

**ORDINANCE NO. 4165**

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

**DEHERRERA ANNEXATION**

**APPROXIMATELY 15.52 ACRES**

**LOCATED AT 359 29 5/8 ROAD**

**WHEREAS**, on the 19th 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 16th day of January, 2008; 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:

**DEHERRERA ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

**BEGINNING** at the Northwest corner of the SW 1/4 NE 1/4 of said Section 20 and assuming the West line of the SW 1/4 NE 1/4 of said Section 20 bears S 00°00'44" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'53" E along the North line of the SW 1/4 NE 1/4 of said Section 20, a distance of 225.73 feet; thence S 00°02'07" E a distance of 50.00 feet to a point being the intersection of the South right of way for C-3/4 Road and the Easterly right of way for 29-5/8 Road, also being the beginning of a 280.00 foot radius curve, concave Southwest, whose long chord bears S 50°26'40" E with a long chord length of 41.23 feet ; thence Southeasterly 41.27 feet along the arc of said curve, through a central angle of 08°26'40"; thence S 46°29'40" E along said Easterly right of way for 29-5/8 Road, a distance of 345.91 feet to a point being the beginning of a 530.00 foot radius curve, concave Southwest, whose long chord bears S 26°58'17" E with a long chord length of 354.23 feet;

thence Southeasterly 361.18 feet along the arc of said curve, through a central angle of 39°02'43"; thence S 00°00'18" E along the Easterly right of way for said 29-5/8 Road, a distance of 29.90 feet; thence S 85°46'36" W a distance of 51.96 feet to a point on the Westerly right of way for said 29-5/8 Road; thence S 04°34'23" E along said Westerly right of way, a distance of 210.13 feet; thence S 00°00'03" W a distance of 8.63 feet; thence N 89°59'57" W along the North line of that certain parcel of land described in Book 3957, Page 614, Public Records of Mesa County, Colorado, a distance of 136.00 feet; thence S 00°00'03" W along the West line of said parcel, a distance of 320.29 feet; thence S 89°59'57" E along the South line of said parcel, a distance of 129.76 feet to a point on a 50.00 foot radius non-tangent curve, concave Northeast; thence 123.25 feet Southeasterly along the arc of said curve, through a central angle of 141°14'02", whose long chord bears S 19° 16'41" E a distance of 94.33 feet to a point on the South line of that said parcel of land described in Book 3121, Page 581, Public Records of Mesa County, Colorado; thence S 89°56'58" W along the South line said parcel of land, said line being 33.00 feet North of and parallel with the South line of the SW 1/4 NE 1/4 of said Section 20, a distance of 659.33 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 20; thence N 00°00'44" E along the West line of the SW 1/4 NE 1/4 of said Section 20, a distance of 1291.55 feet, more or less, to the Point of Beginning.

CONTAINING 15.52 Acres or 675,929 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 19th day of November, 2007 and ordered published.

**ADOPTED** this 16<sup>th</sup> day of January, 2008.

Attest:

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

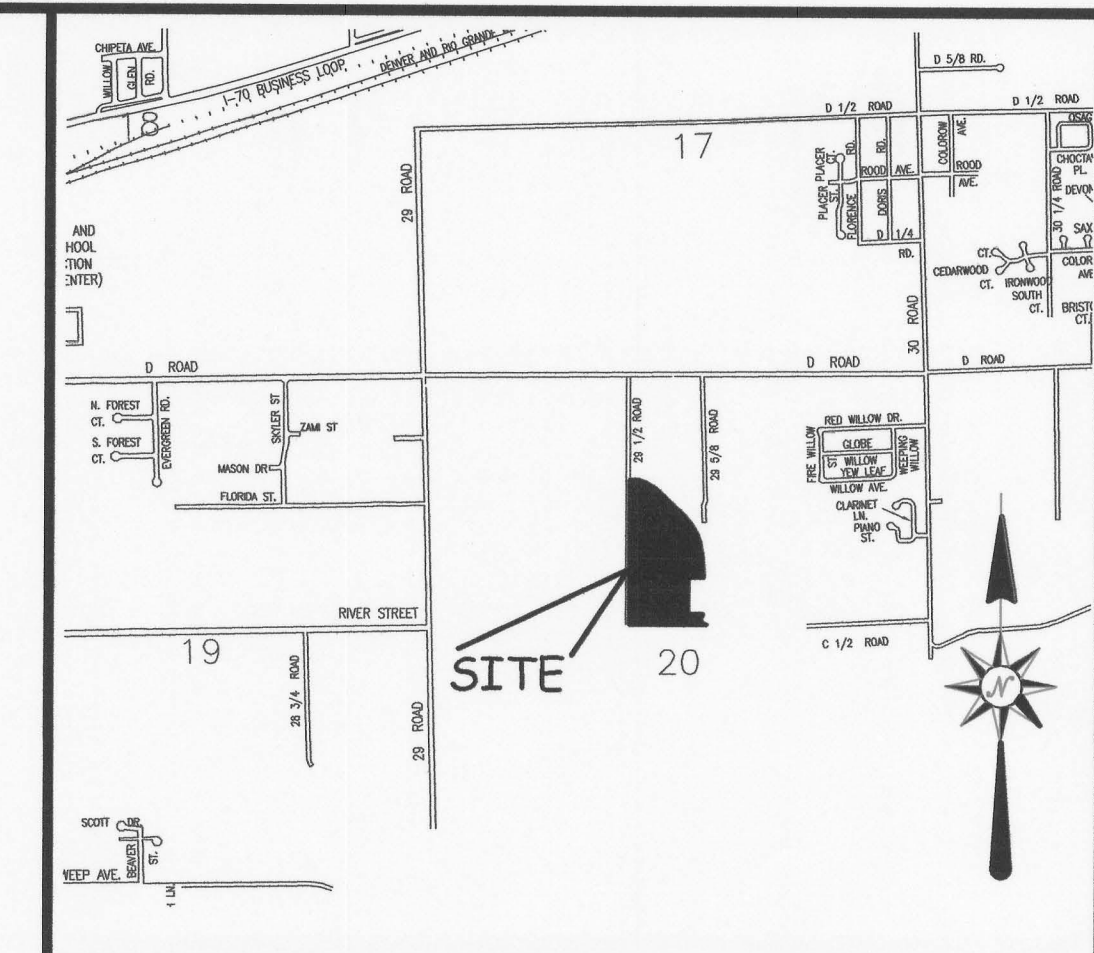
/s/: Stephanie Tuin  
City Clerk



# DEHERRERA ANNEXATION

SITUATE IN THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP 1S, R6E 1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO

MORINING VIEW  
ANNEXATION  
ORDINANCE NO. 4061



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

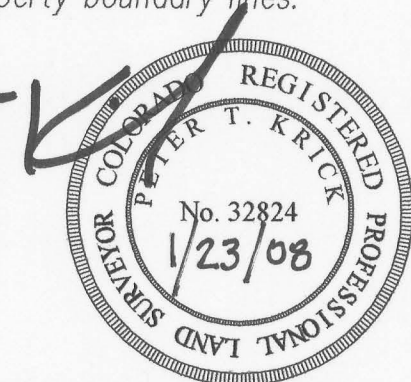
BEGINNING at the Northwest corner of the SW 1/4 NE 1/4 of said Section 20 and assuming the West line of the SW 1/4 NE 1/4 of said Section 20 bears S 00°00'44" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'53" E along the North line of the SW 1/4 NE 1/4 of said Section 20, a distance of 225.73 feet; thence S 00°02'07" E a distance of 50.00 feet to a point being the intersection of the South right of way for C-3/4 Road and the Easterly right of way for 29-5/8 Road, also being the beginning of a 280.00 foot radius curve, concave Southwest, whose long chord bears S 50°26'40" E with a long chord length of 41.23 feet; thence Southeasterly 41.27 feet along the arc of said curve, through a central angle of 08°26'40"; thence S 46°29'40" E along said Easterly right of way for 29-5/8 Road, a distance of 345.91 feet to a point being the beginning of a 530.00 foot radius curve, concave Southwest, whose long chord bears S 26°58'17" E with a long chord length of 354.23 feet; thence Southeasterly 361.18 feet along the arc of said curve, through a central angle of 39°02'43"; thence S 00°00'18" E along the Easterly right of way for said 29-5/8 Road, a distance of 29.90 feet; thence S 85°46'36" W a distance of 51.96 feet to a point on the Westerly right of way for said 29-5/8 Road; thence S 04°34'23" E along said Westerly right of way, a distance of 210.13 feet; thence S 00°00'03" W a distance of 8.63 feet; thence N 89°59'57" W along the North line of that certain parcel of land described in Book 3957, Page 614, Public Records of Mesa County, Colorado, a distance of 136.00 feet; thence S 00°00'03" W along the West line of said parcel, a distance of 320.29 feet; thence S 89°59'57" E along the South line of said parcel, a distance of 129.76 feet to a point on a 50.00 foot radius non-tangent curve, concave Northeast; thence 123.25 feet Southeasterly along the arc of said curve, through a central angle of 141°14'02", whose long chord bears S 19°16'41" E a distance of 94.33 feet to a point on the South line of that said parcel of land described in Book 3121, Page 581, Public Records of Mesa County, Colorado; thence S 89°56'58" W along the South line said parcel of land, said line being 33.00 feet North of and parallel with the South line of the SW 1/4 NE 1/4 of said Section 20, a distance of 659.33 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 20; thence N 00°00'44" E along the West line of the SW 1/4 NE 1/4 of said Section 20, a distance of 1291.55 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
R	RADIUS
L	ARC LENGTH
CHD LEN	CHORD LENGTH
CHD BRG	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

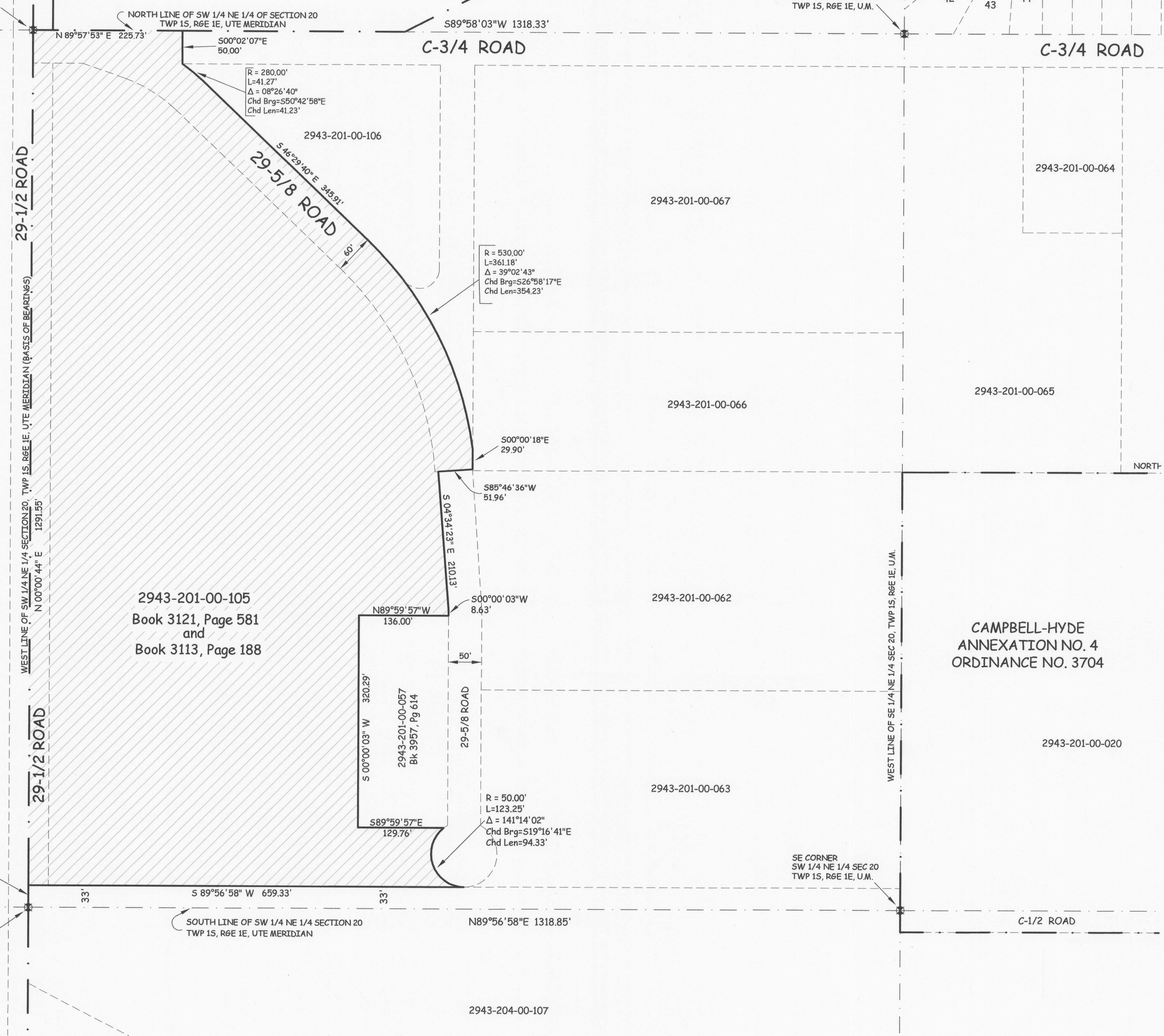
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: January 23rd, 2008



NOTICE  
This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears herein, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

The U.S. Survey Foot (1200/3937 meters) is the lined unit of measurement depicted hereon



POINT OF BEGINNING  
NW CORNER  
SW 1/4 NE 1/4 SEC 20  
TWP 1S, R6E 1E, U.M.

NE CORNER  
SW 1/4 NE 1/4 SEC 20  
TWP 1S, R6E 1E, U.M.

SW CORNER  
SW 1/4 NE 1/4 SEC 20  
TWP 1S, R6E 1E, U.M.

SE CORNER  
SW 1/4 NE 1/4 SEC 20  
TWP 1S, R6E 1E, U.M.

2943-202-00-039

EPHEMERAL RESOURCES  
ANNEXATION NO. 3  
ORDINANCE NO. 3299

2943-201-00-105  
Book 3121, Page 581  
and  
Book 3113, Page 188

CAMPBELL-HYDE  
ANNEXATION NO. 4  
ORDINANCE NO. 3704

2943-203-00-098

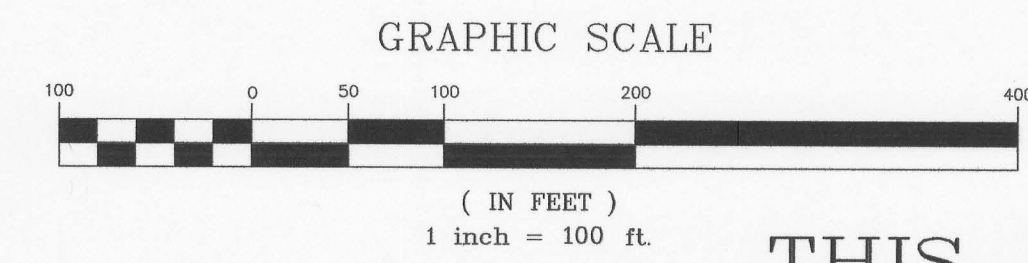
### AREA OF ANNEXATION

ANNEXATION PERIMETER	3,984.90 FT
CONTIGUOUS PERIMETER	1,517.28 FT.
AREA IN SQUARE FEET	675,929***
AREA IN ACRES	15.52

\*\*\*CONTAINS 96,905 SQ. FT. WITHIN ROAD RIGHTS OF WAY

LEGEND

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



ORDINANCE NO. 4165  
EFFECTIVE DATE February 17th, 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	10-25-2007
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

DEHERRERA ANNEXATION

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