

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3137

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

**A STORAGE PLACE ANNEXATION
APPROXIMATELY 10.65 ACRES
LOCATED AT 2980 NORTH AVENUE AND A PORTION OF THE I-70 BUSINESS LOOP ROW**

WHEREAS, on the 17th 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 21st 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
A STORAGE PLACE ANNEXATION**

A parcel of land situate in the NE 1/4 NE 1/4 of Section 17 and in the SE 1/4 SE 1/4 of Section 8 all in 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 northeast corner of said Section 17; thence S 89°51'00" W along the north line of the NE 1/4 NE 1/4 of said Section 17 a distance of 661.61 feet to the True Point of Beginning of the parcel described herein; thence leaving the north line of said NE 1/4 NE 1/4 S 00°16'28" E a distance of 28.00 feet to a point; thence along a line 2.00 feet north of and parallel with the southerly right of way line for I-70 B the following 7 courses:

- 1) S 89°51'00" W a distance of 28.00 feet;
- 2) S 62°29'00" W a distance of 4.80 feet;
- 3) S 00°00'00" W a distance of 14.77 feet;
- 4) S 75°09'30" W a distance of 53.13 feet;
- 5) 221.10 feet along the arc of a curve concave to the southeast, having a radius of 1334.50 feet, a delta angle of 9°29'34" and a long chord bearing S 55°06'47" W a distance of 220.85 feet;
- 6) S 50°22'00" W a distance of 306.90 feet;
- 7) 61.13 feet along the arc of a curve concave to the northwest, having a radius of 1530.50 feet, a delta angle of 2°17'18" and a long chord bearing S 51°30'35" W a distance of 61.12 feet; thence leaving said line N 00°00'00" W a distance of 468.90 feet to a point on the northerly right of way line for said I-70 B; thence along said northerly right of way line the following 2 courses:
 - 1) N 58°24'30" E a distance of 103.05 feet;
 - 2) N 77°39'30" E a distance of 128.26 feet; thence leaving said northerly right of

way line and along the easterly right of way line for Centennial Road the following 5 courses;

- 1) N 12°20'30" W a distance of 20.61 feet;
- 2) 224.46 feet along the arc of a curve to the left, having a radius of 225.00 feet, a delta angle of 57°09'30" and a long chord bearing N 40°55'15" W a distance of 215.27 feet;
- 3) N 69°30'00" W a distance of 34.73 feet;
- 4) 211.54 feet along the arc of a curve to the right, having a radius of 175.00 feet, a delta angle of 69°15'30" and a long chord bearing N 34°52'15" W a distance of 198.99 feet;
- 5) N 00°14'30" W a distance of 198.72 feet; thence N 89°51'00" E along the south line of the north 60.00 feet of the south 750.00 feet of the W 1/2 SE 1/4 SE 1/4 of Section 8 a distance of 611.21 feet to a point; thence S 00°16'28" E along the east line of the W 1/2 SE 1/4 SE 1/4 of said Section 8 a distance of 467.21 feet to a point on the northerly right of way line for said I-70 B; thence leaving said northerly right of way line and continuing along said east line S 00°16'28" E a distance of 222.79 feet to the southeast corner of said W 1/2 SE 1/4 SE 1/4 and point of beginning, containing 10.65 acres more or less.

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

INTRODUCED on first reading on the 17th day of March, 1999.

ADOPTED and ordered published this 21st day of April, 1999.

Attest:

/s/ Stephanie Nye
City Clerk

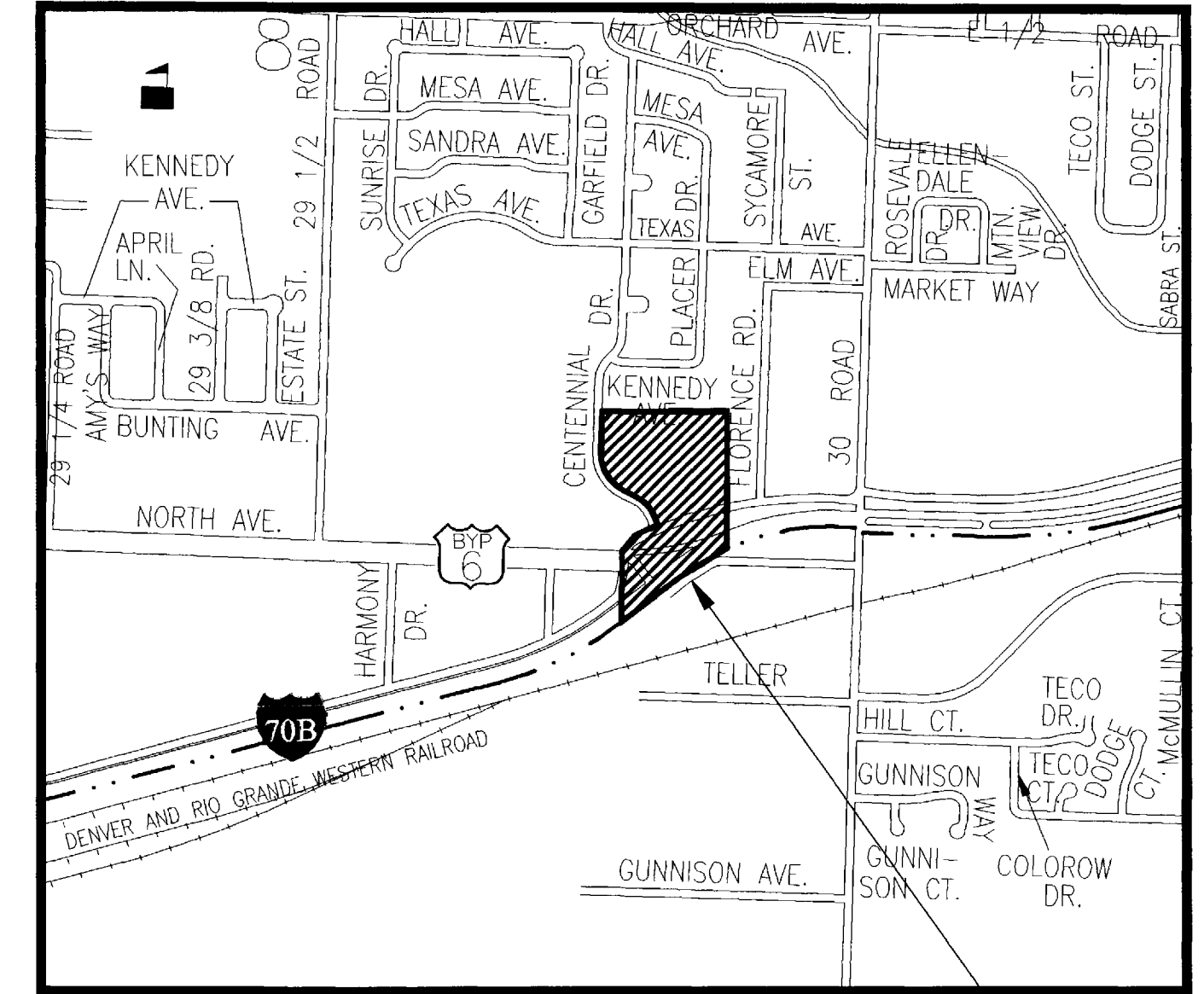
/s/ Janet L. Terry
President of the Council

SE 1/16 CORNER S.8
T1S, R1E, U. M.

A STORAGE PLACE ANNEXATION

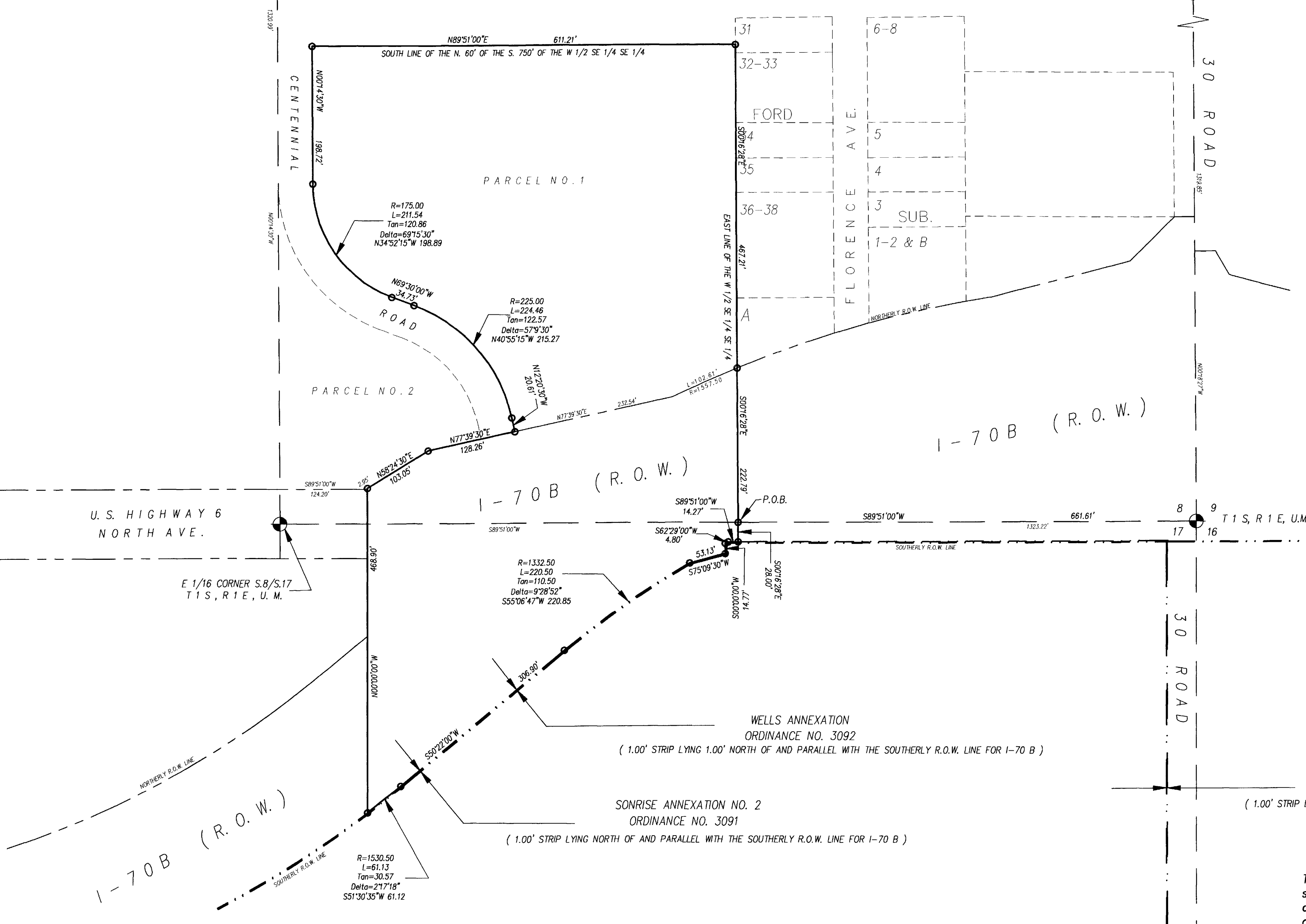
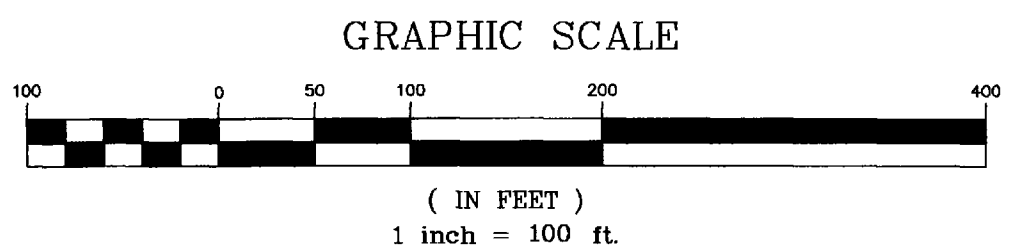
SITUATE IN THE SE 1/4 SE 1/4 OF SECTION 8 AND IN THE NE 1/4 NE 1/4 OF SECTION 17
ALL IN TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

S 1/16 CORNER S.8 - S.9
T1S, R1E, U. M.



SITE

NORTH



WELLS ANNEXATION
ORDINANCE NO. 3092
(1.00' STRIP LYING NORTH OF AND PARALLEL WITH THE SOUTHERLY R.O.W. LINE FOR 1-70 B)

LEGAL DESCRIPTION

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- 6) S 50°22'00" W a distance of 306.90 feet;
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- 1) N 58°24'30" E a distance of 103.05 feet;
- 2) N 77°39'30" E a distance of 128.26 feet; thence leaving said northerly right of way line and along the easterly right of way line for Centennial Road the following 5 courses:

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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. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

AREA OF ANNEXATION

ANNEXATION PERIMETER	3395.59 FT.
CONTIGUOUS PERIMETER	678.10 FT.
AREA IN SQUARE FEET	463883.49
AREA IN ACRES	10.65

LEGEND

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

ORDINANCE NO.

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EFFECTIVE DATE

5-23-99

Notice:
According to Colorado law you have 60 days from the effective date shown hereon 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	3-10-99
DESIGNED BY	_____	DATE	_____
CHECKED BY	_____	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE

1" = 100'

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

A STORAGE PLACE ANNEXATION
STORAGE.DWG
1 OF 1
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