

**ORDINANCE NO. 3807**

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

**KOCH/FISHER ANNEXATION**

**APPROXIMATELY .79 ACRES**

**LOCATED AT 2041 AND 2043 CONESTOGA DRIVE AND  
INCLUDING A PORTION OF CONESTOGA DRIVE**

**WHEREAS**, on the 15th day of June, 2005, 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 July, 2005; 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:

**Koch/Fisher Annexation**

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4 ) of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the East line of the SE 1/4 NW 1/4 of said Section 15 to bear N00°58'57"E with all bearings contained herein relative thereto; thence N89°27'34"W along the South line of the SE 1/4 NW 1/4 of said Section 15 a distance of 284.30 feet to the intersection of the Southerly projection of the East line of Lot 4, Block 1, The Homestead Subdivision as recorded in Plat Book 16, Page 369 Mesa County, Colorado records; thence N00°59'16"E along said Southerly projected line of said Lot 4 a distance of 16.33 feet to the Southeast corner of said Lot 4 also being the Point of Beginning; thence N89°00'44"W along the South line of Lots 4 and 5, Block 1 of said Homestead Subdivision a distance of 362.30 to the Southwest corner of said Lot 5, also being the South line of The

Zambrano Annexation, Ordinance No. 3427, City of Grand Junction; thence N63°27'57"E along the South line of said Zambrano Annexation a distance of 411.17 feet to a point on the North right of way of Conestoga Drive; thence S04°02'03"W a distance of 44.08 feet to the Northeast corner of said Lot 4; thence S00°59'16"W along the East line of said Lot 4 a distance of 145.98 feet to Point of Beginning.

Said parcel contains 0.79 acres (34,247 sq. ft.) 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 June, 2005 and ordered published.

**ADOPTED** this 20th day of July, 2005.

Attest:

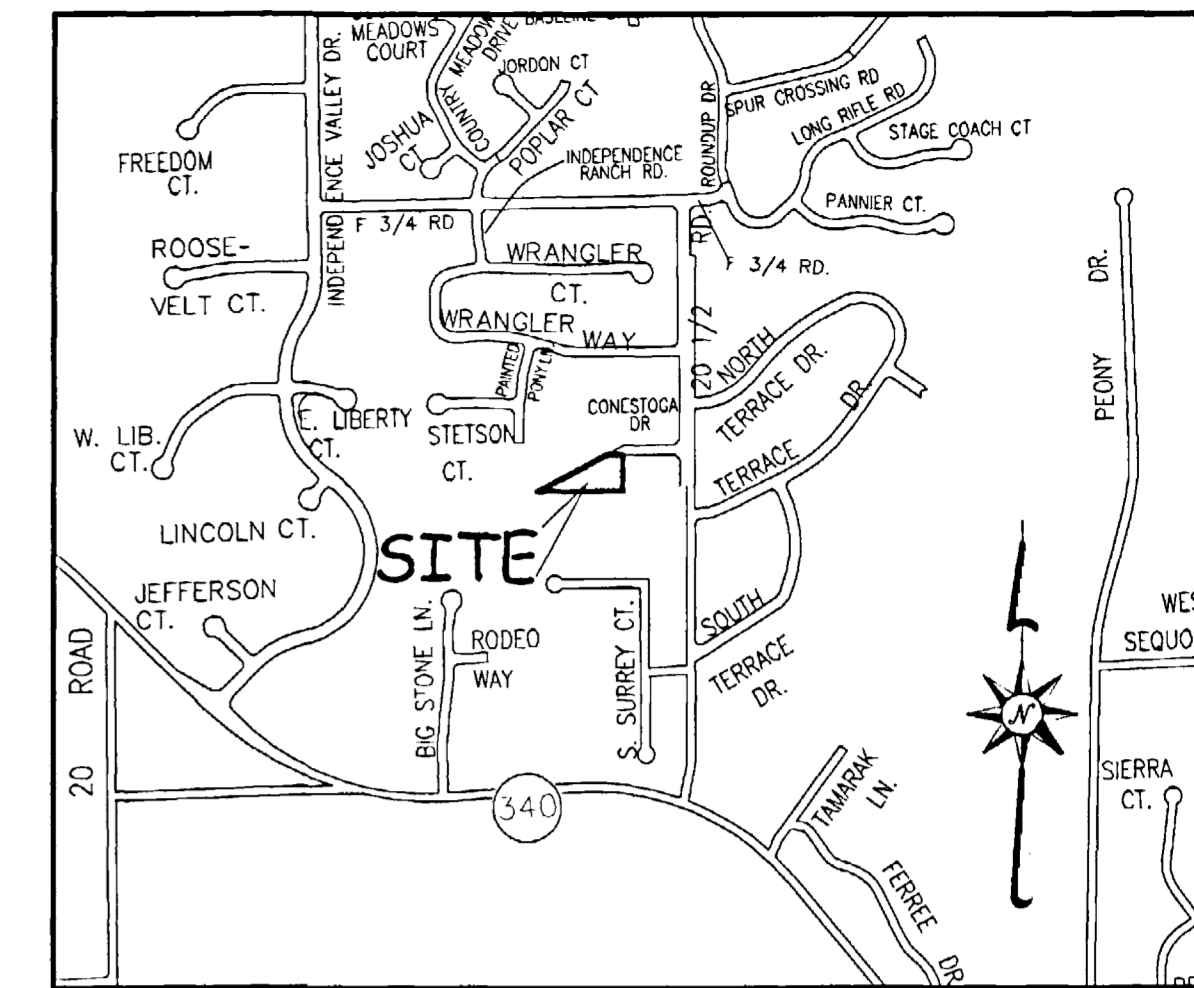
/s/ Bruce Hill  
President of the Council

/s/ Stephanie Tuin  
City Clerk

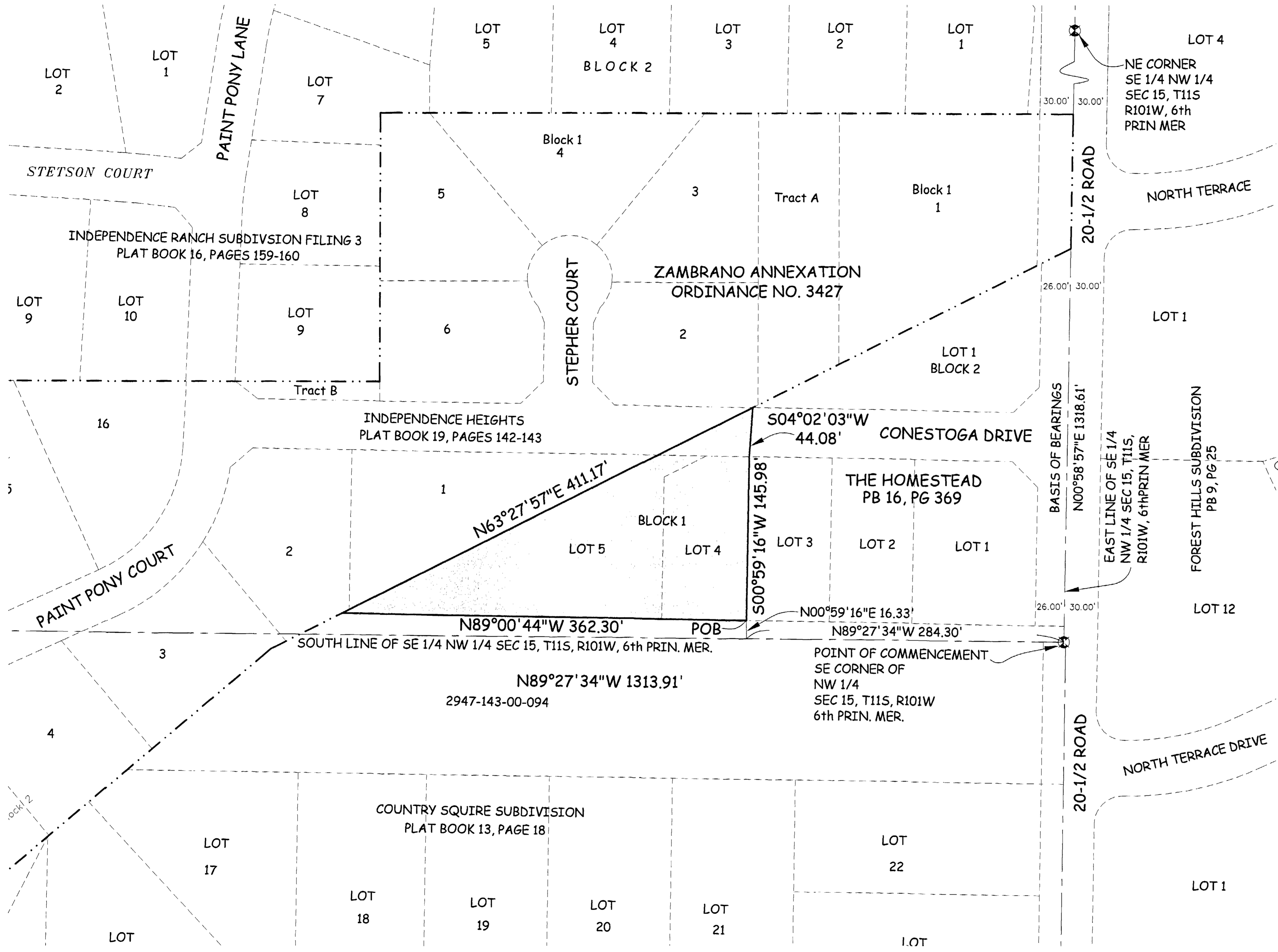
# KOCH / FISHER ANNEXATION

SITUATE IN THE SE 1/4 NW 1/4 OF SECTION 15, T11S, R101W, 6TH P.M.

COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



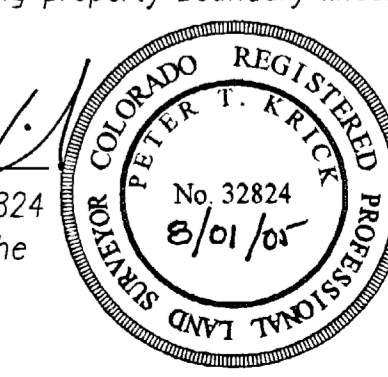
## LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4 ) of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the East line of the SE 1/4 NW 1/4 of said Section 15 to bear N00°58'57\"/>

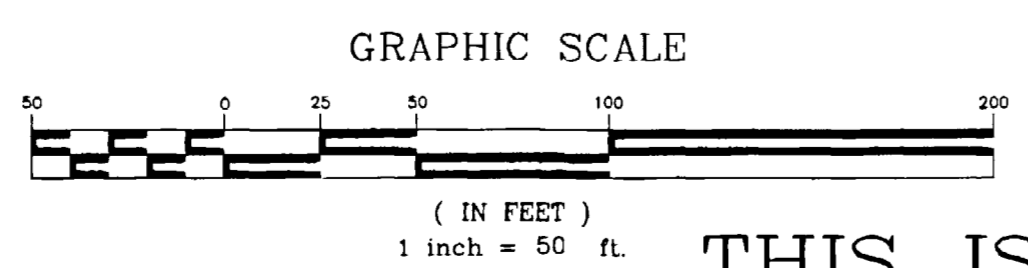
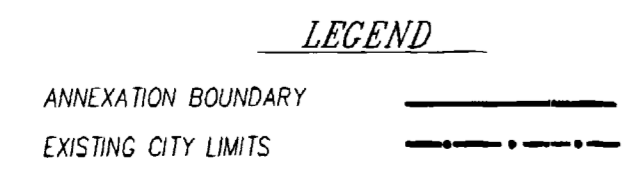
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

*Peter T. Krick*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: AUGUST 1, 2005



AREA OF ANNEXATION	
ANNEXATION PERIMETER	963.54 FT
CONTIGUOUS PERIMETER	411.17 FT.
AREA IN SQUARE FEET	34,247***
AREA IN ACRES	0.79

\*\*\*CONTAINS 1807.96 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY



ORDINANCE NO.  
3807

EFFECTIVE DATE  
AUGUST 25, 2005

THIS IS NOT A BOUNDARY SURVEY

Notice:  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY	T.L.P.	DATE	05-18-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 50'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

KOCH / FISHER ANNEXATION