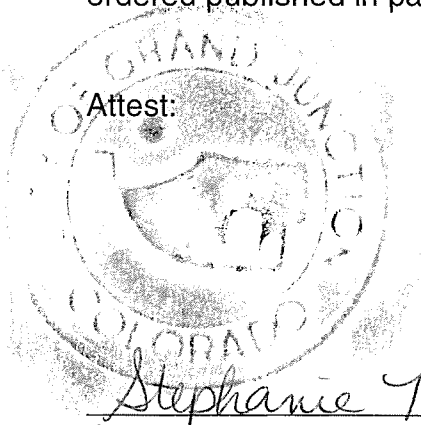
PARCEL 3: ALL of that certain parcel of land lying in the NE 1/4 SW 1/4 of said Section 17 bounded on the North and East by Siena View Annexation No. 2, City of Grand Junction Ordinance 3501, as same is recorded in Book 3275, Page 231; bounded on the South by Pear Park School Annexation No. 3, City of Grand Junction Ordinance 3996, as same is recorded in Book 4315, Page 806 and bounded on the West by Pear Park School Annexation No. 2, City of Grand Junction Ordinance 3806, as same is recorded in Book 3961, Page 336, all in the Public Records of Mesa County, Colorado.

CONTAINING 415,723 Sq. Ft. or 9.54 Acres, more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading the 4th day of September, 2013 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 16th day of October, 2013 and ordered published in pamphlet form.



Attest:

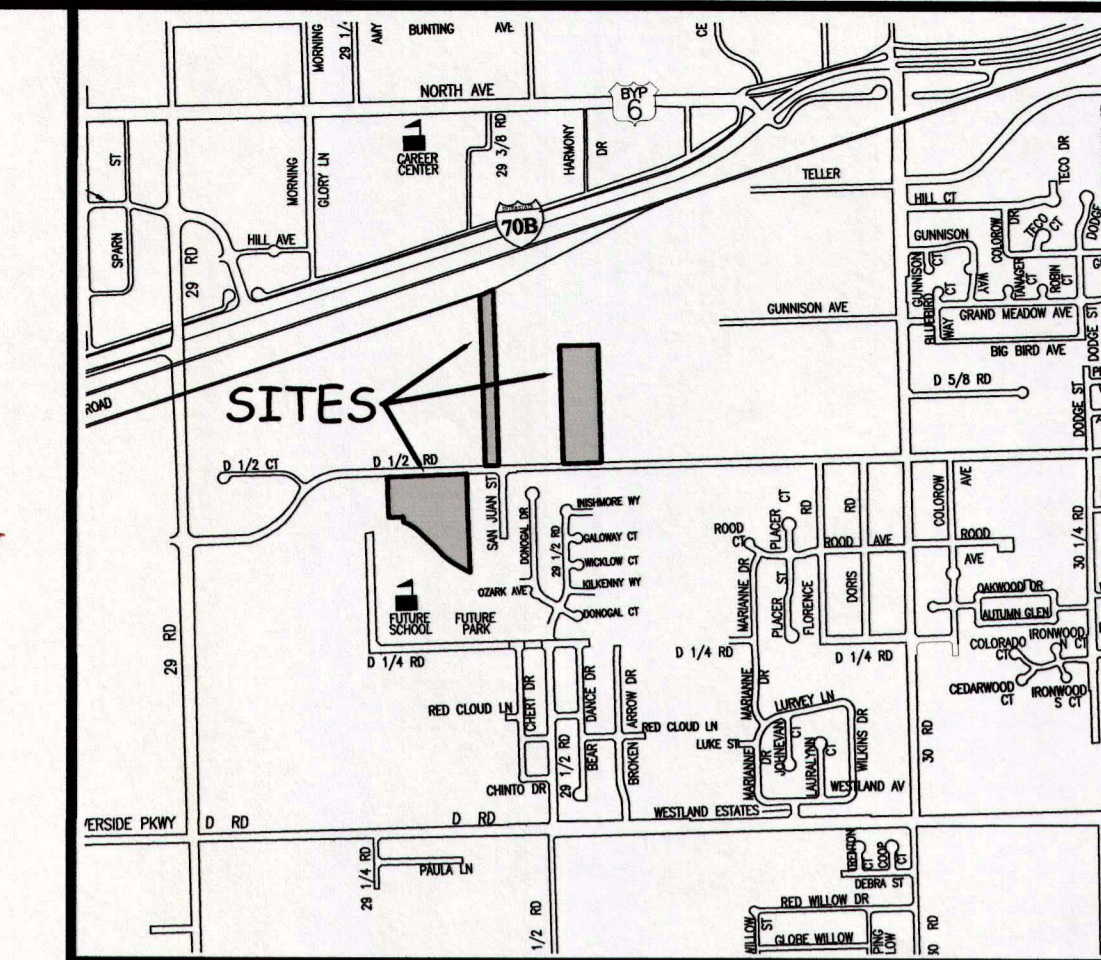
Stephanie Guin  
City Clerk

\_\_\_\_\_  
President of the Council Pro Tem

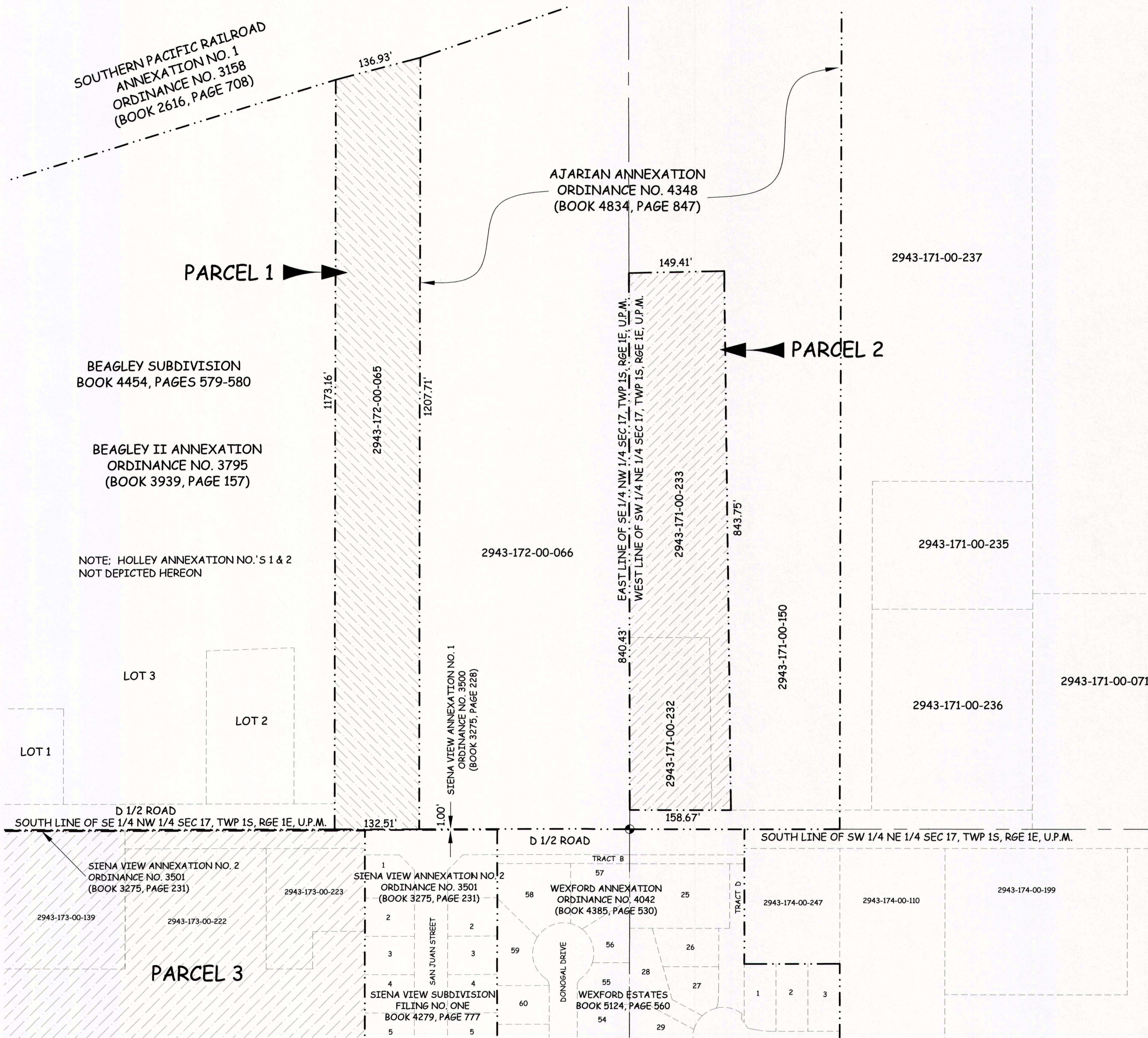
# BIBEAU ENCLAVE ANNEXATION

SITUATE IN THE SE 1/4 OF THE NW 1/4, SW 1/4 OF THE NE 1/4 AND NE 1/4 OF THE SW 1/4 SECTION 17 TOWNSHIP 1S, RANGE 1E, UTE PRINCIPAL MERIDIAN COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2



LOCATION MAP: NOT-TO-SCALE



## DESCRIPTION

Three (3) certain enclaved parcels of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), Southwest Quarter of the Northeast Quarter (SW 1/4 NE 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:

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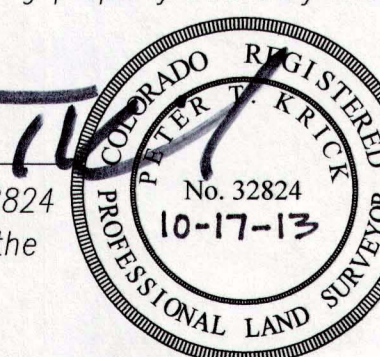
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### ABBREVIATIONS

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.P.M.	UTE PRINCIPAL 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.

*[Signature]*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction



SIGNATURE DATE: October 17th, 2013

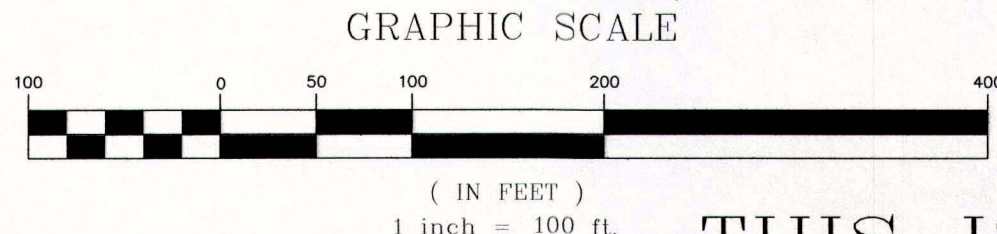
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	7,508.27 FT.
CONTIGUOUS PERIMETER	7,508.27 FT.
AREA IN SQUARE FEET	701,174***
AREA IN ACRES	16.10

\*\*\*CONTAINS 11,280 SQ. FT. WITHIN THE PUBLIC RIGHT OF WAY

**LEGEND**

ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	· · · · ·



ORDINANCE NO.  
4603

EFFECTIVE DATE  
October 17th, 2013

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	P.T.K.	DATE	07-29-2013
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



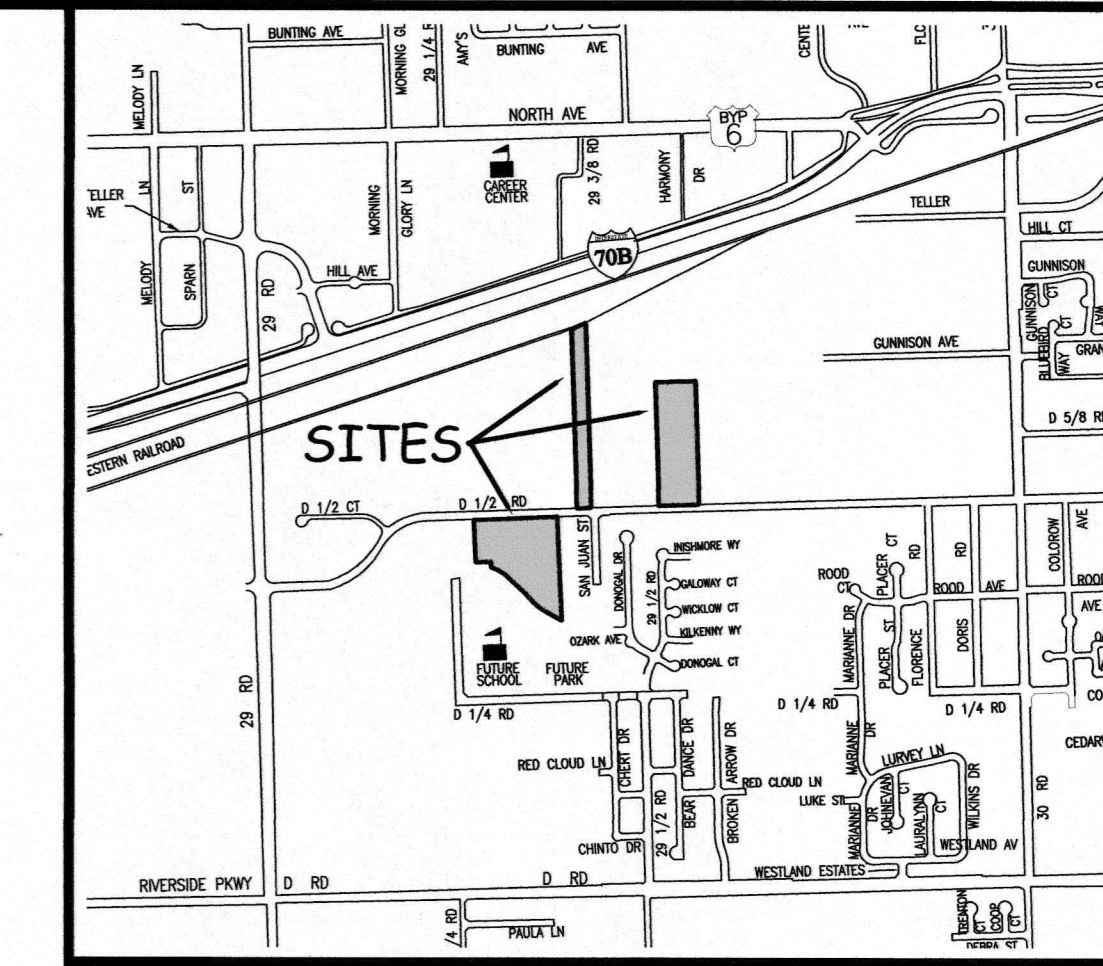
PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

BIBEAU ENCLAVE ANNEXATION  
SECTION 17  
TWP 1S, RGE 1E, UPM

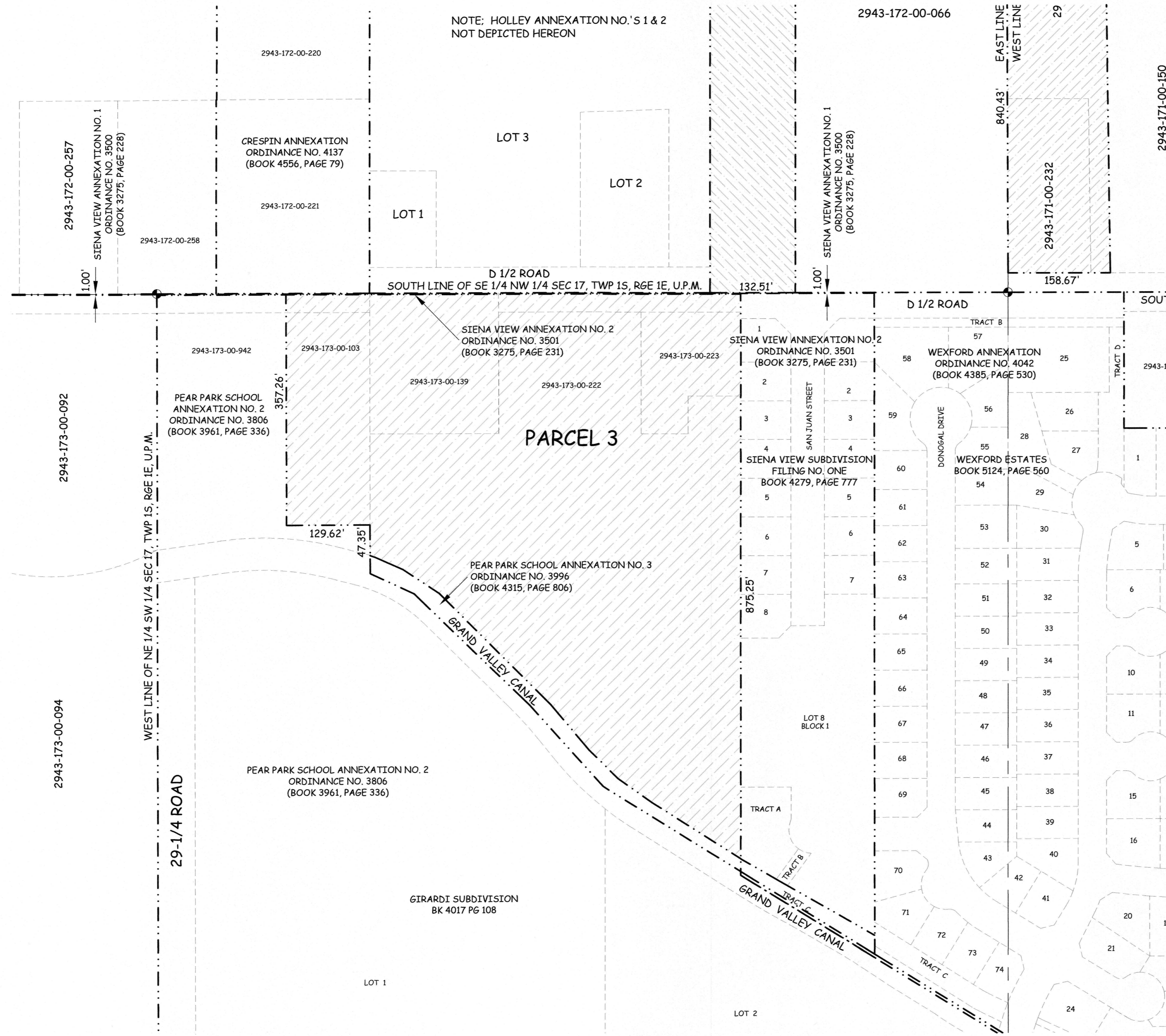
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SHEET 2 OF 2



LOCATION MAP: NOT-TO-SCALE



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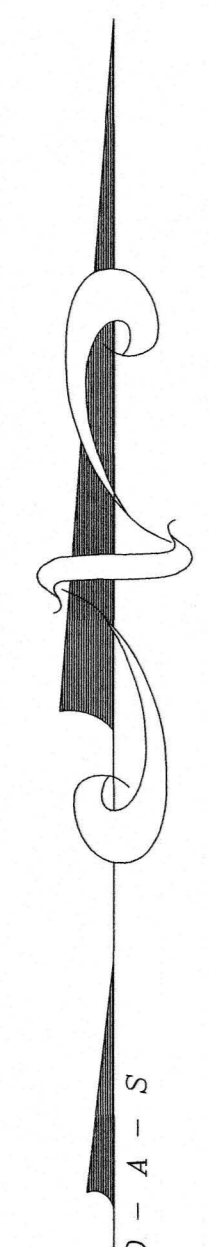
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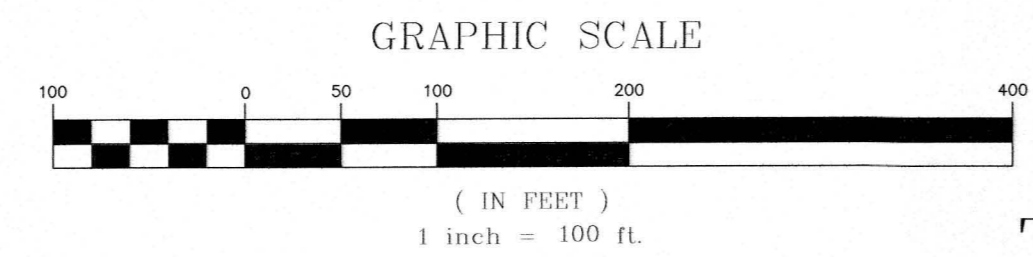
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EXISTING CITY LIMITS	- - - - -



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SEE SHEET 1 OF 2 FOR CERTIFICATION



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