**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 ½ ROAD AND B ½ ROAD RIGHT OF WAY**

**WHEREAS**, on the 4th 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 15th day of June, 2016 and ordered published in pamphlet form.

/s/ Phyllis Norris

President of the Council

Attest:

/s/ Stephanie Tuin

City Clerk