

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4761**

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

**HILL BUSINESS COMPLEX ANNEXATION**

**APPROXIMATELY 2.734 ACRES**

**LOCATED 2905 HILL AVENUE**

**WHEREAS**, on the 7<sup>th</sup> day of June, 2017, 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 19<sup>th</sup> day of July 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:

**HILL BUSINESS COMPLEX ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 bears N 00°12'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°55'25" E, along the North line of the SW 1/4 NW 1/4 of said Section 17, a distance of 330.52 feet to a point on the Westerly right of way for Teller Avenue, as same is defined and described in Book 4835, Page 205, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence, from said Point of Beginning, traversing along and across said right of way the following ten (10) courses:

1. N 00°11'53" W a distance of 131.84 feet; thence...

2. S 89°55'25" E a distance of 63.28 feet; thence...
3. N 16°16'19" W a distance of 65.93 feet; thence...
4. N 61°52'30" W a distance of 67.18 feet; thence...
5. N 16°16'19" W a distance of 34.00 feet; thence...
6. N 29°19'52" E a distance of 67.18 feet; thence...
7. N 73°53'05" E a distance of 74.00 feet; thence...
8. S 58°54'40" E a distance of 63.51 feet to a point on the North right of way for Hill Avenue, being the beginning of a 519.00 foot radius curve, concave South, whose long chord bears N 84°04'03" E with a long chord length of 98.18 feet, non-tangent to the previously described line; thence...
9. Easterly along the arc of said curve, thru a central angle of 10°51'18", an arc distance of 98.33 feet; thence...
10. N 89°29'41" E, along said North right of way, a distance of 97.73 feet to a point on the West line of Freeway Commercial Subdivision Amended, as same is recorded in Plat Book 11, Page 122, Public Records of Mesa County, Colorado;


thence departing said right of way, S 00°11'49" E, along said West line, a distance of 43.61 feet; thence S 89°48'49" W, a distance of 1.99 feet, to a point on the North end of two Boundary Line Agreements recorded with Reception Numbers 2800336 and 2800337, Public Records of Mesa County, Colorado; thence S 00°01'10" E, along said Boundary Line Agreement, a distance of 277.52 feet, more or less, to a point on the North right of way for Interstate 70 Business Loop, as same is recorded in Book 605, Page 241, Public Records of Mesa County, Colorado; thence S 73°41'04" W, along said Northerly right of way and being the North line of the Overpass Annexation, Ordinance No. 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado, a distance of 361.19 feet; thence N 36°43'00" E, along right of way described in Book 4742, Page 133, Public Records of Mesa County, Colorado, a distance of 32.33 feet; thence N 00°11'53" W, along the Westerly right of way for said Teller Avenue, a distance of 80.02 feet, more or less, to the Point of Beginning.

CONTAINING 119,107 Square Feet or 2.734 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 7<sup>th</sup> day of June, 2017 and ordered published in pamphlet form.

**ADOPTED** on second reading the 19<sup>th</sup> day of July, 2017 and ordered published in pamphlet form.

  
 \_\_\_\_\_  
 President of the Council

Attest:

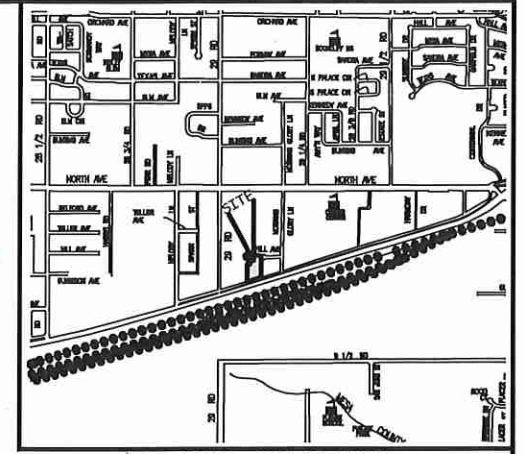
  
 \_\_\_\_\_  
 Interim City Clerk



# HILL BUSINESS COMPLEX ANNEXATION

SITUATE IN NW 1/4 SECTION 17  
TOWNSHIP 1 SOUTH, RANGE 1 EAST, 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 the Northwest Quarter (NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 bears N 00°12'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°55'25" E, along the North line of the SW 1/4 NW 1/4 of said Section 17, a distance of 330.52 feet to a point on the Westerly right of way for Teller Avenue, as same is defined and described in Book 4835, Page 205, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence, from said Point of Beginning, traversing along and across said right of way the following ten (10) courses:

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thence departing said right of way, S 00°11'49" E, along said West line, a distance of 43.61 feet; thence S 89°48'49" W, a distance of 1.99 feet, to a point on the North end of two Boundary Line Agreements recorded with Reception Numbers 2800336 and 2800337, Public Records of Mesa County, Colorado; thence S 00°01'10" E, along said Boundary Line Agreement, a distance of 277.52 feet, more or less, to a point on the North right of way for Interstate 70 Business Loop, as same is recorded in Book 605, Page 241, Public Records of Mesa County, Colorado; thence S 73°41'04" W, along said Northerly right of way and being the North line of the Overpass Annexation, Ordinance No. 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado, a distance of 361.19 feet; thence N 36°43'00" E, along right of way described in Book 4742, Page 133, Public Records of Mesa County, Colorado, a distance of 32.33 feet; thence N 00°11'53" W, along the Westerly right of way for said Teller Avenue, a distance of 80.02 feet, more or less, to the Point of Beginning.

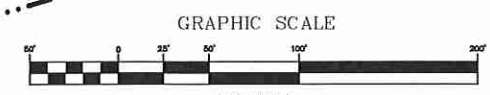
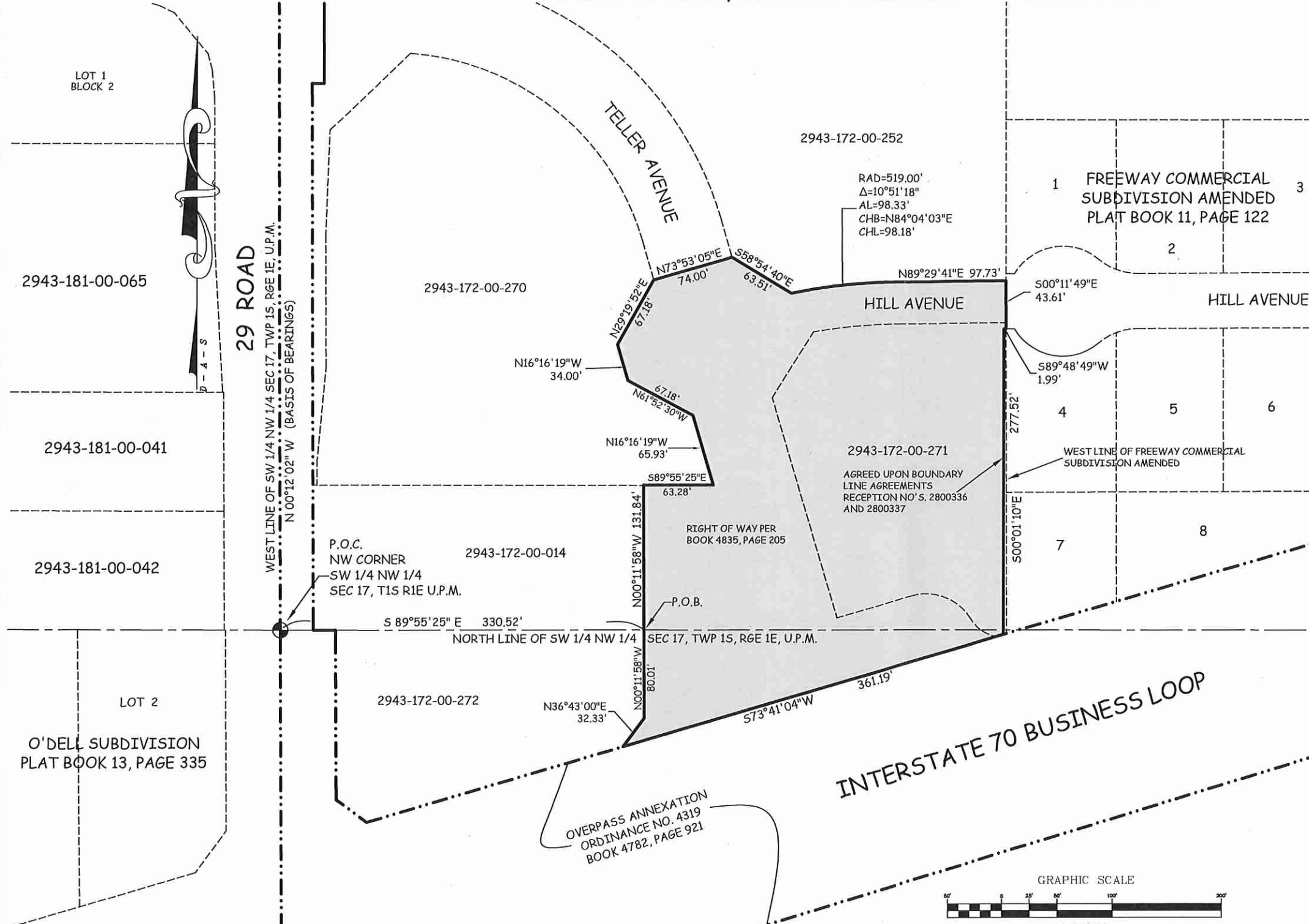
## ABBREVIATIONS

ABBREVIATION	DEFINITION	UNIT	DEFINITION	UNIT
P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET	
P.O.B.	POINT OF BEGINNING	Δ=	CENTRAL ANGLE	
R.O.W.	RIGHT OF WAY	RAD	RADIUS	
SEC.	SECTION	AL	ARC LENGTH	
TWP.	TOWNSHIP	CHL	CHORD LENGTH	
RGE.	RANGE	CHB	CHORD BEARING	
U.P.M.	UTE PRINCIPAL MERIDIAN	BLK	BLOCK	
NO.	NUMBER	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, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction

DATE: July 24th, 2017.



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

## AREA OF ANNEXATION

ANNEXATION PERIMETER	1,559.66 FT.
CONTIGUOUS PERIMETER	361.19 FT.
AREA IN SQUARE FEET	119,107**
AREA IN ACRES	2.734

## LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -

ORDINANCE NO.  
**4761**

EFFECTIVE DATE  
**August 20th, 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 hereon.

DRAWN BY	P.T.K.	DATE	05-01-2017
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 50'



PUBLIC WORKS  
AND UTILITIES  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

HILL BUSINESS COMPLEX  
ANNEXATION

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4761 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7<sup>th</sup> day of June, 2017 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 19<sup>th</sup> day of July, 2017, at which Ordinance No. 4761 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 27<sup>th</sup> day of July, 2017.

  
Interim City Clerk

Published: June 9, 2017  
Published: July 21, 2017  
Effective: August 20, 2017

