

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4845**

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

**ARLINGTON ANNEXATION**

**A SERIAL ANNEXATION COMPRISING ARLINGTON ANNEXATION NO. 1 AND ARLINGTON  
ANNEXATION NO. 2**

**APPROXIMATELY 1.41 ACRES LOCATED AT 265 ARLINGTON DRIVE**

**WHEREAS**, on the 20<sup>th</sup> day of February 2019, 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 3<sup>rd</sup> day of April 2019; 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:

**ARLINGTON ANNEXATION NO. 1**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 30, 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 SE 1/4 NW 1/4 of said Section 30 and assuming the West line of the SE 1/4 NW 1/4 of said Section 30 bears S 00°34'42" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°34'42" E, along said West line, a distance of 258.79 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°25'18" E, a distance of 93.19 feet; thence S 00°34'44" E, a distance of 199.42 feet to a point being the beginning of a 20.00 foot radius curve, concave South, whose long chord bears S 88°32'13" W with a long chord length of 37.60 feet; thence Westerly along the arc of said curve, thru a central angle of 140°04'24", an arc length of 48.89 feet; thence S 89°25'18" W, a distance of 55.60 feet, more or less, to a point on the West line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°34'42" W, along said West line, a distance of 200.00 feet, more or less, to the Point of Beginning.

CONTAINING 18,267 Square Feet or 0.419 Acres, more or less, as described.

**ARLINGTON ANNEXATION NO. 2**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the SE 1/4 NW 1/4 of said Section 30 and assuming the West line of the SE 1/4 NW 1/4 of said Section 30 bears S 00°34'42" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'23" E, along the North line of the SE 1/4 NW 1/4 of said Section 30, a distance of 151.01 feet to a point on the East right of way for Arlington Drive, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado; thence S 00°08'25" W, along said East right of way, a distance of 76.46 feet to a point being the beginning of a 808.89 foot radius curve, concave West, whose long chord bears S 07°55'09" W with a long chord length of 218.97 feet; thence Southerly along the arc of said curve, thru a central angle of 15°33'28", an arc length of 219.64 feet to a point being the beginning of a 20.00 foot radius curve, concave Northeast, whose long chord bears S 30°04'36" E, with a long chord length of 28.66 feet; thence Southeasterly along the arc of said curve, thru a central angle of 91°32'58", an arc length of 31.96 feet; thence S 04°05'57" W, a distance of 101.56 feet, more or less, to a point on the South right of way for Oxford Avenue, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado, being the beginning of a 20.00 foot radius curve, concave Southeast, whose long chord bears S 41°46'38" W, with a long chord length of 35.44 feet; thence Southwesterly along the arc of said curve, thru a central angle of 124°44'35", an arc length of 43.54 feet; thence S 29°15'54" W, a distance of 12.96 feet; thence N 00°34'44" W, a distance of 199.42 feet; thence S 89°25'18" W, a distance of 93.19 feet, more or less, to a point on the West line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°34'42" W, along said West line, a distance of 258.79 feet, more or less, to the Point of Beginning.

CONTAINING 42,773 Square Feet or 0.982 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 20<sup>th</sup> day of February 2019 and ordered published in pamphlet form.

**ADOPTED** on second reading the 3<sup>rd</sup> day of April, 2019 and ordered published in pamphlet form.

*Paul Taylor Smith*

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

Attest:

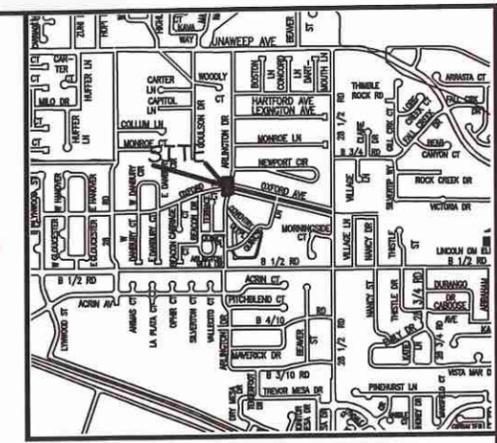
*W Winkelman*

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



# ARLINGTON ANNEXATION NO. 1

LYING IN THE SE 1/4 NW 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST  
UTE PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



### DESCRIPTION

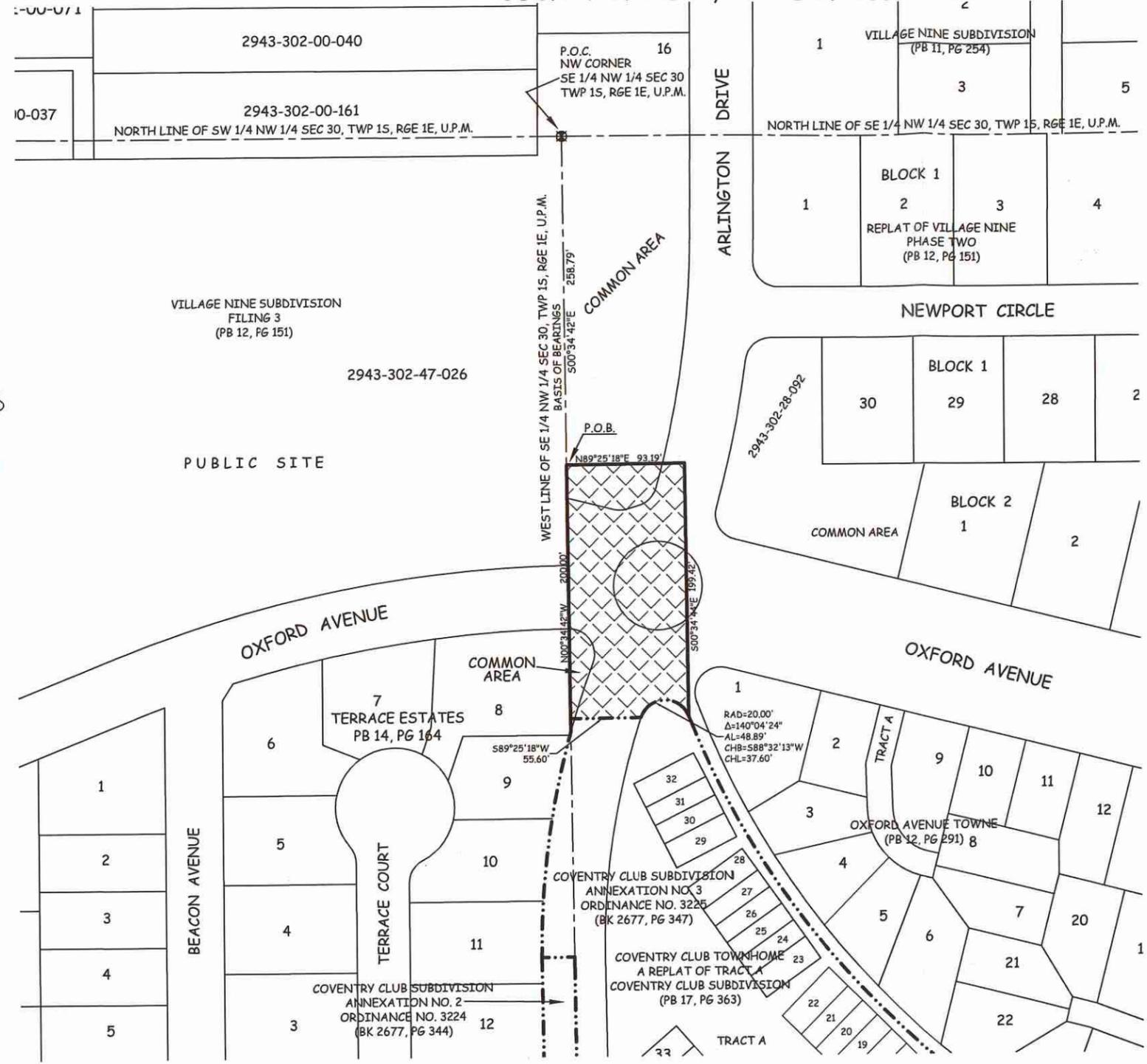
A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the SE 1/4 NW 1/4 of said Section 30 and assuming the West line of the SE 1/4 NW 1/4 of said Section 30 bears S 00°34'42" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°34'42" E, along said West line, a distance of 258.79 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°25'18" E, a distance of 93.19 feet; thence S 00°34'44" E, a distance of 199.42 feet to a point being the beginning of a 20.00 foot radius curve, concave South, whose long chord bears S 88°32'13" W with a long chord length of 37.60 feet; thence Westerly along the arc of said curve, thru a central angle of 140°04'24", an arc length of 48.89 feet; thence S 89°25'18" W, a distance of 55.60 feet, more or less, to a point on the West line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°34'42" W, along said West line, a distance of 200.00 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
  - Δ= CENTRAL ANGLE
  - RAD. RADIUS
  - AL. ARC LENGTH
  - CHL. CHORD LENGTH
  - CHB. CHORD BEARING
  - BLK. BLOCK
  - PB. PLAT BOOK
  - BK. BOOK
  - PG. PAGE

The Sketch and Description 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: 04-01-2019



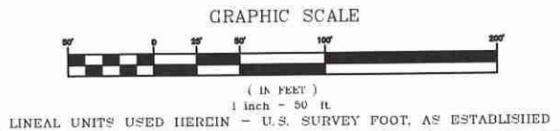
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	597.11 FT.
CONTIGUOUS PERIMETER	104.49 FT.
AREA IN SQUARE FEET	18,267***
AREA IN ACRES	0.419

\*\*\* (15,087 SQ. FT. LIES IN PLATTED R/W)

**LEGEND**

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



**ORDINANCE NO.**  
4845

**EFFECTIVE DATE**  
May 5th, 2019

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	01-17-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

**SCALE**  
1" = 50'

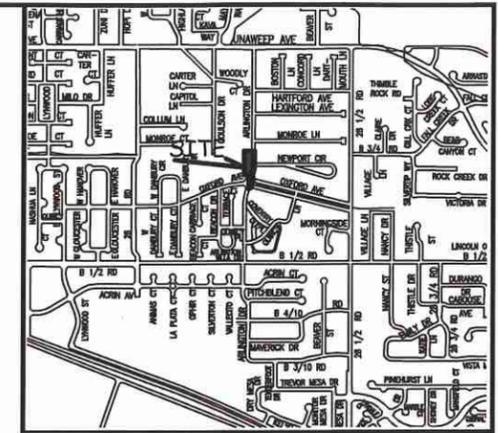


PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

ARLINGTON ANNEXATION  
NO. 1

# ARLINGTON ANNEXATION NO. 2

LYING IN THE SE 1/4 NW 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

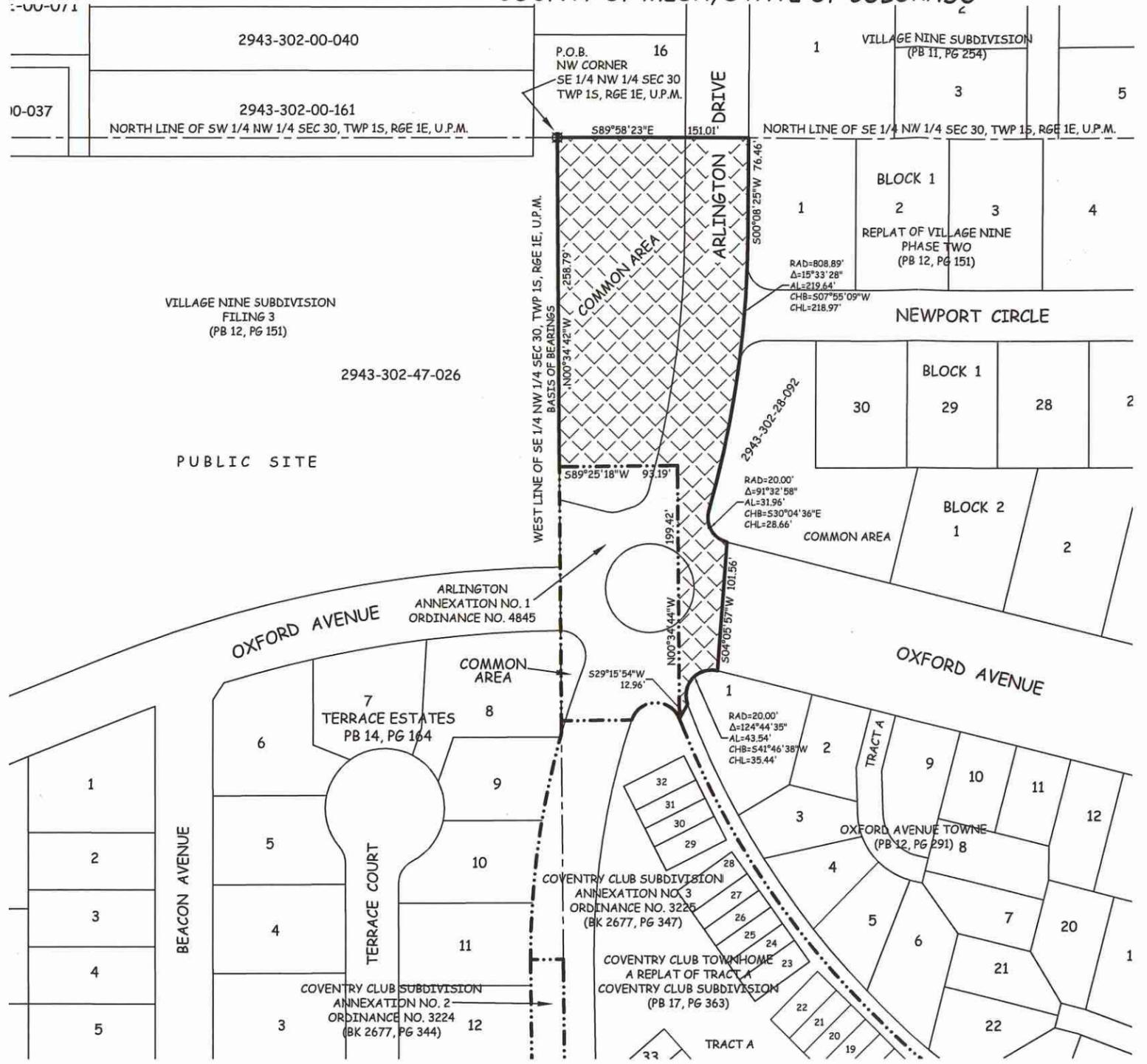
A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**BEGINNING** at the Northwest corner of the SE 1/4 NW 1/4 of said Section 30 and assuming the West line of the SE 1/4 NW 1/4 of said Section 30 bears S 00°34'42" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'23" E, along the North line of the SE 1/4 NW 1/4 of said Section 30, a distance of 151.01 feet to a point on the East right of way for Arlington Drive, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado; thence S 00°08'25" W, along said East right of way, a distance of 76.46 feet to a point being the beginning of a 808.89 foot radius curve, concave West, whose long chord bears S 07°55'09" W with a long chord length of 218.97 feet; thence Southerly along the arc of said curve, thru a central angle of 15°33'28", an arc length of 219.64 feet to a point being the beginning of a 20.00 foot radius curve, concave Northeast, whose long chord bears S 30°04'36" E, with a long chord length of 28.66 feet; thence Southeasterly along the arc of said curve, thru a central angle of 91°32'58", an arc length of 31.96 feet; thence S 04°05'57" W, a distance of 101.56 feet, more or less, to a point on the South right of way for Oxford Avenue, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado, being the beginning of a 20.00 foot radius curve, concave Southeast, whose long chord bears S 41°46'38" W, with a long chord length of 35.44 feet; thence Southwesterly along the arc of said curve, thru a central angle of 124°44'35", an arc length of 43.54 feet; thence S 29°15'54" W, a distance of 12.96 feet; thence N 00°34'44" W, a distance of 199.42 feet; thence S 89°25'18" W, a distance of 93.19 feet, more or less, to a point on the West line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°34'42" W, along said West line, a distance of 258.79 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
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The Sketch and Description contained herein have been derived from subdivision plats and 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.

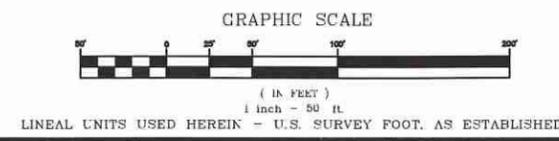


**AREA OF ANNEXATION**

ANNEXATION PERIMETER	1,188.54 FT.
CONTIGUOUS PERIMETER	292.61 FT.
AREA IN SQUARE FEET	42,773***
AREA IN ACRES	0.982
***18,428 SQ. FT. LIES IN PLATTED R/W	

**LEGEND**

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



**ORDINANCE NO.**  
4845

**EFFECTIVE DATE**  
May 5th, 2019

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	01-17-2019
DESIGNED BY	_____	DATE	_____
CHECKED BY	P.T.K.	DATE	_____
APPROVED BY	_____	DATE	_____

**SCALE**  
1" = 50'



PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

ARLINGTON ANNEXATION  
NO. 2

PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: 04 04 2019



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4845 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20<sup>th</sup> day of February, 2019 and 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 3<sup>rd</sup> day of April, 2019, at which Ordinance No. 4845 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 5<sup>th</sup> day of April, 2019.

  
Deputy City Clerk

Published: February 22, 2019  
Published: April 05, 2019  
Effective: May 05, 2019