

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4805

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

KOA ANNEXATION

APPROXIMATELY 9.636 ACRES LOCATED AT 2819 U.S. HIGHWAY 50

WHEREAS, on the 18th day of April 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 18th day of June 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:

KOA ANNEXATION

A certain parcel of land lying in the South-Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 30, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and assuming the South line of the SW 1/4 SW 1/4 of said Section 30 bears S 89°58'18" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'18" W along the South line of the SW 1/4 SW 1/4 of said Section 30, a distance of 351.08 feet; thence N 00°33'20" W, along that certain boundary line determined and established by those certain Quit Claim Deeds recorded in Book 5581, Pages 510 thru 513, Public Records of Mesa County, Colorado, a distance of 964.25 feet, more or less, to a point on the South line of Chipeta Pines Annexation No. 2, City of Grand Junction Ordinance No. 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado; thence Southeasterly along the arc of a 11,575.00 foot radius non-tangent curve, concave Southwest, whose long chord bears S

64°43'03" E, with a long chord length of 560.13 feet, thru a central angle of 02°46'22", an arc length of 560.18 feet; thence S 00°00'00" E, a distance of 463.73 feet; thence N 90°00'00" W, a distance of 18.04 feet; thence S 00°00'00" E, a distance of 261.00 feet, more or less, to a point on the South lie of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 30; thence S 89°57'55" W, along said South line, a distance of 128.00 feet, more or less, to the Point of Beginning.

CONTAINING 419,753 Square Feet or 9.636 Acres, more or less, as described.

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

INTRODUCED on first reading on the 18th day of April 2018 and ordered published in pamphlet form.

ADOPTED on second reading the 18th day of June, 2018 and ordered published in pamphlet form.



President of the Council

Attest:



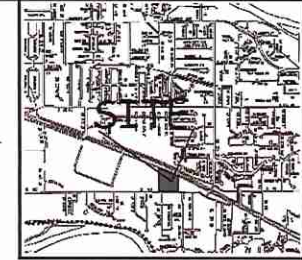
City Clerk



Exhibit A

KOA ANNEXATION

SITUATE IN THE S 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST
UTE PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT TO SCALE



DESCRIPTION

A certain parcel of land lying in the South-Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 30, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and easting the South line of the SW 1/4 SW 1/4 of said Section 30 bears S 89° 58' 18" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89° 58' 18" W along the South line of the SW 1/4 SW 1/4 of said Section 30, a distance of 351.08 feet; thence N 00° 00' 00" W, along that certain boundary line determined and established by those certain Quit Claim Deeds recorded in Book 5581, Pages 510 thru 513, Public Records of Mesa County, Colorado, a distance of 954.25 feet, more or less, to a point on the South line of Chipeta Pines Annexation No. 2, City of Grand Junction Ordinance No. 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado; thence Southeasterly along the arc of a 11575.00 foot radius non-tangent curve, concave Southwest, whose long chord bears S 64° 43' 03" E, with a long chord length of 560.13 feet, thru a central angle of 02° 46' 22", an arc length of 560.13 feet; thence S 00° 00' 00" E, a distance of 443.73 feet; thence N 90° 00' 00" W, a distance of 18.04 feet; thence S 00° 00' 00" E, a distance of 261.00 feet, more or less, to a point on the South line of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 30; thence S 89° 57' 33" W, along said South line, a distance of 128.00 feet, more or less, to the Point of Beginning.

ASSOCIATION

P.O.B.	POINT OF BEGINNING
R.O.B.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RANGE	RANGE
UTM	UTE PRINCIPAL MERIDIAN
ACR	ADJOINING CORNER
CDN	CORNER
ADJ.	ADJACENT
CRD	CURVED
CHD	CHORD
PLA	PLAT BOOK
PAGE	PAGE
PLAT	PLAT

The above described boundaries herein have been derived from association data and shall constitute as they appear in this plat as the best survey there and hereafter. This plat does not constitute a deed survey and is not intended to be used as a means for establishing or verifying property boundaries here.



ORDINANCE NO. ????

EFFECTIVE DATE: ?????????

THIS IS NOT A BOUNDARY SURVEY

DESIGNED BY	DATE	10-28-2017
CHECKED BY	DATE	
APPROVED BY	DATE	

DRAWN BY: P.T.C. DATE: 10-28-2017

DESIGNED BY: P.T.C. DATE:

CHECKED BY: P.T.C. DATE:

APPROVED BY: P.T.C. DATE:

SCALE: 1" = 80'



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

KOA ANNEXATION

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4805 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of April 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 18th day of June 2018, at which Ordinance No. 4805 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 18th day of June 2018.



City Clerk

Published: June 8, 2018
Published: June 20, 2018
Effective: July 20, 2018