

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4208

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

HOLBROOK ANNEXATION NO. 4

APPROXIMATELY 13.68 ACRES

LOCATED AT 2525 D ROAD

WHEREAS, on the 20th 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 31st 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. 4

A certain parcel of land located in the West One-Half of the Northwest Quarter (W 1/2 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:

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 North line of the NW 1/4 NW 1/4 of said Section 22 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 a point on the South line of Right of Way, as same as recorded in Book 186, Page 237 of the Mesa County, Colorado public records; thence S19°18'42"E along the East line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 308.78 feet to a point on the South line of the SW 1/4 SW 1/4 said Section 15; thence N89°53'18"E

along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 190.83 feet; thence S00°15'33"W a distance of 20.00 feet to the Point of Beginning; thence S00°15'31"W a distance of 1292.23 feet; thence S00°27'56"W a distance of 821.40 feet to its intersection with the Easterly bank of the Redlands Power Canal, as same is recorded in Book 339, Page 119, public records of Mesa County, Colorado; thence along the Easterly bank of said Redlands Power Canal the following six (6) courses: (1) N41°11'42"W a distance of 204.24 feet; (2) N29°41'53"W a distance of 164.53 feet; (3) N18°50'29"W a distance of 253.33 feet; (4) N08°10'54"W a distance of 165.95; (5) N00°51'17"W a distance of 428.89 feet; (6) N02°28'35"E a distance of 524.58 feet to the Southwest corner of Holbrook Annexation; thence along the Southeasterly line of said Holbrook Annexation No. 3 the following four (4) courses: (1) S87°31'25"E a distance of 20.00 feet; (2) N02°28'35"E a distance of 295.00 feet; (3) N02°05'38"W a distance of 165.72 feet; (4) N89°53'18"E a distance of 291.03 feet to the Point of Beginning.

Said parcel contains 13.68 acres (595,725.35 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 20th day of February, 2008 and ordered published.

ADOPTED on second reading the 31st day of March, 2008.

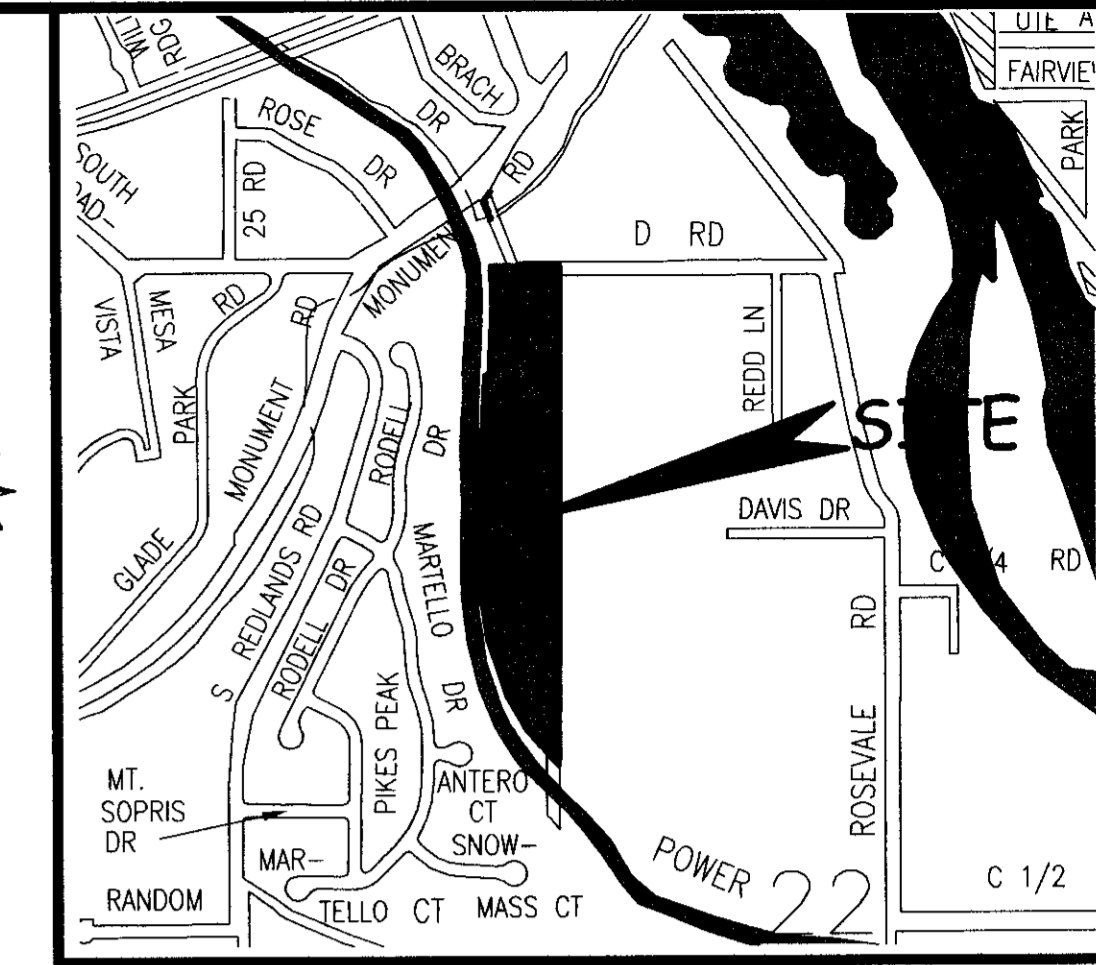
Attest:

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

/s/: Stephanie Tuin
City Clerk

HOLBROOK ANNEXATION NO. 4

SITUATE IN THE WEST 1/2 NW 1/4 OF SECTION 22, TWP 1S, RGE 1W, U.M.
 COUNTY OF MESA, STATE OF COLORADO
 SHEET 1 OF 2



LEGAL DESCRIPTION

A certain parcel of land located in the West One-Half of the Northwest Quarter (W 1/2 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:

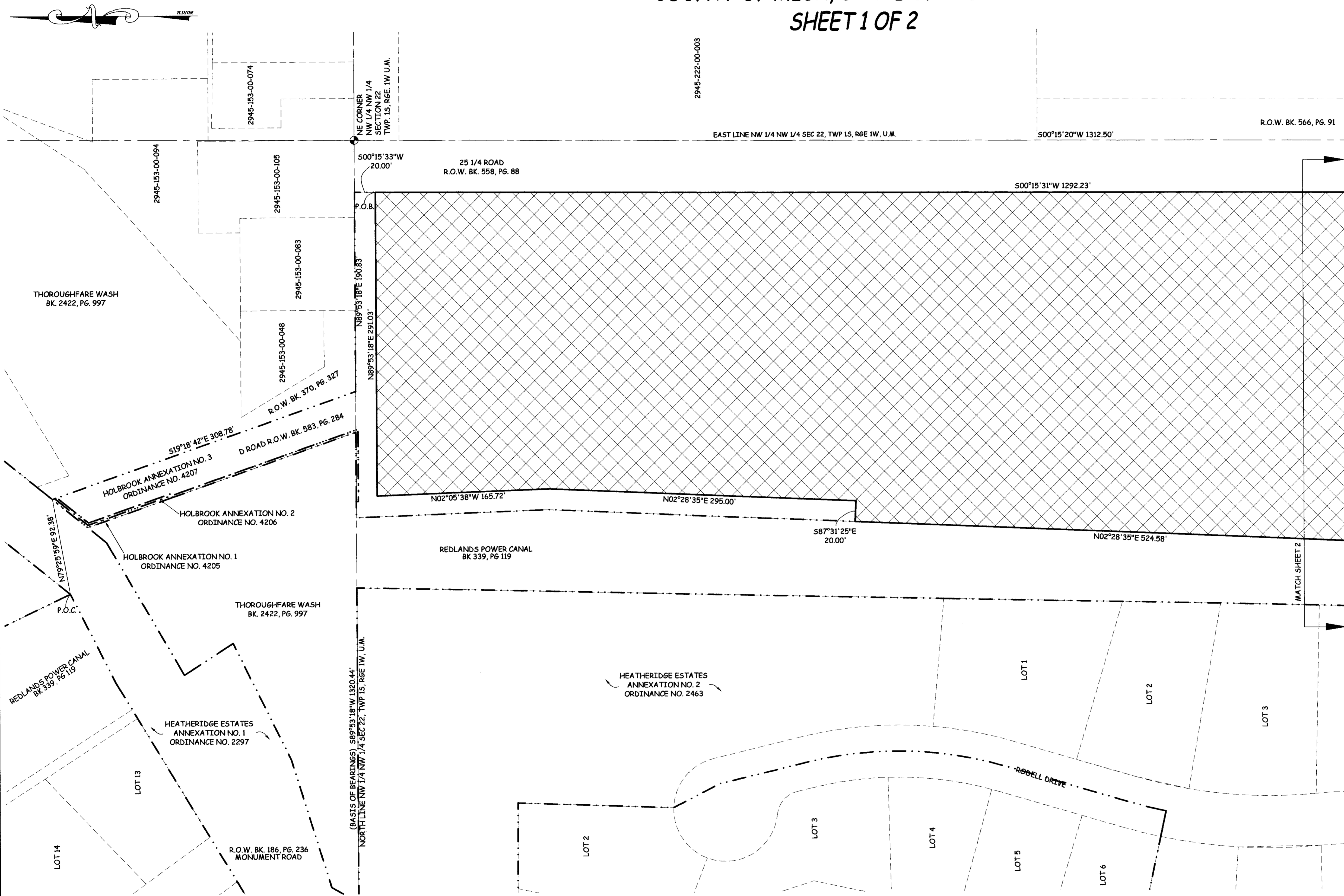
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ABBREVIATIONS

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
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

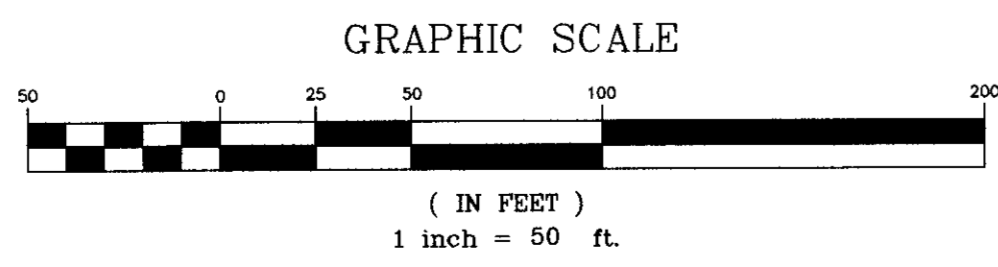


AREA OF ANNEXATION

ANNEXATION PERIMETER	4,626.90 FT
CONTIGUOUS PERIMETER	771.75 FT.
AREA IN SQUARE FEET	595,725.35
AREA IN ACRES	13.68

LEGEND

—	ANNEXATION BOUNDARY
- - -	EXISTING CITY LIMITS



ORDINANCE NO. 4208
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.

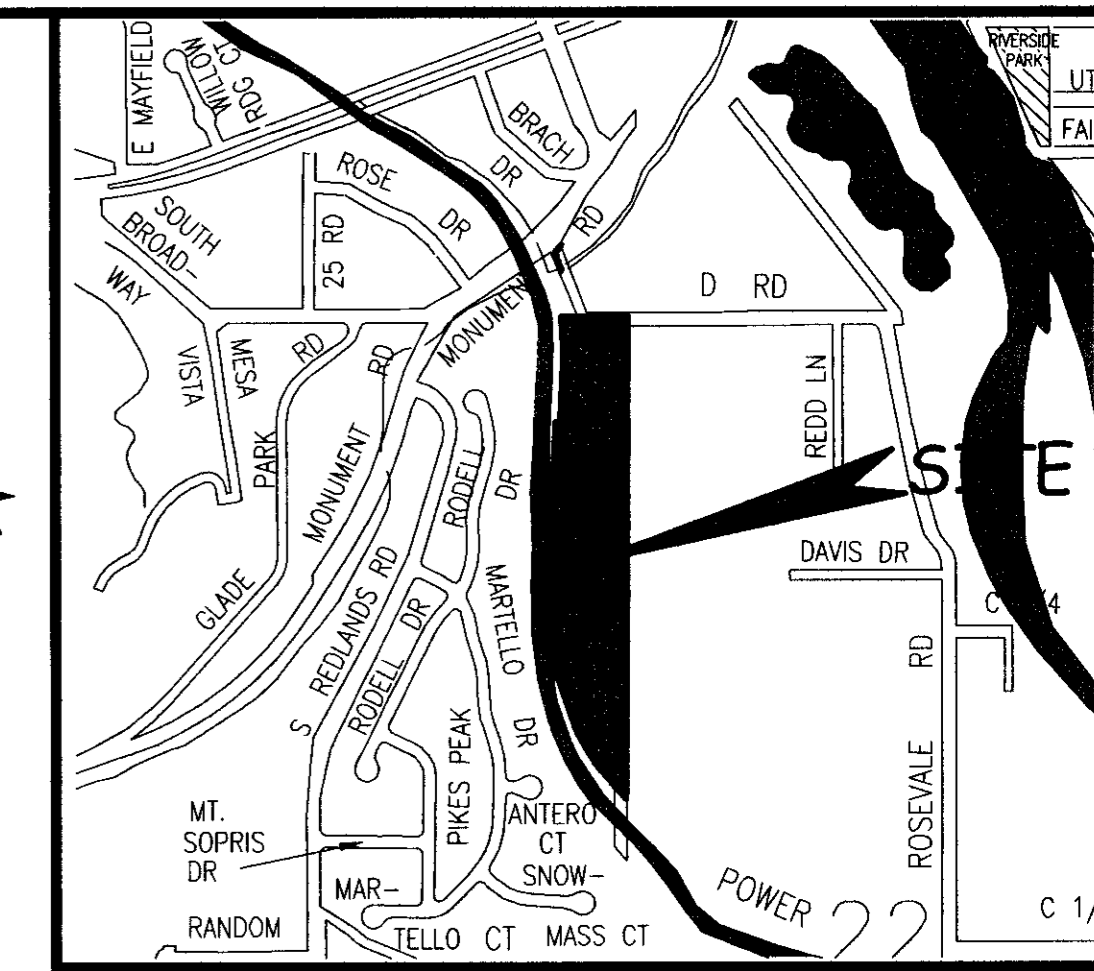
DRAWN BY	J.K.T.	DATE	01-30-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
 1" = 50'

PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

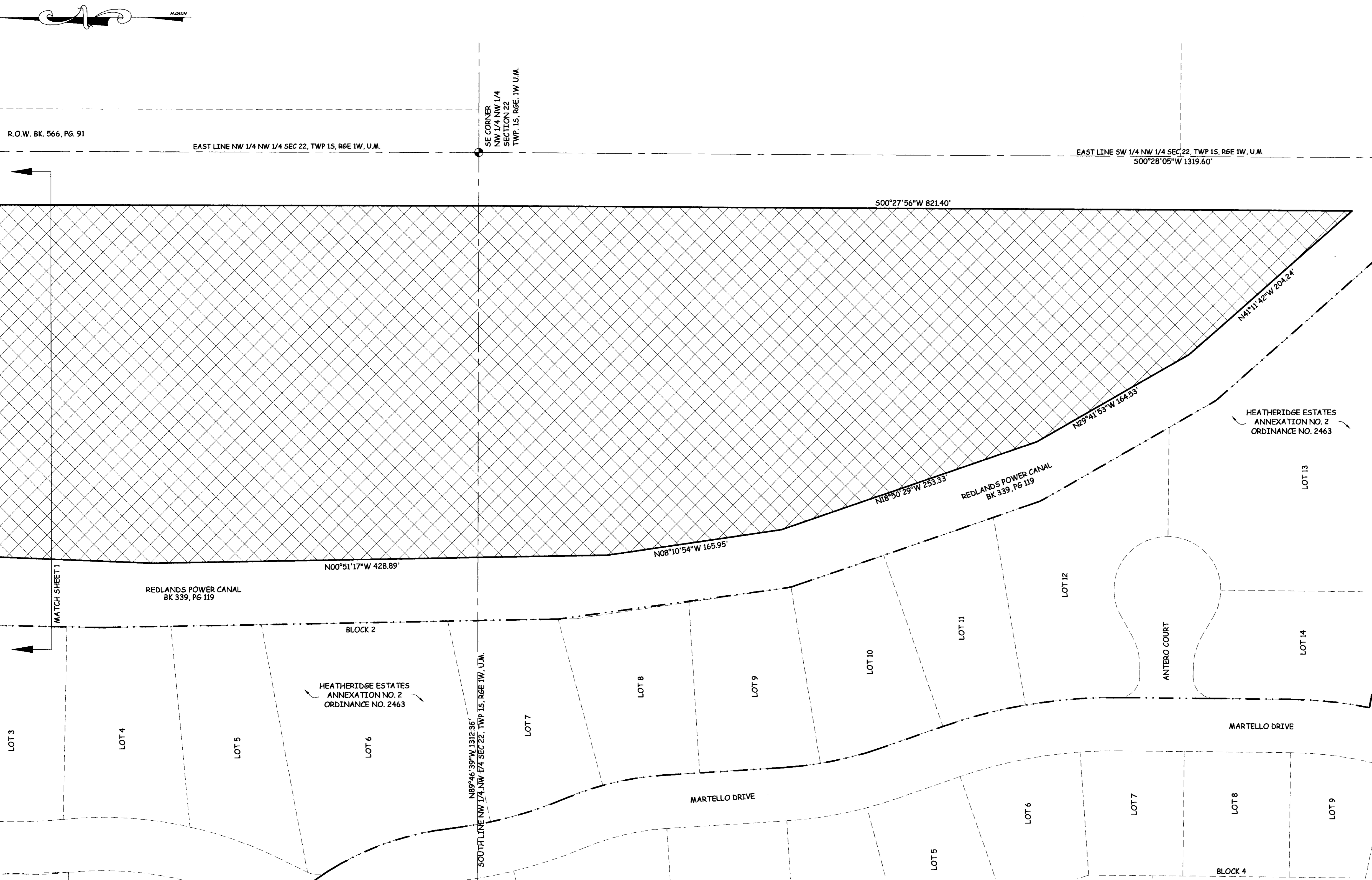
HOLBROOK ANNEXATION NO. 4

SITUATE IN THE WEST 1/2 NW 1/4 OF SECTION 22, TWP 15, R6E 1W, U.M.
 COUNTY OF MESA, STATE OF COLORADO
 SHEET 2 OF 2



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION
 SEE SHEET 1 OF 2



- ABBREVIATIONS
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - R6E. RANGE
 - U.M. UTE MERIDIAN
 - NO. NUMBER
 - SQ. FT. SQUARE FEET
 - Δ= CENTRAL ANGLE
 - RAD. RADIUS
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 - CHB. CHORD BEARING
 - BLK. BLOCK
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 - PG. PAGE

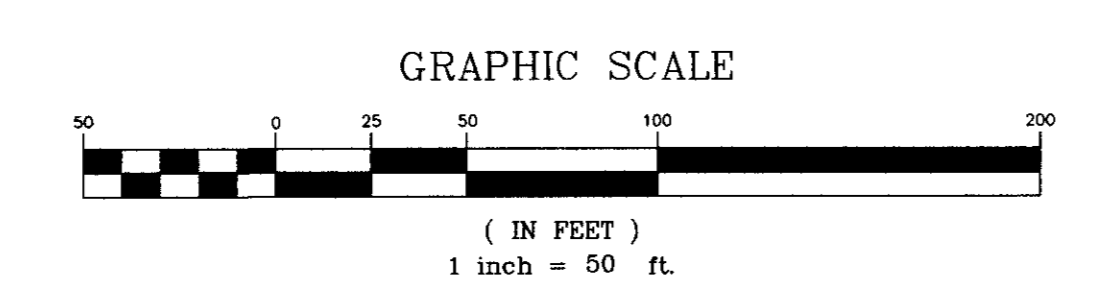
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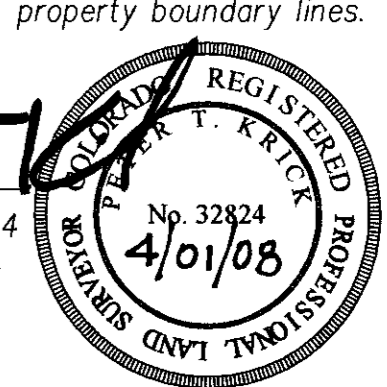
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ANNEXATION BOUNDARY	---
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2 OF 2