

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4736

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

FREEDOM HEIGHTS ANNEXATION

APPROXIMATELY 0.640 ACRES OF PUBLIC RIGHT-OF-WAY FOR 26 ROAD

LOCATED NORTH OF H ROAD

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:

FREEDOM HEIGHTS ANNEXATION

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 26, Township 1 North, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 15 and assuming the West line of the SW 1/4 of said Section 26 bears N 00°00'110" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°00'10" W along the West line of the SW 1/4 of said Section 26, a distance of 919.50 feet; thence N 53°55'04" E, a distance of 37.12 feet to a point on the West line of the Pomona Park Annexation, City of Grand Junction Ordinance No. 2825, as same is recorded in Book 2138, Page 814, Public Records of Mesa County, Colorado; thence S 00°00'10" E, along said West line, a distance of 941.33 feet to a point on the South line of the SW 1/4 of said Section 26; thence S 89°55'47" W, along said South line, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 27,913 Sq. Ft. or 0.640 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.

Amplis Forrie

President of the Council

Attest:

Stephanie Yun

City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4736 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. 4736 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.



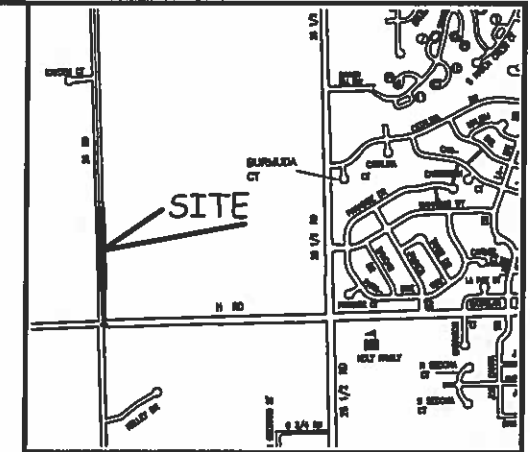
Stephanie Tuin, MMC
City Clerk

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



FREEDOM HEIGHTS ANNEXATION

SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST
UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO
SHEET 1 OF 1

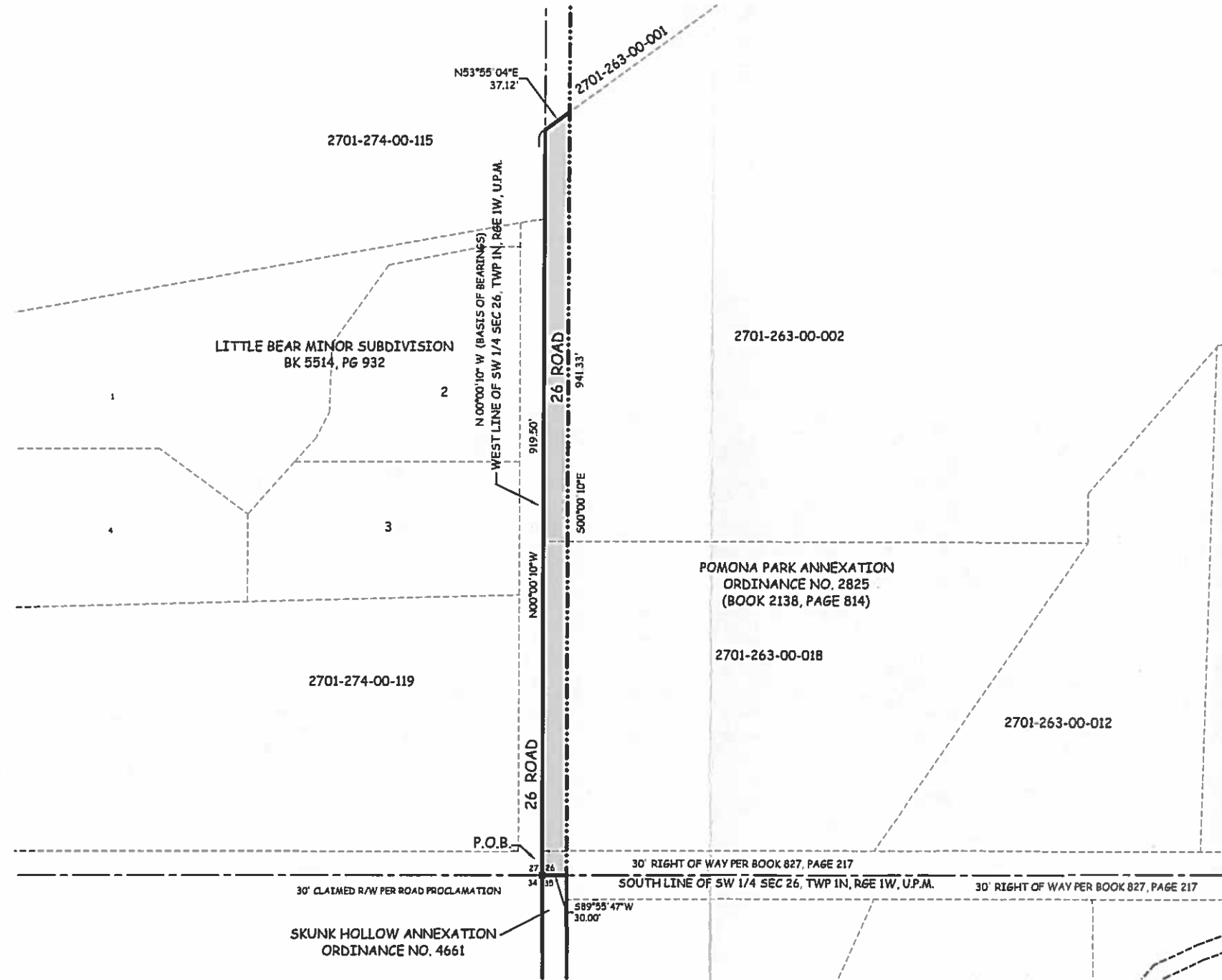


LOCATION MAP: NOT-TO-SCALE

DESCRIPTION

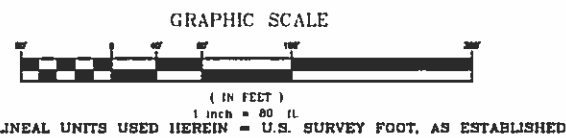
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ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RANGE	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		LEGEND	
ANNEXATION PERIMETER	1,827.95 FT.	ANNEXATION BOUNDARY	—————
CONTIGUOUS PERIMETER	529.41 FT.	EXISTING CITY LIMITS	-----
AREA IN SQUARE FEET	27,913***		
AREA IN ACRES	0.640		

***THERE IS NO PUBLIC DEDICATED RIGHT OF WAY WITHIN THIS ANNEXATION.

ORDINANCE NO.
4736

EFFECTIVE DATE
February 19th, 2017

THIS IS NOT A BOUNDARY SURVEY

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

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 hereon.

DRAWN BY	P.T.K.	DATE	07-27-2016
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 80'



PUBLIC WORKS
AND UTILITIES
ENGINEERING DIVISION
SURVEY DEPARTMENT

FREEDOM HEIGHTS
ANNEXATION

1 OF 1