

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4194

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

GARDEN GROVE-TURLEY ANNEXATION NO. 2

APPROXIMATELY 4.71 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. 2

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 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:

Commencing 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 658.16 feet; thence S89°35'19"W a distance of 329.06 feet to the Point of Beginning; thence S00°07'11"W to a point on the South line of the SE 1/4 NE 1/4 of said Section 32, a distance of 657.81 feet; thence S89°37'30"W along the South line of the SE 1/4 NE 1/4

of said Section 32, a distance of 327.10 feet; thence N00°07'14"E along the East line, and the Southerly projection thereof, of Hoffman Minor Subdivision, as recorded in Plat Book 14, Page 34, public records of Mesa County, Colorado, a distance of 657.60 feet; thence N89°35'19"E a distance of 327.09 feet to the point of beginning.

Said parcel contains 4.71 acres (205,355.59 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.

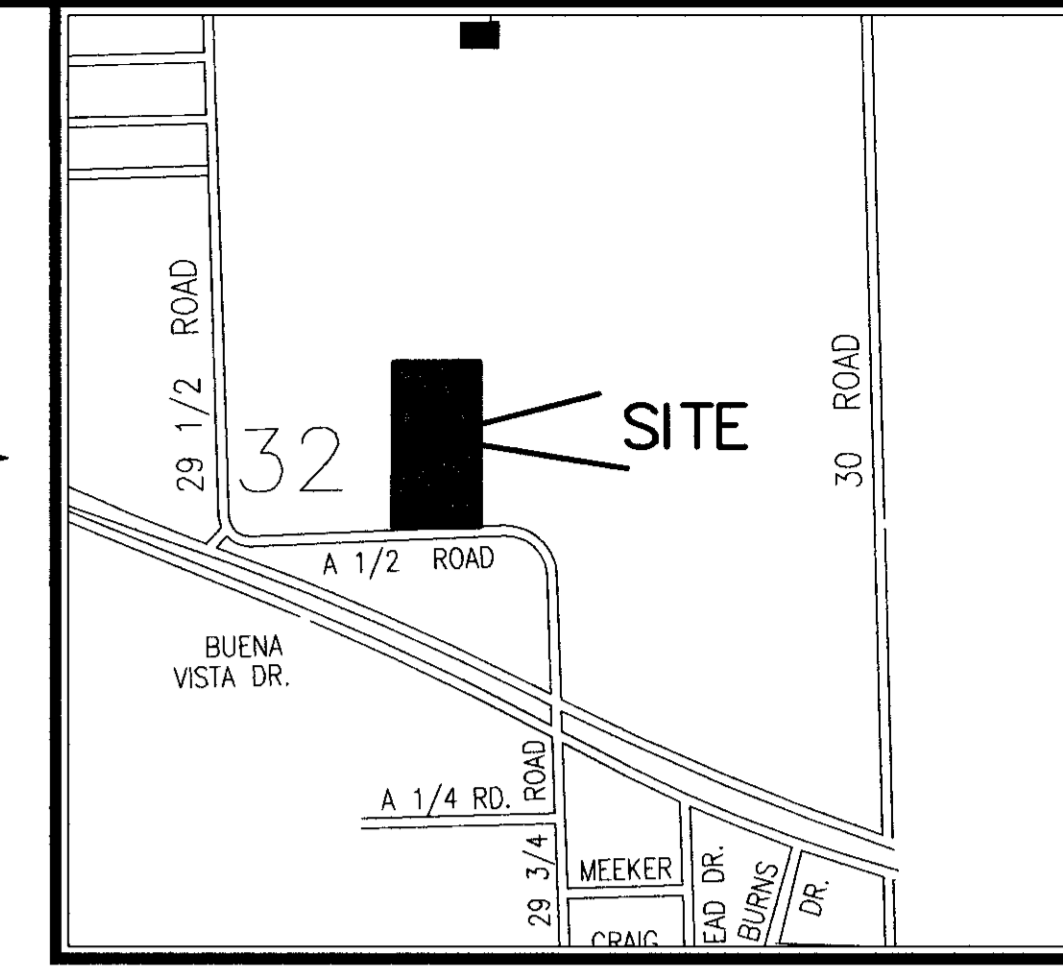
Attest:

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

/s/: Stephanie Tuin
City Clerk

GARDEN GROVE - TURLEY ANNEXATION NO. 2

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



DESCRIPTION

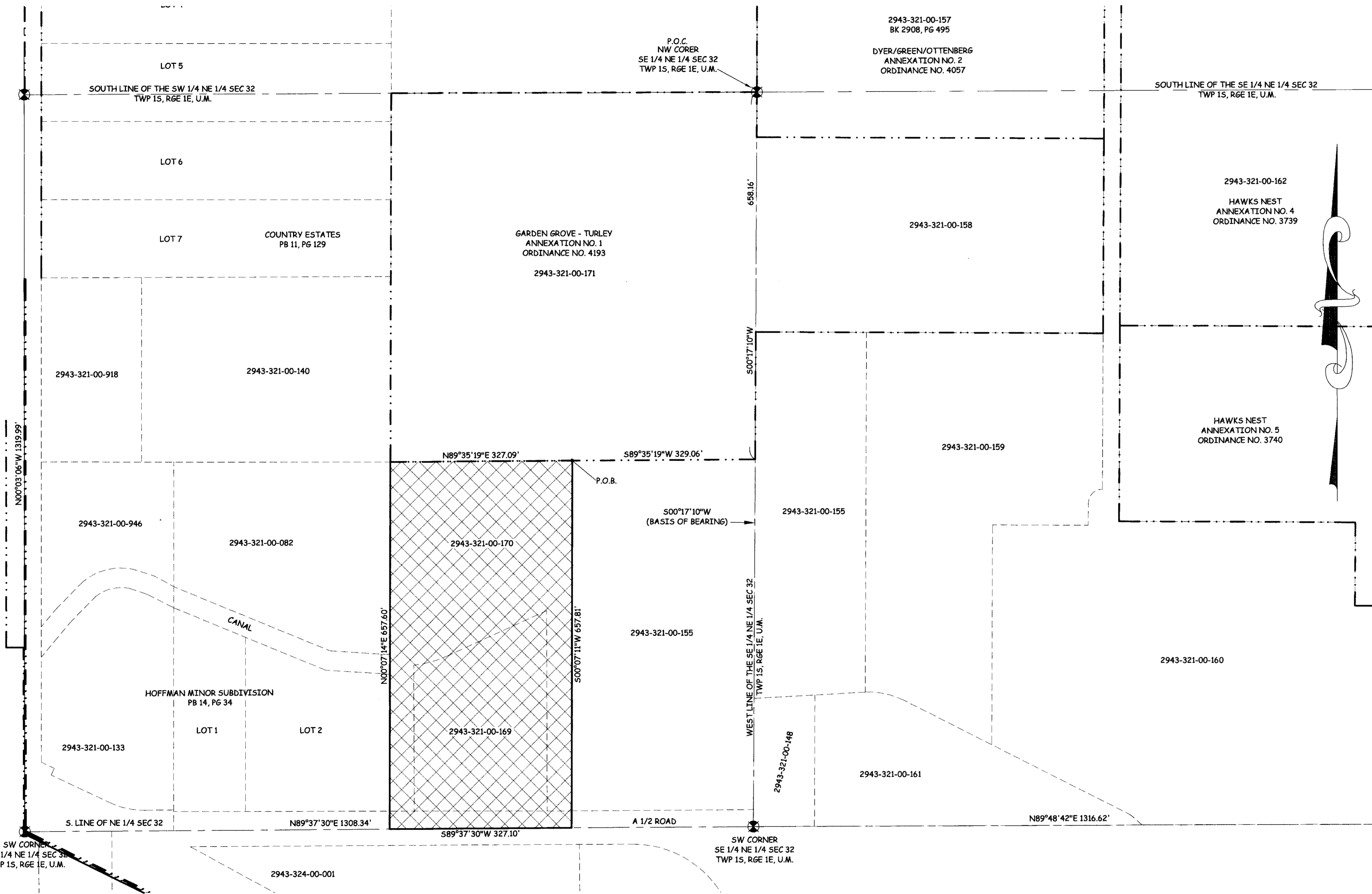
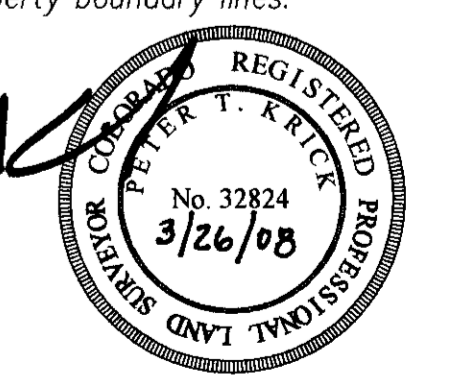
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- ABBREVIATIONS
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.M. UTE MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD RADIUS
 - AL ARC 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
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: March 26th, 2008

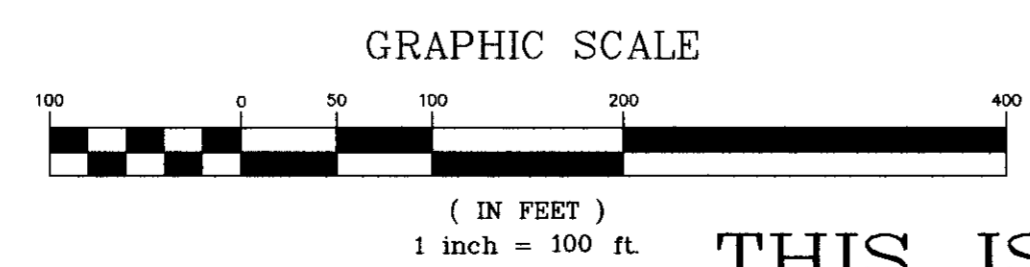


AREA OF ANNEXATION

CONTIGUOUS PERIMETER	327.09 FT
ANNEXATION PERIMETER	1,969.60 FT
AREA IN SQUARE FEET	215,124.43****
AREA IN ACRES	4.94

LEGEND

- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS



ORDINANCE NO.
4194

EFFECTIVE DATE
April 18th, 2008

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	J.K.T.	DATE	12-06-2007
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. 2