

**ORDINANCE NO. 3483**

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

**KRIZMAN ANNEXATION NO. 2**

**APPROXIMATELY 8.8697 ACRES**

**LOCATED AT 626 30 ROAD AND INCLUDING A PORTION OF 30 ROAD**

**WHEREAS**, on the 6<sup>th</sup> 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 18<sup>th</sup> 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. 2**

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, and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 5, 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 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 Commencement, 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 to the POINT OF BEGIINNG; thence, from said Point of Beginning, continue 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 Second Filing, as same is recorded in Plat Book 11, Page 95, Public Records of Mesa County, Colorado, a distance of 660.52 feet to a point being the Southwest corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence N 89°52'45" W, along the South line of the NE 1/4 SE 1/4 of said Section 5, a distance of 40.00 feet to a point being the Southwest corner of Lot 1, Block One, Little Trio Subdivision Second Addition, First Filing, as same is recorded in Plat Book 11, Page 278, Public Records of Mesa County, Colorado; thence N 00°09'29" W, along a line 40.00 feet West of and parallel to the East line of the NE 1/4 SE 1/4 of said Section 5, a distance of 377.92 feet to a point on the North right of way for F 3/10 Road; thence N 89°43'31" E, along said North right of way, a distance of 40.00 feet to a point on the West line of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence N 00°09'29" W, along the West line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, a distance of 28.31 feet; thence S 89°59'53" E a distance of 250.00 feet; thence N 00°09'29" W a distance of 250.00 feet, more or less, 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, 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 410.55 feet; thence S 00°09'19" E a distance of 656.80 feet, more or less, to the Point of Beginning.

Containing 8.8697 Acres (386,362.76 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 6<sup>th</sup> day November, 2002.

**ADOPTED** and ordered published this 18<sup>th</sup> day of December, 2002.

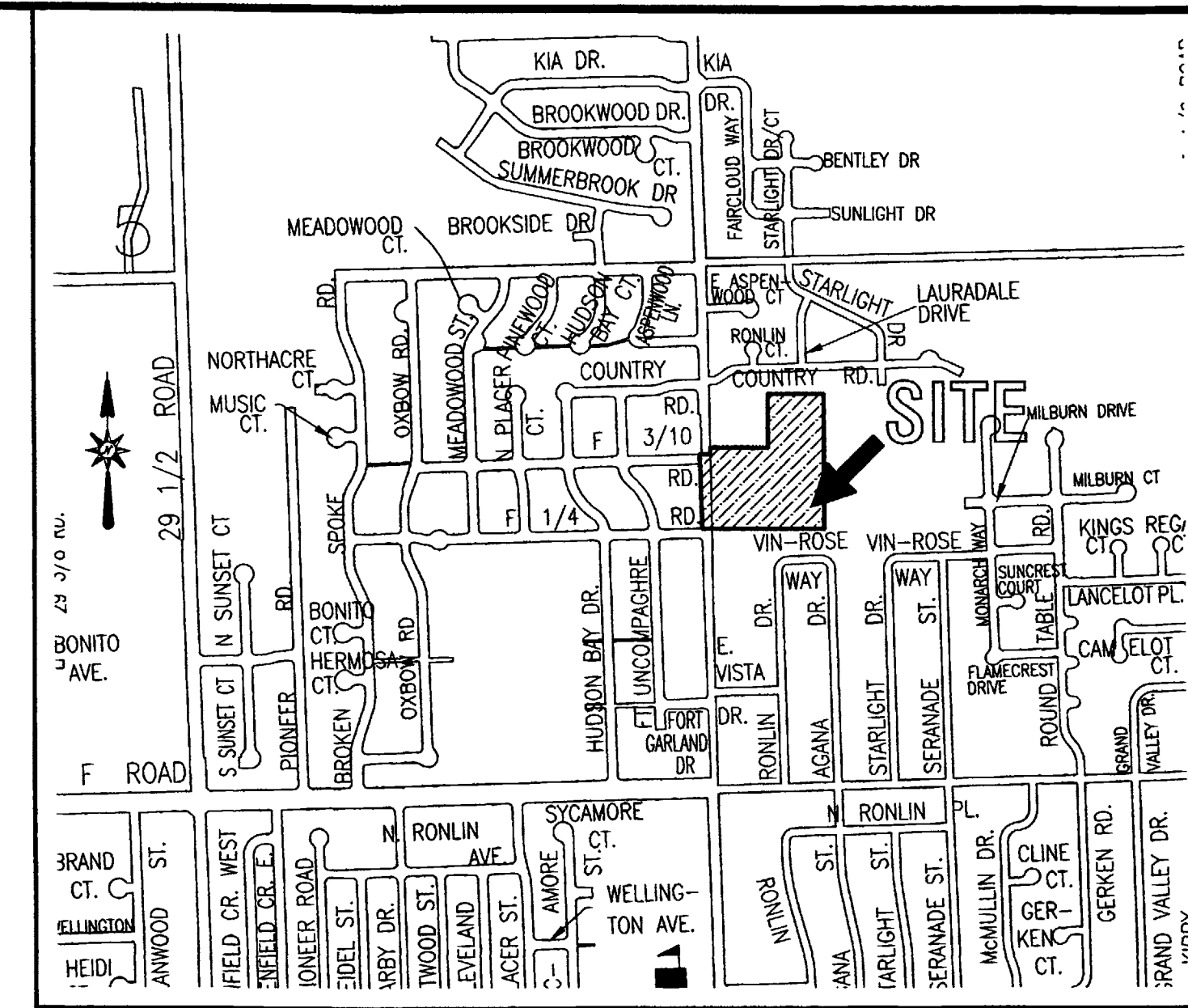
Attest:

/s/: Stephanie Tuin  
City Clerk

/s/: Cindy Enos-Martinez  
President of the Council

# KRIZMAN ANNEXATION NO. 2

SITUATE IN THE S 1/2 NW 1/4 SW 1/4 OF SECTION 4, TWP 1S, RGE 1E, UTE MERIDIAN  
AND THE NE 1/4 SE 1/4 OF SECTION 5, TWP 1S, RGE 1E, UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

## Legal Description

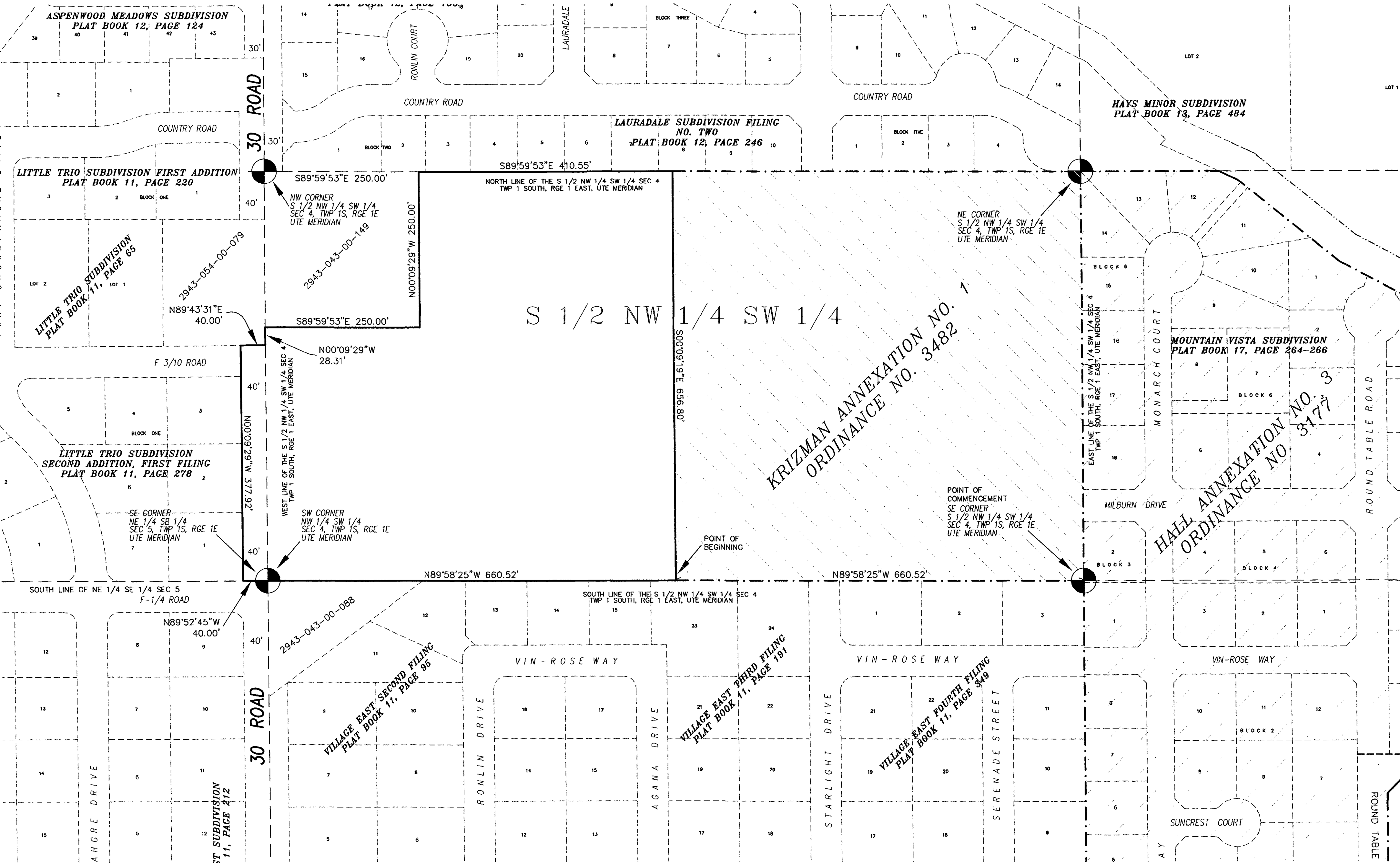
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The Description contained herein has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means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

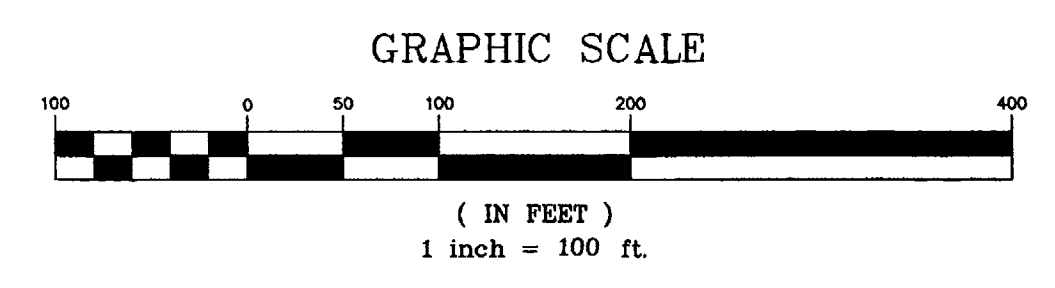
Peter T. Krick  
Professional Land Surveyor No. 32824  
for the City of Grand Junction  
Date: December 24, 2003



### AREA OF ANNEXATION

ANNEXATION PERIMETER	2714.10 FT.
CONTIGUOUS PERIMETER	656.80 FT.
AREA IN SQUARE FEET	386,362.76
AREA IN ACRES	8.8697

<u>ORDINANCE NO.</u>	<u>EFFECTIVE DATE</u>
3483	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	SCALE
DESIGNED BY		DATE		1" = 100'
CHECKED BY	TW	DATE		
APPROVED BY		DATE		

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

KRIZMAN ANNEXATION NO. 2  
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