

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4271**

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

**LEVEL III ANNEXATION**

**APPROXIMATELY 19.68 ACRES**

**LOCATED AT 2922 B 1/2 ROAD INCLUDING A PORTION OF THE B 1/2 ROAD  
RIGHT-OF-WAY**

**WHEREAS**, on the 16<sup>th</sup> day of June, 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 4<sup>th</sup> day of August, 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:

**LEVEL III ANNEXATION**

A certain parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 29, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The East 1/2 of the SW 1/4 NW 1/4 of said Section 29 less however the South 5.00 feet thereof being Summit Annexation No. 1, Ordinance No. 3712, City of Grand Junction, also less a parcel of land recorded in Book 3524, Page 808 of the Mesa County, Colorado public records.

Said parcel contains 19.68 acres (857,363.10 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 16<sup>th</sup> day of June, 2008 and ordered published.

**ADOPTED** on second reading the 4<sup>th</sup> day of August, 2008.

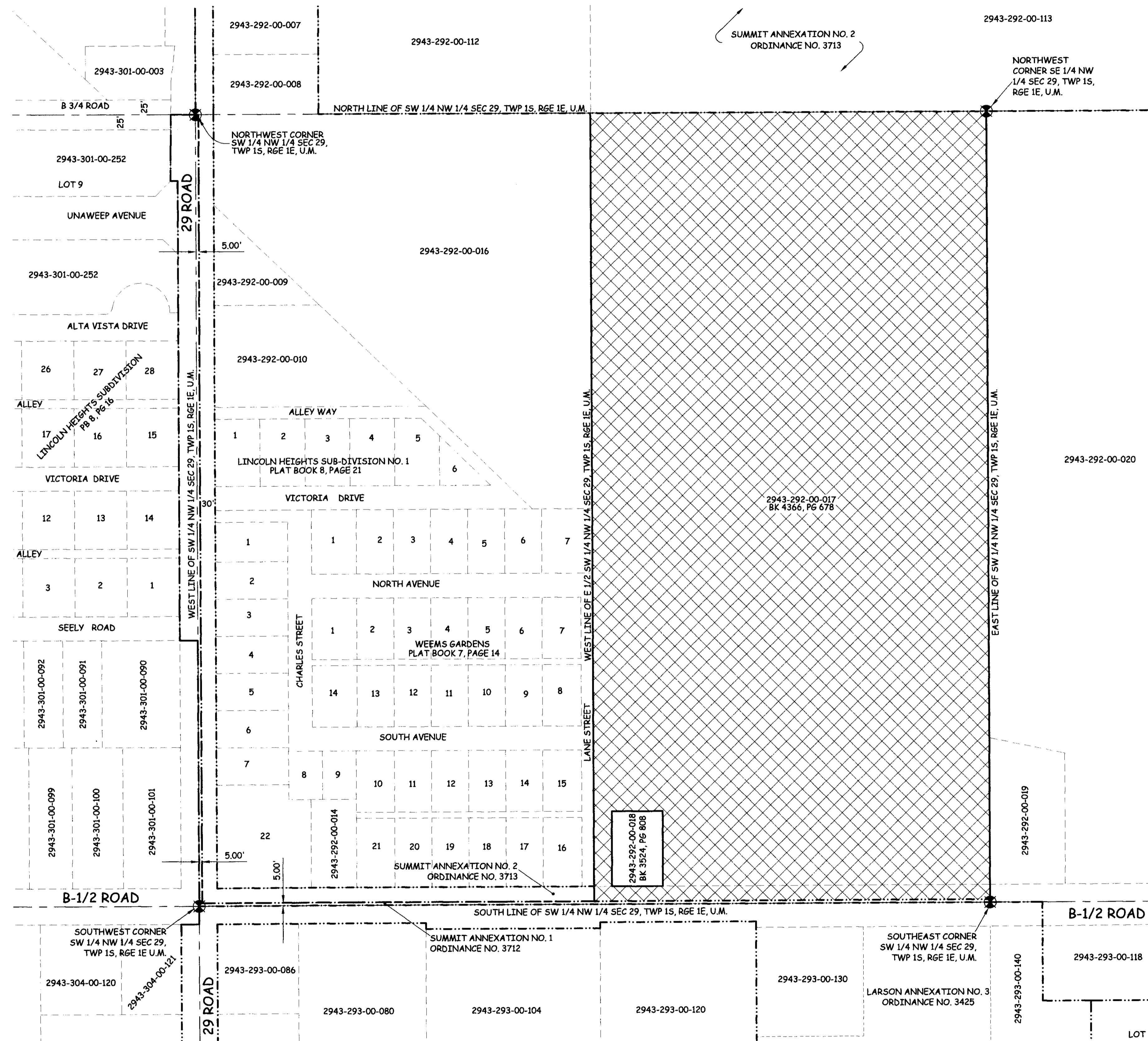
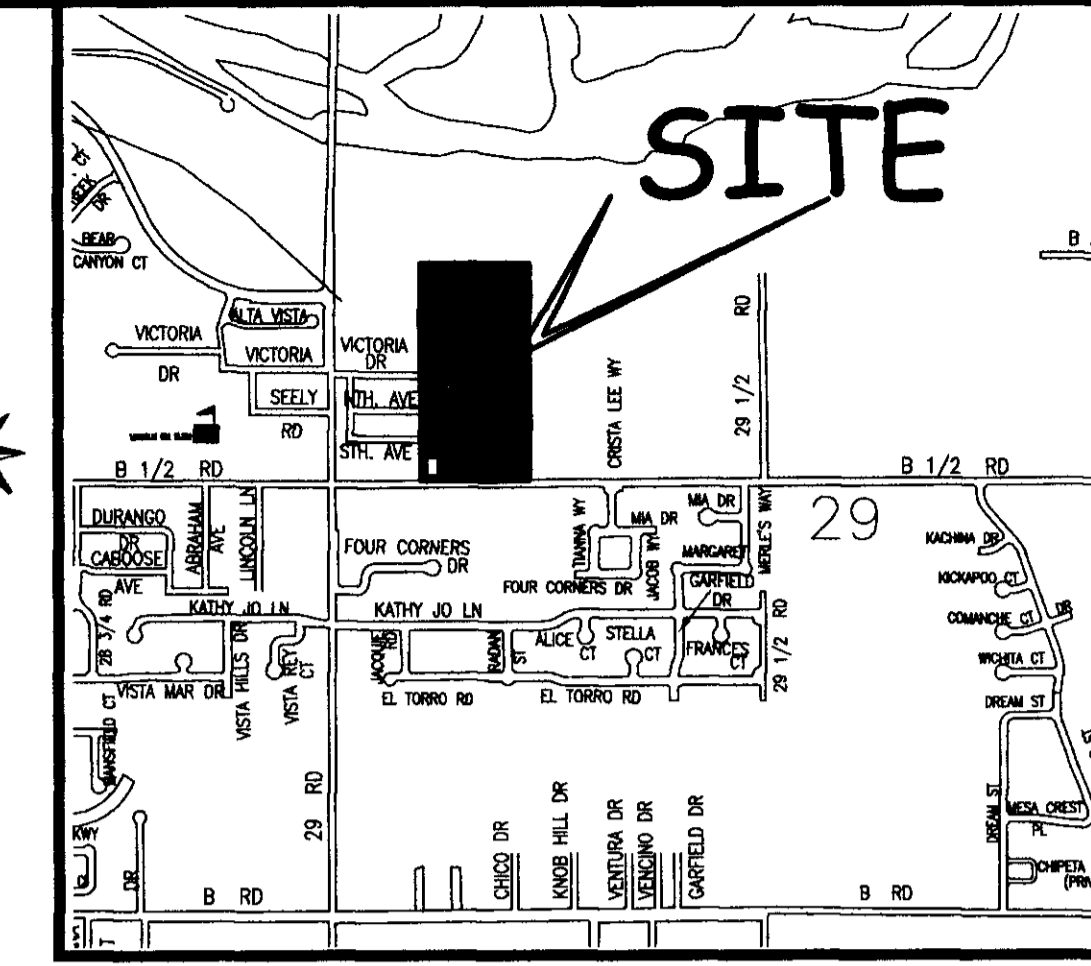
Attest:

/s/ Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
City Clerk

# LEVEL III ANNEXATION

SITUATE IN THE SW 1/4 OF THE NW 1/4 OF SECTION 29, TWP 1S, RGE 1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



## LEGAL DESCRIPTION

A certain parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 29, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The East 1/2 of the SW 1/4 NW 1/4 of said Section 29 less however the South 5.00 feet thereof being Summit Annexation No. 1, Ordinance No. 3712, City of Grand Junction, also less a parcel of land recorded in Book 3524, Page 808 of the Mesa County, Colorado public records.

**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

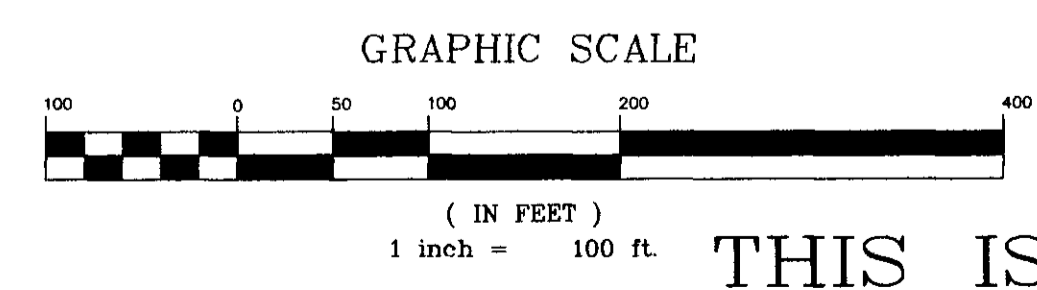
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	3,950.19 FT
CONTIGUOUS PERIMETER	1,345.08 FT.
AREA IN SQUARE FEET	857,363.10***
AREA IN ACRES	19.68

\*\*\*CONTAINS 16,497 SQ FT. (0.38 ACRES) WITHIN PUBLIC RIGHTS OF WAY

**LEGEND**

	ANNEXATION BOUNDARY
	EXISTING CITY LIMITS



**ORDINANCE NO.**  
4271

**EFFECTIVE DATE**  
September 5th, 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.

<b>DRAWN BY</b>	J.K.T.	<b>DATE</b>	05-07-08
<b>DESIGNED BY</b>		<b>DATE</b>	
<b>CHECKED BY</b>	P.T.K.	<b>DATE</b>	
<b>APPROVED BY</b>		<b>DATE</b>	

**SCALE**  
1" = 100'



**PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION**

**LEVEL III ANNEXATION**

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: August 6th, 2008

