

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4206**

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

**HOLBROOK ANNEXATION NO. 2**

**APPROXIMATELY 0.02 ACRES**

**LOCATED WITHIN THE D ROAD RIGHT-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. 2**

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15 and the NW 1/4 Quarter NW 1/4 Quarter of Section 22, 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; thence S19°18'42"E a distance of 2.36 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 Holbrook Annexation No.1, a distance of 38.71 feet; thence S19°18'42"E along a line being 2.00 feet East

and parallel with the Easterly line of said Holbrook Annexation No.1, a distance of 86.16 feet; thence S71°21'59"W along a line being 2.00 feet South and parallel with the Southerly line of said Holbrook Annexation No.1, a distance of 2.00 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of said Right of way, a distance of 187.46 feet; thence S89°53'18"W along a line being 2.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 69.28 feet; thence N01°02'10"W to a point on the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 2.00 feet; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 66.50 feet; thence N19°18'42"W along 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 186.67 feet to the Southwest corner of said Holbrook Annexation No.1; thence along the Southeasterly line of said Holbrook Annexation No. 1 the following three (3) courses: (1) N71°21'59"E a distance of 2.00 feet; (2) N19°18'42"W a distance of 85.25 feet; (3) N38°48'00"E a distance of 41.06 feet to the Point of Beginning.

Said parcel contains 0.02 acres (765.09 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.

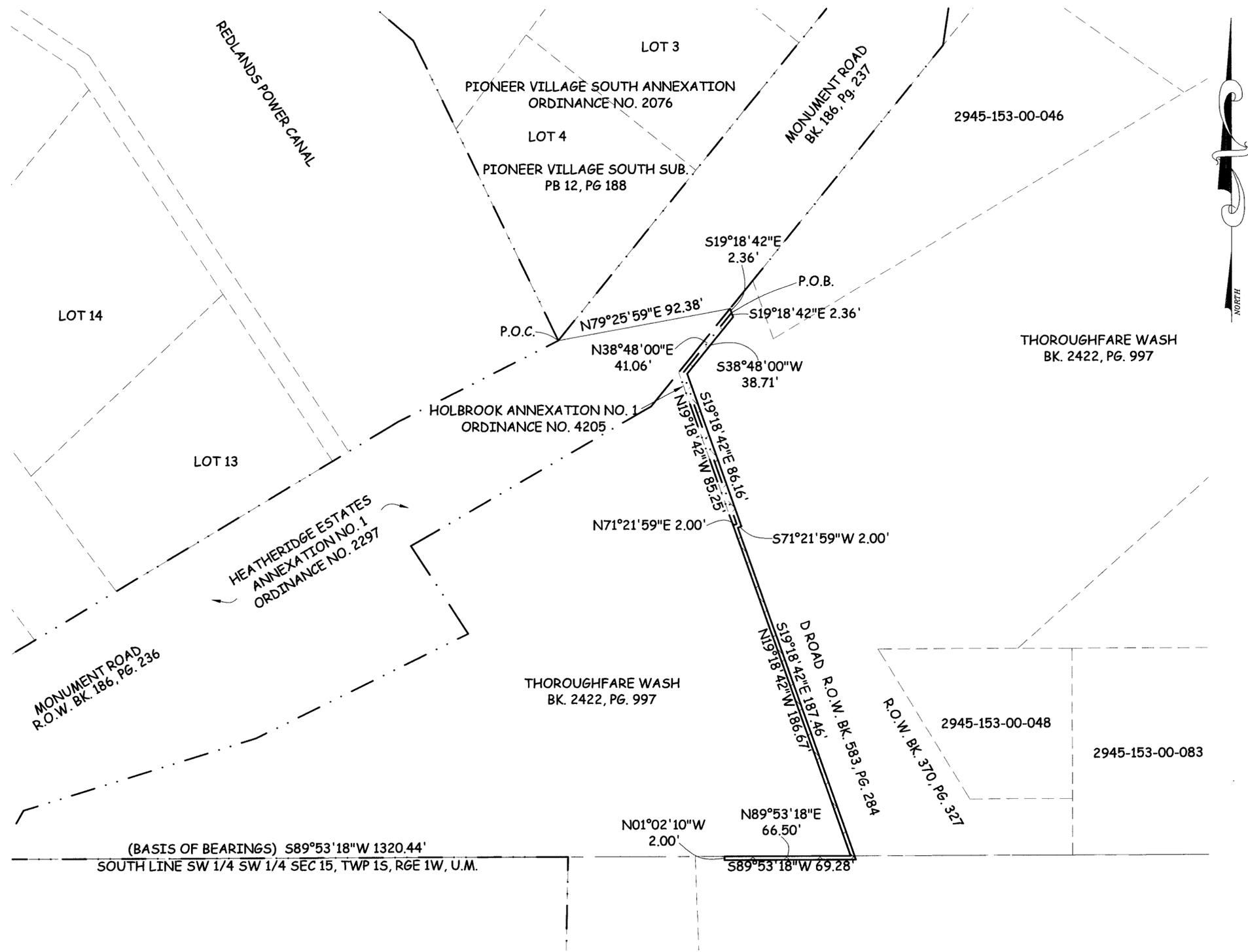
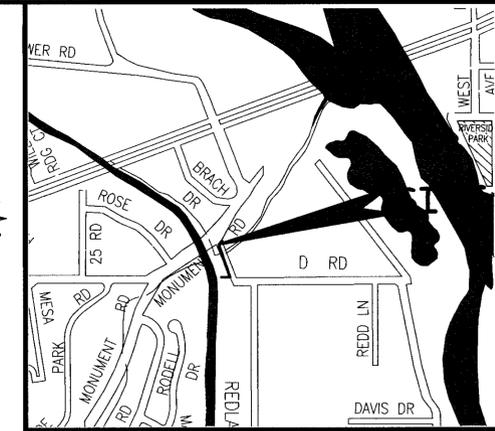
Attest:

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

/s/: Stephanie Tuin  
City Clerk

# HOLBROOK ANNEXATION NO. 2

SITUATE IN THE SW 1/4 SW 1/4 OF SECTION 15 AND THE NW 1/4 NW 1/4 OF SECTION 22,  
TWP 15, RGE 1W, U.M. COUNTY OF MESA, STATE OF COLORADO



### 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 and the NW 1/4 NW 1/4 of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular 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
∠	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: April 1st, 2008

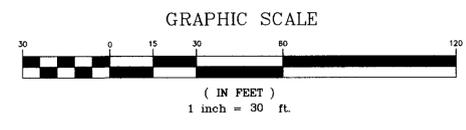


**AREA OF ANNEXATION**

ANNEXATION PERIMETER	769.45 FT
CONTIGUOUS PERIMETER	128.31 FT.
AREA IN SQUARE FEET	765.09***
AREA IN ACRES	0.02

**LEGEND**

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



ORDINANCE NO. 4206  
EFFECTIVE DATE May 2nd, 2008

THIS IS NOT A BOUNDARY SURVEY

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. 2