

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4205**

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

**HOLBROOK ANNEXATION NO. 1**

**APPROXIMATELY 0.01 ACRES**

**LOCATED WITHIN THE MONUMENT ROAD AND D ROAD RIGHTS-OF-WAY**

**WHEREAS**, on the 20<sup>th</sup> day of February, 2008, 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 31<sup>st</sup> day of March, 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 situate in Mesa County, Colorado, and described to wit:

**HOLBROOK ANNEXATION NO. 1**

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to the Point of Beginning; thence S19°18'42"E a distance of 2.36 feet; thence S38°48'00"W along a line being 2.00 feet South and parallel with the Southerly line of Heatheridge Estates Annexation No. 1, Ordinance No. 2297, City of Grand Junction, a distance of 41.06 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of Right of Way, as same as recorded in Book

583, Page 284 of the Mesa County, Colorado public records, a distance of 85.25 feet; thence S71°21'59"W a distance of 2.00 feet to a point on the West line of said Right of Way; thence N19°18'42"W along the West line of said Right of Way, a distance of 86.34 feet to a point on the Southerly line of said Heatheridge Estates Annexation No. 1; thence N38°48'00"E along the Southerly line of said Heatheridge Estates Annexation a distance of 43.42 feet to the Point of Beginning.

Said parcel contains 0.01 acres (256.07 sq. ft.), more or less, as described.

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

**INTRODUCED** on first reading on the 20<sup>th</sup> day of February, 2008 and ordered published.

**ADOPTED** on second reading the 31<sup>st</sup> day of March, 2008.

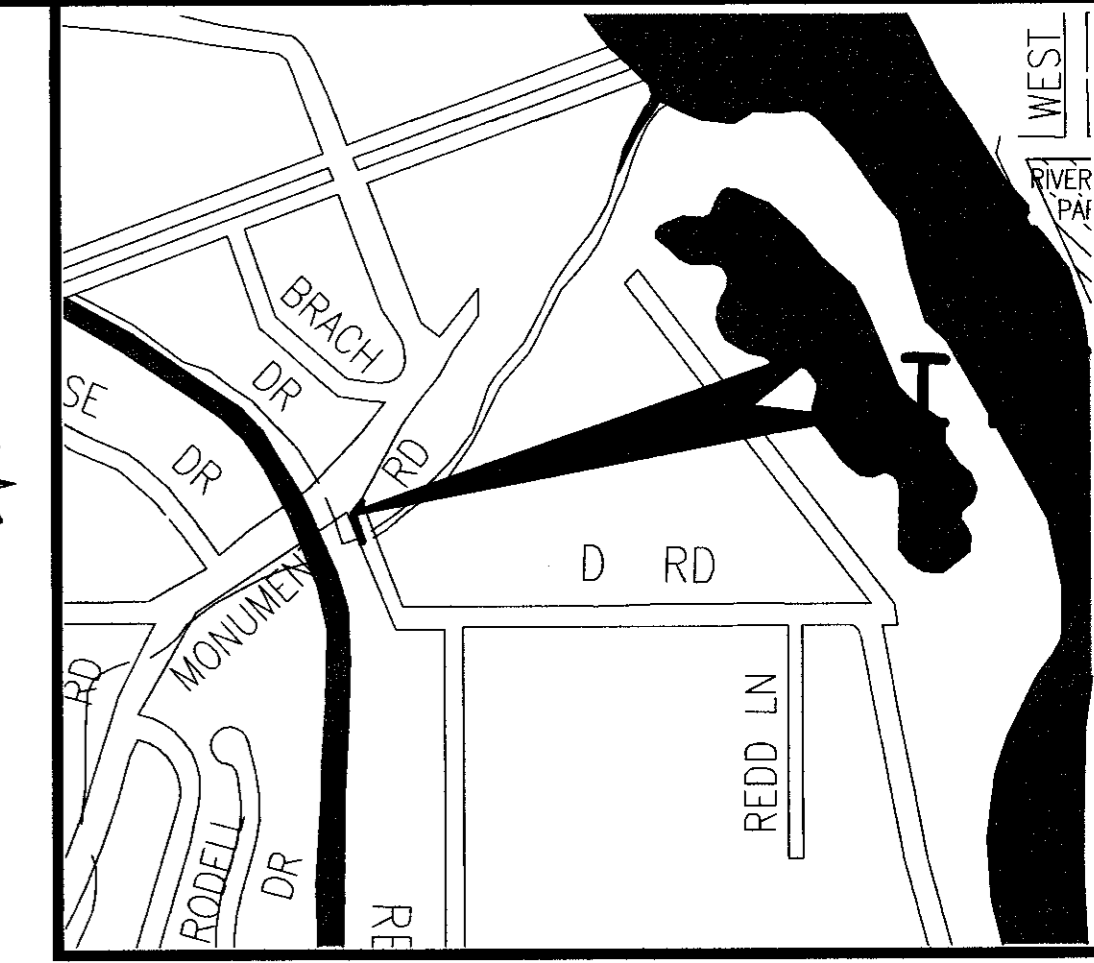
Attest:

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

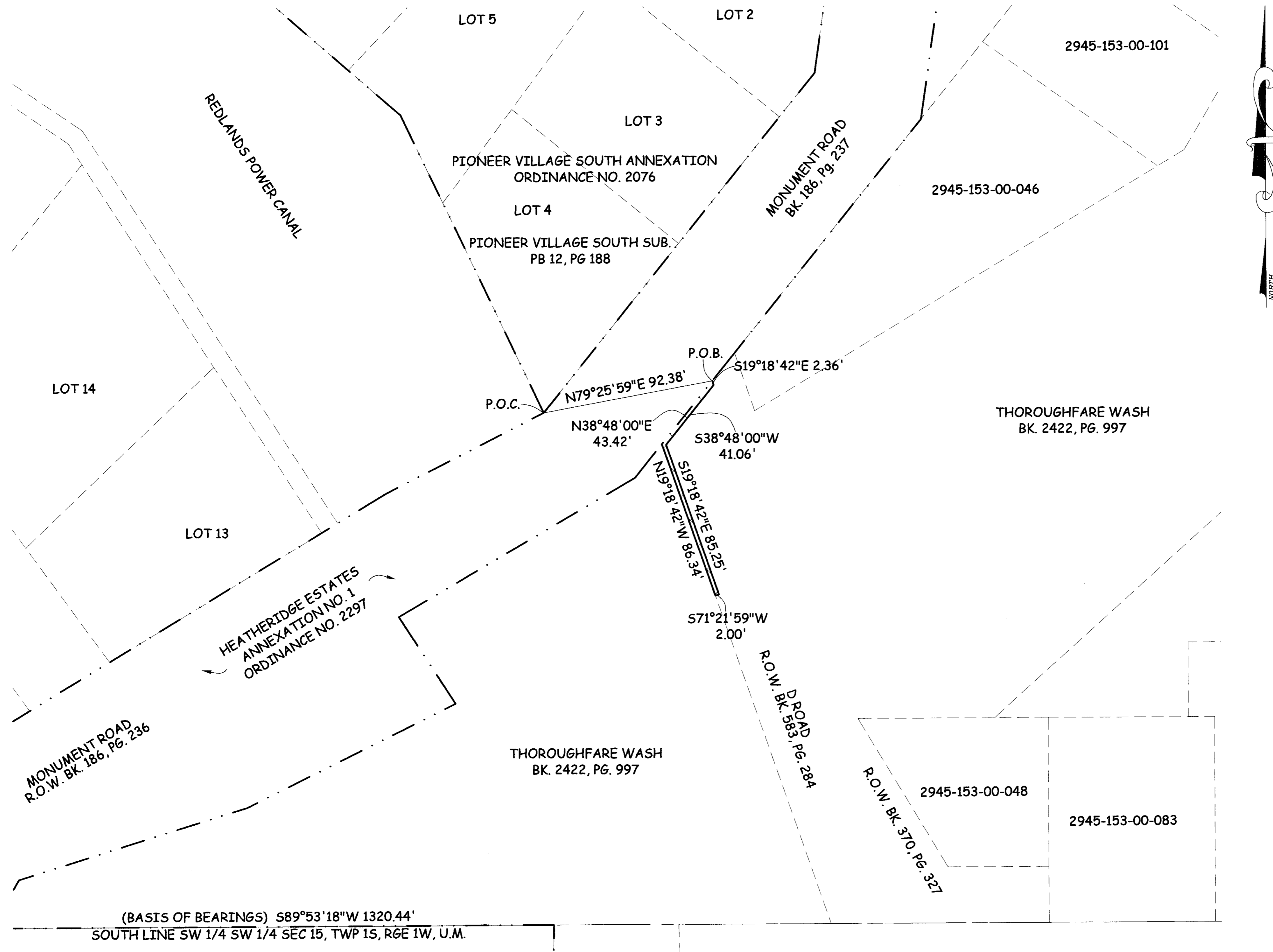
/s/: Stephanie Tuin  
City Clerk

# HOLBROOK ANNEXATION NO. 1

SITUATE IN THE SW 1/4 SW 1/4 OF SECTION 15, TWP 1S, RGE 1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



## LEGAL DESCRIPTION

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

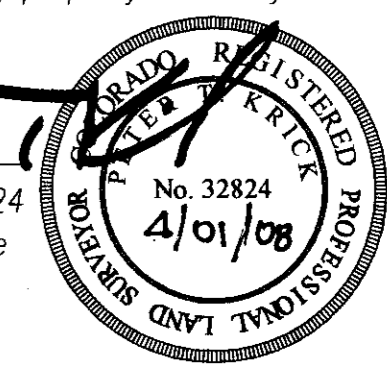
Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to the Point of Beginning; thence S19°18'42"E a distance of 2.36 feet; thence S38°48'00"W along a line being 2.00 feet South and parallel with the Southerly line of Heatheridge Estates Annexation No. 1, Ordinance No. 2297, City of Grand Junction, a distance of 41.06 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 85.25 feet; thence S71°21'59"W a distance of 2.00 feet to a point on the West line of said Right of Way; thence N19°18'42"W along the West line of said Right of Way, a distance of 86.34 feet to a point on the Southerly line of said Heatheridge Estates Annexation No. 1; thence N38°48'00"E along the Southerly line of said Heatheridge Estates Annexation a distance of 43.42 feet to the Point of Beginning.

### 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: April 1st, 2008

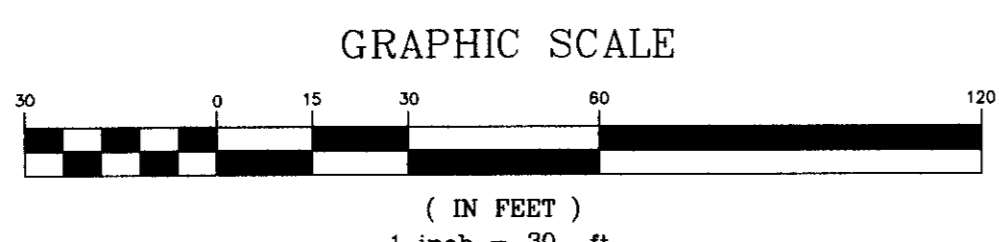


### AREA OF ANNEXATION

ANNEXATION PERIMETER	260.43 FT
CONTIGUOUS PERIMETER	43.42 FT.
AREA IN SQUARE FEET	256.07***
AREA IN ACRES	0.01

### LEGEND

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



ORDINANCE NO.  
4205

EFFECTIVE DATE  
May 2nd, 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	01-30-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 30'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

HOLBROOK ANNEXATION NO. 1