

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5031

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

**APPROXIMATELY 5 ACRES
LOCATED ON A PROPERTY AT 3038 D 1/2 ROAD
Tax Parcel Number 2943-162-00-037**

WHEREAS, on the 15th day of September, 2021, 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 20th day of October, 2021; 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:

**SAGE CREEK ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION**

A parcel of land being the West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (W 1/2 SE1/4 SE1/4 NW 1/4) of Section 16, 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 Center 1/4 Corner of said Section 16 and assuming the South line of the SE 1/4 NW 1/4 said Section 16 bears S89°54'18"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S89°54'18"W along said south line SE 1/4 NW 1/4 a distance of 330.30 feet to the Southeast Corner of said W 1/2 SE1/4 SE1/4 NW 1/4 being a point on the boundary of FRUITVALE MEADOWS ANNEXATION NO. 2 and being the Point of Beginning; thence continuing S89°54'18"W along the boundary of said FRUITVALE MEADOWS ANNEXATION NO. 2 a distance of 330.30 feet; thence N0°01'38"W a distance of 659.84

feet; thence N89°54'05"E a distance of 330.28 feet; thence S0°01'42"E a distance of 659.86 feet to the Point of Beginning.

Containing 217939 Square Feet, or 5.00 Acres, more or less, as described.

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

INTRODUCED on first reading on the 15th day of September 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 20th day of October 2021 and ordered published in pamphlet form.



President of the Council

Attest:



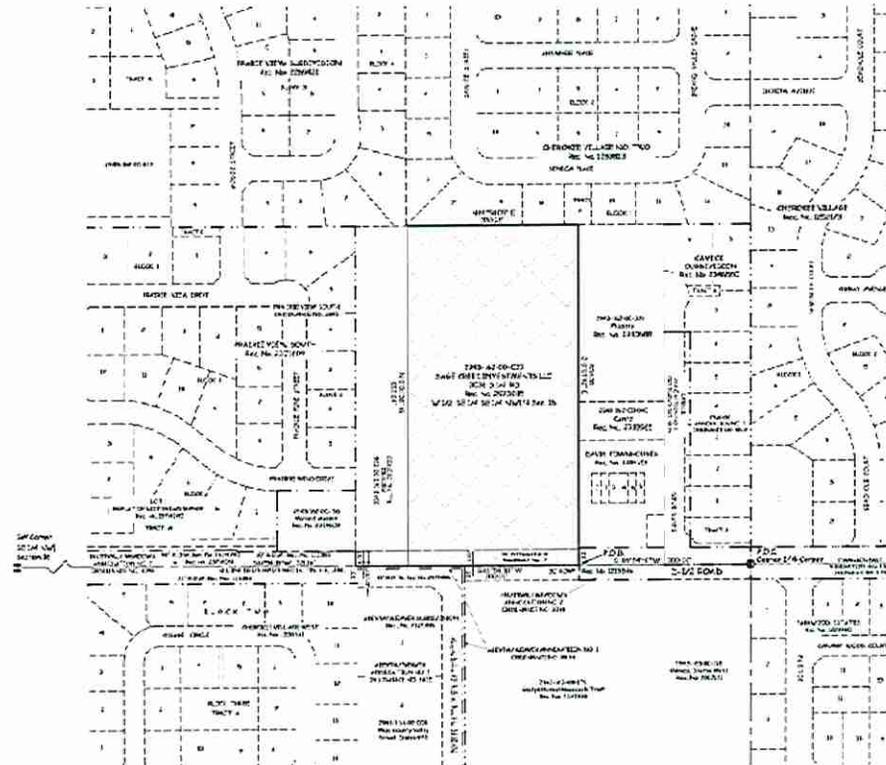
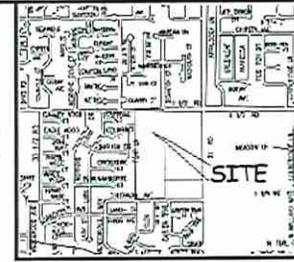
Deputy City Clerk



EXHIBIT A

SAGE CREEK ANNEXATION

WEST 1/2 SE 1/4 SE 1/4 NW 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A portion of land being the West Half of the Southeast Quarter of the Northwest Quarter of Section 16, Township 1 South, Range 1 East of the 1st Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Center 1/8 Corner of said Section 16 and running the South line of the SE 1/4 SW 1/4 sec. Section 16 north 88°24'30" W with a true bearing contained herein being, with a magnetic bearing from said Point of Commencement, S 88°17'18" W along as a north line S 1/2 NE 1/4 Sec. 16 a distance of 200.00 feet to the Southern Corner of said W 1/2 SE 1/4 SE 1/4 NW 1/4 sec. Section 16; thence along the boundary of QUATEVILLE MEADOWS ANNEXATION No. 2 and being the Point of Beginning; thence containing 88°24'30" along the boundary of said QUATEVILLE MEADOWS ANNEXATION No. 2 a distance of 130.50 feet; thence being the distance of 436.50 feet; thence being 88°24'30" a distance of 130.25 feet; thence being 88°24'30" a distance of 130.25 feet to the Point of Beginning.

Containing 22990 Square Feet, or 500 Acres, more or less, as described.

- ABBREVIATIONS
- P.L.C. PART OF CONVEYANCE
 - P.L.S. PART OF SECTION
 - P.L.R. PART OF R/W
 - SEC. SECTION
 - TWP. TOWNSHIP
 - PLAT. PLAT
 - CTE. CITY ENGINEER
 - NG. NORTH
 - S.O. FT. SOURCE FEET
 - ST. DISTANCE SURVEY
 - RA. RADIUS
 - AR. ARC LENGTH
 - CH. CHORD LENGTH
 - CH. CHORD BEARING
 - INT. INTERSECTION
 - PL. PLAT
 - PC. POINT OF CURVATURE
 - PT. POINT

The Symbols and Abbreviations contained herein have been copied from publications that, used throughout with Supplement 1000. Survey Files in West 1/2 NW 1/4 of Sec. 16 of the West County of Mesa, Colorado. This plan does not constitute a land survey and is not intended to be used as a means of establishing or verifying property boundaries.



AREA OF ANNEXATION

SECTION NUMBER	SECTION	ACRES

ORDINANCE NO. _____ EFFECTIVE DATE _____

Survey B. Form, P.L.S. No. 2024
Incorporated Land Survey for the
City of Grand Junction
DATE: _____

THIS IS NOT A BOUNDARY SURVEY

DESIGNED BY _____ DATE _____
CHECKED BY _____ DATE _____
APPROVED BY _____ DATE _____

SCALE
P.L.S.



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

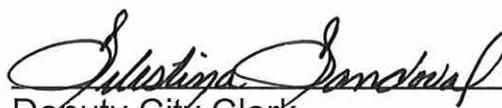
SAGE CREEK
ANNEXATION

1
OF
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I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5031 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of September 2021 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 20th day of October 2021, at which Ordinance No. 5031 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 22nd day of October 2021.


Deputy City Clerk

Published: September 17, 2021
Published: October 22, 2021
Effective: November 21, 2021

