

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4705**

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

**PIA ANNEXATION**

**APPROXIMATELY 3.954 ACRES**

**LOCATED AT 2757 HIGHWAY 50  
AND INCLUDES 27 1/2 ROAD AND B 1/2 ROAD RIGHT OF WAY**

**WHEREAS**, on the 4<sup>th</sup> day of May, 2016, 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 1st day of June, 2016; 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:

**PIA ANNEXATION**

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**BEGINNING** at the Southwest corner of the NW 1/4 SE 1/4 of said Section 25 and assuming the West line of the NW 1/4 SE 1/4 of said Section 25 bears N 00°01'48" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°01'48" W, along the West line of the NW 1/4 SE 1/4 of said Section 25, a distance of 21.35 feet to a point on the Southerly limits of the Wheeling Corrugated Annexation, Ordinance No. 3145, as same is recorded in Book 2597, Page 905, Public Records of Mesa County, Colorado; thence along the boundary of said Wheeling Corrugated Annexation, the following nine (9) courses:

1. N 74°58'06" E, a distance of 83.25 feet;
2. thence N 35°58'06" E, a distance of 59.68 feet;
3. thence N 12°58'54" W, a distance of 514.89 feet;
4. thence N 21°04'54" W, a distance of 15.97 feet;
5. thence N 35°48'36" W, a distance of 111.20 feet;
6. thence N 22°40'06" W, a distance of 70.16 feet;
7. thence S 72°56'20" E, a distance of 123.03 feet;
8. thence S 73°40'30" E, a distance of 110.41 feet;
9. thence S 69°23'00" E, a distance of 294.90 feet, more or less, to a point on the Westerly boundary of the Mendez Annexation, Ordinance No. 3212, as same is recorded in Book 2663, Page 176, Public Records of Mesa County, Colorado;

thence along said Westerly boundary the following three (3) courses:

1. S 21°55'02" W, a distance of 547.03 feet;
2. thence S 14°17'03" E, a distance of 74.46 feet;
3. thence S 45°33'15" E, a distance of 17.44 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 25;

Thence N 89°59'22" W, along said South line, a distance of 228.16 feet, more or less, to the Point of Beginning.

CONTAINING 172,247 Square Feet or 3.954 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 4th day of May, 2016 and ordered published in pamphlet form.

**ADOPTED** on second reading the 15<sup>th</sup> day of June, 2016 and ordered published in pamphlet form.




*Samuel Forrie*  
\_\_\_\_\_  
President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4705 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 4<sup>th</sup> day of May, 2016 and that 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 15<sup>th</sup> day of June, 2016, at which Ordinance No. 4705 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

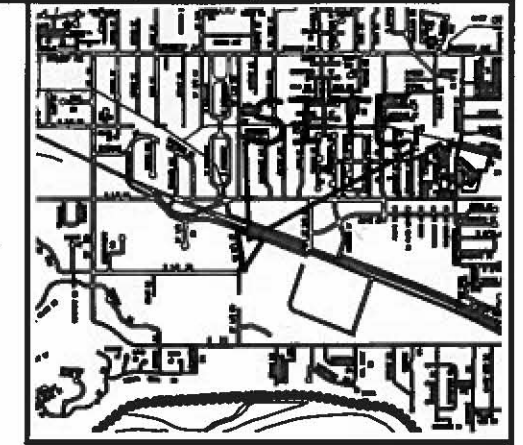
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21<sup>st</sup> day of June, 2016.

  
Stephanie Tuin  
Stephanie Tuin, MMC  
City Clerk

Published: May 6, 2016  
Published: June 17, 2016  
Effective: July 17, 2016

# PIA ANNEXATION

SITUATE IN THE NE 1/4 OF THE SW 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST  
 UTE PRINCIPAL MERIDIAN  
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## DESCRIPTION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

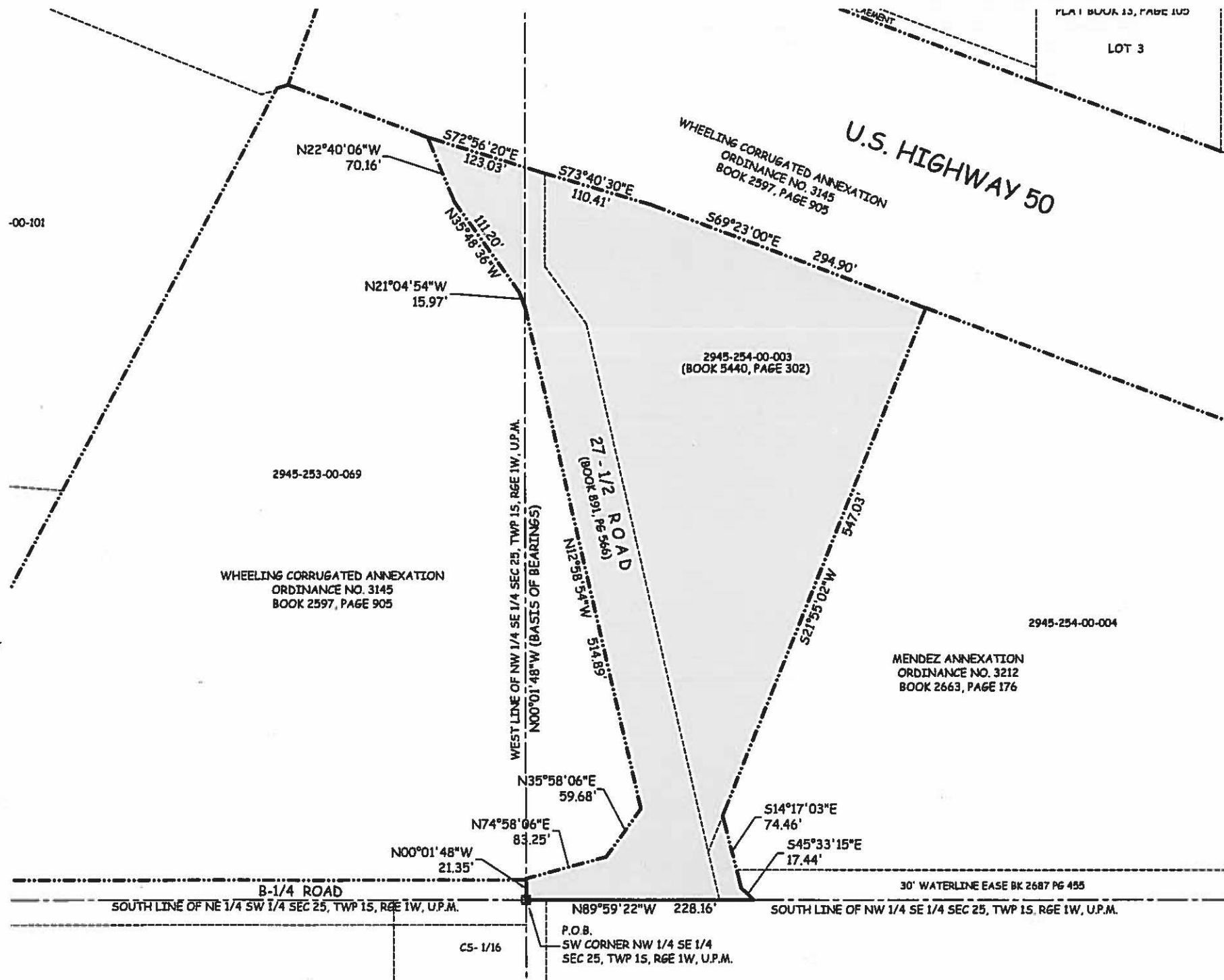
BEGINNING at the Southwest corner of the NW 1/4 SE 1/4 of said Section 25 and assuming the West line of the NW 1/4 SE 1/4 of said Section 25 bears N 00°01'48" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°01'48" W, along the West line of the NW 1/4 SE 1/4 of said Section 25, a distance of 21.35 feet to a point on the Southerly limits of the Wheeling Corrugated Annexation, Ordinance No. 3145, as same is recorded in Book 2597, Page 905, Public Records of Mesa County, Colorado; thence along the boundary of said Wheeling Corrugated Annexation, the following nine (9) courses:

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Thence N 89°59'22" W, along said South line, a distance of 228.16 feet, more or less, to the Point of Beginning.



**ABBREVIATIONS**

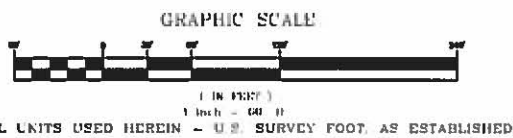
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
∠	CENTRAL ANGLE
RAD.	RADIUS
AL.	ARC LENGTH
CHL.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
PB.	PLAT BOOK
BK.	BOOK
PG.	PAGE

### AREA OF ANNEXATION

ANNEXATION PERIMETER	2,271.93 FT.
CONTIGUOUS PERIMETER	2,043.77 FT.
AREA IN SQUARE FEET	172,247***
AREA IN ACRES	3.954

**LEGEND**

	ANNEXATION BOUNDARY
	EXISTING CITY LIMITS



ORDINANCE NO.  
4705

EFFECTIVE DATE  
July 17th, 2016

THIS IS NOT A BOUNDARY SURVEY

The Sketch and Description 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: 06-23-2016

**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 herein.

DRAWN BY	P.T.K.	DATE	04-26-2016
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 60'



PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

PIA ANNEXATION