

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4384**

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

**RQ ANNEXATION**

**APPROXIMATELY 20.02 ACRES**

**LOCATED AT 3131 D ROAD**

**WHEREAS**, on the 17<sup>th</sup> day of August, 2009, 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 5<sup>th</sup> day of October, 2009; 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:

**RQ ANNEXATION**

A certain parcel of land located in the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 22, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 22 and assuming the North line of the NE 1/4 NW 1/4 of said Section 22 to bear S89°53'36"E with all bearings contained herein relative thereto; thence S00°13'57"W a distance of 30.00 feet along the West line of the NE 1/4 NW 1/4 of said Section 22 to the Point of Beginning; thence S89°53'36"E a distance of 602.17 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 22, said line also being the South line of Snidow Annexation No. 1, Ordinance No. 3344, City of Grand Junction; thence S00°13'57"W a distance of 1590.03 feet along the West line of River Trail Annexation, Ordinance No. 4023, City of Grand Junction; thence N89°53'45"W a distance of 83.41 feet; thence

N57°27'33"W a distance of 598.24 feet; thence N42°32'44"W a distance of 19.34 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 22, said point also being the Southeast corner of Heron's Nest Annexation No. 2, Ordinance No. 4045, City of Grand Junction; thence N00°13'57"E along the West line of the NE 1/4 NW 1/4 of said Section 22 a distance of 1254.95 feet, said line also being the East line of said Heron's Nest Annexation No. 2 and also being the East line of Heron's Nest Annexation No. 1, Ordinance No. 4044, City of Grand Junction a distance of 1254.95 feet to the Point of Beginning.

CONTAINING 20.02 Acres (872,060 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 17<sup>th</sup> day of August, 2009 and ordered published.

**ADOPTED** on second reading the 5<sup>th</sup> day of October, 2009.

Attest:

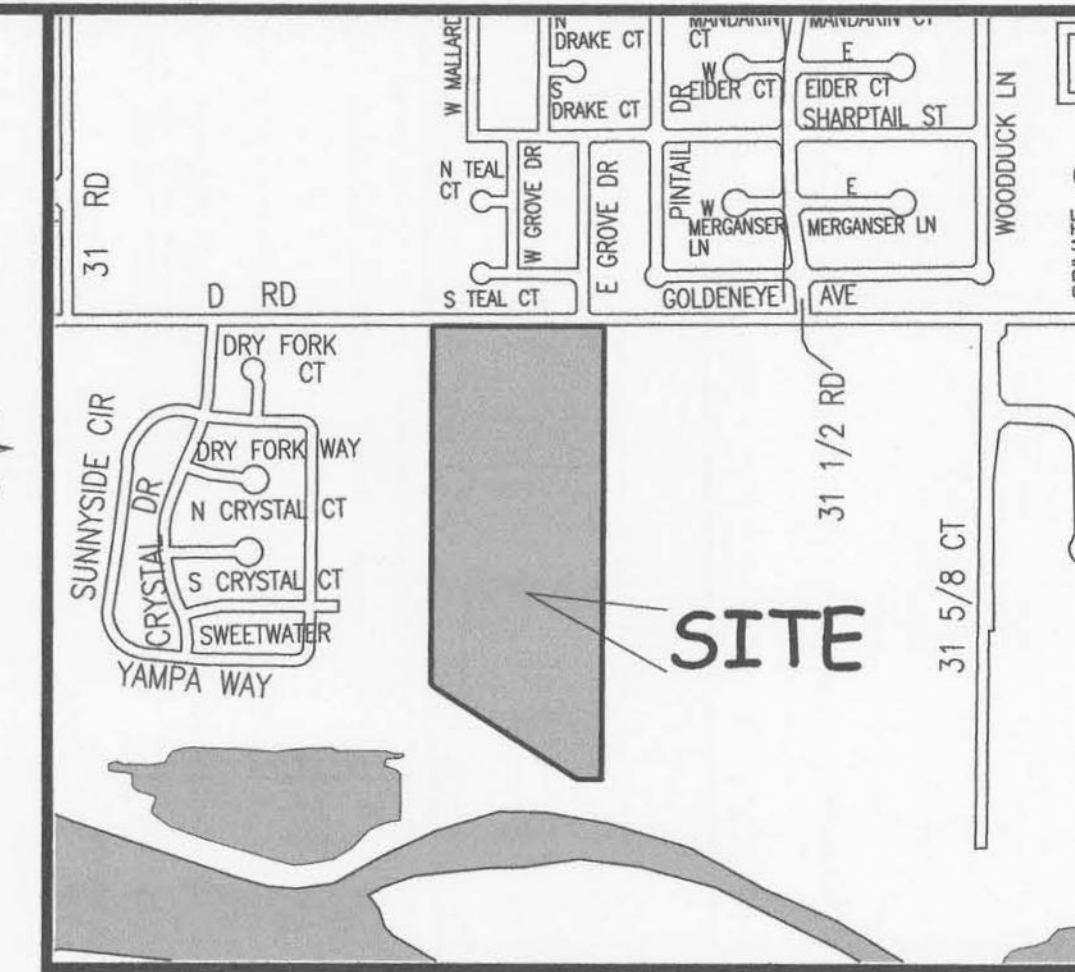
/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk



# RQ ANNEXATION

SITUATE IN THE E 1/2 OF THE NW 1/4 OF SECTION 22, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A certain parcel of land located in the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 22, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

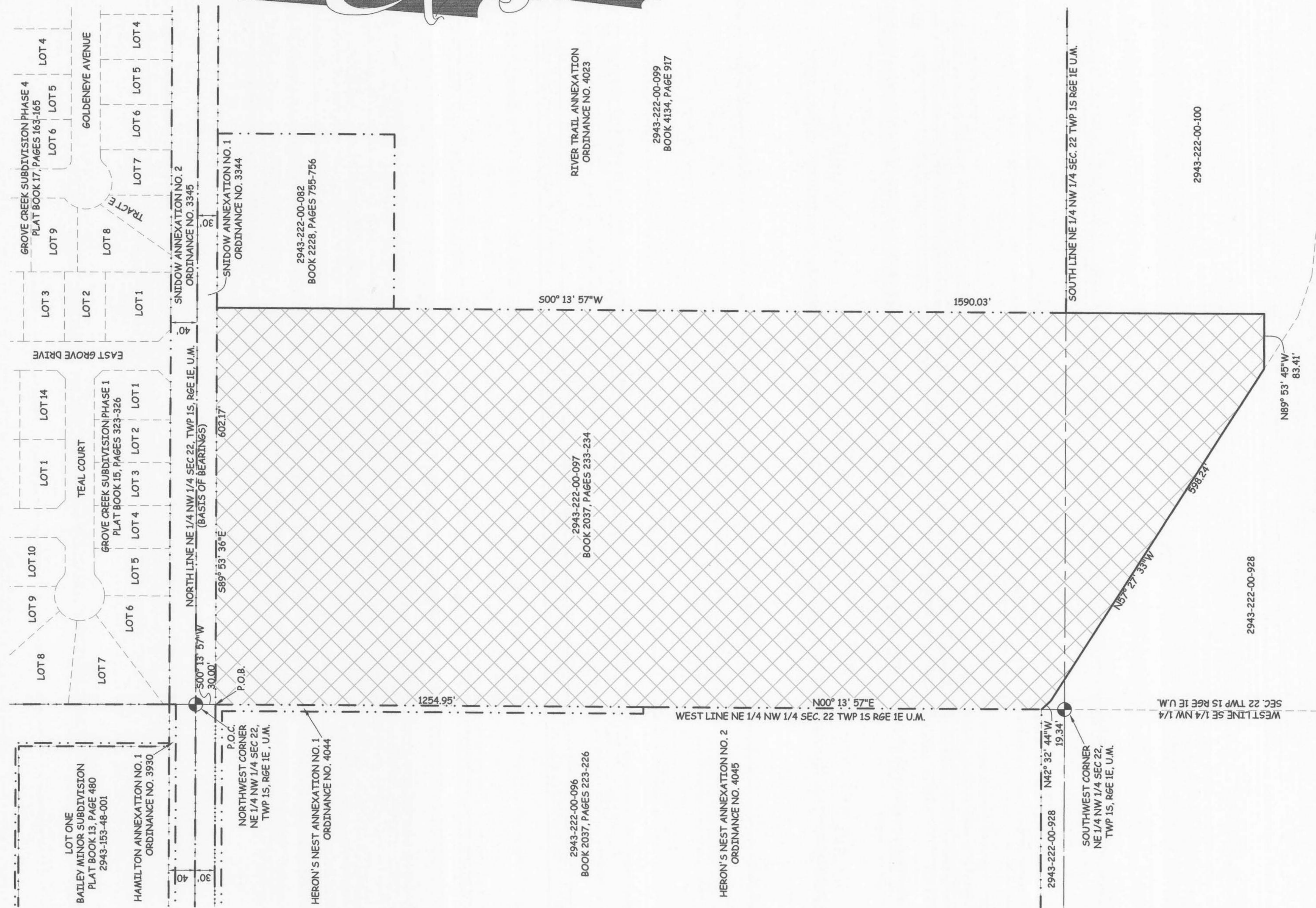
Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 22 and assuming the North line of the NE 1/4 NW 1/4 of said Section 22 to bear S89°53'36"E with all bearings contained herein relative thereto; thence S00°13'57"W a distance of 30.00 feet along the West line of the NE 1/4 NW 1/4 of said Section 22 to the Point of Beginning; thence S89°53'36"E a distance of 602.17 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 22, said line also being the South line of Snidow Annexation No. 1, Ordinance No. 3344, City of Grand Junction; thence S00°13'57"W a distance of 1590.03 feet along the West line of River Trail Annexation, Ordinance No. 4023, City of Grand Junction; thence N89°53'45"W a distance of 83.41 feet; thence N57°27'33"W a distance of 598.24 feet; thence N42°32'44"W a distance of 19.34 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 22, said point also being the Southeast corner of Heron's Nest Annexation No. 2, Ordinance No. 4045, City of Grand Junction; thence N00°13'57"E along the West line of the NE 1/4 NW 1/4 of said Section 22 a distance of 1254.95 feet, said line also being the East line of said Heron's Nest Annexation No. 2 and also being the East line of Heron's Nest Annexation No. 1, Ordinance No. 4044, City of Grand Junction a distance of 1254.95 feet 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
P.M.	PRINCIPAL MERIDIAN

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.

*P.T.K.*  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
No. 32824  
10-06-09  
PROFESSIONAL LAND SURVEYOR

DATE: 10-06-09



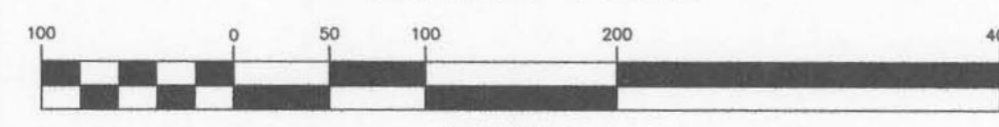
### AREA OF ANNEXATION

CONTIGUOUS PERIMETER	2,878.97 FT.
ANNEXATION PERIMETER	4,148.14 FT
AREA IN SQUARE FEET	872,060.00
AREA IN ACRES	20.02

### LEGEND

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

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

ORDINANCE NO.  
4384

EFFECTIVE DATE  
November 6th, 2009

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY J.K.T. DATE 6/22/09  
DESIGNED BY DATE  
CHECKED BY P.T.K. DATE  
APPROVED BY DATE

### SCALE

1" = 100'

CITY OF  
**Grand Junction**  
COLORADO

PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION

RQ ANNEXATION

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.