

ORDINANCE NO. 4193

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

GARDEN GROVE-TURLEY ANNEXATION NO. 1

APPROXIMATELY 14.93 ACRES

LOCATED AT 2962 A 1/2 ROAD

WHEREAS, on the 17th day of December, 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 4th day of February, 2008; 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 situates in Mesa County, Colorado, and described to wit:

GARDEN GROVE-TURLEY ANNEXATION NO. 1

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of the SE 1/4 NE 1/4 of said Section 32 and assuming the West line of the SE 1/4 NE 1/4 of said Section 32 to bear S00°17'10"W with all bearings contained herein relative thereto; thence S00°17'10"W along the West line of the SE 1/4 NE 1/4 of said Section 32, a distance of 80.65 feet; thence S89°44'28"E a distance of 622.33 feet; thence S00°15'32"W a distance of 349.00 feet; thence N89°44'28"W to a point on the West line of the SE 1/4 NE 1/4 of said Section 32, a distance of 622.49 feet; thence S00°17'10"W along the West line of SE 1/4 NE 1/4 of said Section 32, a distance of 228.51 feet; thence S89°35'19"W a distance of 656.15

feet; thence N00°07'14"E along the East line, and the Southerly projection thereof, of Country Estates, as same as recorded in Plat Book 11, Page 129, public records of Mesa County, Colorado, to a point on the North line of the SW 1/4 NE 1/4 of said Section 32, a distance of 660.49 feet; thence N89 °47'36"E along the North line of the SW 1/4 NE 1/4 of said Section 32, a distance of 657.98 feet to the Point of Beginning.

Said parcel contains 14.93 acres (650,413.19 sq. ft.), more or less, as described.

INTRODUCED on first reading on the 17th day of December, 2007 and ordered published.

ADOPTED on second reading the 17th day of March, 2008.

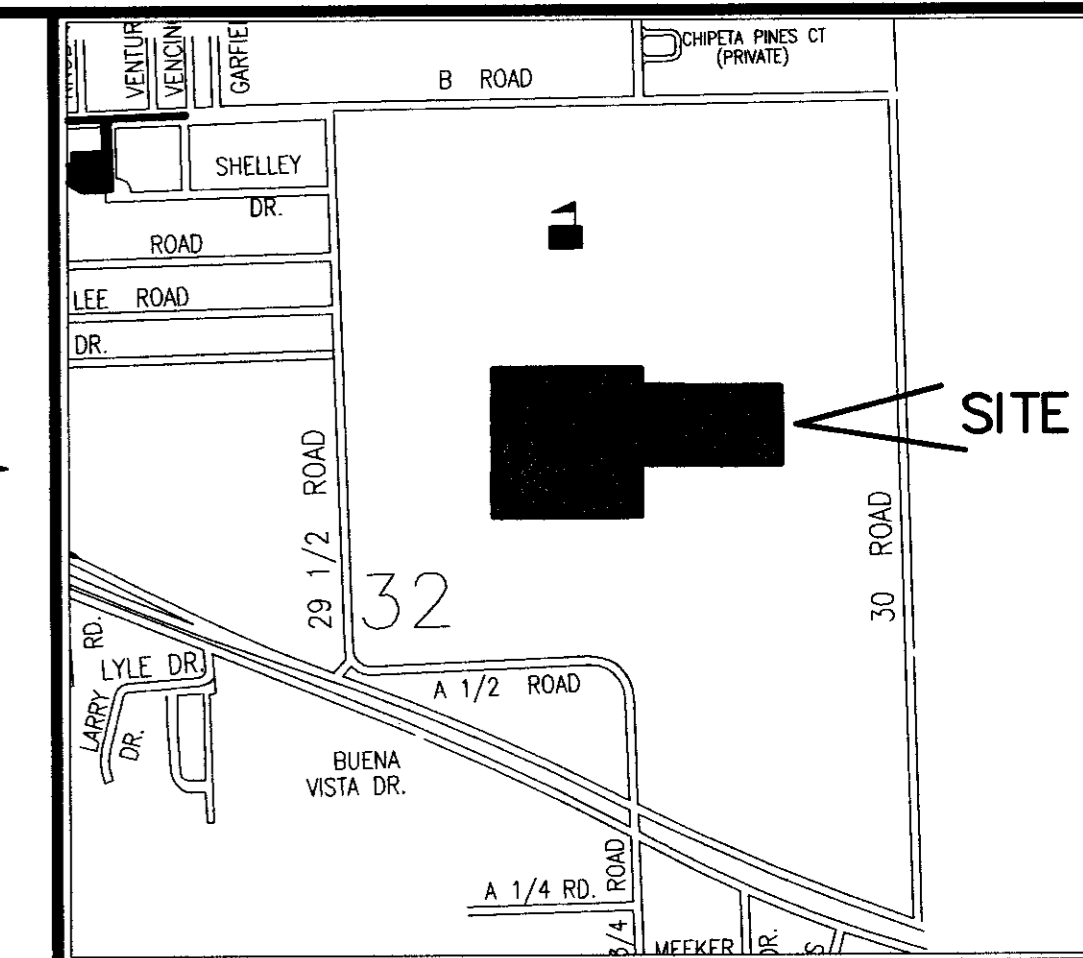
Attest:

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

/s/: Stephanie Tuin
City Clerk

GARDEN GROVE - TURLEY ANNEXATION NO. 1

SITUATE IN THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 32,
TWP 1S, R6E 1E, U.M., COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

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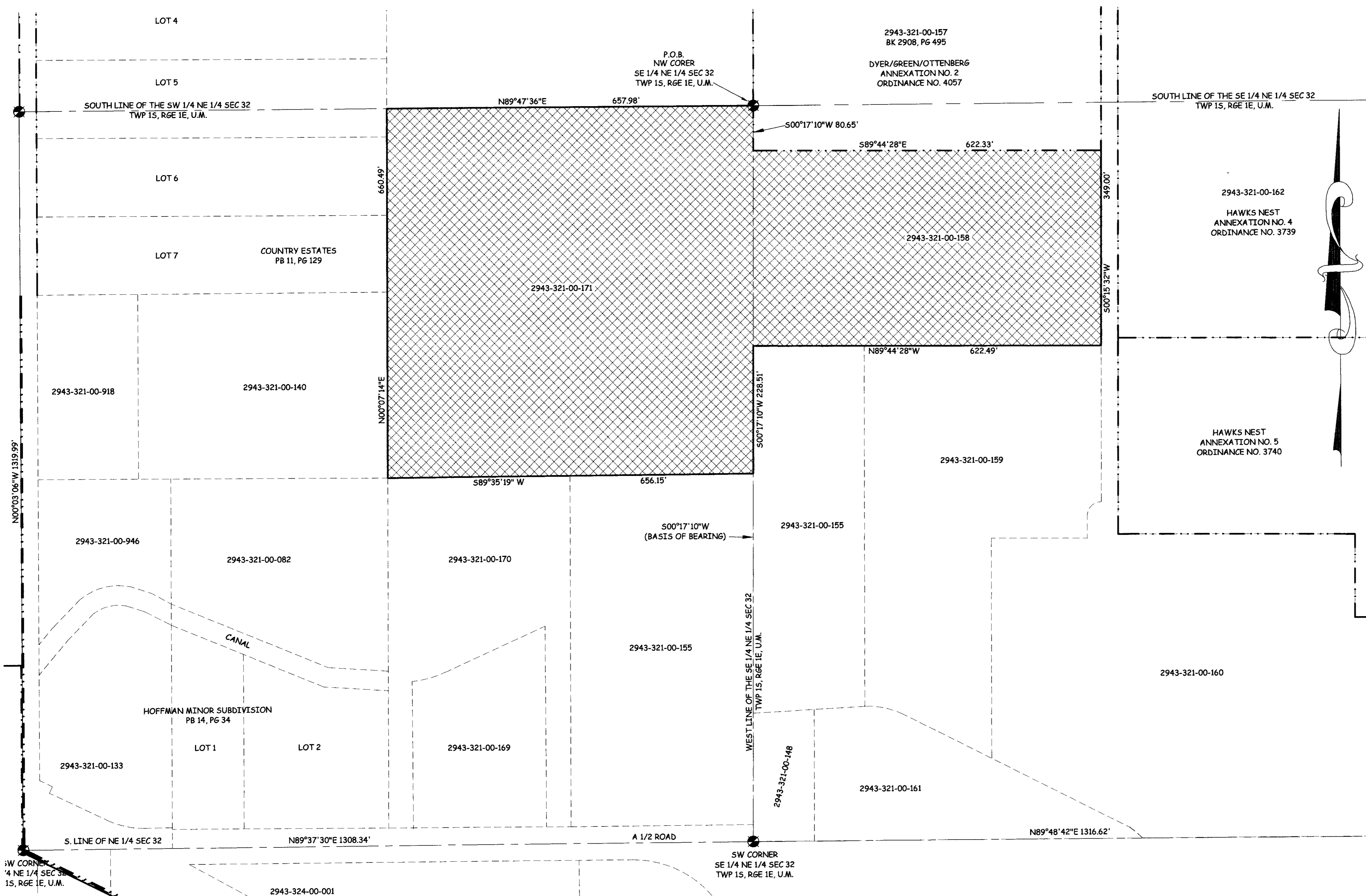
ABBREVIATIONS

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: March 26th, 2008

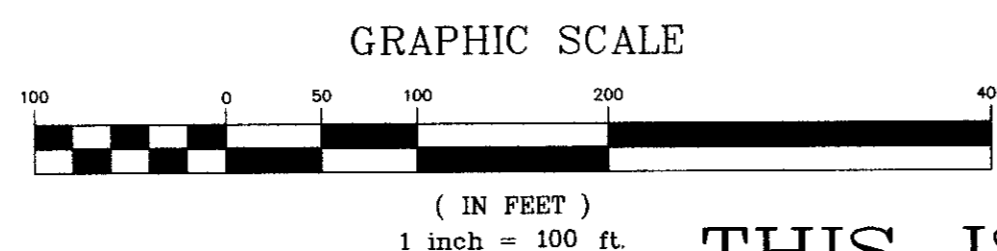


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	702.98 FT
ANNEXATION PERIMETER	3,877.56 FT
AREA IN SQUARE FEET	650,413.19****
AREA IN ACRES	14.93

LEGEND

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



ORDINANCE NO.
4193

EFFECTIVE DATE
April 18th, 2008

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY	J.K.T.	DATE	12-06-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

GARDEN GROVE - TURLEY
ANNEXATION NO. 1

13078200