

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4217

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
WILLOW WOOD VILLAGE ANNEXATION NO. 1
APPROXIMATELY 4.45 ACRES
LOCATED AT 3147 E ROAD**

WHEREAS, on the 17th day of March, 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 5th day of May, 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:

WILLOW WOOD VILLAGE ANNEXATION NO. 1

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 15, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Beginning at the Northwest corner of Summit View Meadows Subdivision, as same is recorded in Plat Book 19, Page's 323 and 324, public records of Mesa County, Colorado, said point also being the Northwest corner of Summit View Meadows Annexation, Ordinance No. 3460, City of Grand Junction and assuming the East line of the NE 1/4 NW 1/4 of said Section 15 to bear S00°03'03"E with all bearings contained herein relative thereto; thence N00°02'25"W a distance of 593.08 feet along the East line of Sundown Village No. 2 Subdivision, as same is recorded in Plat Book 15, Page's 35 and 36, public records of Mesa County, Colorado; thence S89°52'21"E a distance of 327.13 feet to a point on the East line of the NE 1/4 NW 1/4 of said Section 15; thence S00°03'03"E a distance of 593.09 feet along the East line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of said Summit View Meadows Subdivision, said point also being the Northeast corner of said Summit View Meadows Annexation; thence N89°52'21"W a distance of 327.24 feet along the North line of said Summit View Meadows Subdivision, said line also being the North line of said Summit View Meadows Annexation to the Point of Beginning.

Said parcel contains 4.45 acres (194,047.91 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 17th day of March, 2008 and ordered published.

ADOPTED on second reading the 5th day of May, 2008.

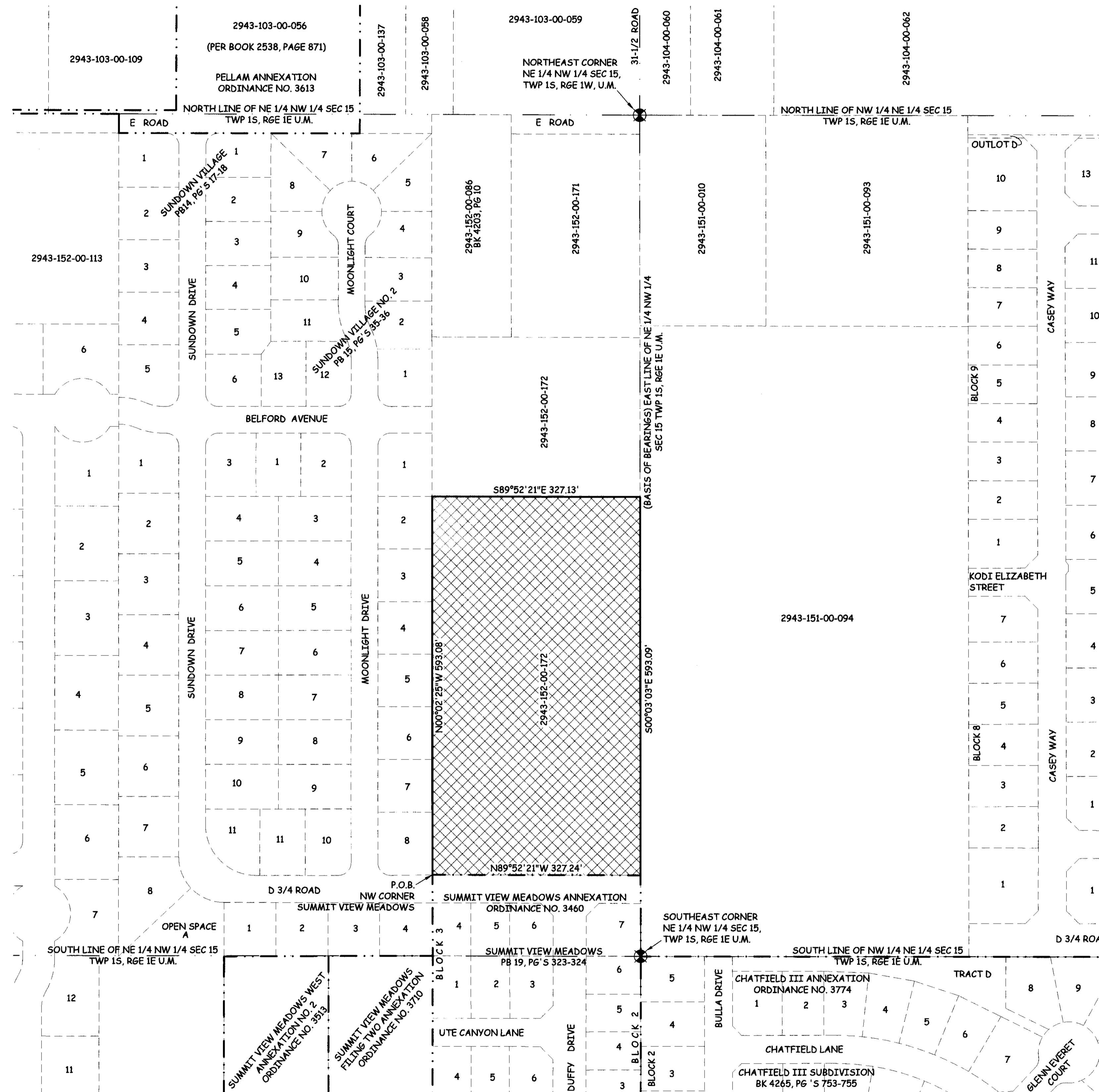
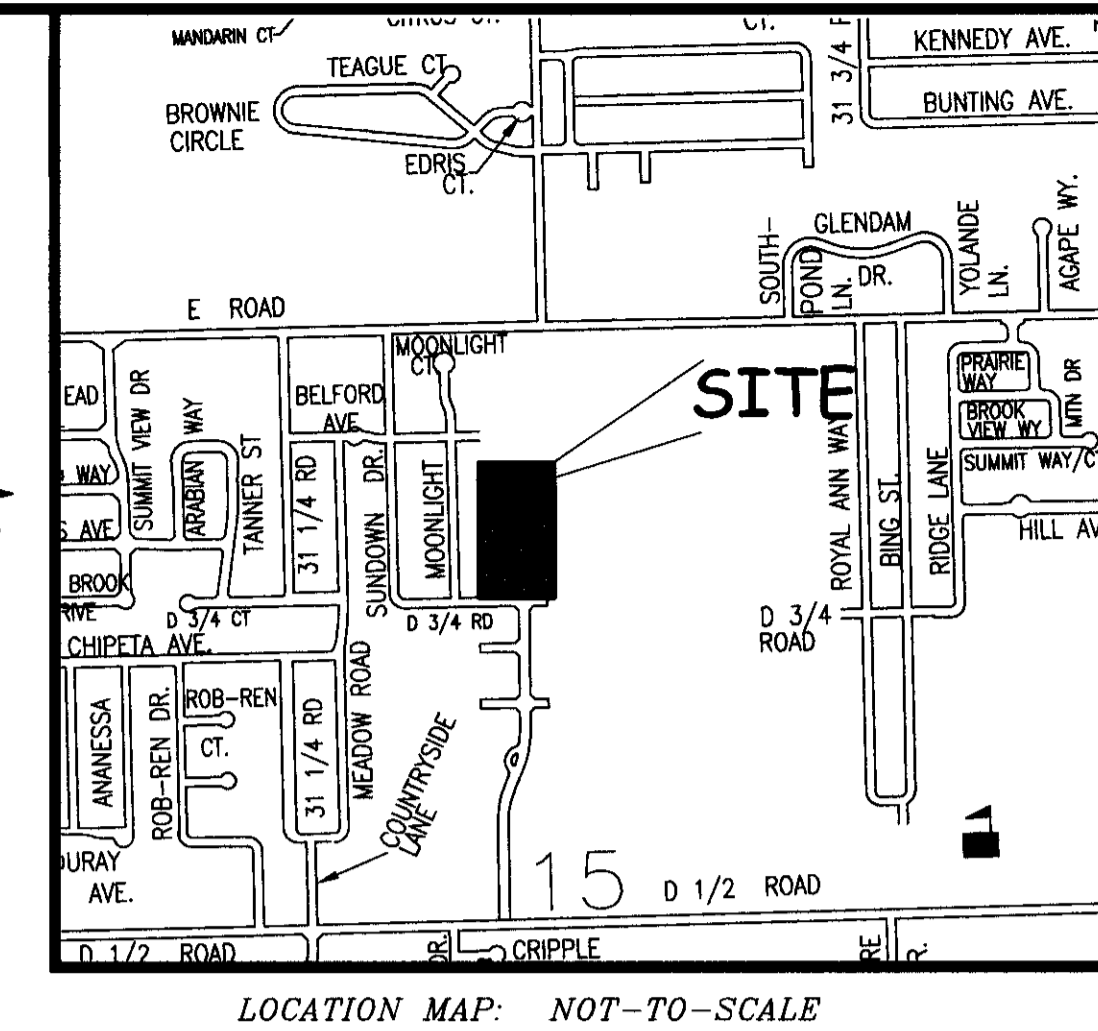
Attest:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk

WILLOW WOOD VILLAGE ANNEXATION NO. 1

SITUATE IN THE NE 1/4 NW 1/4 OF SECTION 15, T15, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

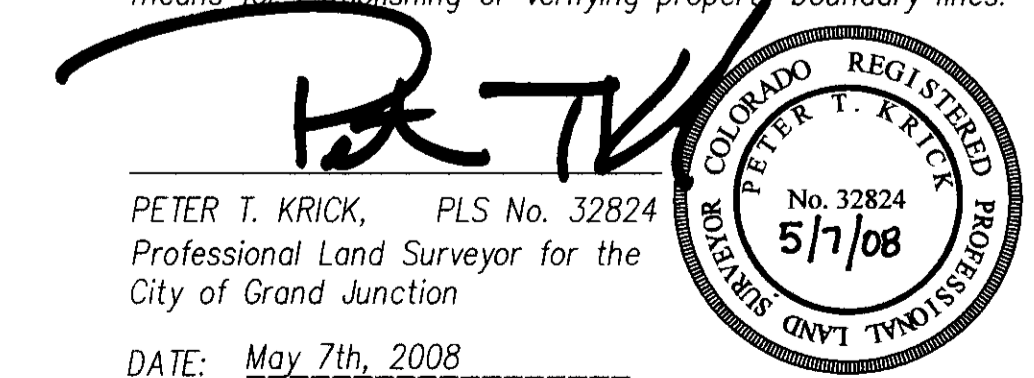
A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 15, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Summit View Meadows Subdivision, as same is recorded in Plat Book 19, Page's 323 and 324, public records of Mesa County, Colorado, said point also being the Northwest corner of Summit View Meadows Annexation, Ordinance No. 3460, City of Grand Junction and assuming the East line of the NE 1/4 NW 1/4 of said Section 15 to bear S00°03'03"E with all bearings contained herein relative thereto; thence N00°02'25"W a distance of 593.08 feet along the East line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of said Summit View Meadows Subdivision, as same is recorded in Plat Book 15, Page's 35 and 36, public records of Mesa County, Colorado; thence S89°52'21"E a distance of 327.13 feet to a point on the East line of the NE 1/4 NW 1/4 of said Section 15; thence S00°03'03"E a distance of 593.09 feet along the East line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of said Summit View Meadows Subdivision, said point also being the Northeast corner of said Summit View Meadows Annexation; thence N89°52'21"W a distance of 327.24 feet along the North line of said Summit View Meadows Subdivision, said line also being the North line of said Summit View Meadows Annexation 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.



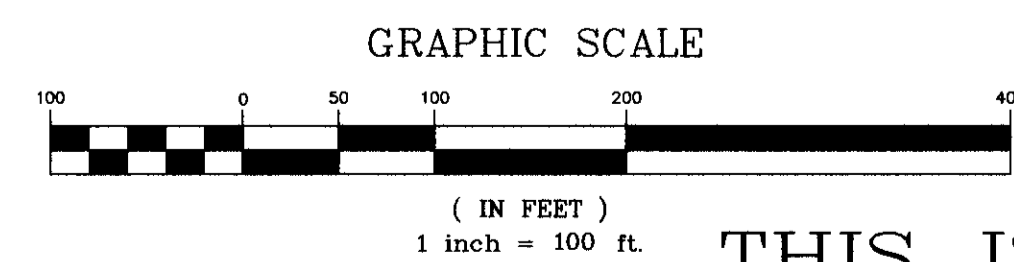
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: May 7th, 2008

AREA OF ANNEXATION

| | |
|----------------------|-------------|
| ANNEXATION PERIMETER | 1,840.54 FT |
| CONTIGUOUS PERIMETER | 327.24 FT |
| AREA IN SQUARE FEET | 194,047.91 |
| AREA IN ACRES | 4.45 |

LEGEND

| | |
|----------------------|-----------|
| ANNEXATION BOUNDARY | — — — — — |
| EXISTING CITY LIMITS | - · - · - |



ORDINANCE NO.
4217

EFFECTIVE DATE
June 6th, 2008

THIS IS NOT A BOUNDARY SURVEY

| | | | |
|-------------|--------|------|----------|
| DRAWN BY | J.K.T. | DATE | 02-19-08 |
| DESIGNED BY | | DATE | |
| CHECKED BY | P.T.K. | DATE | |
| APPROVED BY | | DATE | |

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

WILLOW WOOD VILLAGE
ANNEXATION NO. 1