

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3158

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

**SOUTHERN PACIFIC RAILROAD ANNEXATION NO. 1
APPROXIMATELY 240.03 ACRES**

**GENERALLY LOCATED ALONG I-70 BUSINESS LOOP RIGHT-OF-WAY
BETWEEN 15TH STREET AND 30 ROAD
ENCOMPASSING UNION PACIFIC RAILROAD PROPERTIES**

WHEREAS, on the 5th day of May, 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 7th day of July, 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:

SOUTHERN PACIFIC RAILROAD ANNEXATION NO.1

A parcel of land situate in Section 13, Township 1 South, Range 1 West and in Sections 17 & 18, Township 1 South, Range 1 East all in the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of Section 13, Township 1 South, Range 1 West; thence N 00°05'00" E along the east line of said Section 13 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence S 89°48'33" W along the north line for D Road (said north line being 30.00 feet north of and parallel with the south line of the SE 1/4 of aid Section 13) a distance of 2628.62 feet to a point on the north-south centerline of said Section 13; thence continuing along said north line (said north line being 30.00 feet north of and parallel with the south line of the SW 1/4 of said Section 17) S 89°48'33" W a distance of 1324.78 feet to a point; thence N 00°00'00" W along the east boundary line of Keith's Addition to the City of Grand Junction a

distance of 635.57 feet to a point on the northerly right of way line for the Southern Pacific Transportation Company Railroad; thence along said northerly right of way line the following 7 courses:

- 1) N 72°50'00" E a distance of 4139.78 feet to a point on the east line of said Section 13;
- 2) N 00°05'00" E along the east line of said Section 13 a distance of 261.71 feet to a point;
- 3) N 72°52'00" E a distance of 484.10 feet to a point;
- 4) N 84°10'30" E a distance of 407.90 feet to a point;
- 5) N 61°33'30" E a distance of 407.90 feet to a point;
- 6) N 72°52'00" E a distance of 100.00 feet to a point;
- 7) 335.72 feet along the arc of a curve concave to the south, having a radius of 5630.00 feet, a delta angle of 03°25'00" and a long chord bearing N 4°34'26" E a distance of 335.67 feet to a point on the east - west centerline of Section 18, Township 1 South, Range 1 East; thence S 89°54'00" E along said east - west centerline a distance of 333.65 feet to a point; thence leaving said east - west centerline N 00°00'00" W a distance of 71.39 feet to a point on the northerly right of way line for said Southern Pacific Transportation Company Railroad; thence along said northerly right of way line the following 9 courses:

- 1) N 79°48'30" E a distance of 10.90 feet to a point;
- 2) N 79°52'00" E a distance of 836.30 feet to a point;
- 3) 644.43 feet along the arc of a curve concave to the north, having a radius of 5830.00 feet, a delta angle of 06°20'00" and a long chord bearing N 76°42'00" E a distance of 644.10 feet to a point;
- 4) N 75°13'00" E a distance of 562.30 feet to a point;
- 5) N 72°52'00" E a distance of 3427.50 feet to a point;
- 6) N 73°59'30" E a distance of 345.70 feet to a point;
- 7) N 73°13'30" E a distance of 1628.10 feet to a point;
- 8) N 74°24'05" E a distance of 730.54 feet to a point;
- 9) N 72°54'00" E a distance of 697.12 feet to a point on the west right of way line for 30 Road; thence S 00°15'00" E along the west right of way line for said 30 Road (said west right of way line being 40.00 feet west of and parallel with the east line of the NE 1/4 of Section 18, Township 1 South, Range 1 East) a distance of 107.54 feet to point on the southerly right of way line for said Southern Pacific Transportation Company Railroad; thence along said southerly right of way line the following 14 courses:

- 1) S 72°46'09" W a distance of 1686.43 feet to a point;
- 2) S 64°25'29" W a distance of 731.07 feet to a point;
- 3) S 64°28'48" W a distance of 364.97 feet to a point;
- 4) S 00°11'12" E a distance of 85.72 feet to a point;
- 5) S 73°08'00" W a distance of 1455.46 feet to a point;
- 6) S 00°00'00" W a distance of 175.58 feet to a point;
- 7) S 73°08'00" W a distance of 473.88 feet to a point;
- 8) S 00°00'00" W a distance of 561.00 feet to a point;
- 9) S 89°50'21" W along the north line of D 1/2 Road (said north line being 30.00 feet north of and parallel with the south line of the NW 1/4 of Section 18,

Township 1 South, Range 1 East) a distance of 794.74 feet to a point on the west line of the NW 1/4 of said Section 18, Township 1 South, Range 1 East;
10) N 89°54'00" W along the north line of said D 1/2 Road (said north line being 30.00 feet north of and parallel with the south line of the N 1/2 of Section 17, Township 1 South, Range 1 East) a distance of 1313.40 feet to a point;
11) S 00°06'00" W a distance of 30.00 feet to a point on the east -west centerline of said Section 17, Township 1 South, Range 1 East;
12) S 73°09'00" W a distance of 2502.40 feet to a point;
13) S 67°24'00" W a distance of 1704.85 feet to a point on the west line of the SW 1/4 of said Section 17, Township 1 South, Range 1 East;
14) S 00°05'00" W along the west line of said Section 17 a distance of 1216.12 feet to the point of beginning, containing 240.03 acres more or less.

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

INTRODUCED on first reading on the 5th day of May, 1999.

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

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

SOUTHERN PACIFIC RAILROAD ANNEXATION NO. 1

SITUATE IN SECTION 13, T1S, R1W AND IN SECTION 17 & 18, T1S, R1E, U.M.

COUNTY OF MESA, STATE OF COLORADO

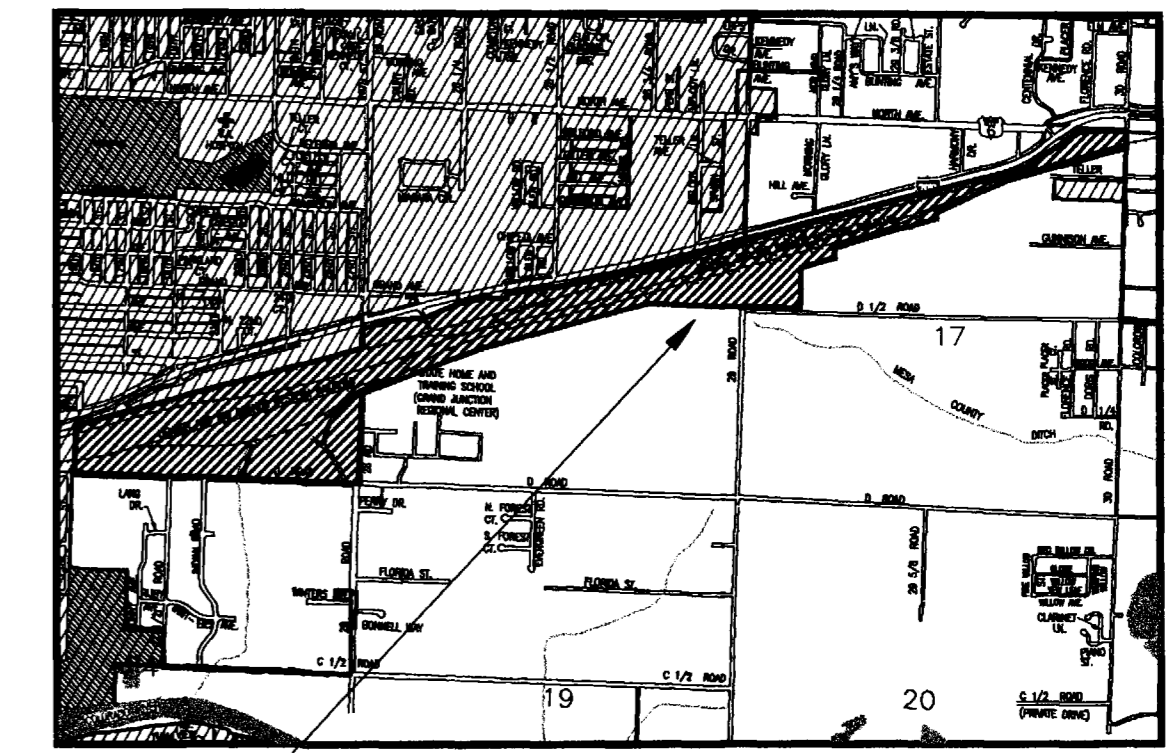
LEGAL DESCRIPTION

A parcel of land situate in Section 13, Township 1 South, Range 1 West and in Sections 17 & 18, Township 1 South, Range 1 East all in the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of Section 13, Township 1 South, Range 1 West; thence N 00°05'00" E along the east line of said Section 13 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein; thence S 89°48'33" W along the north line for D Road (said north line being 30.00 feet north of and parallel with the south line of the SE 1/4 of said Section 13) a distance of 2628.62 feet to a point on the east - west centerline of said Section 13; thence continuing along said north line (said north line being 30.00 feet north of and parallel with the south line of the SW 1/4 of said Section 17) S 89°48'33" W a distance of 1324.78 feet to a point; thence N 00°00'00" W along the east boundary line of Keith's Addition to the City of Grand Junction a distance of 635.57 feet to a point on the northerly right of way line for the Southern Pacific Transportation Company Railroad; thence along said northerly right of way line the following 7 courses:

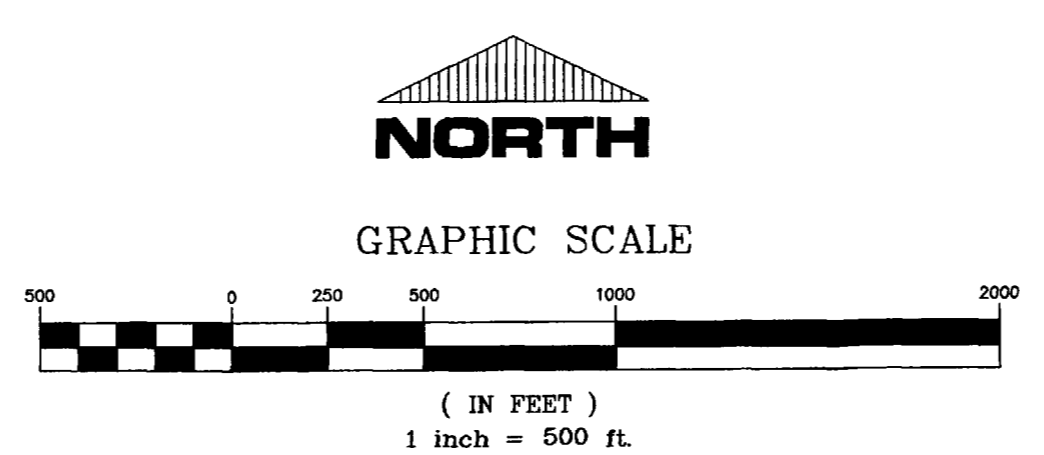
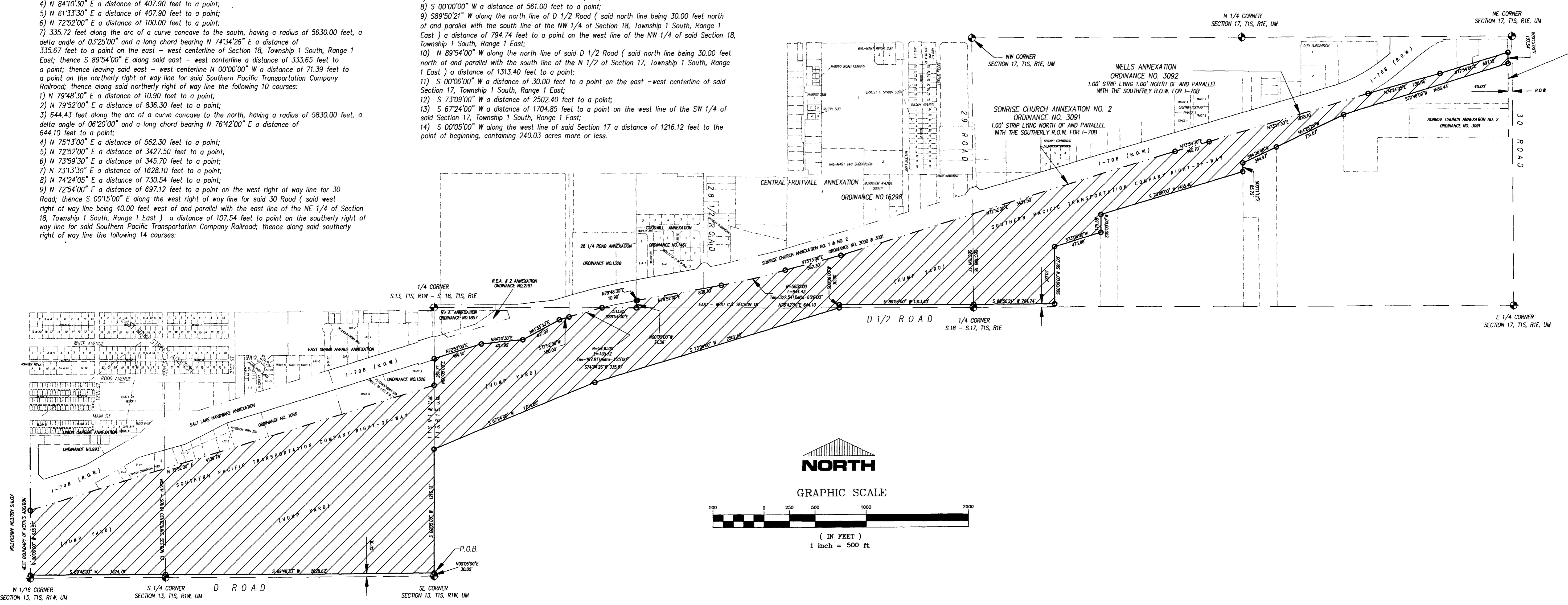
- 1) N 72°50'00" E a distance of 4139.78 feet to a point on the east line of said Section 13;
- 2) N 00°05'00" E along the east line of said Section 13 a distance of 261.71 feet to a point;
- 3) N 72°52'00" E a distance of 484.10 feet to a point;
- 4) N 84°10'30" E a distance of 407.90 feet to a point;
- 5) N 61°33'30" E a distance of 407.90 feet to a point;
- 6) N 72°52'00" E a distance of 100.00 feet to a point;
- 7) 335.72 feet along the arc of a curve concave to the south, having a radius of 5630.00 feet, a delta angle of 03°25'00" and a long chord bearing N 74°34'26" E a distance of 335.67 feet to a point on the east - west centerline of Section 18, Township 1 South, Range 1 East; thence S 89°54'00" E along said east - west centerline a distance of 333.65 feet to a point; thence leaving said east - west centerline N 00°00'00" W a distance of 71.39 feet to a point on the northerly right of way line for said Southern Pacific Transportation Company Railroad; thence along said northerly right of way line the following 10 courses:
- 1) N 79°48'30" E a distance of 10.90 feet to a point;
- 2) N 79°52'00" E a distance of 836.30 feet to a point;
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- 7) S 73°08'00" W a distance of 473.88 feet to a point;
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- 10) N 89°54'00" W along the north line of said D 1/2 Road (said north line being 30.00 feet north of and parallel with the south line of the NW 1/4 of Section 18, Township 1 South, Range 1 East) a distance of 1313.40 feet to a point;
- 11) S 00°06'00" W a distance of 30.00 feet to a point on the east - west centerline of said Section 17, Township 1 South, Range 1 East;
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- 13) S 67°24'00" W a distance of 1704.85 feet to a point on the west line of the SW 1/4 of said Section 17, Township 1 South, Range 1 East;
- 14) S 00°05'00" W along the west line of said Section 17 a distance of 1216.12 feet to the point of beginning, containing 240.03 acres more or less.



SITE

SONRISE CHURCH ANNEXATION NO. 2
ORDINANCE NO. 3091
1.00' STRIP LYING EAST OF AND PARALLEL
WITH THE EAST R.O.W. FOR 30 ROAD



AREA OF ANNEXATION

ANNEXATION PERIMETER	33217.26 FT.
CONTIGUOUS PERIMETER	12390.06 FT.
AREA IN SQUARE FEET	10455823.76
AREA IN ACRES	240.03

LEGEND

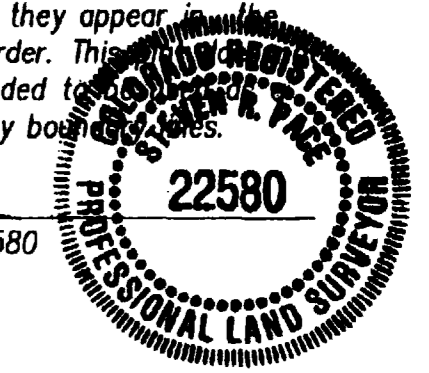
ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	— — — — —

ORDINANCE NO.
3158

EFFECTIVE DATE
AUGUST 8, 1999

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 be a means for establishing or verifying property boundaries.

Stan R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



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 4-01-99	SCALE 1" = 500'
DESIGNED BY _____	DATE _____	
CHECKED BY _____	DATE _____	
APPROVED BY _____	DATE _____	

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

SOUTHERN PACIFIC RAILROAD ANNEXATION NO. 1 OF 1

1938085 02/07/00 0230PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00

STATE OF COLORADO)
)
COUNTY OF MESA)

AFFIDAVIT OF CORRECTION

Steve R. Pace, of lawful age, being first duly sworn, upon oath deposes and says:

That he is a Professional Land Surveyor of the State of Colorado and prepared the legal description for the Southern Pacific Railroad Annexation No. 1, said legal description having been recorded as Ordinance No. 3158 in Book 2616 at Page 708 to 710 of the records of the Mesa County Clerk and Recorder.

Affiant further states that a bearing of N 4°34'26" E as shown in Book 2616 at Page 709 is in error and should read N 74°34'26" E.

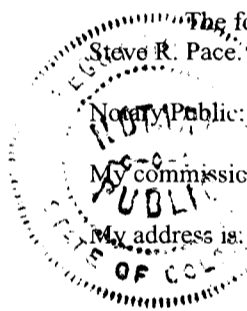
Affiant further states that the aforementioned Southern Pacific Railroad Annexation No. 1 legal description is hereby corrected to conform with the above described corrections in the same manner as if said legal descriptions had been re-recorded with the proper notations contained hereon.



Steve R. Pace

Steve R. Pace
Colorado Professional Land Surveyor 22580

The foregoing instrument was acknowledged before me this 3th day of February, A.D., 2000 by Steve R. Pace. Witness my hand and official seal.



Notary Public: *[Signature]*

My commission expires: March 3, 2001

My address is: 250 North 5th St. Grand Junction CO 81501