

ORDINANCE NO. 3482

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

KRIZMAN ANNEXATION NO. 1

APPROXIMATELY 9.615 ACRES

LOCATED AT 626 30 ROAD

WHEREAS, on the 6th day of November, 2002, 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 18th day of December, 2002; 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
KRIZMAN ANNEXATION NO. 1**

A certain parcel of land lying in the South Half of the Northwest Quarter of the Southwest Quarter (S 1/2 NW 1/4 SW 1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4, and considering the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4 to bear N 89°58'25" W with all bearings mentioned herein being relative thereto; thence, from said Point of Beginning, N 89°58'25" W along the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, being the North line of Village East Fourth Filing, as same is recorded in Plat Book 11, Page 349, and the North line of Village East Third Filing, as same is recorded in Plat Book 11, Page 191, all in the Public Records of Mesa County, Colorado, a distance of 660.52 feet; thence N 00°09'19" W a distance of 665.80 feet to a point on the North line of the S 1/2 NW 1/4

SW 1/4 of said Section 4; thence S 89°59'53" E along the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, said line being the South line of Lauradale Subdivision Filing No. Two, as same is recorded in Plat Book 12, Page 246, Public Records of Mesa County, Colorado, a distance of 660.54 feet to a point being the Northeast corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 00°09'11" E along the East line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, said line being the West line of Mountain Vista Subdivision, as same is recorded in Plat Book 17, Pages 264 through 266, inclusive, Public Records of Mesa County, Colorado, a distance of 657.08 feet, more or less, to the Point of Beginning.

CONTAINING 9.615 Acres (433,9241.77 Square Feet), more or less, as described.

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

INTRODUCED on first reading on the 6th day November, 2002.

ADOPTED and ordered published this 18th day of December, 2002.

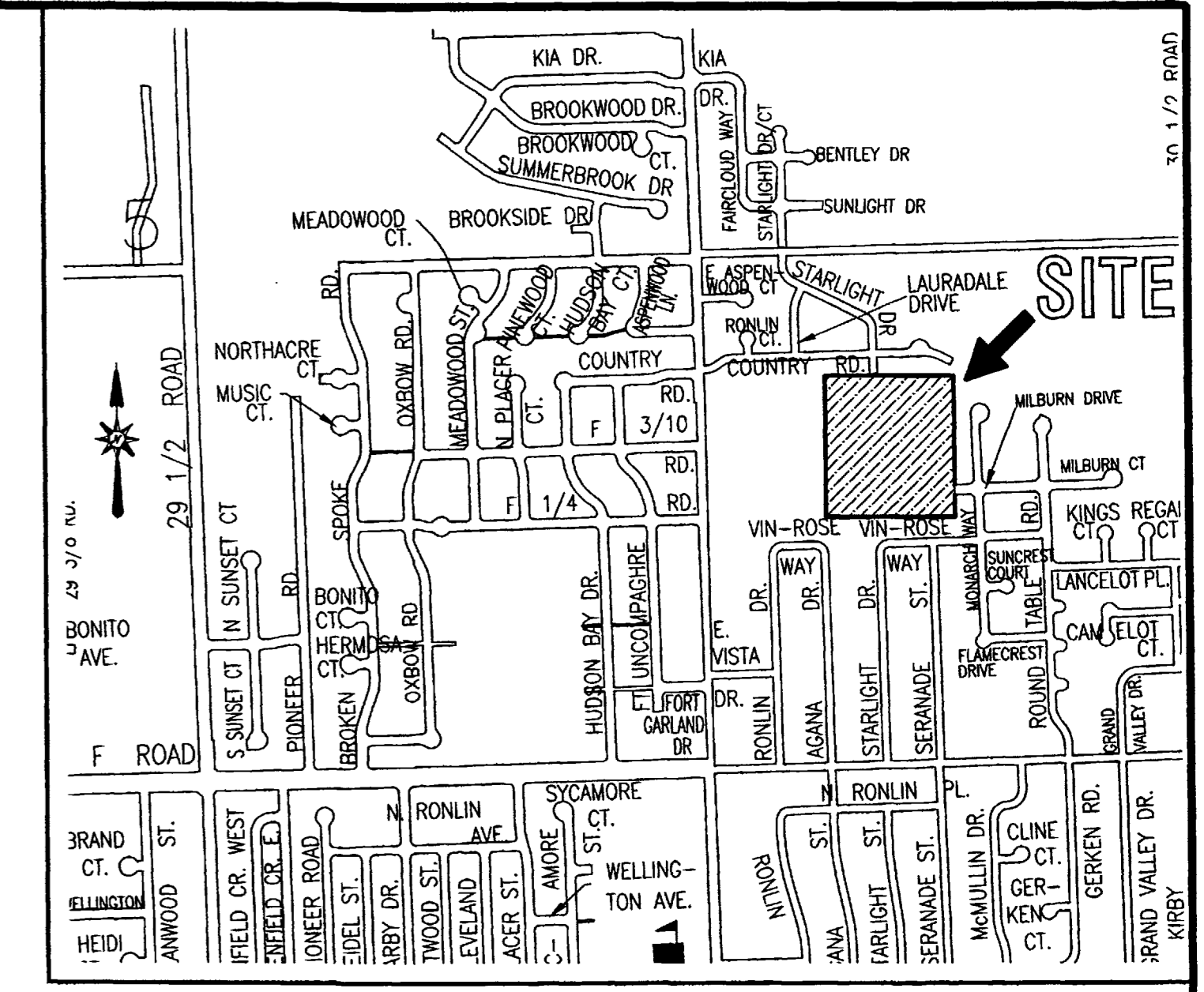
Attest:

/s/ Stephanie Tuin
City Clerk

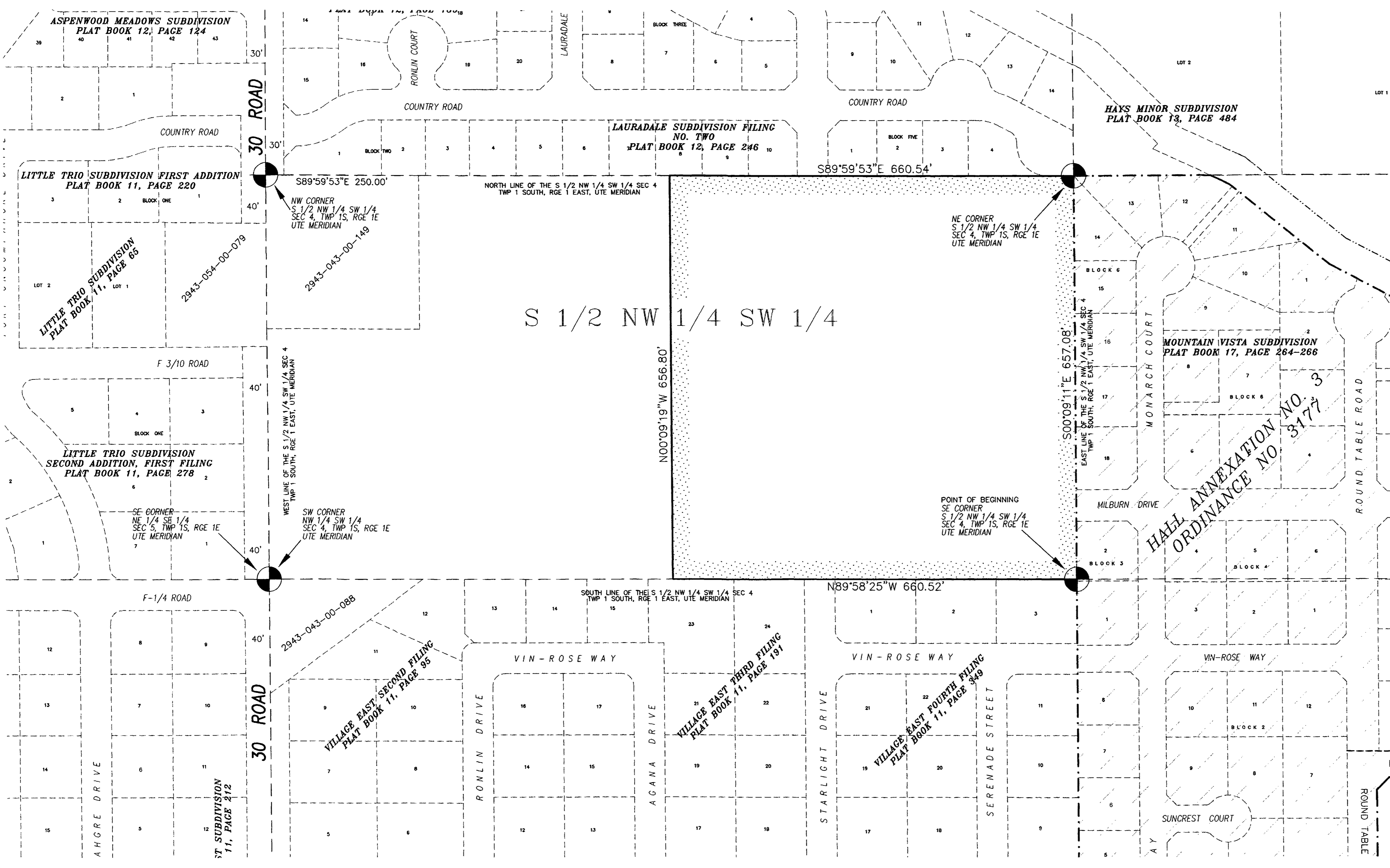
/s/ Cindy Enos-Martinez
President of the Council

KRIZMAN ANNEXATION NO. 1

SITUATE IN THE S 1/2 NW 1/4 SW 1/4 OF SECTION 4, TWP 1S, RGE 1E, UTE MERIDIAN
 COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)



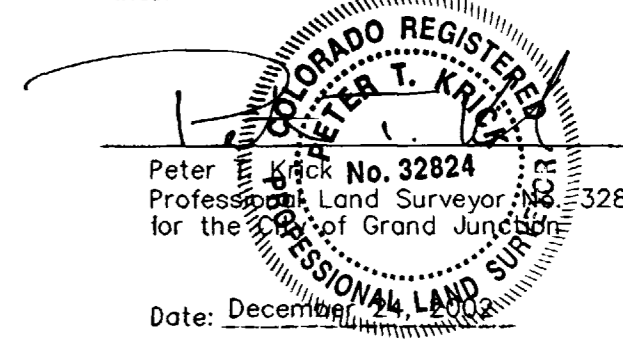
Legal Description

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BEGINNING at the Southeast corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4, and considering the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4 to bear N 89°58'25" W with all bearings mentioned herein being relative thereto; thence, from said Point of Beginning, N 89°58'25" W along the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, being the North line of Village East Fourth Filing, as same is recorded in Plat Book 11, Page 349, and the North line of Village East Third Filing, as same is recorded in Plat Book 11, Page 191, all in the Public Records of Mesa County, Colorado, a distance of 660.52 feet; thence N 00°09'19" W a distance of 665.80 feet to a point on the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 89°59'53" E along the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, said line being the South line of Lauradale Subdivision Filing No. Two, as same is recorded in Plat Book 12, Page 246, Public Records of Mesa County, Colorado, a distance of 660.54 feet to a point being the Northeast corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 00°09'11" E along the East line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, said line being the West line of Mountain Vista Subdivision, as same is recorded in Plat Book 17, Pages 264 through 266, inclusive, Public Records of Mesa County, Colorado, a distance of 657.08 feet, more or less, to the Point of Beginning.

CONTAINING 9.615 Acres (433,924.77 Square Feet), more or less, as described.

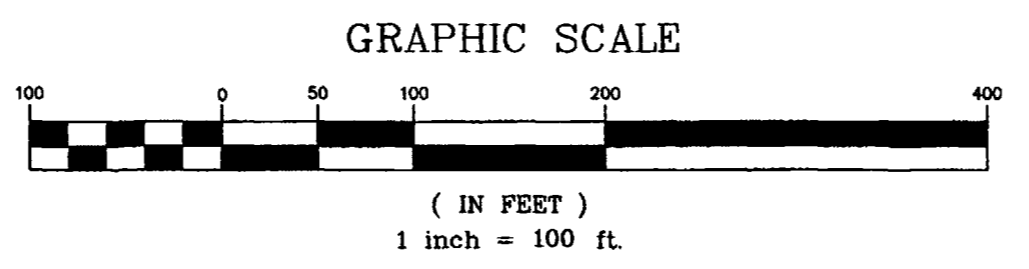
The Description contained herein has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



AREA OF ANNEXATION

ANNEXATION PERIMETER	2634.93 FT.
CONTIGUOUS PERIMETER	657.08 FT.
AREA IN SQUARE FEET	433,924.77
AREA IN ACRES	9.9615

ORDINANCE NO. **3482**
 EFFECTIVE DATE **January 19th, 2003**



LEGEND

- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS
- SECTION OR ALIQUOT CORNER

THIS IS NOT A BOUNDARY SURVEY

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	PTK	DATE	10-11-2002
DESIGNED BY		DATE	
CHECKED BY	TW	DATE	
APPROVED BY		DATE	

SCALE: 1" = 100'

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

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