

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4135**

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

**KRABACHER ANNEXATION**

**APPROXIMATELY 10 ACRES**

**LOCATED AT 2946 B ½ ROAD**

**WHEREAS**, on the 19th day of September, 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 7th day of November, 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:

Krabacher Annexation

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

All that portion of the SE1/4 NW1/4 of said Section 29 lying East of Colvin Annexation No. 1, Ordinance No. 3970, City of Grand Junction and Colvin Annexation No. 2, Ordinance No. 3971, City of Grand Junction.

Containing 435,514.06 square feet (10.00 acres), more or less, as described.

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

**INTRODUCED** on first reading on the 19<sup>th</sup> day of September, 2007 and ordered published.

**ADOPTED** this 7<sup>th</sup> day of November, 2007.

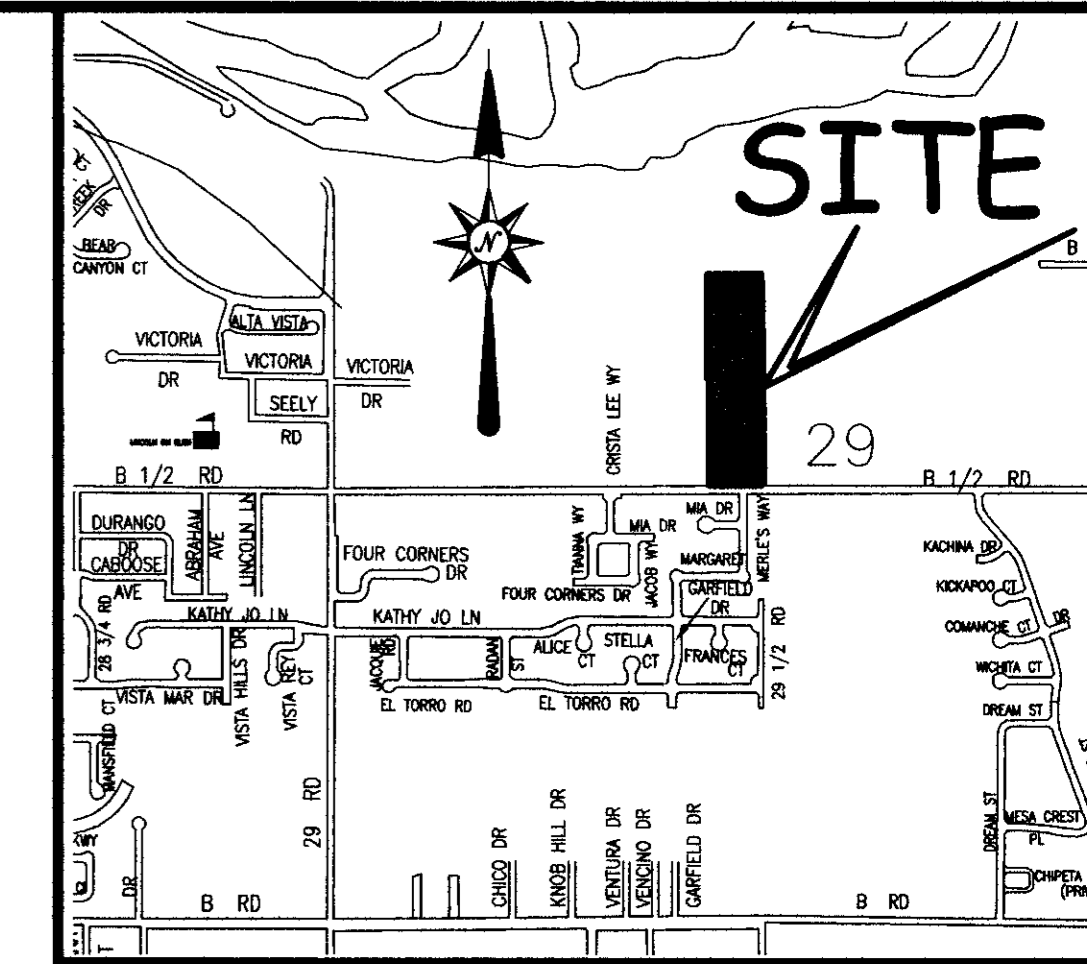
Attest:

/s/ James J. Doody  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# KRABACHER ANNEXATION

SITUATE IN THE SE 1/4 OF THE NW 1/4 OF SECTION 29, TWP 1S, RGE 1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

All that portion of the SE1/4 NW1/4 of said Section 29 lying East of Colvin Annexation No. 1, Ordinance No. 3970, City of Grand Junction and Colvin Annexation No. 2, Ordinance No. 3971, City of Grand Junction.

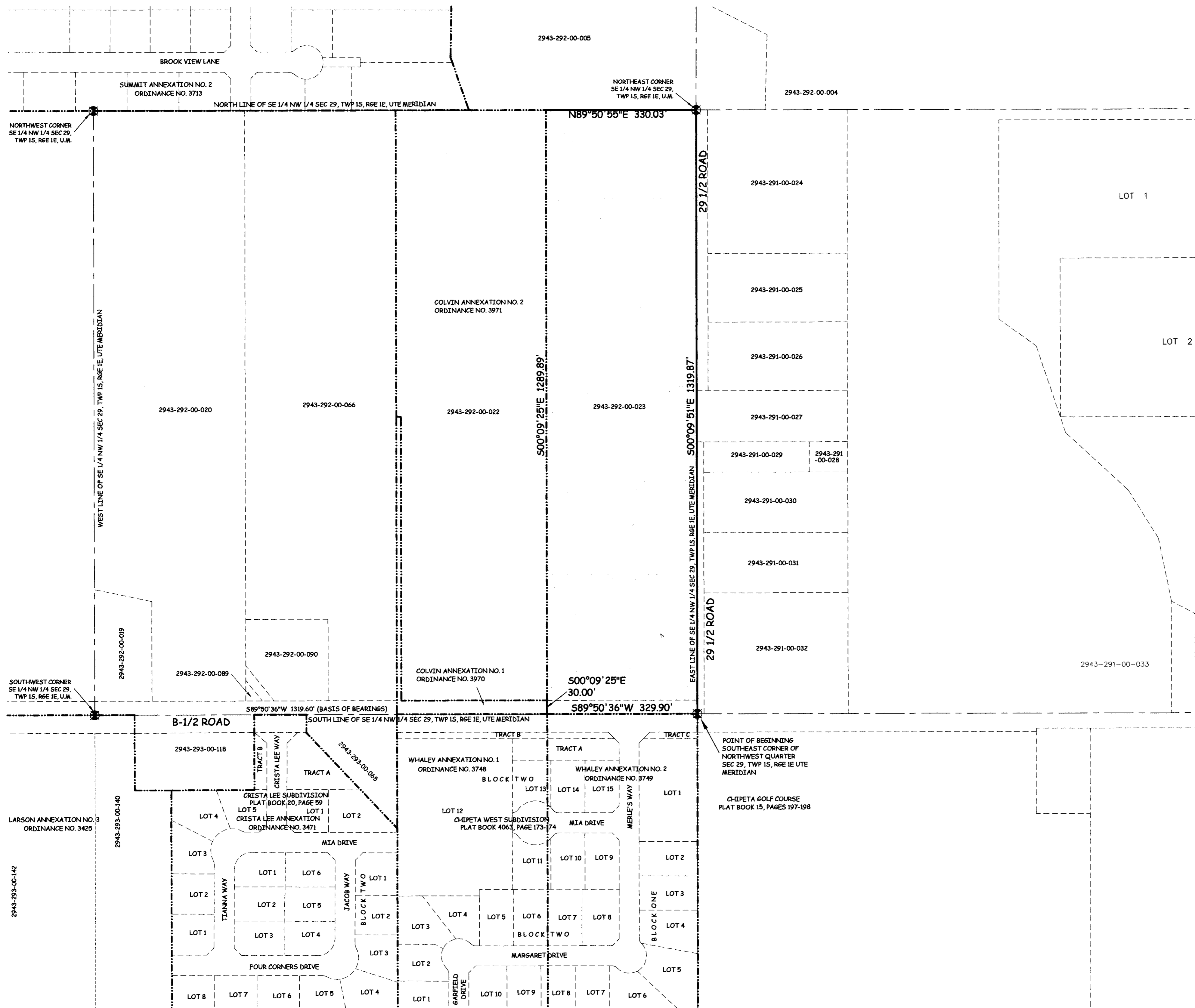
**ABBREVIATIONS**

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

**Notice:**  
This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

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: November 14th, 2007

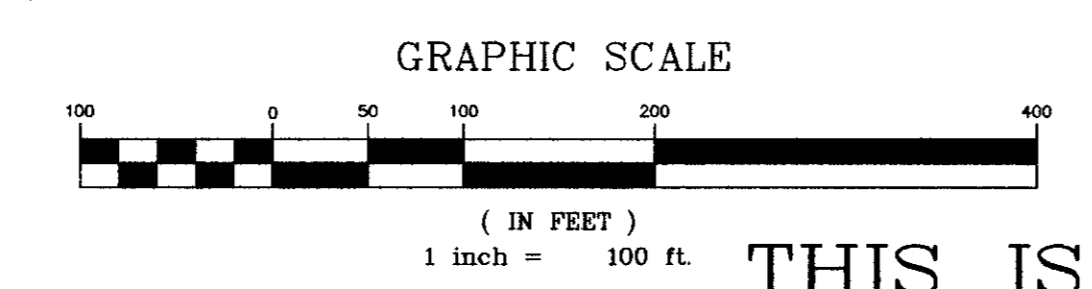


**AREA OF ANNEXATION**

ANNEXATION PERIMETER	3,298.69 FT
CONTIGUOUS PERIMETER	1,649.79 FT.
AREA IN SQUARE FEET	435,514***
AREA IN ACRES	10.00

**LEGEND**

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



ORDINANCE NO.  
4135

EFFECTIVE DATE  
December 9th, 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	MG	DATE	08-17-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

**SCALE**

1" = 100'



PUBLIC WORKS  
AND PLANNING  
REAL ESTATE DIVISION

KRABACHER ANNEXATION  
13073600.pdf