

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3839

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

ANKARLO ANNEXATION

APPROXIMATELY 10.31 ACRES

**LOCATED AT 385 31 5/8 ROAD AND A PORTION OF THE 31 5/8 ROAD
RIGHT-OF-WAY**

WHEREAS, on the 21st day of September, 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 2nd day of November, 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:

ANKARLO ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 22, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 22, and assuming the West line of the NW 1/4 NE 1/4 of said Section 22 to bear S00°28'30"W with all bearings contained herein relative thereto; thence S00°28'30"W along the West line of the NW 1/4 NE 1/4 of said Section 22 a distance of 656.91 feet to the Northwest corner of Parcel 1A, Ronnie Ankarlo Simple Land Division as recorded in Plat Book 17, Page 283, Mesa County, Colorado records, and the Point of Beginning; thence S89°53'08"E along the

North line of said Parcel 1A, a distance of 634.55 feet to the Northeast corner of said Parcel 1A; thence N00°26'48"E along the East line of Parcel 2A of said Ronnie Ankarlo Simple Land Division a distance of 626.91 feet to the Northeast corner of said Parcel 2A, and the Southerly line of Snidow Annexation No. 2, Ordinance No. 3345, City of Grand Junction; thence S89°53'08"E along the Southerly line of said Snidow Annexation a distance of 22.00 feet to the Westerly line of said Snidow Annexation No. 2; thence S00°26'48"W along the Westerly line of said Snidow Annexation No. 2 and the Southerly extension thereof, a distance of 1289.83 feet to the South line of the NW 1/4 NE 1/4 of said Section 22; thence N89°53'21"W along the South line of the NW 1/4 NE 1/4 of said Section 22 a distance of 656.88 feet to the Southwest corner of the NW 1/4 NE 1/4 of said Section 22; thence N00°28'30"E along the West line of the NW 1/4 NE 1/4 of said Section 22 a distance of 662.96 feet to the Point of Beginning.

Said parcel contains 10.31 acres (449,147 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 21st day of September, 2005 and ordered published.

ADOPTED on second reading this 2nd day of November, 2005.

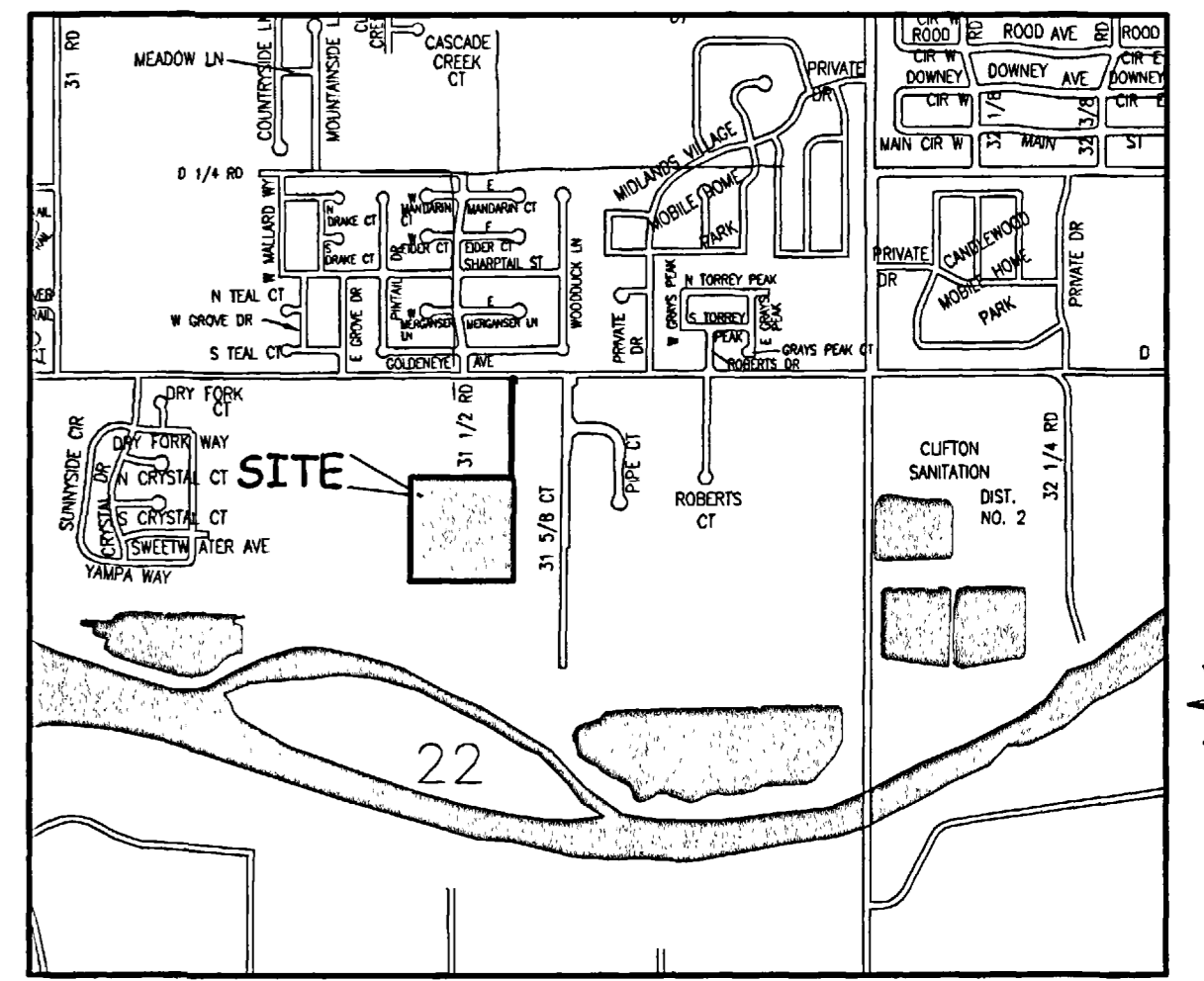
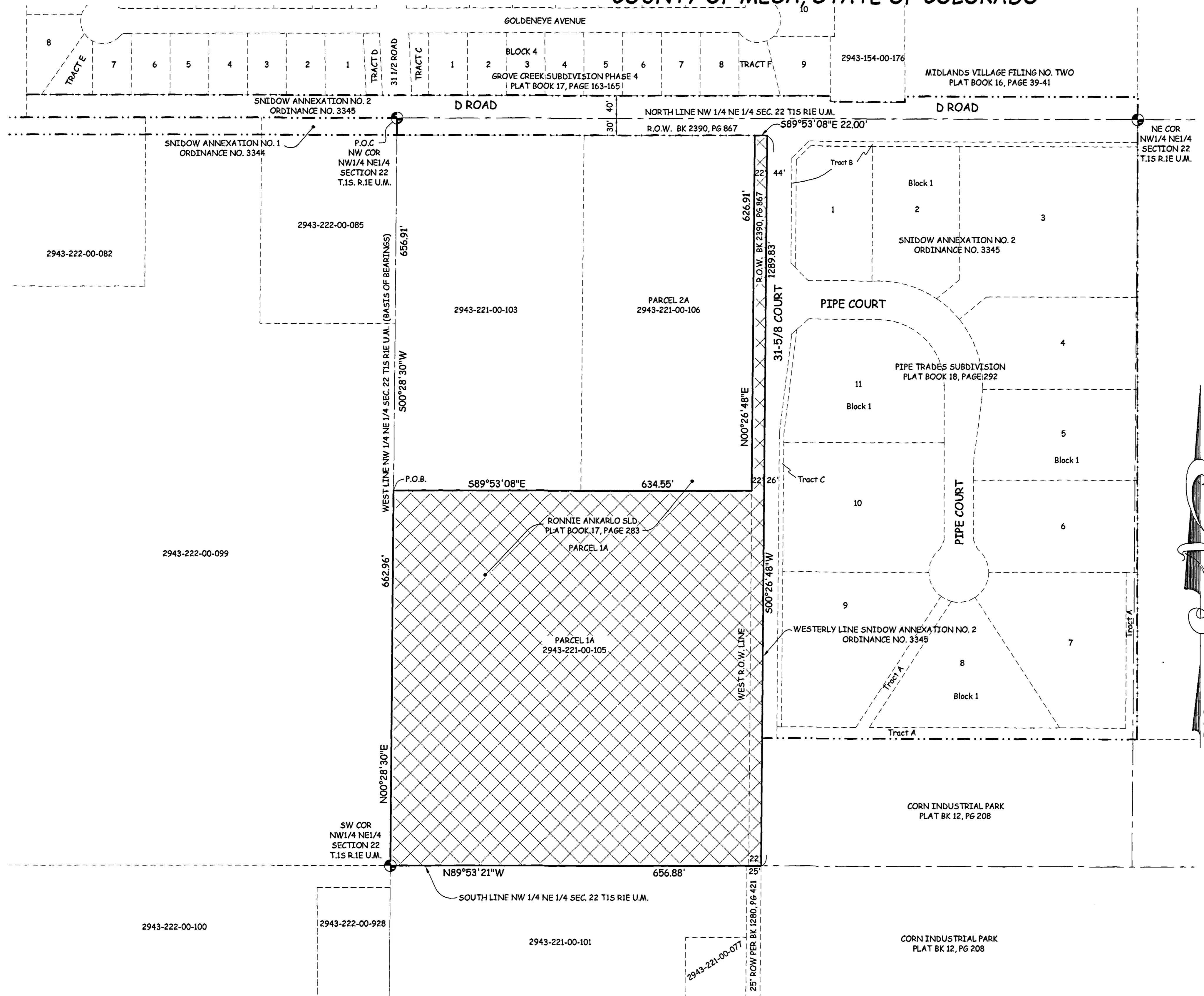
Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

ANKARLO ANNEXATION

SITUATE IN THE NW 1/4 NE 1/4 OF SECTION 22, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 22, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 22, and assuming the West line of the NW 1/4 NE 1/4 of said Section 22 to bear S00°28'30\"/>

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: November 4, 2005



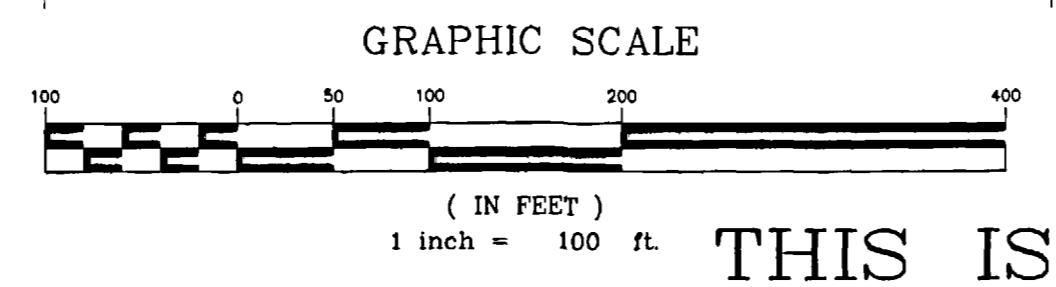
AREA OF ANNEXATION

ANNEXATION PERIMETER	3893.13 FT
CONTIGUOUS PERIMETER	1064.84 FT.
AREA IN SQUARE FEET	449,147***
AREA IN ACRES	10.31

***CONTAINS 28,376 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

LEGEND

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



ORDINANCE NO.
3839

EFFECTIVE DATE
December 4, 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	09-09-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

ANKARLO ANNEXATION
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