

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4792

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

CAMP ANNEXATION

APPROXIMATELY 10.652 ACRES LOCATED AT 171 LAKE ROAD

WHEREAS, on the 17th day of January 2018, 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 21st day of March 2018; 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:

CAMP ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 15 and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, all in Township 1 South, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SE 1/4 of said Section 16 and assuming the East line of the NE 1/4 SE 1/4 of said Section 16 bears S 00°17'33" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°17'33" W along the East line of the NE 1/4 SE 1/4 of said Section 16, also being the West line of the Western Annexation, Ordinance No. 1278, as same is recorded in Book 918, Page 495, Public Records of Mesa County, Colorado, a distance of 377.37 feet to the POINT OF BEGINNING; thence continuing along the Westerly line of said Western Annexation the following three (3) courses:

- 1.) S 56°18'07" E, a distance of 63.03 feet, thence...
- 2.) S 17°17'27" E, a distance of 538.00 feet, thence...

3.) S 39°10'27" E, a distance of 114.00 feet, thence along the Northerly limits of the Pioneer Village Annexation, Ordinance No. 1847, as same is recorded with Reception No. 1211412 the following three (3) courses:

1.) S 14°42'54" W, a distance of 20.14 feet, thence...

2.) N 75°17'06" W, a distance of 41.75 feet, thence...

3.) S 85°12'35" W, a distance of 243.10 feet, more or less, to a point on the West line of the NW 1/4 SW 1/4 of said Section 15, thence along the Northerly limits of the Brach Annexation, Ordinance No. 2105, as same is recorded in Book 1419, Page 232, Public Records of Mesa County, Colorado the following five (5) courses:

1.) N 00°17'33" E, along said West line, a distance of 16.34 feet, thence...

2.) N 88°54'36" W, a distance of 136.82 feet, thence...

3.) N 89°43'08" W, a distance of 119.70 feet, thence...

4.) N 84°39'05" W, a distance of 50.37 feet, thence...

5.) N 85°01'08" W, a distance of 367.61 feet to a point being the Northwest corner of said Brach Annexation;

thence N 00°42'08" W, a distance of 12.69 feet, more or less, to a point being the Northwest corner of Brach's Commercial Subdivision, as same is recorded in Book 3897, Page 199, Public Records of Mesa County, Colorado; thence S 84°38'45" E, a distance of 1.98 feet to a point being the beginning of a 392.78 foot radius curve, concave North, whose long chord bears S 81°45'02" E with a long chord length of 50.13 feet; thence Easterly along the arc of said curve, thru a central angle of 07°19'04" an arc length of 50.17 feet; thence S 85°19'05" E, a distance of 165.83 feet, more or less, to a point being the Southerly projection of the West line of that certain parcel of land, the description of which is recorded within a Personal Representative's Deed recorded in Book 5589, Page 509, Public Records of Mesa County, Colorado, said parcel surveyed and described by RiverCity Consultants, Survey Deposit 4944-14; thence N 00°10'25" E, along said West line, a distance of 573.09 feet; thence S 69°42'44" E, a distance of 88.90 feet; thence N 41°42'44" W, a distance of 590.05 feet, more or less, to a point on the North line of the NE 1/4 SE 1/4 of said Section 16; thence N 89°02'06" E, along said North line, a distance of 8.92 feet; thence S 46°36'24" E, a distance of 195.09 feet; thence S 75°05'12" E, a distance of 133.32 feet; thence N 26°29'21" E, a distance of 50.00 feet to a point on the Northerly right of way for Lake Road, as same is recorded in Book 1510, Page 569, Public Records of Mesa County, Colorado; thence S 63°30'39" E, along said Northerly line, a distance of 218.54 feet; thence S 59°00'17" E, along said Northerly line, a distance of 314.36 feet, more or less, to a point on the East line of the NE 1/4 SE 1/4 of said Section 16; thence N 00°17'33" E, along said East line, a distance of 18.38 feet, more or less, to the Point of Beginning. (Exhibit A)

CONTAINING 463,986 Square Feet or 10.652 Acres, more or less, as described.

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

INTRODUCED on first reading on the 17th day of January 2018 and ordered published in pamphlet form.

ADOPTED on second reading the 21st day of March, 2018 and ordered published in pamphlet form.



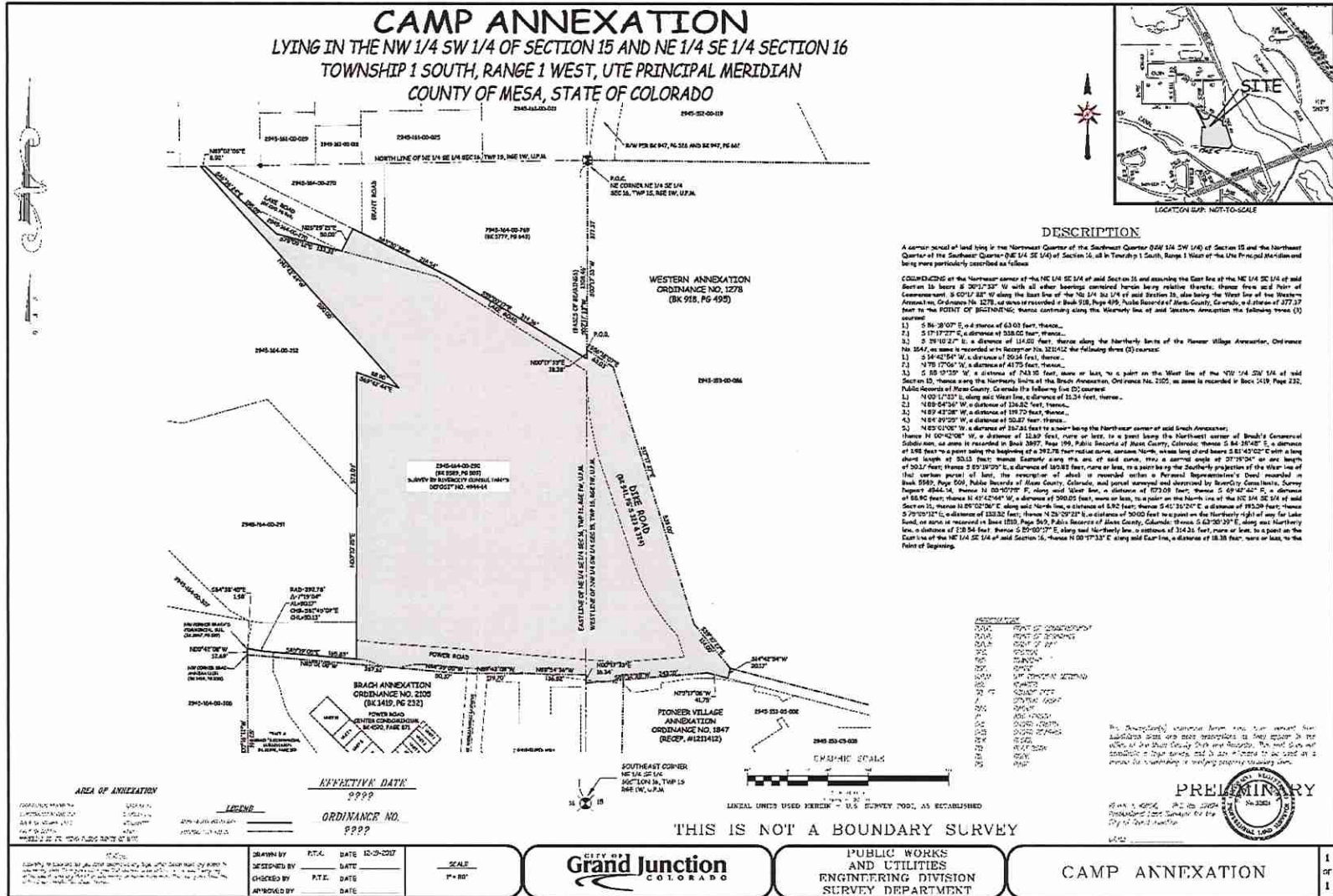
Attest:

W Winkelman

City Clerk

Paul Berlin

Mayor Pro Tem



DRAWN BY	P.T.C.	DATE	10-3-2007	SCALE	1"=80'
CHECKED BY	P.T.C.	DATE			
APPROVED BY		DATE			



PUBLIC WORKS
AND UTILITIES
ENGINEERING DIVISION
SURVEY DEPARTMENT

CAMP ANNEXATION

This page is not part of the ordinance

Index as a separate grantor/grantee with COLORADO STATE OF (.DOR)

.CDLE: DEPARTMENT OF LABOR & EMPLOYMENT

.DOW: DIVISION OF PARKS & WILDLIFE

.CDOT: DEPARTMENT OF TRANSPORTATION

.CDOR: DEPARTMENT OF REVENUE

Index as a separate grantor/grantee with UNITED STATES (US)

.HUD: SECRETARY OF HOUSING & URBAN DEVELOPMENT

.CHUD: COMMISSIONER OF HOUSING & URBAN DEVELOPMENT

.USDA: DEPARTMENT OF AGRICULTURE

.SBA: SMALL BUSINESS ADMINISTRATION

.SVA: SECRETARY OF VETERANS AFFAIRS

.DVA: DEPARTMENT OF VETERANS AFFAIRS

.FHC: FEDERAL HOUSING COMMISSIONER

.USBR: BUREAU OF RECLAMATION

.RHS: RURAL HOUSING SERVICE

.IRS: INTERNAL REVENUE SERVICE

.FHA: FARMERS HOME ADMINISTRATION

.USBC: BANKRUPTCY COURT

.FSA: FARM SERVICE AGENCY

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4792 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of January, 2018 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 21st day of March, 2018, at which Ordinance No. 4792 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 March, 2018.

W Wukelmann

City Clerk

Published: January 19, 2018
Published: March 23, 2018
Effective: April 22, 2018

