

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4588**

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

**KARIS HOUSE ANNEXATION**

**APPROXIMATELY 0.494 ACRES**

**LOCATED AT 536 29 ROAD**

**WHEREAS**, on the 1st day of May, 2013, 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 19<sup>th</sup> day of June, 2013; 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:

**KARIS HOUSE ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 39, Formay Subdivision, as same is recorded in Plat Book 8, Page 4, Public Records of Mesa County, Colorado and assuming the West line of the NW 1/4 SW 1/4 of said Section 8 bears

N 00°03'15" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°46'41" W along the South line, and its Westerly extension, of said Lot 39, a distance of 94.65 feet to a point on the West line of the NW 1/4 SW 1/4 of said Section 8; thence N 00°03'15" W, along the West line of the NW 1/4 SW 1/4 of said Section 8, also being the East line of the Central Fruitvale

Annexation, City of Grand Junction Ordinance 1133, a distance of 172.36 feet; thence S 89°45'54" E, along the South line of Arbors Annexation, City of Grand Junction Ordinance 3700, as same is recorded in Book 3803, Page 843, Public Records of Mesa County, Colorado, a distance of 5.00 feet; thence N 00°03'15" W, along the East line of said Arbors Annexation, being a line 5.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 8, a distance of 157.69 feet; thence N 89°46'41" E, a distance of 25.00 feet to a point being the Northwest corner of Lot 1 of said Formay Subdivision; thence S 00°03'15" E along the West line of said Lot 1, a distance of 122.42 feet; thence S 42°15'25" E, a distance of 23.67 feet to a point on the South line of said Lot 1 and the North right of way for Formay Avenue; thence N 89°46'41" E, along the South line of said Lot 1, a distance of 48.75 feet; thence S 00°03'21" E, along the East line of said Lot 39, and its Northerly projection, a distance of 190.00 feet, more or less, to the Point of Beginning.

CONTAINING 21,535 Square Feet or 0.494 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 1st day of May, 2013 and ordered published in pamphlet form.

**ADOPTED** on second reading the 19th day of June, 2013 and ordered published in pamphlet form.

Attest:



City Clerk

*Sam Susuran*  
\_\_\_\_\_  
President of the Council

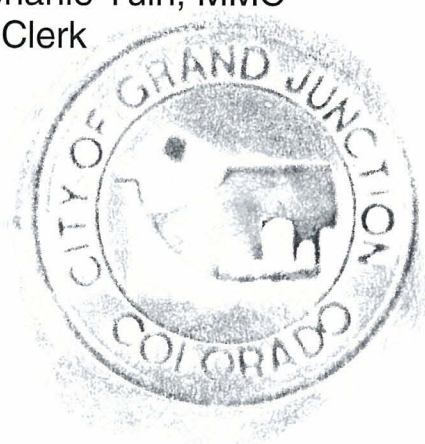
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4588 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1<sup>st</sup> day of May, 2013 and that the same was published in The Daily Sentinel, a newspaper published 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 19<sup>th</sup> day of June, 2013, at which Ordinance No. 4588 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 21<sup>st</sup> day of June 2013.

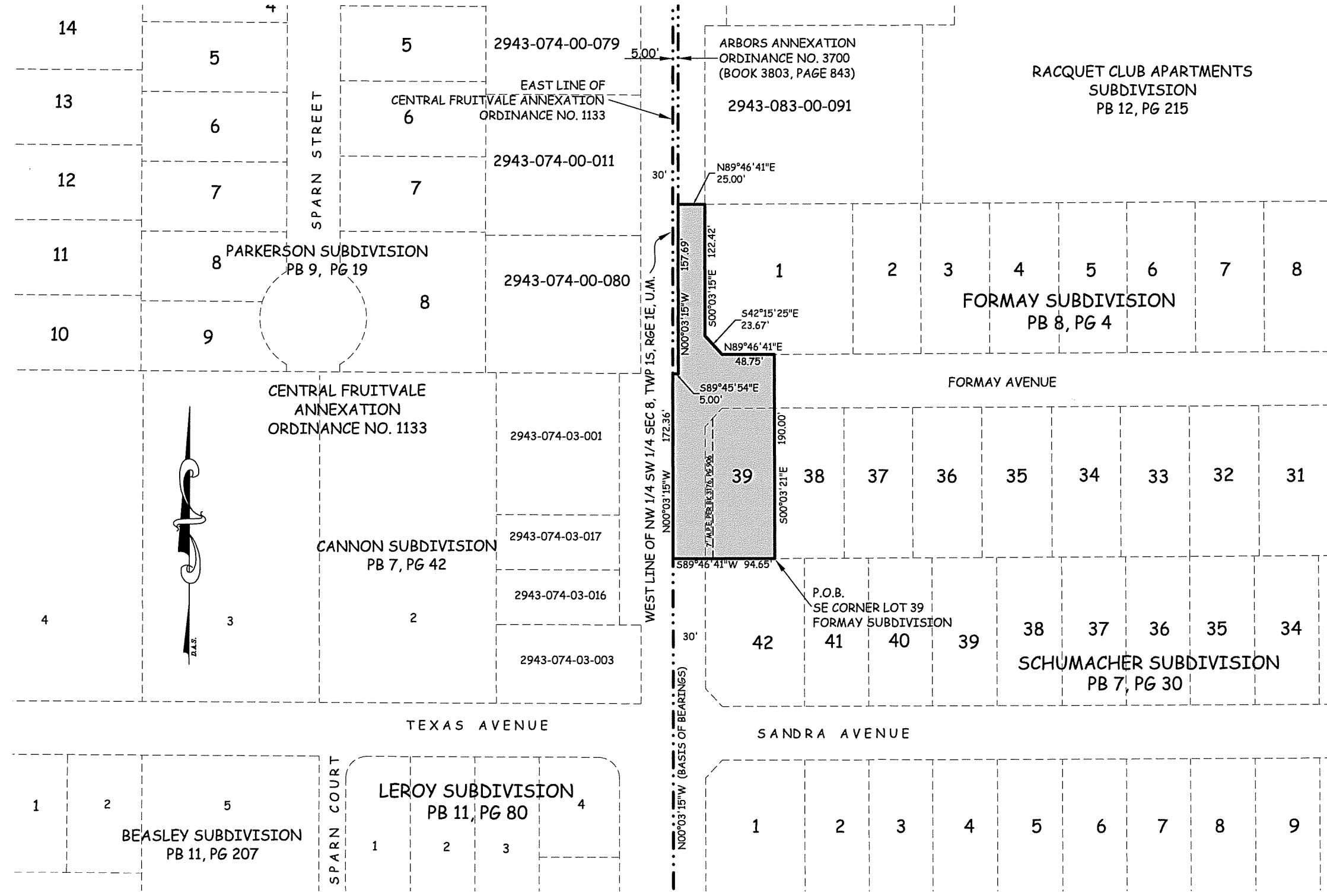
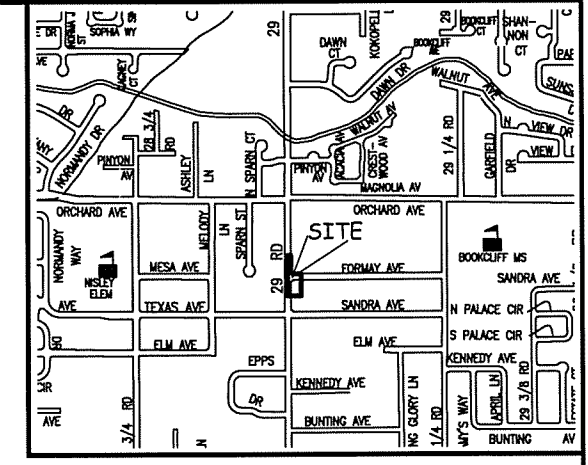
  
\_\_\_\_\_  
Stephanie Tuin, MMC  
City Clerk

Published: May 3, 2013  
Published: June 21, 2013  
Effective: July 21, 2013



# KARIS HOUSE ANNEXATION

SITUATE IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, TWP 1S, RGE 1E, U.P.M.  
COUNTY OF MESA, STATE OF COLORADO



### DESCRIPTION

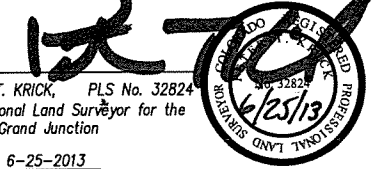
A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**BEGINNING** at the Southeast corner of Lot 39, Formay Subdivision, as same is recorded in Plat Book 8, Page 4, Public Records of Mesa County, Colorado and assuming the West line of the NW 1/4 SW 1/4 of said Section 8 bears N 00°03'15" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°46'41" W along the South line, and its Westerly extension, of said Lot 39, a distance of 94.65 feet to a point on the West line of the NW 1/4 SW 1/4 of said Section 8; thence N 00°03'15" W, along the West line of the NW 1/4 SW 1/4 of said Section 8, also being the East line of the Central Fruitvale Annexation, City of Grand Junction Ordinance 1133, a distance of 172.36 feet; thence S 89°45'54" E, along the South line of Arbors Annexation, City of Grand Junction Ordinance 3700, as same is recorded in Book 3803, Page 843, Public Records of Mesa County, Colorado, a distance of 5.00 feet; thence N 00°03'15" W, along the East line of said Arbors Annexation, being a line 5.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 8, a distance of 157.69 feet; thence N 89°46'41" E, a distance of 25.00 feet to a point being the Northwest corner of Lot 1 of said Formay Subdivision; thence S 00°03'15" E along the West line of said Lot 1, a distance of 122.42 feet; thence S 42°15'25" E, a distance of 23.67 feet to a point on the South line of said Lot 1 and the North right of way for Formay Avenue; thence N 89°46'41" E, along the South line of said Lot 1, a distance of 48.75 feet; thence S 00°03'21" E, along the East line of said Lot 39, and its Northerly projection, a distance of 190.00 feet, more or less, to the Point of Beginning.

### ABBREVIATIONS

- |                                 |                                    |
|---------------------------------|------------------------------------|
| R = RADIUS                      | FD = FOUND                         |
| AL = ARC LENGTH                 | CONC. = CONCRETE                   |
| CA = CENTRAL ANGLE              | ALUM. = ALUMINUM                   |
| CB = CHORD BEARING              | LS = LAND SURVEYOR                 |
| CL = CHORD LENGTH               | R/W = RIGHT OF WAY                 |
| COR = CORNER                    | MCSM = MESA COUNTY SURVEY MONUMENT |
| TWP = TOWNSHIP                  | RGE = RANGE                        |
| PM = PRINCIPAL MERIDIAN         | BK = BOOK                          |
| PG = PAGE                       | PLS = PROFESSIONAL LAND SURVEYOR   |
| FT = FEET                       | PB = PLAT BOOK                     |
| U.P.M. = UTE PRINCIPAL MERIDIAN |                                    |
| POB = POINT OF BEGINNING        |                                    |
| POC = POINT OF COMMENCEMENT     |                                    |
| SEC = SECTION                   |                                    |
| NO. = NUMBER                    |                                    |

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 survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

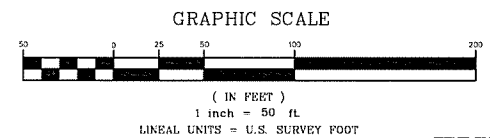
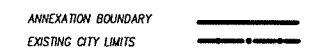


PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: 6-25-2013

### AREA OF ANNEXATION

ANNEXATION PERIMETER	839.53 FT
CONTIGUOUS PERIMETER	335.05 FT.
AREA IN SQUARE FEET	21,535***
AREA IN ACRES	0.494

### LEGEND



ORDINANCE NO.  
4588

EFFECTIVE DATE  
July 21, 2013

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS AND PLANNING  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

KARIS HOUSE ANNEXATION  
NW 1/4 OF SW 1/4  
SEC 8, TWP 1S, RGE 1E, U.P.M.

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	P.T.K.	DATE	04-15-2013
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 50'