

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4035**

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

**JOBSITE ANNEXATION**

**APPROXIMATELY 25.23 ACRES**

**LOCATED AT 839 AND 841 21 ½ ROAD**

**WHEREAS**, on the 17<sup>th</sup> day of January, 2007, 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 21<sup>st</sup> day of February, 2007; 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:

**JOBSITE ANNEXATION**

A certain parcel of land located in the North half of the Southwest Quarter (N 1/2 SW 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Parcels A & B, Kipp Simple Land Division, as same is recorded in Plat Book 18, Page 90, Public Records of Mesa County, Colorado.

Said parcel contains 25.23 acres (1,099,207 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 17<sup>th</sup> day of January, 2007 and ordered published.

**ADOPTED** on second reading the 21<sup>st</sup> day of February, 2007.

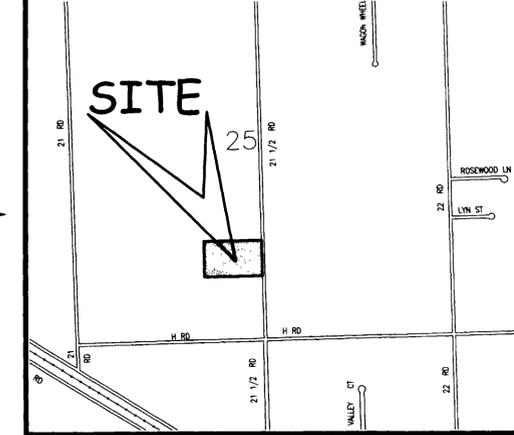
Attest:

/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
City Clerk

# JOBSITE ANNEXATION

SITUATE IN THE N 1/2 OF THE SW 1/4 OF SECTION 25  
TWP 1N, RGE 2W, U.M., COUNTY OF MESA, STATE OF COLORADO  
BEING PARCELS A & B OF KIPP SIMPLE LAND DIVISION PLAT BOOK 18, PAGE 90



## LEGAL DESCRIPTION

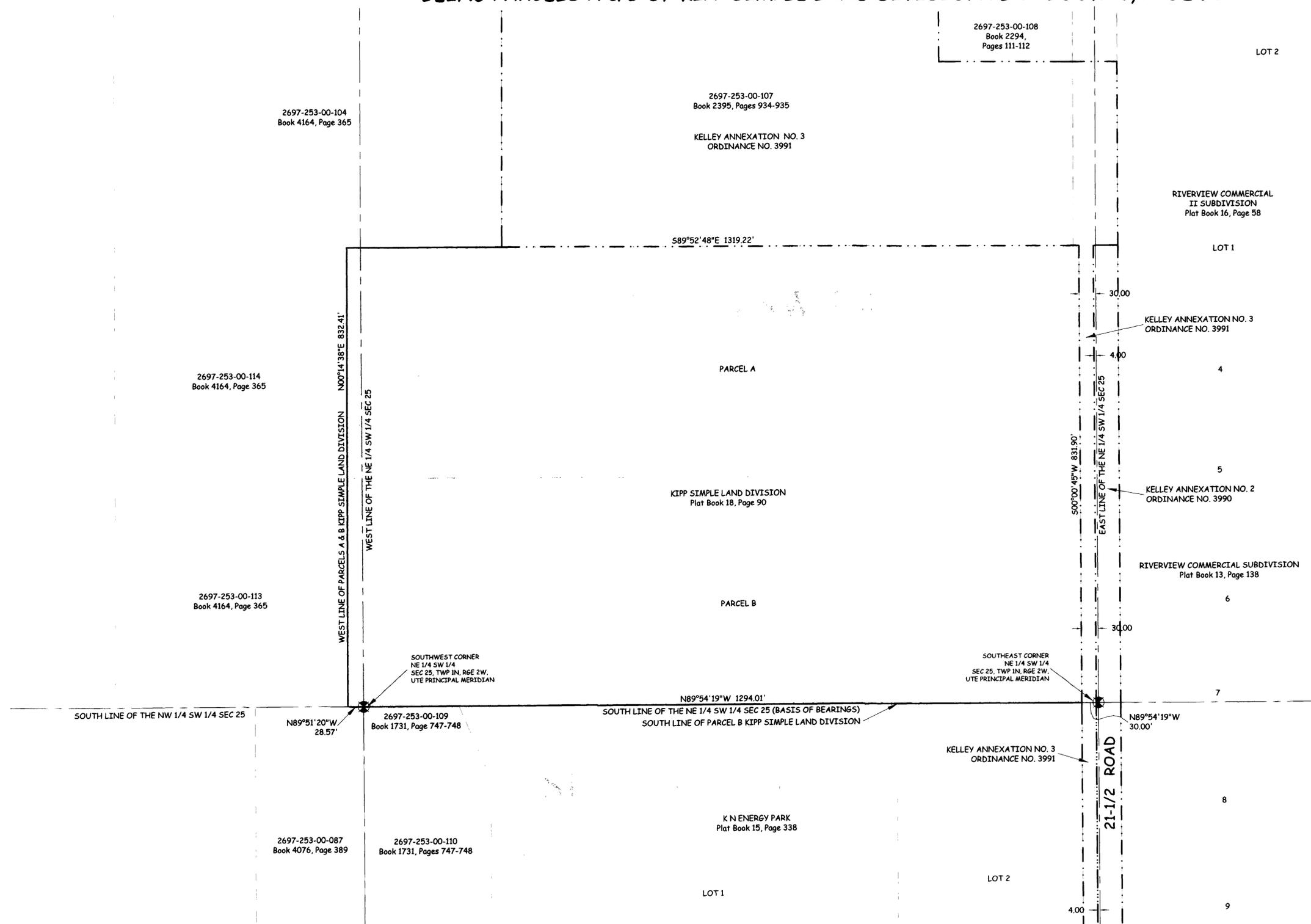
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ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD.	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

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: February 22, 2007

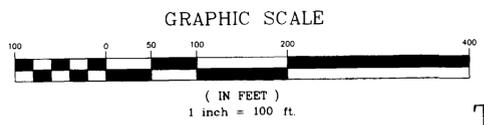


### AREA OF ANNEXATION

ANNEXATION PERIMETER	4,306.11 FT
CONTIGUOUS PERIMETER	1,871.73 FT
AREA IN SQUARE FEET	1,099,207.00
AREA IN ACRES	25.23

### LEGEND

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



ORDINANCE NO.  
4035

EFFECTIVE DATE  
MARCH 25, 2007

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	CM	DATE	10/31/06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

JOBSITE ANNEXATION

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