

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4154**

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

**DAVIS ANNEXATION**

**APPROXIMATELY 1.55 ACRES**

**LOCATED AT 488 23 ROAD INCLUDING A PORTION OF THE 23 ROAD  
RIGHT-OF-WAY**

**WHEREAS**, on the 5<sup>th</sup> day of November, 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 17<sup>th</sup> day of December, 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:

**DAVIS ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, all in 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 Northwest corner of said Section 17 and assuming the West line of the NW 1/4 NW 1/4 of said Section 17 bears S 00°03'13" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'13" E along the West line of the NW 1/4 NW 1/4 of said Section 17 a distance of 98.10 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'13" E along said West line, a distance of 150.00 feet; thence N 89°56'47" E a distance of 10.00 feet; thence N 00°03'13" W along the limits of the Senatore

Annexation No. 1, City of Grand Junction Ordinance No. 4093, a distance of 133.04 feet; thence N 89°56'47" E a distance of 20.00 feet; thence S 00°03'13" E along the East right of way for 23 Road a distance of 179.45 feet, more or less, to a point being the Northwest corner of Lot One, Plat of Lamplite Subdivision, as same is recorded in Plat Book 11, Page 94, Public Records of Mesa County, Colorado; thence S 89°59'01" E along the North line of said Lot One a distance of 265.00 feet to a point being the Northeast corner of said Lot One; thence S 00°03'19" E along the East line of said Lot One a distance of 196.49 feet to a point being the Southeast corner of said Lot One; thence S 89°19'58" W along the South line of said Lot One a distance of 295.05 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 17; thence N 00°03'13"W along said West line, a distance of 226.38 feet; thence S 89°56'47" W a distance of 30.00 feet to a point on the West right of way for 23 Road; thence N 00°03'13" W along said West right of way, a distance of 170.00 feet; thence N 89°56'47" E a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINS 1.55 Acres or 67,641 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 5<sup>th</sup> day of November, 2007 and ordered published.

**ADOPTED** on second reading the 17<sup>th</sup> day of December, 2007.

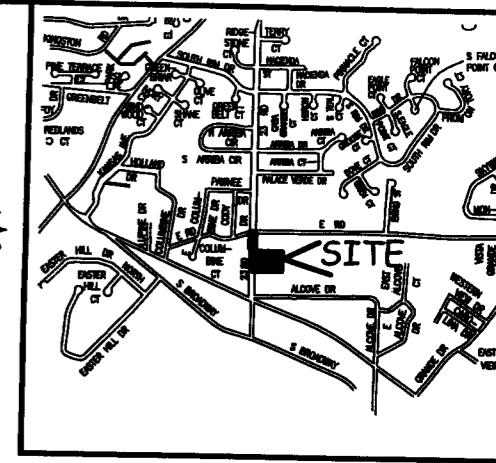
Attest:

/s/: James J. Doody  
President of the Council

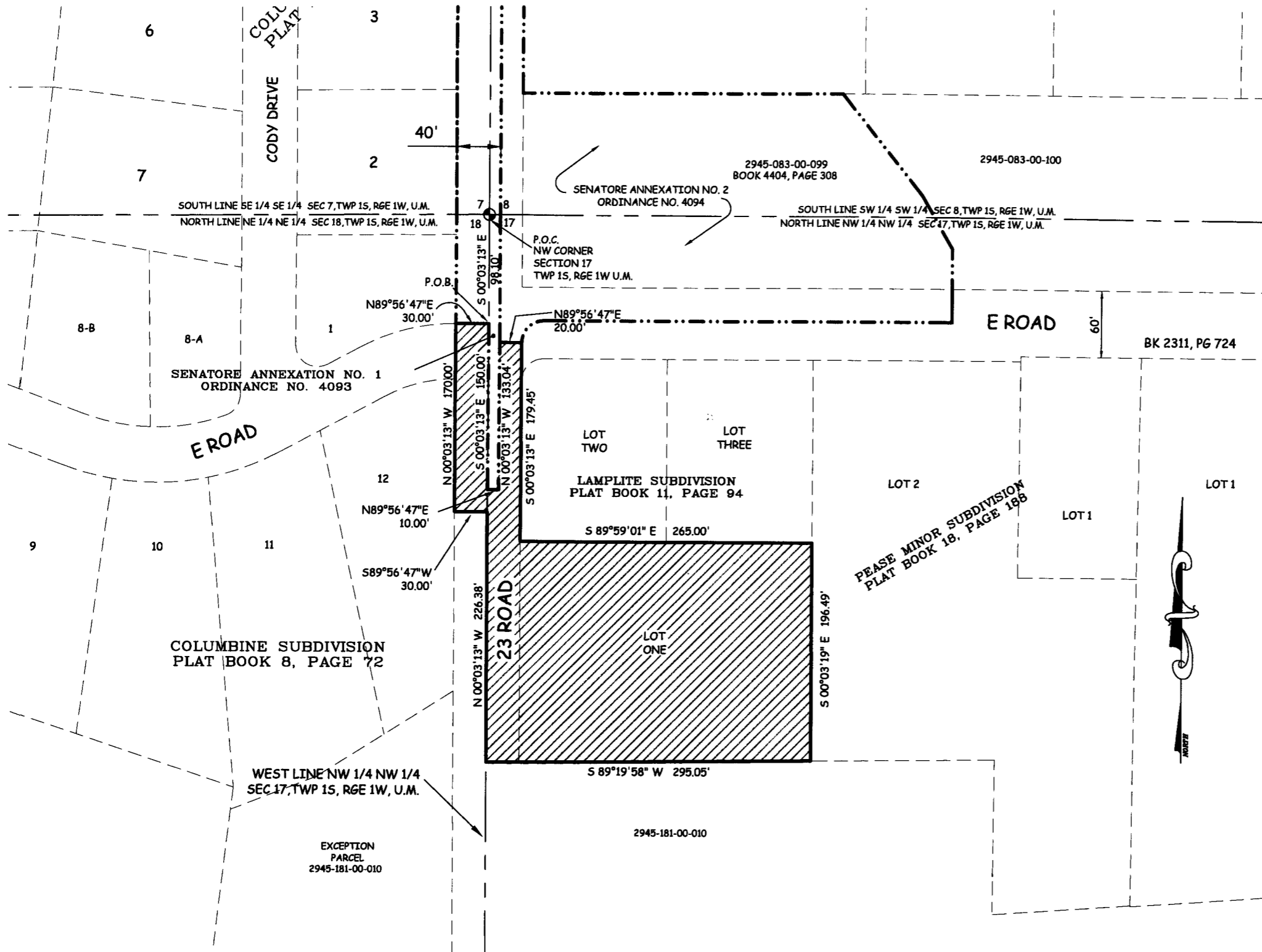
/s/: Stephanie Tuin  
City Clerk

# DAVIS ANNEXATION

SITUATE IN THE NW 1/4 OF SECTION 17 AND THE NE 1/4 OF SECTION 18, T1S, R1W, 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 Northwest Quarter (NW 1/4 NW 1/4) of Section 17 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, all in 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 Northwest corner of said Section 17 and assuming the West line of the NW 1/4 NW 1/4 of said Section 17 bears S 00°03'13" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'13" E along the West line of the NW 1/4 NW 1/4 of said Section 17 a distance of 98.10 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'13" E along said West line, a distance of 150.00 feet; thence N 89°56'47" E a distance of 10.00 feet; thence N 00°03'13" W along the limits of the Senatore Annexation No. 1, City of Grand Junction Ordinance No. 4093, a distance of 133.04 feet; thence N 89°56'47" E a distance of 20.00 feet; thence S 00°03'13" E along the East right of way for 23 Road a distance of 179.45 feet, more or less, to a point being the Northwest corner of Lot One, Plat of Lamplite Subdivision, as same is recorded in Plat Book 11, Page 94, Public Records of Mesa County, Colorado; thence S 89°59'01" E along the North line of said Lot One a distance of 265.00 feet to a point being the Northeast corner of said Lot One; thence S 00°03'13" E along the East line of said Lot One a distance of 196.49 feet to a point being the Southeast corner of said Lot One; thence S 89°19'58" W along the South line of said Lot One a distance of 295.05 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 17; thence N 00°03'13" W along said West line, a distance of 226.38 feet; thence S 89°56'47" W a distance of 30.00 feet to a point on the West right of way for 23 Road; thence N 00°03'13" W along said West right of way, a distance of 170.00 feet; thence N 89°56'47" E a distance of 30.00 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

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  
 DATE: December 19th, 2007

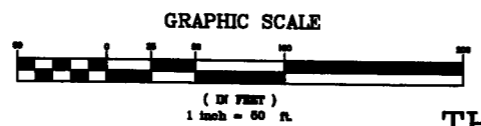
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	1,705.43 FT
CONTIGUOUS PERIMETER	343.04 FT.
AREA IN SQUARE FEET	87,641***
AREA IN ACRES	1.55

\*\*\*CONTAINS 15,147 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY)

**LEGEND**

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



**ORDINANCE NO.**  
4154

**EFFECTIVE DATE**  
January 20th, 2008

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	10-08-2007
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

**SCALE**  
1" = 50'



**PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION**

**DAVIS ANNEXATION**  
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