

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5258**

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

**LOCATED AT 2019 SOUTH BROADWAY, GRAND JUNCTION, COLORADO**

**APPROXIMATELY 2.89 ACRES**

**WHEREAS**, on the 19<sup>th</sup> day of February 2025, 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 16<sup>th</sup> day of April; 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 situated in Mesa County, Colorado, and described to wit:

**DIXON ANNEXATION  
Perimeter Boundary Legal Description  
EXHIBIT A**

**Dixon Annexation Legal Description**

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

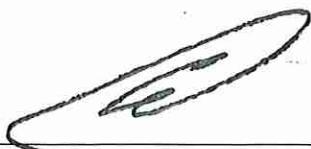
Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement; 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement; 1) S88°00'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 16.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance No. 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing **126,084** square feet or **2.89** acres, more or less.

**INTRODUCED** on first reading this 19<sup>th</sup> day of February 2025 and ordered published in pamphlet form.


**ADOPTED** on second reading this 16<sup>th</sup> day of April 2025 and ordered published in pamphlet form.

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Abram Herman  
President of the Council

ATTEST:

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Selestina Sandoval  
City Clerk





I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5258 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19<sup>th</sup> day of March 2025 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 day of the 16th of April 2025, at which Ordinance No. 5258 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 21<sup>st</sup> day of April 2025.

  
Deputy City Clerk

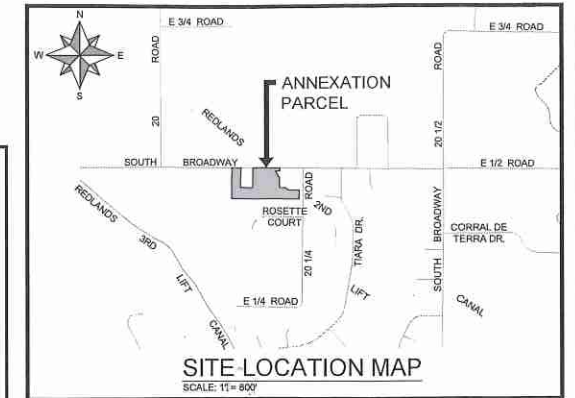
Published: March 22, 2025  
Published: April 19, 2025  
Effective: May 19, 2025





# DIXON ANNEXATION

Located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) Section 22,  
Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado



## LEGAL DESCRIPTION

A parcel of land located in the northwest quarter of the southwest quarter (NW1/4SW1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the center west sixteenth (CW1/16) corner of said Section 22, whence the west quarter (W1/4) corner of said Section 22 bears N89°29'39"W, a distance of 1,306.69 feet for a Basis of Bearings; thence from said Point of Commencement N89°29'39"W, a distance of 208.72 feet along the north line of said NW1/4SW1/4 of Section 22 to the northwest corner of a parcel of land described in Reception Number 1727540 being a point on the south line of Monument Presbyterian Church Annexation No. 2 (Ordinance 3560) being the Point of Beginning;

thence S00°47'39"W, a distance of 30.00 feet to a point on the boundary line agreement as recorded at Reception Number 3105920; thence the following two (2) courses along said agreement: 1) N89°29'39"W, a distance of 43.19 feet; 2) S31°48'22"E, a distance of 80.17 feet to a point on the west line of said Reception Number 1727540; thence S00°47'32"W, a distance of 90.34 feet along said west line to a point on said agreement as recorded at Reception Number 3105920; thence the following four (4) courses along said agreement: 1) S89°10'55"E, a distance of 46.20 feet; 2) N77°34'41"E, a distance of 13.96 feet; 3) S43°00'13"E, a distance of 15.54 feet; 4) S47°43'49"E, a distance of 15.86 feet to a point on the south line of said Reception Number 1727540; thence S89°29'39"E, a distance 100.60 feet along said south line to a point on the boundary of Reinking Annexation No. 2 (Ordinance 3254); thence S00°47'32"W, a distance of 85.26 feet along said boundary of Reinking Annexation No. 2 to the northeast corner of Tiara West Estates Subdivision as recorded at Reception Number 1958675; thence N89°27'15"W, a distance of 629.86 feet along the north line of said subdivision and the boundaries of said Reinking Annexation No. 2 and Reinking Annexation No. 3 (Ordinance 3255) to the northwest corner of said subdivision; thence N01°05'23"E, a distance of 293.56 feet along the east boundary of a parcel of land as recorded at Reception Number 2121930 to a point on said north line of the NW1/4SW1/4 of Section 22; thence S89°29'39"E, a distance of 81.34 feet along said north line and the boundary of Monument Presbyterian Church Annexation No. 3 (Ordinance 3561) to the northwest corner of a parcel of land described in Reception Number 2762815; thence S00°47'32"W, 30.00 feet to a point on the boundary line agreement recorded at Reception Number 3106307; thence the following nine (9) courses along the perimeter of said agreement: 1) S89°29'39"E, 1.46 feet 2) S01°28'04"W, 45.13 feet 3) S02°57'16"W, 45.05 feet 4) S01°42'56"W, 66.10 feet 5) S88°33'18"E, 87.48 feet 6) S89°35'32"E, 23.79 feet 7) N00°32'14"E, 72.11 feet 8) N00°10'11"E, 65.84 feet 9) N00°20'45"W, 19.67 feet to the boundary of said Reception Number 2762815; thence N00°47'32"E, 30.00 feet to the northeast corner of said Reception Number 2762815; thence S89°29'39"E, a distance of 255.28 feet along said north line of the NW1/4SW1/4 of Section 22 also being the boundary of said Monument Presbyterian Church Annexation No. 2 and No. 3 to the Point of Beginning.

Said parcel of land containing 126,084 square feet or 2.89 acres, more or less.

## AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,268.80 FT.
CONTIGUOUS PERIMETER	1,051.74 FT.
AREA IN SQUARE FEET	126,084 FT <sup>2</sup>
AREA IN ACRES	2.89 AC.
AREA WITHIN R.O.W.	10,098 FT <sup>2</sup>
	0.23 AC.
AREA WITHIN DEEDED R.O.W.	0.00 FT <sup>2</sup>
	0.00 AC.

## LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING ANNEXATION LIMITS	

## SURVEY ABBREVIATIONS

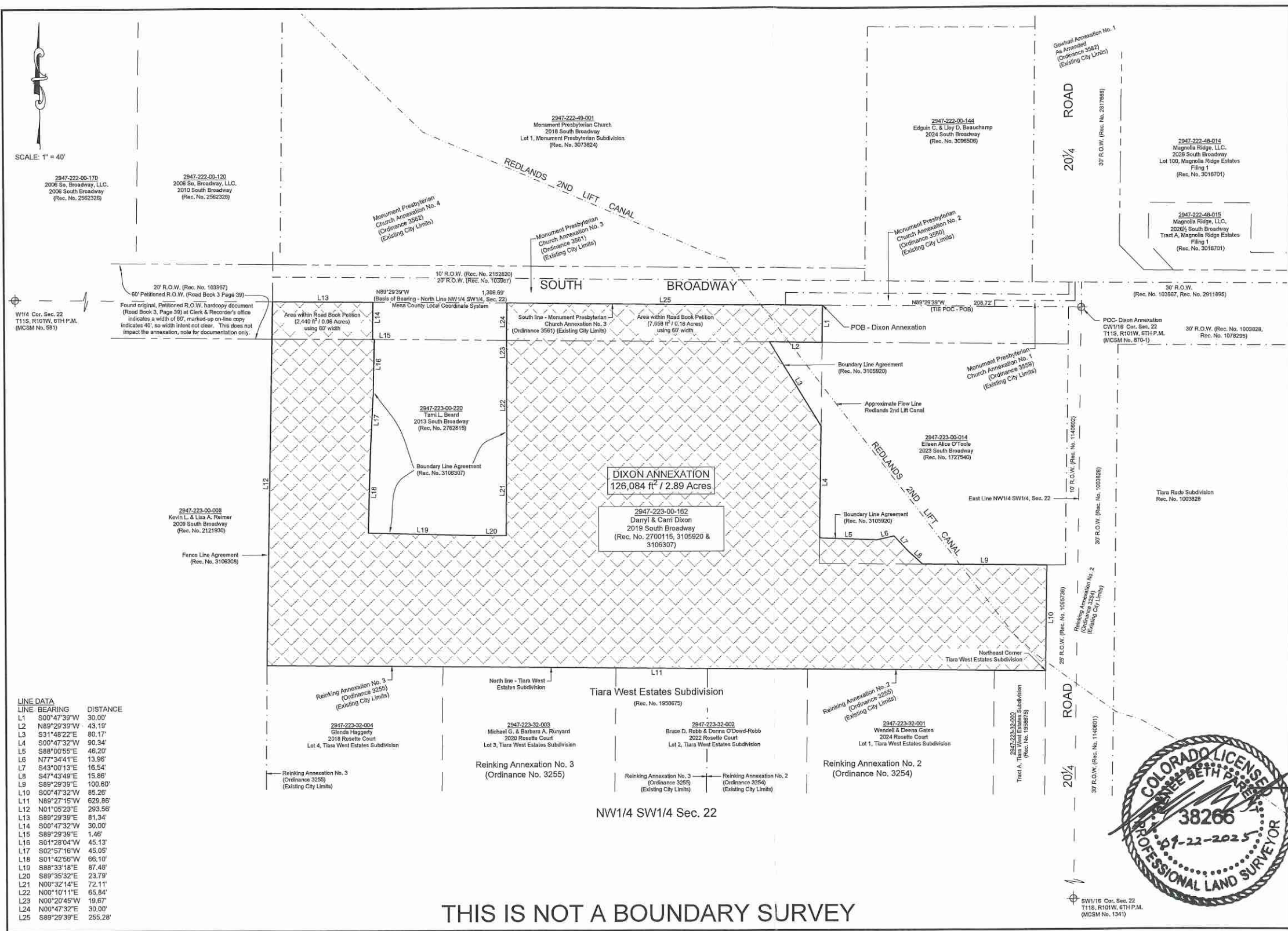
POC	POINT OF COMMENCEMENT	R	RANGE
POB	POINT OF BEGINNING	R.O.W.	RECEIPTION
R.O.W.	RIGHT OF WAY	REC.	RECEIPTION
SEC.	SECTION	FT <sup>2</sup> /FT	SQUARE FEET/FEET
T	TOWNSHIP	MCSM	MESA CO. SURVEY MONUMENT
AC.	ACRES		

ORDINANCE NO.  
5258

EFFECTIVE DATE  
05/19/2025

NOTE: THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM THE SUBDIVISION PLATS, 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 LINES.

RENEE BETH PARENT  
STATE OF COLORADO - P.L.S. NO. 38266  
FOR THE CITY OF GRAND JUNCTION  
244 NORTH 7TH STREET  
GRAND JUNCTION, CO. 81501



LINE	BEARING	DISTANCE
L1	S00°47'39"W	30.00'
L2	N89°29'39"W	43.19'
L3	S31°48'22"E	80.17'
L4	S00°47'32"W	90.34'
L5	S88°00'55"E	46.20'
L6	N77°34'41"E	13.96'
L7	S43°00'13"E	15.54'
L8	S47°43'49"E	15.86'
L9	S89°29'39"E	100.60'
L10	S00°47'32"W	85.26'
L11	N89°27'15"W	629.86'
L12	N01°05'23"E	293.56'
L13	S89°29'39"E	81.34'
L14	S00°47'32"W	30.00'
L15	S89°29'39"E	1.46'
L16	S01°28'04"W	45.13'
L17	S02°57'16"W	45.05'
L18	S01°42'56"W	66.10'
L19	S88°33'18"E	87.48'
L20	S89°35'32"E	23.79'
L21	N00°32'14"E	72.11'
L22	N00°10'11"E	65.84'
L23	N00°20'45"W	19.67'
L24	N00°47'32"E	30.00'
L25	S89°29'39"E	255.28'

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: NCW DATE: 12/2024  
REVIEWED BY: RBP DATE: 12/2024  
CHECKED BY: ABL DATE: 12/2024  
APPROVED BY: RBP DATE: 12/2024

SCALE: 1" = 40'  
LINEAL UNITS = U.S. SURVEY FOOT

City of Grand Junction  
COLORADO

Engineering & Transportation  
Department  
244 North 7th Street - Grand Junction, CO. 81501  
(970) 256-4003

DIXON ANNEXATION  
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Section 22, Township 11 South, Range 101 West, 6th Principal Meridian,  
County of Mesa, State of Colorado

1 OF 1