

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4711

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

RETFERFORD ANNEXATION, LOCATED AT 2089 BROADWAY, AND

**CONSISTING OF ONE PARCEL AND 0.36 ACRES OF BROADWAY
AND JESSE WAY RIGHTS-OF-WAY**

WHEREAS, on the 1st day of June, 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 20th day of July, 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:

RETFERFORD ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 22 and assuming the North line of the NE 1/4 of said Section 22 bears N 89°26'44" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°12'59" E, along the East line of the NE 1/4 of said Section 22, a distance of 2.00 feet to a point on the Rim View Annexation, City of Grand Junction Ordinance No. 4129, as same is recorded in Book 4556, Page 63, Public Records of Mesa County, Colorado; thence S 89°47'50" W, along said Rim View Annexation, a distance of 162.40 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°12'10" E, a distance of 34.14 feet to a point on the North line of Retherford Estates, as same is recorded in Book 3890, Page 578, Public Records of Mesa County, Colorado; thence S 44°55'23" W, along the Westerly line of said Retherford Estates, a distance of 42.34 feet; thence S 00°10'54" E, along said West line, a distance of 159.40 feet; thence N 89°57'59" W,

along the South line and the Easterly projection thereof of Lot 2, Retherford Subdivision, as same is recorded in Plat Book 18, Page 281, Public Records of Mesa County, Colorado, a distance of 159.99 feet to a point being the Southwest corner of said Lot 2; thence N 00°25'16" E, along the West line and the Northerly projection thereof of said Lot 2, a distance of 222.78 feet to a point on said Rim View Estates Annexation; thence N 89°47'50" E, along said Annexation, a distance of 187.63 feet, more or less, to the Point of Beginning.

CONTAINING 36,890 Square Feet or 0.847 Acres, more or less, as described.

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

INTRODUCED on first reading on the 1st day of June, 2016 and ordered published in pamphlet form.

ADOPTED on second reading the 20th day of July, 2016 and ordered published in pamphlet form.



Stephanie Lee

City Clerk

Barbara Forrie

President of the Council

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4711 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st day of June, 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 20th day of July, 2016, at which Ordinance No. 4711 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 25th day of July, 2016.

Stephanie Tuin

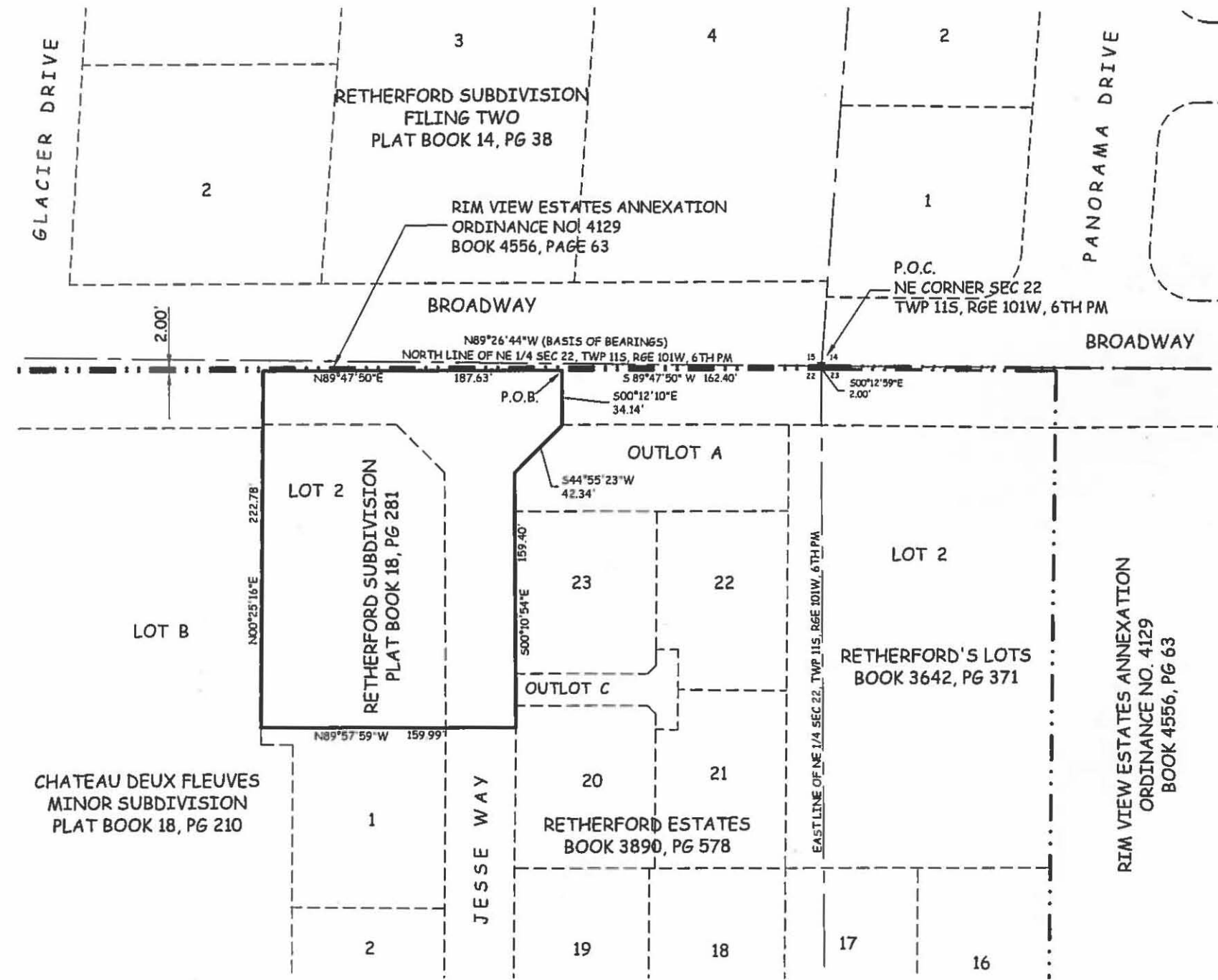
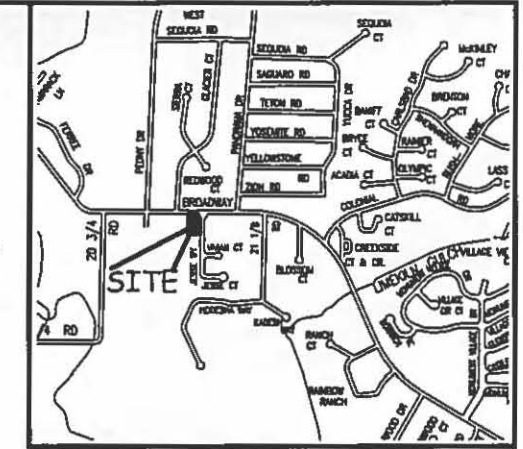
Stephanie Tuin, MMC
City Clerk

Published: June 3, 2016
Published: July 22, 2016
Effective: August 21, 2016



RETFERFORD ANNEXATION

SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST
6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO
SHEET 1 OF 1



DESCRIPTION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 22 and assuming the North line of the NE 1/4 of said Section 22 bears N 89°26'44" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°12'59" E, along the East line of the NE 1/4 of said Section 22, a distance of 2.00 feet to a point on the Rim View Annexation, City of Grand Junction Ordinance No. 4129, as same is recorded in Book 4556, Page 63, Public Records of Mesa County, Colorado; thence S 89°47'50" W, along said Rim View Annexation, a distance of 162.40 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°12'10" E, a distance of 34.14 feet to a point on the North line of Retherford Estates, as same is recorded in Book 3890, Page 578, Public Records of Mesa County, Colorado; thence S 44°55'23" W, along the Westerly line of said Retherford Estates, a distance of 42.34 feet; thence S 00°10'54" E, along said West line, a distance of 159.40 feet; thence N 89°57'59" W, along the South line and the Easterly projection thereof of Lot 2, Retherford Subdivision, as same is recorded in Plat Book 18, Page 281, Public Records of Mesa County, Colorado, a distance of 159.99 feet to a point being the Southwest corner of said Lot 2; thence N 00°25'16" E, along the West line and the Northerly projection thereof of said Lot 2, a distance of 222.78 feet to a point on said Rim View Estates Annexation; thence N 89°47'50" E, along said Annexation, a distance of 187.63 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

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: July 25th, 2016

AREA OF ANNEXATION	
ANNEXATION PERIMETER	806.12 FT.
CONTIGUOUS PERIMETER	187.63 FT.
AREA IN SQUARE FEET	36,890***
AREA IN ACRES	0.847
***15,567 SQ. FT. OR 0.36 ACRES LIES WITHIN JESSE WAY AND BROADWAY RIGHT OF WAY	

LEGEND	
ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS



ORDINANCE NO. 4711
 EFFECTIVE DATE August 21st, 2016

THIS IS NOT A BOUNDARY SURVEY

Notice: According to Colorado law you must commence any legal action based upon any defect in this plat within 90 days after the date of recording of this plat.

DRAWN BY P.T.K. DATE 04-27-2016
 DESIGNED BY _____ DATE _____

SCALE

CITY OF Grand Junction

PUBLIC WORKS AND UTILITIES

RETFERFORD ANNEXATION