

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4404**

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

**JAMES ANNEXATION**

**APPROXIMATELY 1.29 ACRES**

**LOCATED AT 514 30 ROAD**

**WHEREAS**, on the 14<sup>th</sup> day of December 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 1<sup>st</sup> day of February 2010; 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:

**JAMES ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 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 SW 1/4 SW 1/4 of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section to bear S 00°07'38" E with all other bearings noted hereon being relative thereto; thence from said Point of Commencement, S 00°07'38" E along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 445.00 feet; thence N 89°50'04" E a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°50'04" E a distance of 247.10 feet; thence S 00°07'38" E a distance of 228.00 feet; thence S 89°50'04" W a distance of 247.10 feet to a point on the existing East right of way for 30 Road; thence N 00°07'38" W along said East right of way and the East line of DM South

Annexations No. 1 and 2 (Ordinance No.'s 3455 and 3456) a distance of 228.00 feet, more or less, to the Point of Beginning.

CONTAINING 56,338 Square Feet or 1.29 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 14<sup>th</sup> day of December 2009 and ordered published.

**ADOPTED** on second reading the 1<sup>st</sup> day of February 2010.

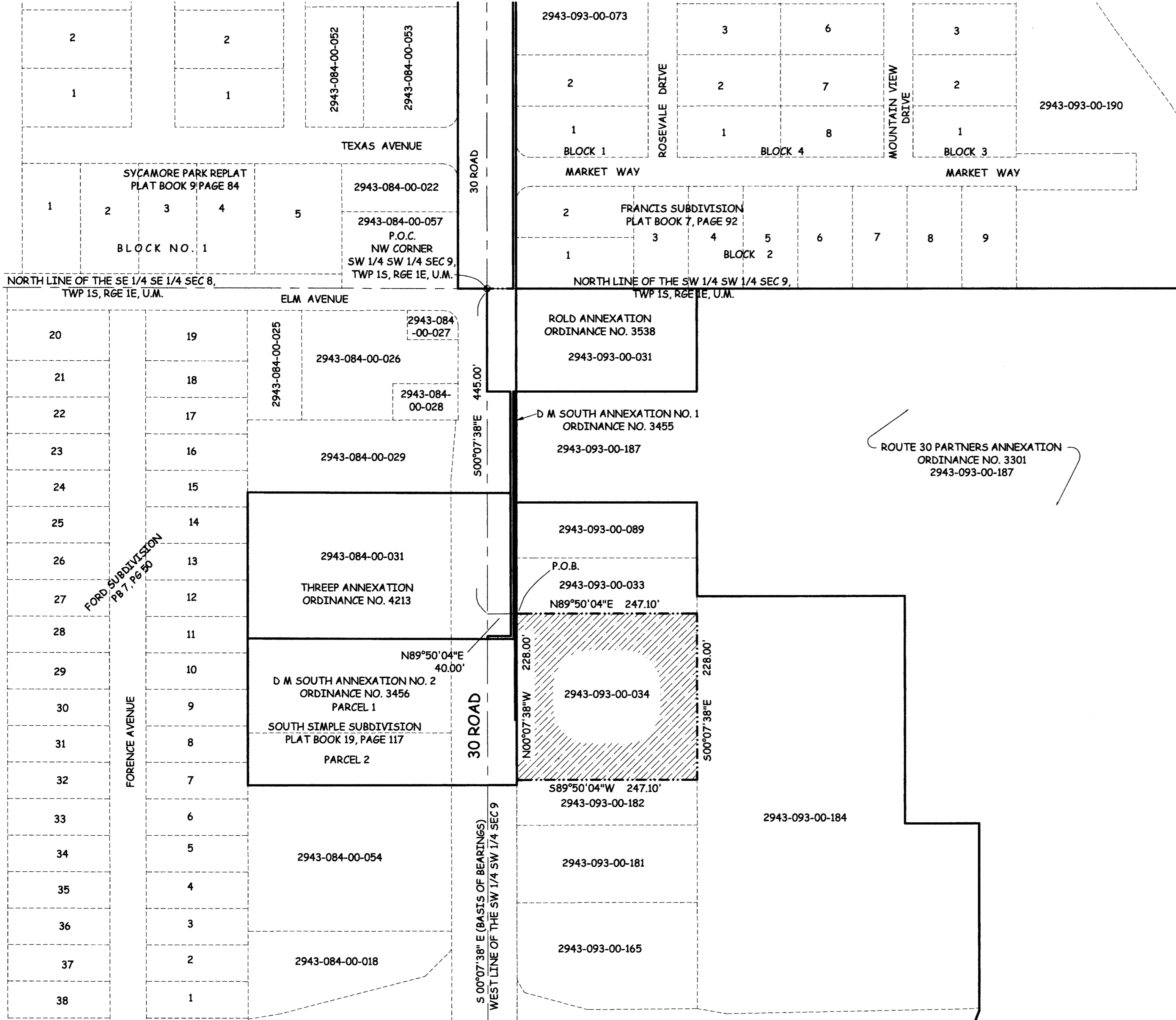
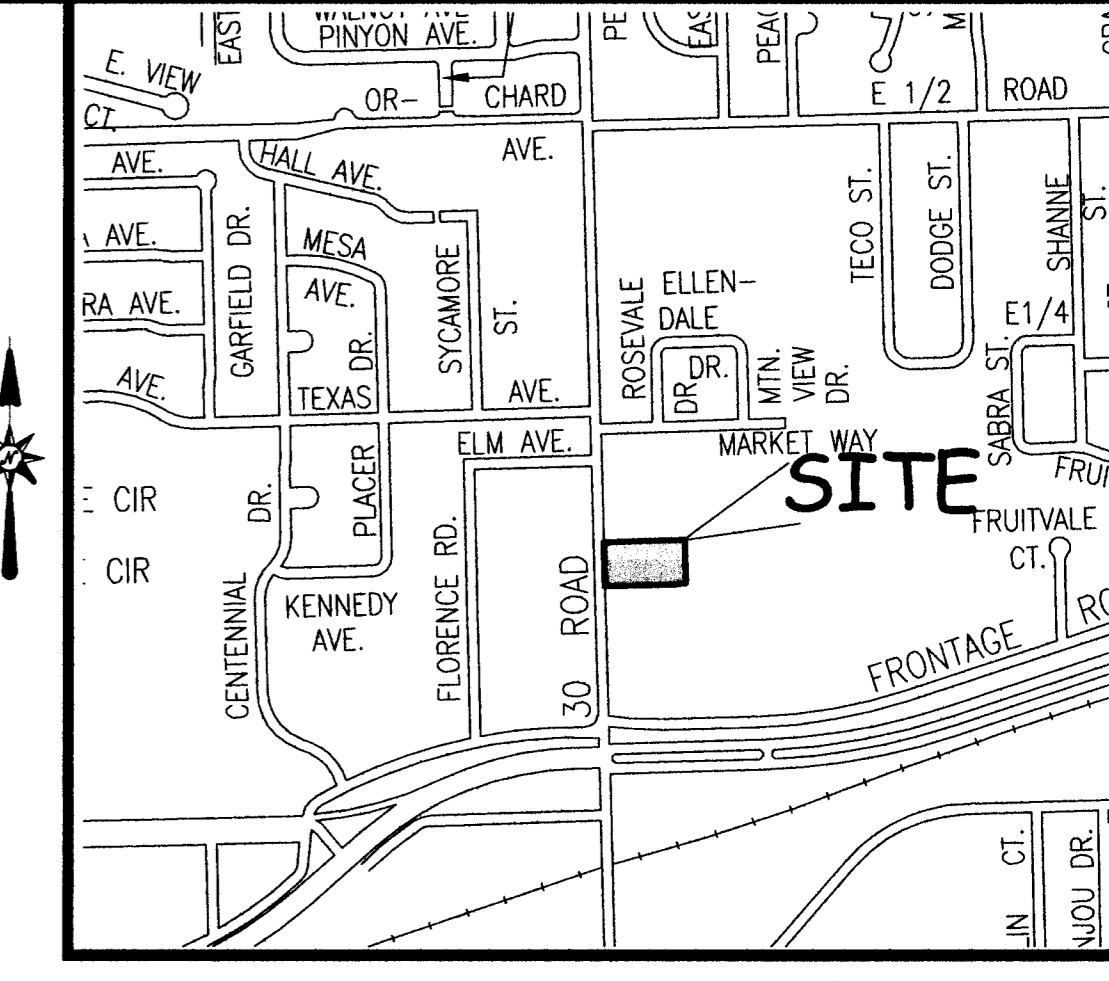
Attest:

/s/ Teresa Coons  
President of the Council Pro Tem

/s/ Stephanie Tuin  
City Clerk

# JAMES ANNEXATION

SITUATE IN THE SW 1/4 SW 1/4 OF SECTION 9  
TWP 1S, RGE 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



### DESCRIPTION

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

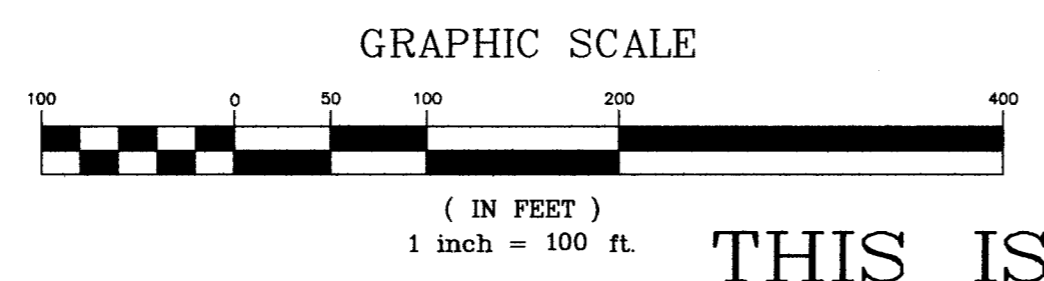
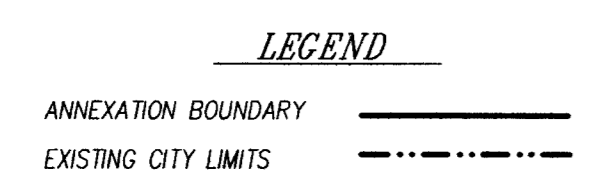
COMMENCING at the Northwest corner of the SW 1/4 SW 1/4 of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section 9 to bear S 00°07'38" E with all other bearings noted hereon being relative thereto; thence from said Point of Commencement, S 00°07'38" E along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 445.00 feet; thence N 89°50'04" E a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°50'04" E a distance of 247.10 feet; thence S 00°07'38" E a distance of 228.00 feet; thence S 89°50'04" W a distance of 247.10 feet to a point on the existing East right of way for 30 Road; thence N 00°07'38" W along said East right of way and the East line of DM South Annexations No. 1 and 2 (Ordinance No.'s 3455 and 3456) a distance of 228.00 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
  - SQ. FT. SQUARE FEET
  - BLK. BLOCK
  - PB. PLAT BOOK
  - BK. BOOK
  - PG. PAGE

**AREA OF ANNEXATION**

ANNEXATION PERIMETER	950.20 FT
CONTIGUOUS PERIMETER	228.00 FT.
AREA IN SQUARE FEET	56,338**
AREA IN ACRES	1.29

\*\*CONTAINS NO LANDS WITHIN PUBLIC RIGHTS OF WAY



ORDINANCE NO.  
4404

EFFECTIVE DATE  
March 5th, 2010

THIS IS NOT A BOUNDARY SURVEY

Drawn by P.T.K. DATE 12-02-09  
 Designed by \_\_\_\_\_ DATE \_\_\_\_\_  
 Checked by P.T.K. DATE \_\_\_\_\_  
 Approved by \_\_\_\_\_ DATE \_\_\_\_\_

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION

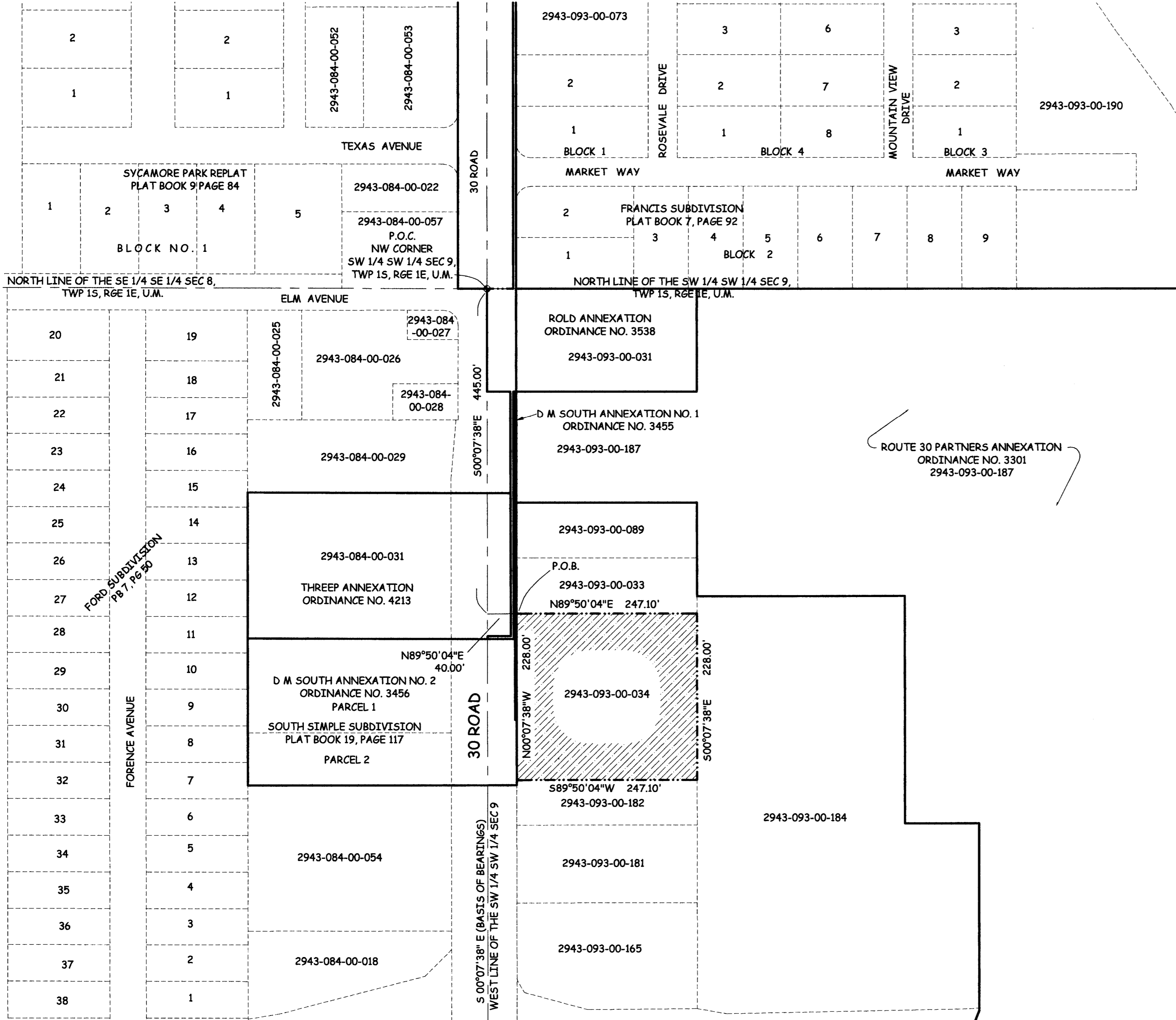
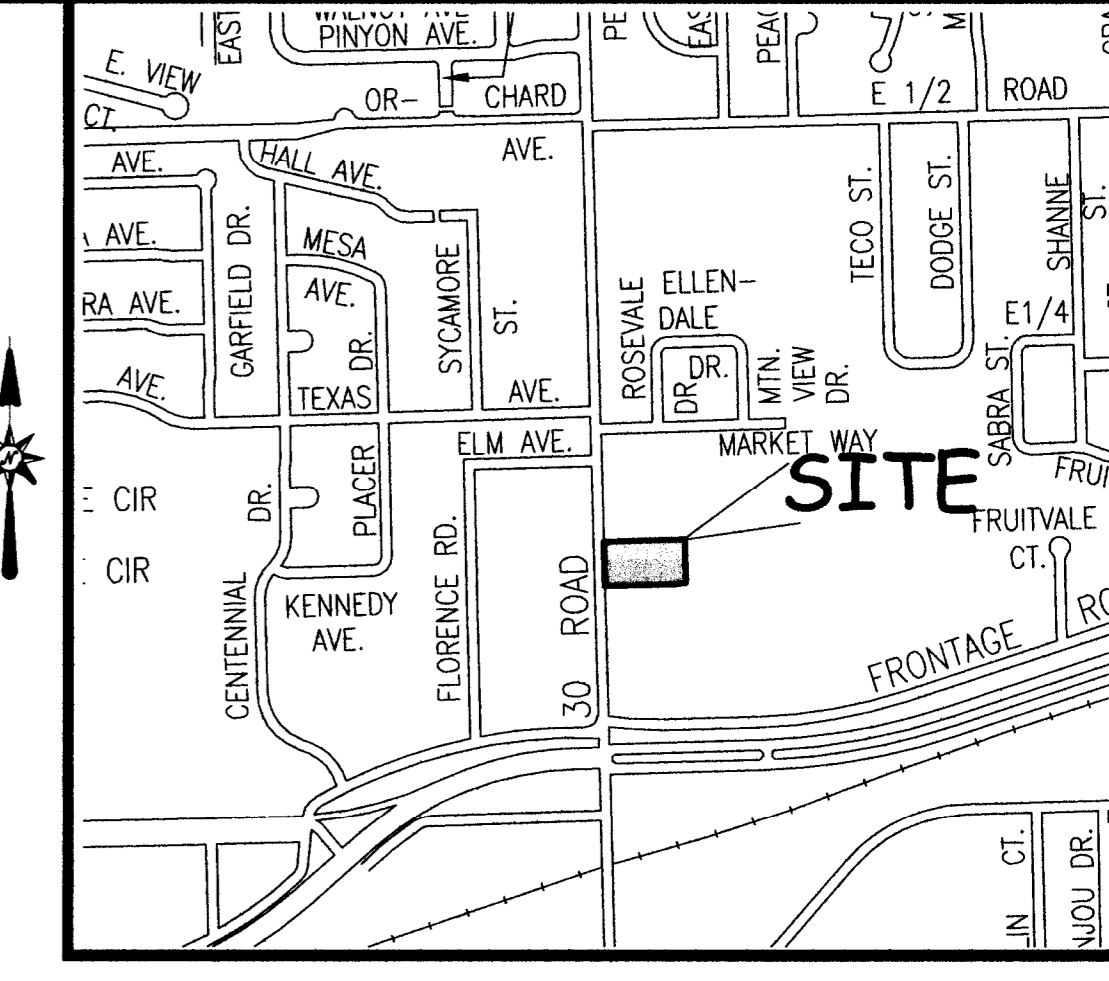
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

*Peter T. Krick*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: February 2nd, 2010

JAMES ANNEXATION

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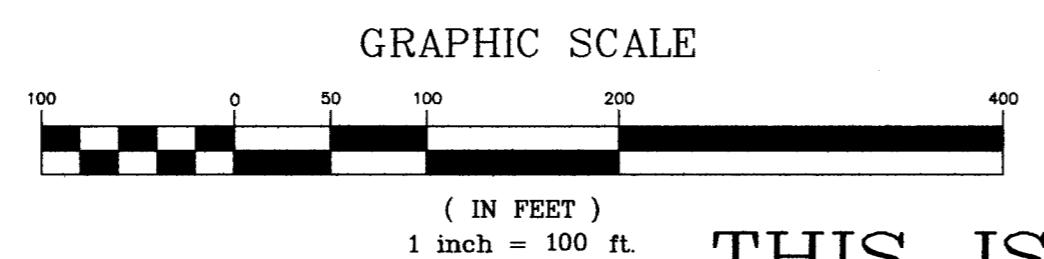
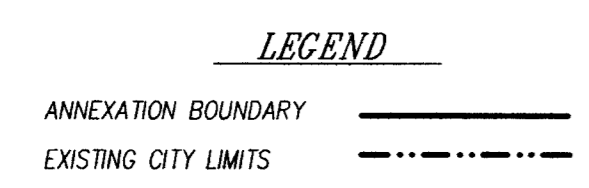
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 Professional Land Surveyor for the  
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 DATE: February 2nd, 2010

DRAWN BY P.T.K. DATE 12-02-09  
 DESIGNED BY DATE  
 CHECKED BY P.T.K. DATE  
 APPROVED BY DATE

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION

JAMES ANNEXATION

N:\CAD\Annexations by PTK\James Annexation.dwg 2-02-2010