

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3121**

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

**WESTERN SLOPE WAREHOUSE ANNEXATION NO. 3  
APPROXIMATELY .02 ACRES  
INCLUDING A PORTION OF THE 28 ROAD RIGHT-OF-WAY NEAR C ¾ ROAD**

**WHEREAS**, on the 3<sup>rd</sup> day of March, 1999 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 7<sup>th</sup> day of April, 1999; 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:

**WESTERN SLOPE WAREHOUSE ANNEXATION NO. 3**

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West & in the SW 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 19 Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/16 corner on the section line common with said Section 24 and said Section 19; thence S 89°45'56" E along the south line of the NW 1/4 NW 1/4 of said Section 19 a distance of 1.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°21'33" W along a line 1.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 154.68 feet to a point; thence N 89°38'27" E a distance of 1.00 feet to a point; thence N 00°21'33" W along a line 2.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 85.35 feet to a point; thence N 89°38'27" E a distance of 57.00 feet to a point; thence N 00°21'33" W along a line 59.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 422.40 feet to a point on the north line of the SW 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°38'27" E along the north line of said SW 1/4 NW 1/4 NW 1/4 a distance of 1.00 feet to a point; thence S 00°21'33" E along the east right of way line for 28 Road ( said east right of way line being 60.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 ) a distance of 423.40 feet to a point; thence S 89°38'27" W a distance of 57.00 feet to a point; thence S 00°21'33" E along the east right of way line for said 28 Road ( said east right of way line being 3.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 ) a distance of 85.35 feet to a point; thence leaving said east right of way line S 89°38'27" W a distance of 1.00 feet to a point; thence S 00°21'33" E along a line 2.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of

153.68 feet to a point on the south line of said NW 1/4 NW 1/4; thence S 00°21'23" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 19 a distance of 24.00 feet to a point; thence N 89°45'56" W a distance of 3.00 feet to a point; thence S 00°21'23" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 NE 1/4 of Section 24 a distance of 56.24 feet to a point; thence S 89°38'37" W a distance of 1.00 feet to a point; thence S 00°21'23" E along a line 2.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 79.00 feet to a point; thence S 89°59'59" W a distance of 38.00 feet to a point; thence N 00°00'01" W a distance of 1.00 feet to a point; thence N 89°59'59" E a distance of 37.00 feet to a point; thence N 00°21'23" W along a line 3.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 79.00 feet to a point; thence N 89°38'37" E a distance of 1.00 feet to a point; thence N 00°21'23" W along a line 2.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 56.24 feet to a point; thence S 89°45'56" E a distance of 3.00 feet to a point; thence N 00°21'23" W along a line 1.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 19 a distance of 23.00 feet to a point on the north line of said SW 1/4 NW 1/4 and point of beginning, containing 0.02 acres more or less.

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

**INTRODUCED** on first reading on the 3<sup>rd</sup> day of March, 1999.

**ADOPTED** and ordered published this 7th day of April, 1999.

Attest:

/s/ Janet L. Terry  
President of the Council

/s/ Stephanie Nye  
City Clerk

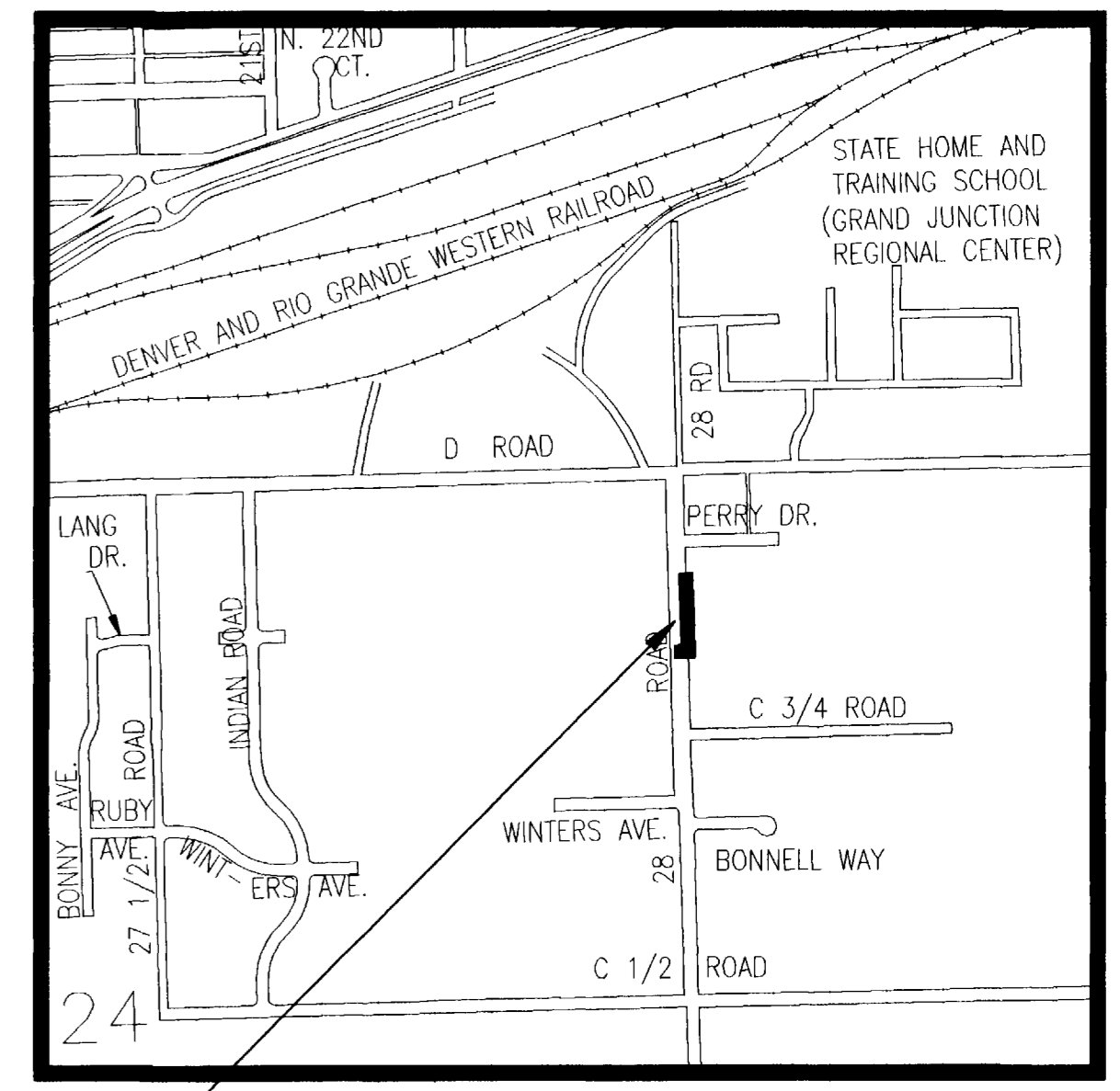
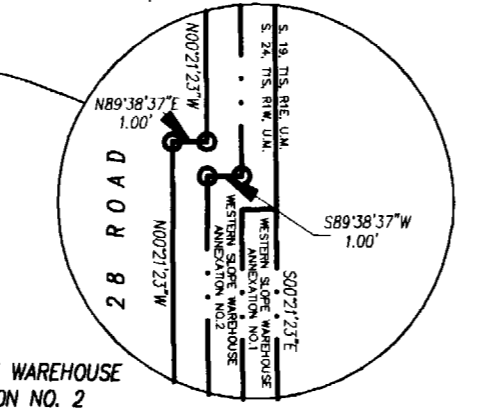
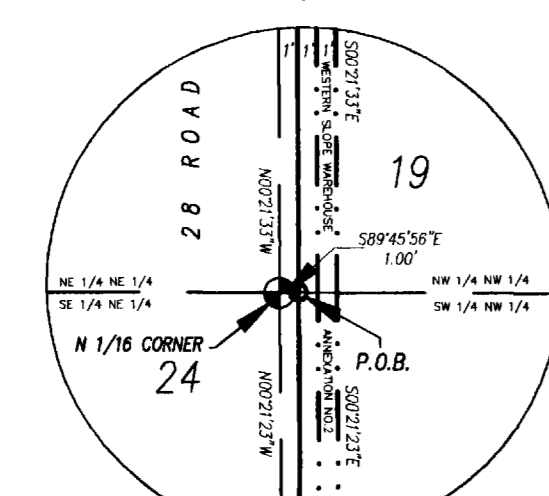
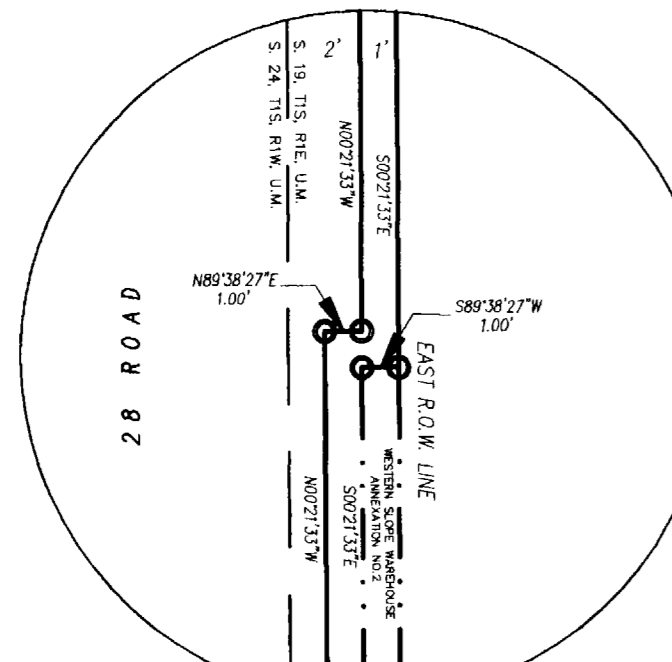
# WESTERN SLOPE WAREHOUSE ANNEXATION NO.3

SITUATE IN THE SE 1/4 NE 1/4 OF SECTION 24, T1S, R1W &  
IN THE SW 1/4 NW 1/4 AND NW 1/4 NW 1/4 OF SECTION 19, T1S, R1E  
OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

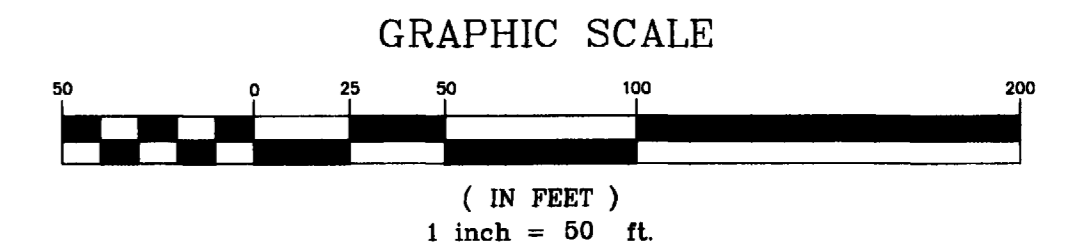
## LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West & in the SW 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 19 Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/16 corner on the section line common with said Section 24 and said Section 19; thence S 89°45'56" E along the south line of the NW 1/4 NW 1/4 of said Section 19 a distance of 1.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°21'33" W along a line 1.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 of said Section 19 a distance of 154.68 feet to a point; thence N 89°38'27" E a distance of 1.00 feet to a point; thence N 00°21'33" W along a line 2.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 of said Section 19 a distance of 85.35 feet to a point; thence N 89°38'27" E a distance of 57.00 feet to a point; thence N 00°21'33" W along a line 59.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 of said Section 19 a distance of 422.40 feet to a point on the north line of the SW 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°38'27" E along the north line of said SW 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 1.00 feet to a point; thence S 00°21'33" E along the east right of way line for 28 Road (said east right of way line being 60.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 ) a distance of 423.40 feet to a point; thence S 89°38'27" W a distance of 57.00 feet to a point; thence S 00°21'33" E along the east right of way line for said 28 Road (said east right of way line being 3.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 ) a distance of 85.35 feet to a point; thence leaving said east right of way line S 89°38'27" W a distance of 1.00 feet to a point; thence S 00°21'33" E along a line 2.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 of said Section 19 a distance of 153.68 feet to a point on the south line of said NW 1/4 NW 1/4; thence S 00°21'23" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 19 a distance of 24.00 feet to a point; thence N 89°45'56" W a distance of 3.00 feet to a point; thence S 00°21'23" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 NE 1/4 of Section 24 a distance of 56.24 feet to a point; thence S 89°38'37" W a distance of 1.00 feet to a point; thence S 00°21'23" E along a line 2.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 79.00 feet to a point; thence S 89°59'59" W a distance of 38.00 feet to a point; thence N 00°00'01" W a distance of 1.00 feet to a point; thence N 89°59'59" E a distance of 37.00 feet to a point; thence N 00°21'23" W along a line 3.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 79.00 feet to a point; thence N 89°38'37" E a distance of 1.00 feet to a point; thence N 00°21'23" W along a line 2.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4 a distance of 56.24 feet to a point; thence S 89°45'56" E a distance of 3.00 feet to a point; thence N 00°21'23" W along a line 1.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 19 a distance of 23.00 feet to a point on the north line of said SW 1/4 NW 1/4 and point of beginning, containing 0.02 acres more or less.



SITE



### AREA OF ANNEXATION

ANNEXATION PERIMETER	1843.34 FT.
CONTIGUOUS PERIMETER	355.92 FT.
AREA IN SQUARE FEET	919.65
AREA IN ACRES	0.02

### LEGEND

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

ORDINANCE NO.  
3121

EFFECTIVE DATE  
5-9-99

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 constitutes a legal survey, and is not intended to constitute a means for establishing or verifying property boundaries.  
*Stan R. Poca*  
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



Notice: According to Colorado law you have 60 days from the effective date shown herein to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite all defects and or errors.

DRAWN BY SRP	DATE 1-27-99	SCALE
DESIGNED BY _____	DATE _____	1" = 50'
CHECKED BY _____	DATE _____	
APPROVED BY _____	DATE _____	

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING AND TECHNICAL SERVICES DIVISIONS  
CITY OF GRAND JUNCTION, COLORADO

WESTERN SLOPE WAREHOUSE ANNEXATION NO.3  
WSWANN2.DWG  
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