

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4758

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

WEEMINUCHE ANNEXATION

**APPROXIMATELY 4.516 ACRES OF PUBLIC RIGHTS-OF-WAY FOR 26 ROAD,
26 ½ ROAD, H ¾ ROAD AND SUMMER HILL WAY**

LOCATED NORTH OF H ROAD

WHEREAS, on the 5th day of July, 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 16th day of August, 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:

WEEMINUCHE ANNEXATION

A certain parcel of land lying within Section 26, Township 1 North, 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 Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the line from said Southwest corner NW 1/4 SW 1/4 to the Northwest Corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 26 bears N 00°01'07" W with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N 00°01'07" W, along the West line of said Section 26, a distance of 2,639.94 feet to a point being the Northwest corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°58'25" E, along the North line of

the SW 1/4 NW 1/4 of said Section 26, a distance of 1,317.20 feet to a point being the Northeast corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 26, a distance of 85.62 feet; thence S 00°15'15" E, a distance of 40.00 feet; thence S 89°52'41" W, a distance of 85.80 feet; thence N 00°00'28" E, a distance of 10.00 feet; thence S 89°58'25" W, a distance of 1287.19 feet; thence S 00°01'07" E, a distance of 2,609.91 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 26; thence S 00°00'10" E, a distance of 378.18 feet to a point on the North line of the Freedom Heights Annexation, as same is recorded with Reception Number 2788743, Public Records of Mesa County, Colorado; thence S 53°55'04" W, along said North line, a distance of 37.12 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 26; thence N 00°00'10" W, along said West line, a distance of 400.00 feet, more or less, to the Point of Beginning.

-TOGETHER WITH-

BEGINNING at the Southeast corner of the SE 1/4 NW 1/4 of said Section 26, thence N 00°02'15" E, along the East line of the SE 1/4 NW 1/4 of said Section 26, a distance of 1,279.73 feet; thence S 89°52'41" W, a distance of 187.64 feet; thence N 00°13'19" W, a distance of 40.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along said North line, a distance of 187.82 feet to a point being the Northeast corner of the SE 1/4 NW 1/4 of said Section 26; thence N 89°54'06" E, along the North line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26, a distance of 30.00 feet; thence S 00°02'15" W, along the East right of way for 26-1/2 Road, being the West line of the Plsek/Crowe Simple Land Division, as same is recorded in Plat Book 15, Page 388, Public Records of Mesa County, Colorado, a distance of 1,259.72 feet; thence S 45°02'28" E, along the Easterly line of additional right of way as recorded in Book 2579, Page 16, Public Records of Mesa County, Colorado, a distance of 42.37 feet; thence N 89°52'49" E, along the North line of Summer Hill Way, as same is recorded in Book 2073, Page 88, Public Records of Mesa County, Colorado, a distance of 524.58 feet; thence S 41°30'46" W, a distance of 40.14 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26; thence S 89°52'49" W, along said South line, a distance of 558.00 feet, more or less, to the Point of Beginning.

CONTAINING 196,705 Sq. Ft. or 4.516 Acres, more or less, as described.

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

INTRODUCED on first reading on the 5th day of July, 2017 and ordered published in pamphlet form.

ADOPTED on second reading the 16th day of August, 2017 and ordered published in pamphlet form.

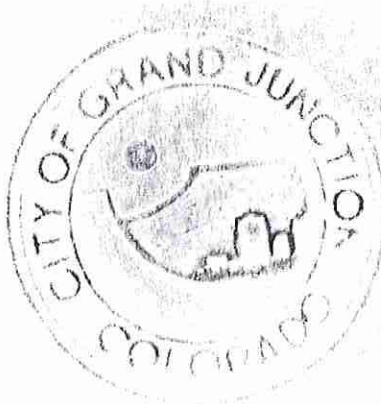
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President of the Council

Attest:

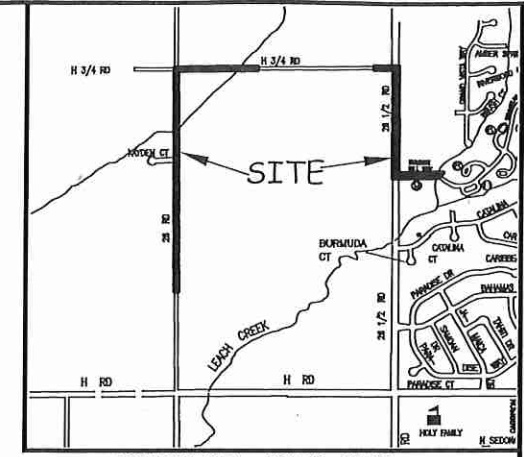
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Interim City Clerk



WEEMINUCHE ANNEXATION

SITUATE IN SECTION 26
TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A certain parcel of land lying within Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

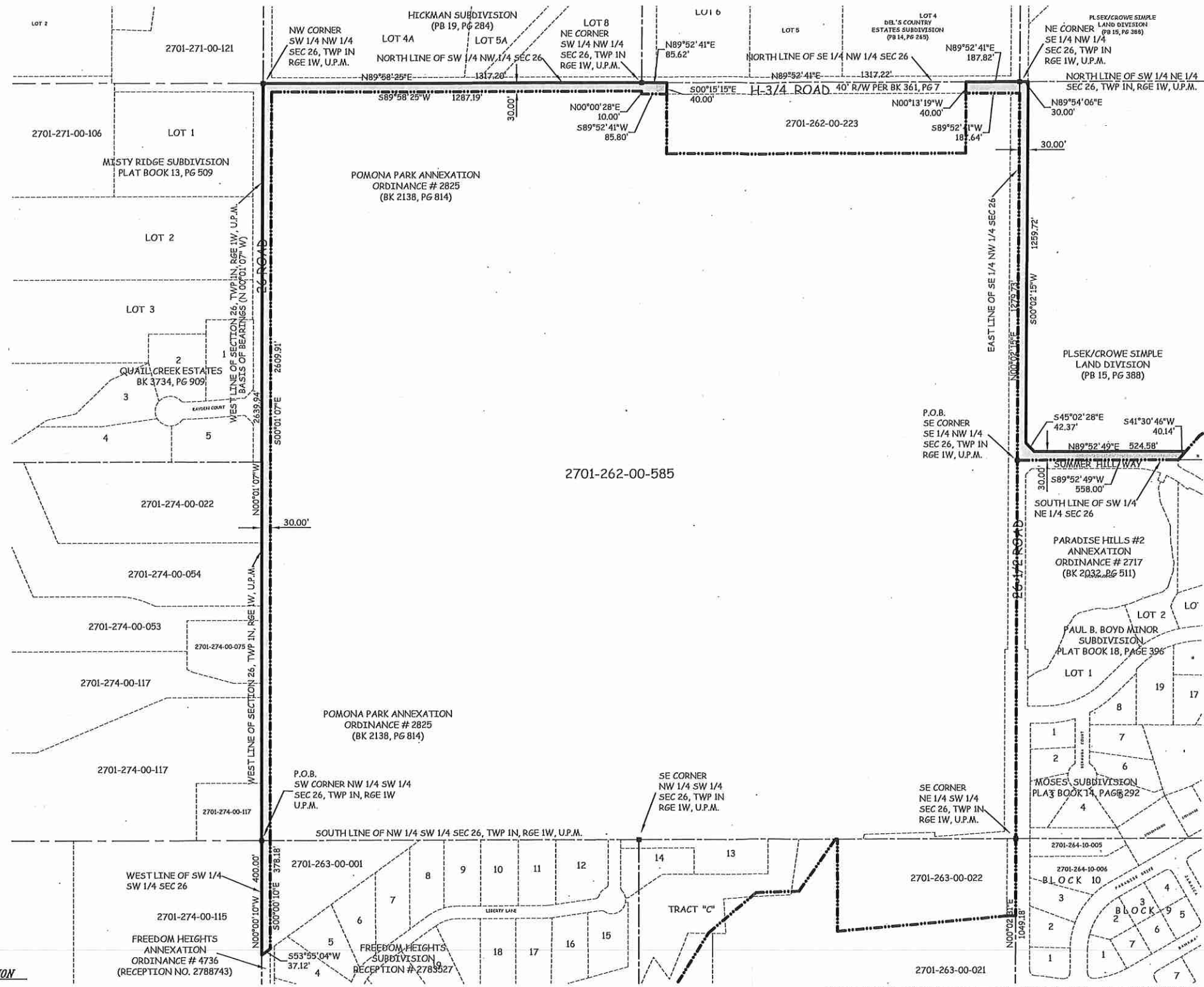
BEGINNING at the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the line from said Southwest corner NW 1/4 SW 1/4 to the Northwest Corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 26 bears N 00°01'07" W with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N 00°01'07" W, along the West line of said Section 26, a distance of 2,639.94 feet to a point being the Northwest corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°58'25" E, along the North line of the SW 1/4 NW 1/4 of said Section 26, a distance of 1,317.20 feet to a point being the Northeast corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 26, a distance of 85.62 feet; thence S 00°15'15" E, a distance of 40.00 feet; thence S 89°52'41" W, a distance of 85.80 feet; thence N 00°00'28" E, a distance of 10.00 feet; thence S 89°58'25" W, a distance of 1287.19 feet; thence S 00°01'07" E, a distance of 2,609.91 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 26; thence S 00°00'10" E, a distance of 378.18 feet to a point on the North line of the Freedom Heights Annexation, as same is recorded with Reception Number 2788743, Public Records of Mesa County, Colorado; thence S 53°55'04" W, along said North line, a distance of 37.12 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 26; thence N 00°00'10" W, along said West line, a distance of 400.00 feet, more or less, to the Point of Beginning.

-TOGETHER WITH-
BEGINNING at the Southeast corner of the SE 1/4 NW 1/4 of said Section 26, thence N 00°02'15" E, along the East line of the SE 1/4 NW 1/4 of said Section 26, a distance of 1,279.73 feet; thence S 89°52'41" W, a distance of 187.64 feet; thence N 00°13'19" W, a distance of 40.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along said North line, a distance of 187.82 feet to a point being the Northeast corner of the SE 1/4 NW 1/4 of said Section 26; thence N 89°54'06" E, along the North line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26, a distance of 30.00 feet; thence S 00°02'15" W, along the East right of way for 26-1/2 Road, being the West line of the Plsek/Crowe Simple Land Division, as same is recorded in Plat Book 15, Page 388, Public Records of Mesa County, Colorado, a distance of 1,259.72 feet; thence S 45°02'28" E, along the Easterly line of additional right of way as recorded in Book 2579, Page 16, Public Records of Mesa County, Colorado, a distance of 42.37 feet; thence N 89°52'49" E, along the North line of Summer Hill Way, as same is recorded in Book 2073, Page 88, Public Records of Mesa County, Colorado, a distance of 524.58 feet; thence S 41°30'46" W, a distance of 40.14 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26; thence S 89°52'49" W, along said South line, a distance of 558.00 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 |
| A= | 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.

[Signature]
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: 08-28-2017



| AREA OF ANNEXATION | |
|----------------------|---------------|
| ANNEXATION PERIMETER | 13,040.96 FT. |
| CONTIGUOUS PERIMETER | 6,473.71 FT. |
| AREA IN SQUARE FEET | 196,705*** |
| AREA IN ACRES | 4.516 |

| LEGEND | |
|----------------------|-----|
| ANNEXATION BOUNDARY | — |
| EXISTING CITY LIMITS | --- |

ORDINANCE NO.
4758

EFFECTIVE DATE
September 17th, 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 | 05-18-2017 |
| DESIGNED BY | | DATE | |
| CHECKED BY | P.T.K. | DATE | |
| APPROVED BY | | DATE | |

SCALE
1" = 200'



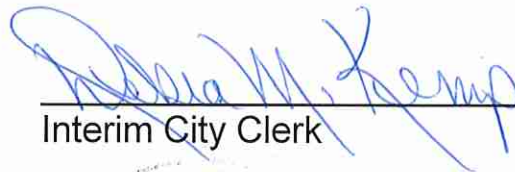
PUBLIC WORKS
AND UTILITIES
ENGINEERING DIVISION
SURVEY DEPARTMENT

WEEMINUCHE ANNEXATION

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4758 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of July, 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 16th day of August, 2017, at which Ordinance No. 4758 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 21st day of August, 2017.



Interim City Clerk

Published: July 7, 2017
Published: August 18, 2017
Effective: September 17, 2017

