

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3934**

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

**HOFFMANN II ANNEXATION**

**APPROXIMATELY 1.12 ACRES**

**LOCATED AT 565 22 ½ ROAD**

**WHEREAS**, on the 7<sup>th</sup> day of June, 2006, 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 July, 2006; 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:

**HOFFMANN II ANNEXATION**

A certain parcel of land located in the Northwest Quarter (NW1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 1 in Block 8 of Redlands Village Subdivision Filing No. 4, Mesa County, Colorado.

Said parcel contains 1.12 acres (48971 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 7<sup>th</sup> day of June, 2006 and ordered published.

**ADOPTED** this 19<sup>th</sup> day of July, 2006.

Attest:

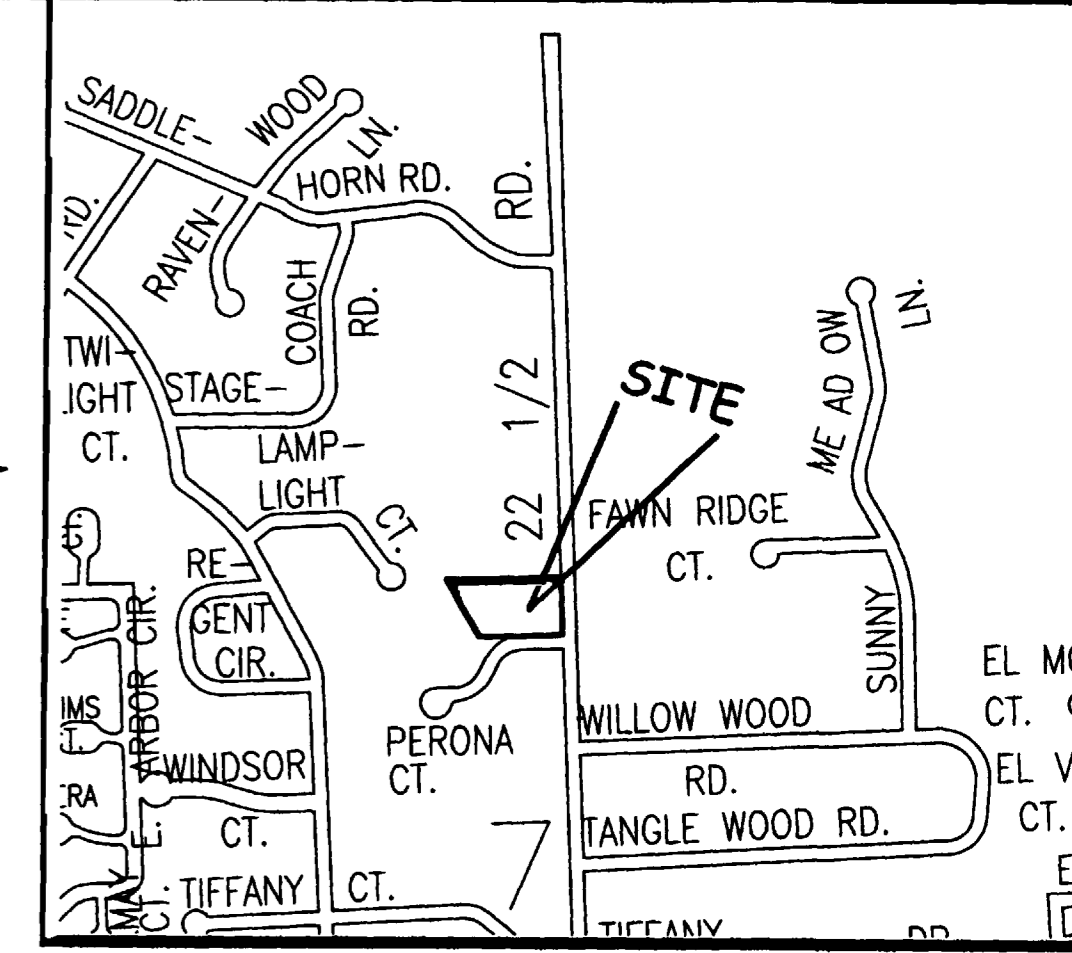
/s/ Bonnie Beckstein  
President of the Council Pro Tem

/s/ Stephanie Tuin  
City Clerk

# HOFFMANN II ANNEXATION

SITUATE IN THE NW 1/4 OF SECTION 7, T1S, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO

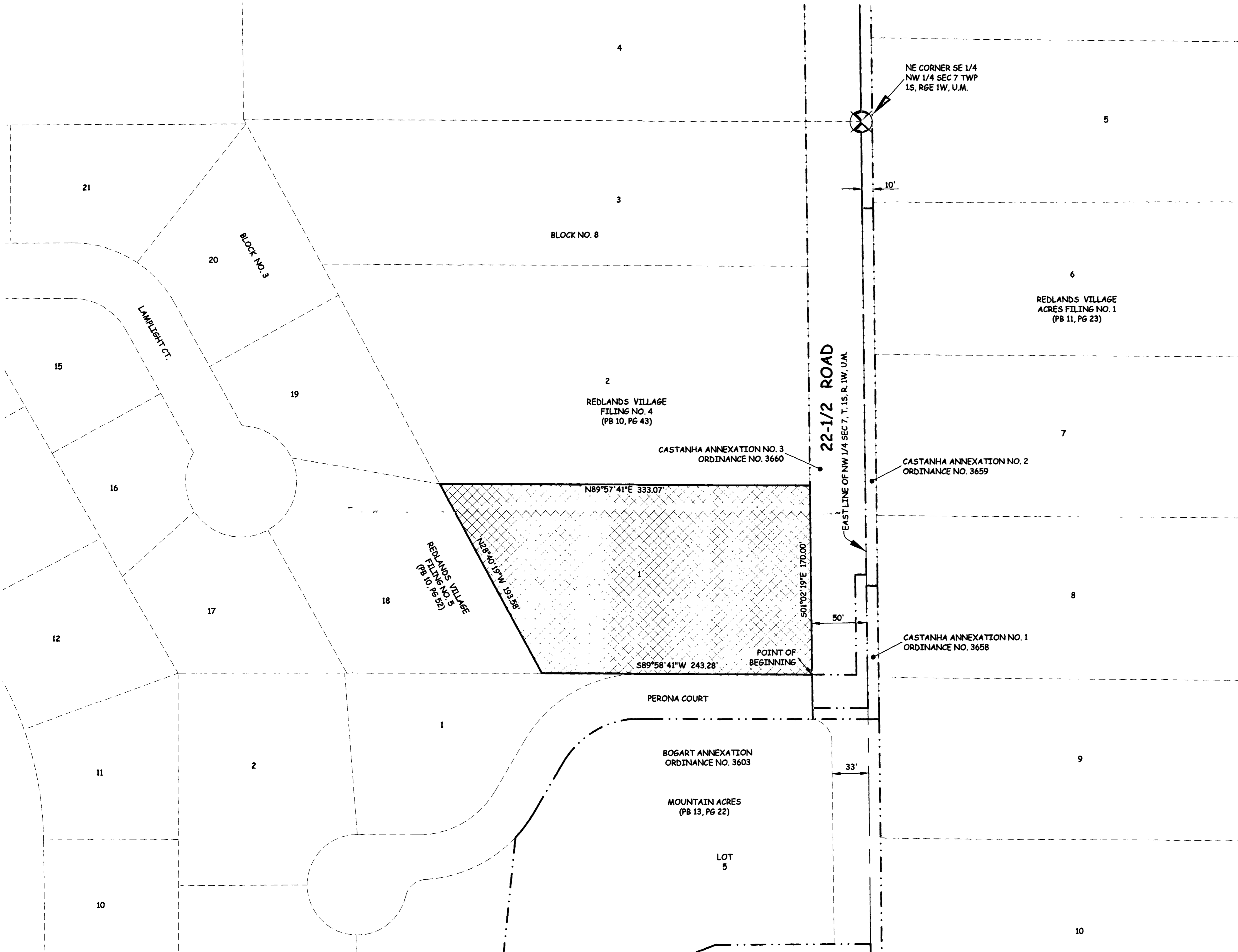


LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter (NW1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

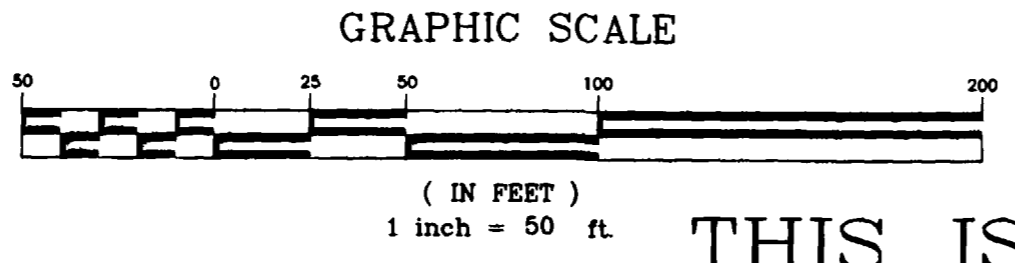
Lot 1 in Block 8 of Redlands Village Subdivision Filing No. 4, Mesa County, Colorado.



### AREA OF ANNEXATION

ANNEXATION PERIMETER	939.93 FT.
CONTIGUOUS PERIMETER	170.00 FT.
AREA IN SQUARE FEET	48970.56***
AREA IN ACRES	1.12

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



ORDINANCE NO.  
3934

EFFECTIVE DATE  
AUGUST 20, 2006

### ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
CB	CHORD BEARING

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, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: July 21, 2006

THIS IS NOT A BOUNDARY SURVEY

CITY OF  
**Grand Junction**  
COLORADO

PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

HOFFMANN II ANNEXATION  
13064900.tif

DRAWN BY	CM	DATE	04-24-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'

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.