

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4274**

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

**FEDEX-SWANSON ANNEXATION**

**APPROXIMATELY 13.2 ACRES**

**LOCATED AT 788 22 ROAD AND 2223 H ROAD,  
INCLUDING A PORTION OF THE 22 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 18th day of June, 2008, 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 6th day of August, 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:

**FEDEX-SWANSON ANNEXATION**

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 31, Township One North, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 NW 1/4 of said Section 31 and assuming the West line of the NW 1/4 NW 1/4 of said Section 31 to bear N00°05'29"E with all bearings contained herein relative thereto; thence N89°59'50"E a distance of 40.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 31, said line also being the South line of Reigan/Patterson/Tek/Morario Annexation No. 1, Ordinance No. 4143, City of Grand Junction; thence S00°05'29"W a distance of 658.62 feet along a line being 40.00 feet East of and parallel with the West line of the

NW 1/4 NW 1/4 of said Section 31, said line also being the West line of Lot 1 of Loncar Subdivision, as same is recorded in Plat Book 19, Page 302, public records of Mesa County, Colorado, said line also being the West line of Lot 2 of T.I.C. Industrial Park, as same is recorded in Plat Book 13, Page 92, public records of Mesa County, Colorado; thence N89°59'49"E a distance of 621.18 feet along the South line of said Lot 2 of T.I.C. Subdivision; thence N00°06'56"E a distance of 658.62 feet along the East line of said Lot 2 of T.I.C. Subdivision to a point on the North line of the NW 1/4 NW 1/4 of said Section 31; thence N89°59'50"E a distance of 317.99 feet along the North line of the NW 1/4 NW 1/4 of said Section 31; thence along the following eight (8) courses: (1) S14°10'46"W a distance of 146.75 feet; (2) S13°40'43"W a distance of 272.98 feet; (3) S14°03'32"W a distance of 167.69 feet; (4) S15°34'04"W a distance of 205.24 feet; (5) S16°26'23"W a distance of 308.08 feet; (6) S14°05'48"W a distance of 106.88 feet; (7) S21°51'06"W a distance of 29.17 feet; (8) S00°06'56"W a distance of 94.39 feet to a point on the North line of Right of Way of the Grand Valley Canal, as same as recorded in Book 80, Page 320 of the Mesa County, Colorado public records; thence along the said North line of Right of Way of the Grand Valley Canal the following two (2) courses: (1) N69°21'09"W a distance of 243.90 feet; (2) N84°43'08"W a distance of 434.44 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 31, said point also being on the East line of Persigo Annexation No. 2, Ordinance No. 2556, City of Grand Junction; thence N00°05'29"E a distance of 1162.47 feet along the West line of the NW 1/4 NW 1/4 of said Section 31, said line also being the East line of said Persigo Annexation No. 2 to the Point of Beginning. Containing 13.2 Acres (575,032.28 Sq. Ft.), more or less, as described

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

**INTRODUCED** on first reading on the 18<sup>th</sup> day of June, 2008 and ordered published.

**ADOPTED** on second reading the 6<sup>th</sup> day of August, 2008.

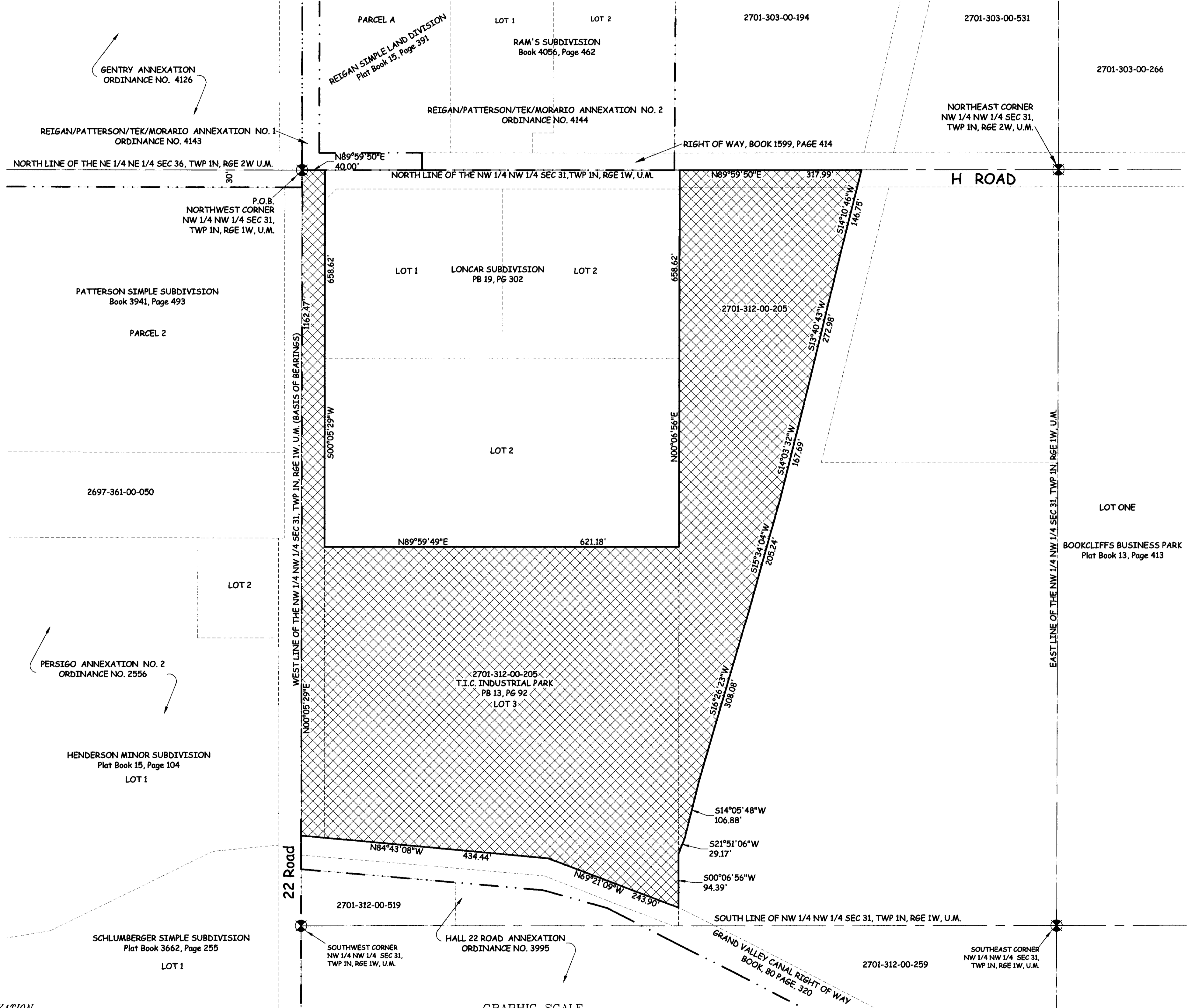
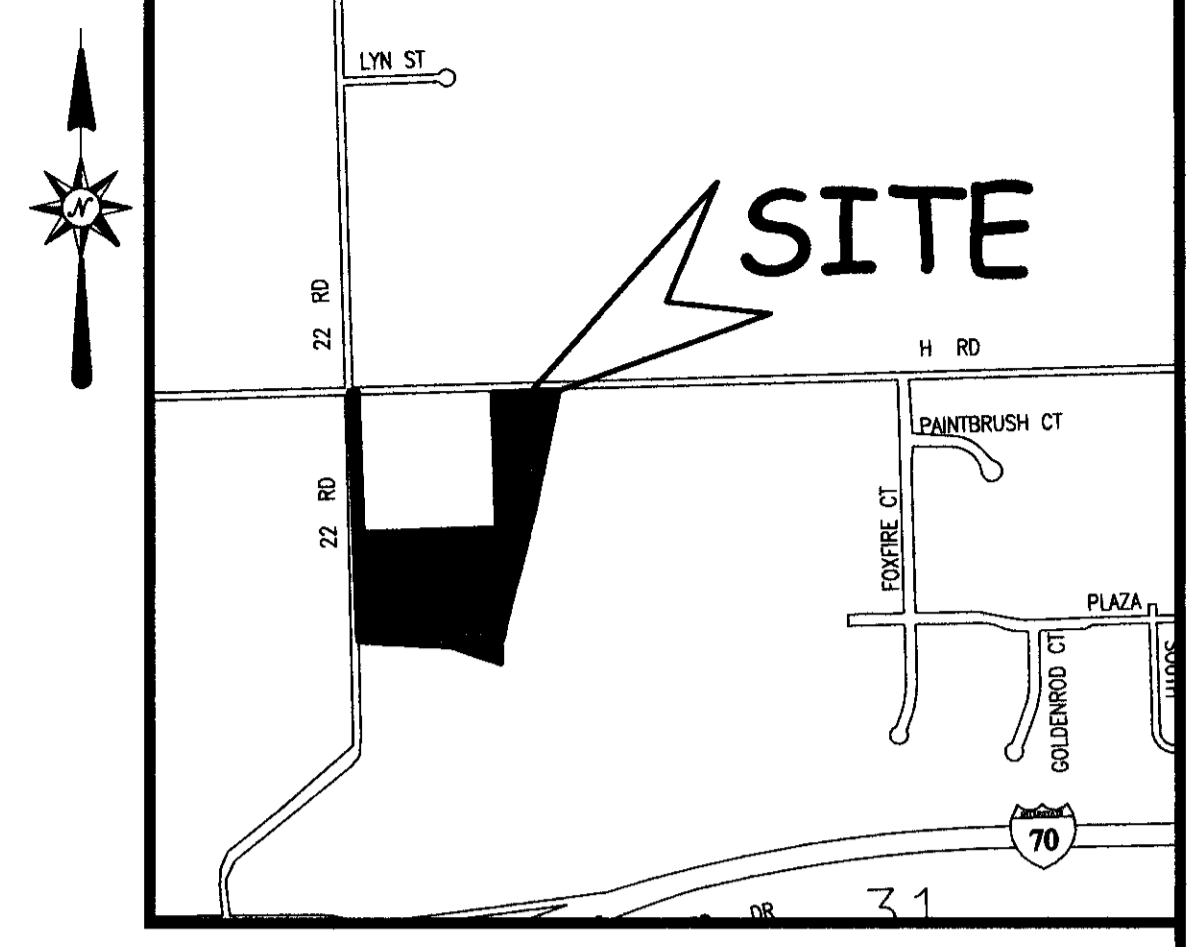
Attest:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# FEDEX-SWANSON ANNEXATION

SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 31,  
TWP 1N, RGE 1W, U.M., COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 31, Township One North, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

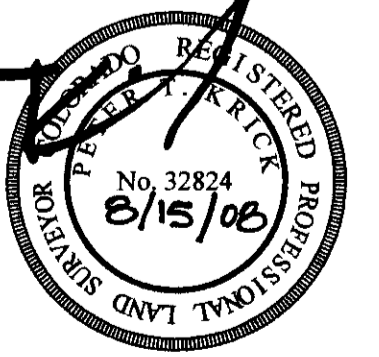
Beginning at the Northwest corner of the NW 1/4 NW 1/4 of said Section 31 and assuming the West line of the NW 1/4 NW 1/4 of said Section 31 to bear N00°05'29"E with all bearings contained herein relative thereto; thence N89°59'50"E a distance of 40.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 31, said line also being the South line of Reigan/Patterson/Tek/Morario Annexation No. 1, Ordinance No. 4143, City of Grand Junction; thence S00°05'29"W a distance of 658.62 feet along a line being 40.00 feet East of and parallel with the West line of the NW 1/4 NW 1/4 of said Section 31, said line also being the West line of Lot 1 of Loncar Subdivision, as same is recorded in Plat Book 19, Page 302, public records of Mesa County, Colorado, said line also being the West line of Lot 2 of T.I.C. Industrial Park, as same is recorded in Plat Book 13, Page 92, public records of Mesa County, Colorado; thence N89°59'49"E a distance of 621.18 feet along the South line of said Lot 2 of T.I.C. Subdivision; thence N00°06'56"E a distance of 658.62 feet along the East line of said Lot 2 of T.I.C. Subdivision to a point on the North line of the NW 1/4 NW 1/4 of said Section 31; thence N89°59'50"E a distance of 317.99 feet along the North line of the NW 1/4 NW 1/4 of said Section 31; thence along the following eight (8) courses: (1) S14°10'46"W a distance of 146.75 feet; (2) S13°40'43"W a distance of 272.98 feet; (3) S14°03'32"W a distance of 167.69 feet; (4) S15°34'04"W a distance of 205.24 feet; (5) S16°26'23"W a distance of 308.08 feet; (6) S14°05'48"W a distance of 106.88 feet; (7) S21°51'06"W a distance of 29.17 feet; (8) S00°06'56"W a distance of 94.39 feet to a point on the North line of Right of Way of the Grand Valley Canal, as same as recorded in Book 80, Page 320 of the Mesa County, Colorado public records; thence along the said North line of Right of Way of the Grand Valley Canal the following two (2) courses: (1) N69°21'09"W a distance of 243.90 feet; (2) N84°43'08"W a distance of 434.44 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 31, said point also being on the East line of Persigo Annexation No. 2, Ordinance No. 2556, City of Grand Junction; thence N00°05'29"E a distance of 1162.47 feet along the West line of the NW 1/4 NW 1/4 of said Section 31, said line also being the East line of said Persigo Annexation No. 2 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.

PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: August 15th, 2008

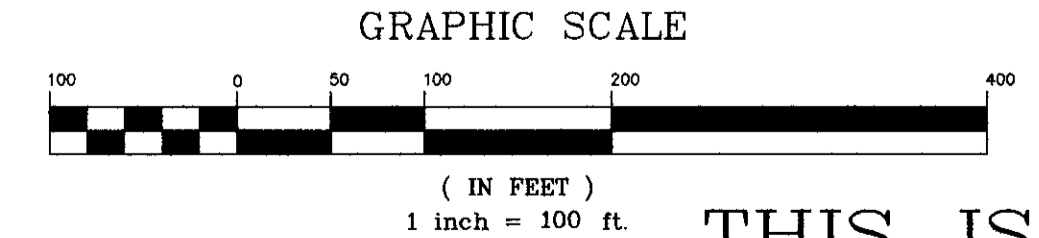


**AREA OF ANNEXATION**

CONTIGUOUS PERIMETER	1,202.47 FT.
ANNEXATION PERIMETER	5,399.96 FT
AREA IN SQUARE FEET	575,032.28***
AREA IN ACRES	13.20

**LEGEND**

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



ORDINANCE NO. 4274  
EFFECTIVE DATE September 7th, 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 J.K.T. DATE 05-29-08  
DESIGNED BY DATE  
CHECKED BY P.T.K. DATE  
APPROVED BY DATE

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

FEDEX-SWANSON ANNEXATION