

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4734

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

MCHUGH ANNEXATION, LOCATED AT 115 VISTA GRANDE ROAD,

**CONSISTING OF ONE PARCEL OF LAND AND 0.49 ACRES OF BROADWAY
(HWY. 340) AND VISTA GRANDE ROAD RIGHTS-OF-WAY**

WHEREAS, on the 7th day of December, 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 18th day of January, 2017; 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:

MCHUGH ANNEXATION

A certain parcel of land lying in Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 17 and assuming the South line of the NW 1/4 of said Section 17 bears S 89°54'49" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 74°25'14" E, a distance of 1,359.93 feet to a point on the South line of the Sycamore Creek Annexation No. 2, Ordinance No. 3752, as same is recorded in Book 3881, Page 459, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence from said Point of Beginning, S 05°57'51" W, a distance of 2.00 feet; thence N 84°02'09" W, a distance of 350.13 feet; thence N 76°52'24" W, a distance of 433.19 feet; thence N 60°00'34" W, a distance of 280.23 feet; thence

N 40°48'39" W, a distance of 141.51 feet; thence N 55°35'23" W, a distance of 933.06 feet, more or less, to a point on the Westerly right of way of Vista Grande Road extended Southerly, per the Carolina Hills Subdivision, as same is recorded in Plat Book 7, Page 41, Public Records of Mesa County, Colorado; thence N 44°49'33" E, along said right of way and its Southerly extension, a distance of 194.88 feet; thence N 35°12'11" E, continuing along said Westerly right of way, a distance of 154.54 feet to a point being the Southwest corner of Lot 2 of said Carolina Hills Subdivision; thence N 40°30'12" W, along the Southerly line of said Lot 2, a distance of 118.26 feet; thence N 12°43'25" W, along said the Westerly line of said Lot 2, a distance of 160.30 feet; thence N 20°40'50" E, along the Northerly line of said Lot 2, a distance of 168.99 feet, more or less, to a point being the Northeast corner of said Lot 2; thence S 40°16'10" E, along the Easterly line of said Lot 2 and its Easterly extension, a distance of 322.45 feet, more or less, to a point on the Easterly right of way of said Vista Grande Road; thence S 46°11'09" W, along said Easterly right of way, a distance of 32.43 feet; thence S 35°12'11" W, a distance of 344.55 feet; thence S 44°49'33" W, along said Easterly right of way and its Southerly extension, a distance of 189.85 feet; thence S 55°35'23" E, a distance of 902.45 feet; thence S 40°48'39" E, a distance of 141.43 feet; thence S 60°00'34" E, a distance of 279.59 feet; thence S 76°52'24" E, a distance of 432.77 feet; thence S 84°02'09" E, a distance of 350.00 feet, more or less, to the Point of Beginning.

CONTAINING 73,722 Square Feet or 1.692 Acres, more or less, as described.

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


INTRODUCED on first reading on the 7th day of December, 2016 and ordered published in pamphlet form.

ADOPTED on second reading the 18th day of January, 2017 and ordered published in pamphlet form.



President of the Council

Attest:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4734 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of December, 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 18th day of January, 2017, at which Ordinance No. 4734 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 January 2017.



Stephanie Tuin, MMC
City Clerk

Published: December 09, 2016
Published: January 20, 2017
Effective: February 19, 2017



McHUGH ANNEXATION

SITUATE IN SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO SHEET 1 OF 1



LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

A certain parcel of land lying in Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 17 and assuming the South line of the NW 1/4 of said Section 17 bears S 89°54'49" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 74°25'14" E, a distance of 1,359.93 feet to a point on the South line of the Sycamore Creek Annexation No. 2, Ordinance No. 3752, as same is recorded in Book 3881, Page 459, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence from said Point of Beginning, S 05°57'51" W, a distance of 2.00 feet, thence N 84°02'09" W, a distance of 350.13 feet, thence N 76°52'24" W, a distance of 433.77 feet, thence N 60°00'34" W, a distance of 280.23 feet, thence N 40°48'39" W, a distance of 141.51 feet; thence N 55°35'23" W, a distance of 933.06 feet, more or less, to a point on the Westerly right of way of Vista Grande Drive extended Southerly, per the Carolina Hills Subdivision, as same is recorded in Plat Book 7, Page 41, Public Records of Mesa County, Colorado; thence N 44°49'33" E, along said right of way and its Southerly extension, a distance of 194.88 feet; thence N 35°12'11" E, continuing along said Westerly right of way, a distance of 154.54 feet to a point being the Southwest corner of Lot 2 of said Carolina Hills Subdivision, thence N 40°30'12" W, along the Southerly line of said Lot 2, a distance of 118.26 feet, thence N 12°43'25" W, along said the Westerly line of said Lot 2, a distance of 160.30 feet, thence N 20°40'50" E, along the Northerly line of said Lot 2, a distance of 168.99 feet, more or less, to a point being the Northeast corner of said Lot 2, thence S 40°16'10" E, along the Easterly line of said Lot 2 and its Easterly extension, a distance of 322.45 feet, more or less, to a point on the Easterly right of way of said Vista Grande Drive; thence S 46°11'09" W, along said Easterly right of way, a distance of 32.43 feet; thence S 35°12'11" W, a distance of 344.55 feet, thence S 44°49'33" W, along said Easterly right of way and its Southerly extension, a distance of 189.85 feet, thence S 55°35'23" E, a distance of 902.45 feet; thence S 40°48'39" E, a distance of 141.43 feet; thence S 60°00'34" E, a distance of 279.59 feet, thence S 76°52'24" E, a distance of 432.77 feet, thence S 84°02'09" E, a distance of 350.00 feet, more or less, to the Point of Beginning.



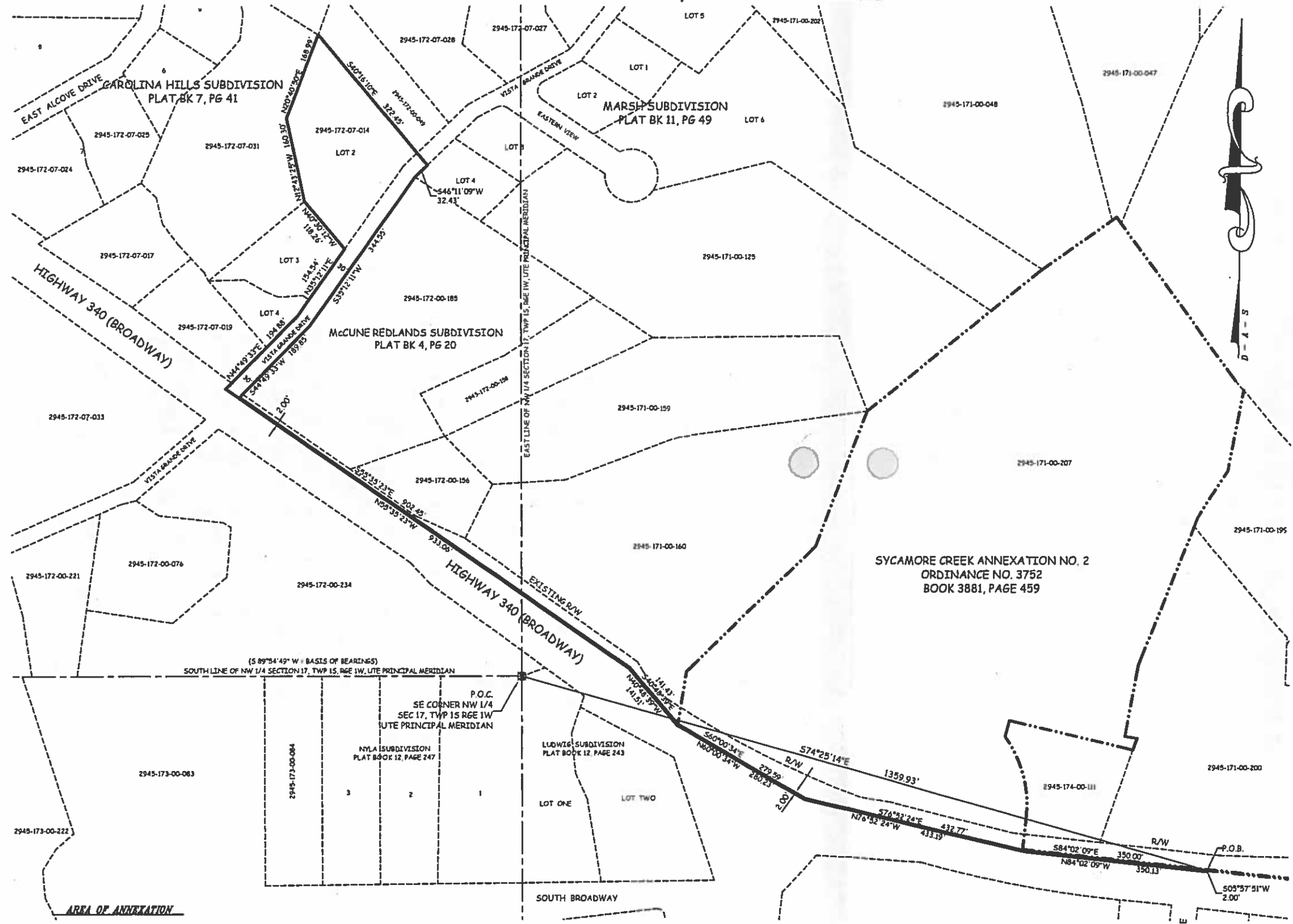
LINEAL UNITS USED HEREIN - U.S. SURVEY FOOT, AS ESTABLISHED

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 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 I. KRUCK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: 01/26/2017



ANNEXATION PERIMETER	5,832.80 FT.
CONTIGUOUS PERIMETER	1,082.38 FT.
AREA IN SQUARE FEET	73,722.00
AREA IN ACRES	1.682
***21,402 SQ. FT. OR 0.491 ACRES OF DEDICATED RIGHT OF WAY WITHIN THIS ANNEXATION**	

LEGEND

ANNEXATION BOUNDARY: ————

EXISTING CITY LIMITS: - - - - -

ORDINANCE NO.
4734

EFFECTIVE DATE
February 19th, 2017

THIS IS NOT A BOUNDARY SURVEY

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: 10-24-2016
 DESIGNED BY: _____ DATE: _____
 CHECKED BY: P.T.K. DATE: _____
 APPROVED BY: _____ DATE: _____

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
ENGINEERING DIVISION
SURVEY DEPARTMENT

McHUGH ANNEXATION