

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4286**

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

**KROGH ANNEXATION**

**APPROXIMATELY 9.58 ACRES**

**LOCATED AT 2932 B 1/2 ROAD INCLUDING A PORTION OF THE B 1/2 ROAD  
RIGHT-OF-WAY**

**WHEREAS**, on the 4<sup>th</sup> day of August, 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 15<sup>th</sup> day of September, 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:

**KROGH ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 29, 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 Southwest corner of the SE 1/4 NW 1/4 of said Section 29 and assuming the West line of the SE 1/4 NW 1/4 of said Section 29 to bear N00°10'25"W with all bearings contained herein relative thereto; thence N00°10'25"W a distance of 30.00 feet along the West line of the SE 1/4 NW 1/4 of said Section 29, said line also being the East line of Level III Annexation, City of Grand Junction; thence N89°50'36"E a distance of 125.00 feet; thence N00°10'24"W a distance of 218.03 feet; thence N78°25'24"W a distance of 127.68 feet to a point on the West line of the SE 1/4 NW 1/4

of said Section 29, said point also being on the East line of said Level III Annexation; thence N00°10'25"W a distance of 1045.99 feet along the West line of the SE 1/4 NW 1/4 of said Section 29 to the Northwest corner of the SE 1/4 NW 1/4 of said Section 29, said point also being on the South line of Riverview Estates, as same is recorded in Book 4354, Pages 734 through 737, inclusive, public records of Mesa County, Colorado; thence N89°50'55"E a distance of 330.04 feet along the North line of SE 1/4 NW 1/4 of said Section 29, said line also being the South line of said Riverview Estates; thence S00°10'03"E a distance of 1319.96 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 29; thence N89°50'36"E a distance of 18.39 feet along the South line of the SE 1/4 NW 1/4 of said Section 29 to the Northwesterly corner of Crista Lee Annexation, Ordinance No. 3471, City of Grand Junction; thence S00°10'41"E a distance of 40.00 feet along the Westerly line of said Crista Lee Annexation; thence S89°50'36"W a distance of 261.36 feet along a line being 40.00 feet South of and parallel with the South line of the SE 1/4 NW 1/4 of said Section 29 to a point on the Easterly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence N00°10'28"W a distance of 40.00 feet along the Easterly line of said Larson Annexation No. 3 to a point on the South line of the SE 1/4 NW 1/4 of said Section 29; thence S89°50'36"W a distance of 86.93 feet along the South line of the SE 1/4 NW 1/4 of said Section 29, said line also being the North line of said Larson Annexation No. 3 to the Point of Beginning.

Said parcel contains 9.58 acres (417,127.99sq. ft.), more or less, as described.

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

**INTRODUCED** on first reading on the 4<sup>th</sup> day of August, 2008 and ordered published.

**ADOPTED** on second reading the 15<sup>th</sup> day of September, 2008.

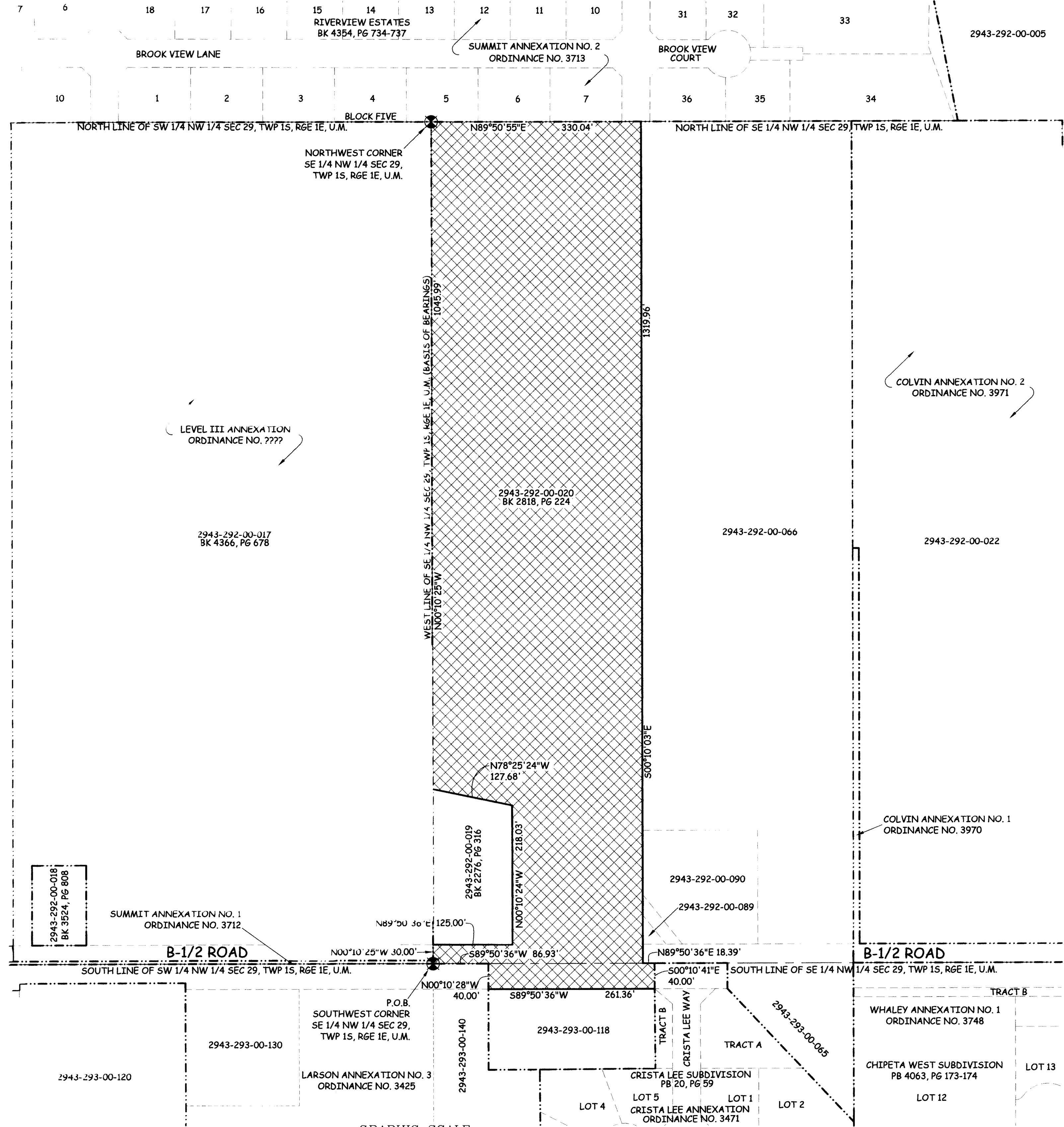
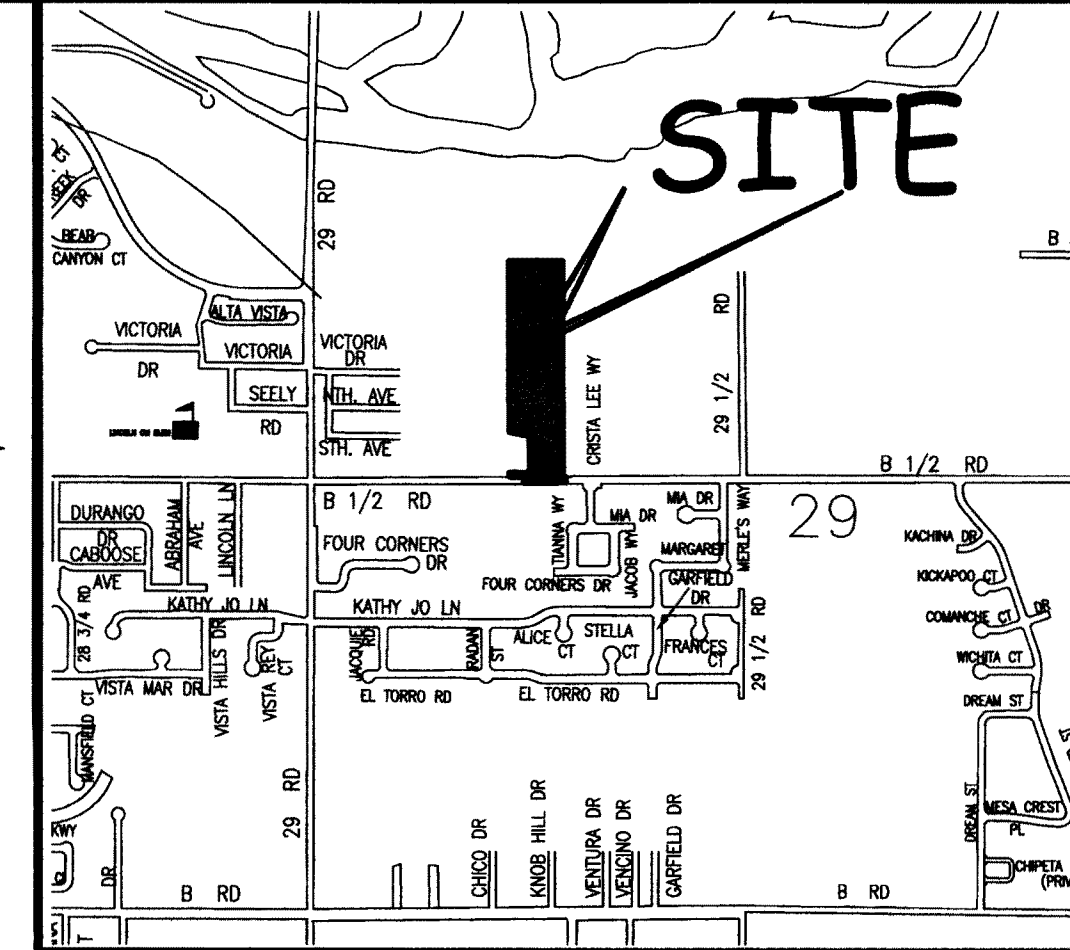
Attest:

/s/ Teresa Coons  
President of the Council Pro Tem

/s/ Stephanie Tuin  
City Clerk

# KROGH ANNEXATION

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



## LEGAL DESCRIPTION

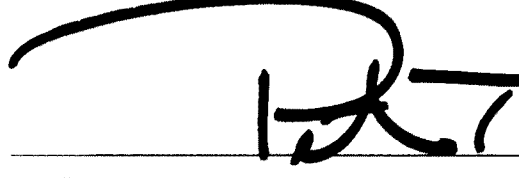
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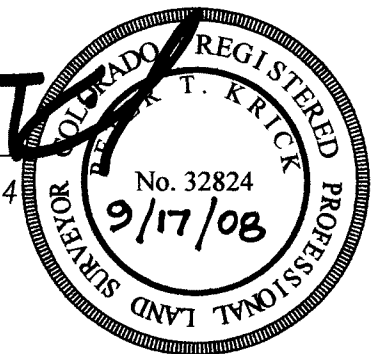
Beginning at the Southwest corner of the SE 1/4 NW 1/4 of said Section 29 and assuming the West line of the SE 1/4 NW 1/4 of said Section 29 to bear N00°10'25"W with all bearings contained herein relative thereto; thence N00°10'25"W a distance of 30.00 feet along the West line of the SE 1/4 NW 1/4 of said Section 29, said line also being the East line of Level III Annexation, City of Grand Junction; thence N89°50'36"E a distance of 125.00 feet; thence N00°10'24"W a distance of 218.03 feet; thence N78°25'24"W a distance of 127.68 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 29, said point also being on the East line of said Level III Annexation; thence N00°10'25"W a distance of 1045.99 feet along the West line of the SE 1/4 NW 1/4 of said Section 29 to the Northwest corner of the SE 1/4 NW 1/4 of said Section 29, said point also being on the South line of Riverview Estates, as same is recorded in Book 4354, Pages 734 through 737, inclusive, public records of Mesa County, Colorado; thence N89°50'55"E a distance of 330.04 feet along the North line of SE 1/4 NW 1/4 of said Section 29, said line also being the South line of said Riverview Estates; thence S00°10'03"E a distance of 1319.96 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 29; thence N89°50'36"E a distance of 18.39 feet along the South line of the SE 1/4 NW 1/4 of said Section 29 to the Northwesterly corner of Crista Lee Annexation, Ordinance No. 3471, City of Grand Junction; thence S00°10'41"E a distance of 40.00 feet along the Westerly line of said Crista Lee Annexation; thence S89°50'36"W a distance of 261.36 feet along a line being 40.00 feet South of and parallel with the South line of the SE 1/4 NW 1/4 of said Section 29 to a point on the Easterly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence N00°10'28"W a distance of 40.00 feet along the Easterly line of said Larson Annexation No. 3 to a point on the South line of the SE 1/4 NW 1/4 of said Section 29; thence S89°50'36"W a distance of 86.93 feet along the South line of the SE 1/4 NW 1/4 of said Section 29, said line also being the North line of said Larson Annexation No. 3 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
N.	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 boundaries.

  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: September 17th, 2008

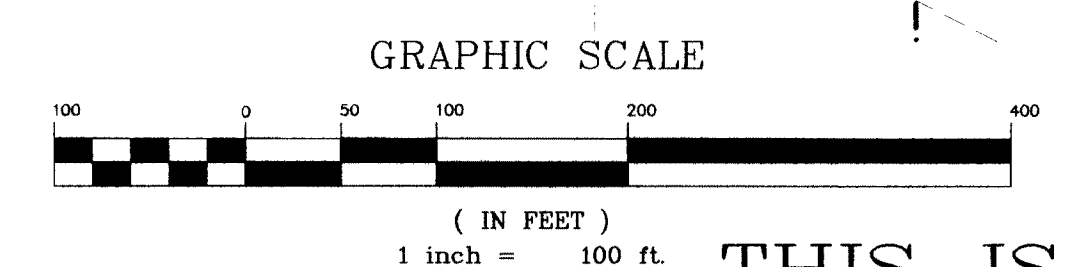


**AREA OF ANNEXATION**

ANNEXATION PERIMETER	3,643.38 FT
CONTIGUOUS PERIMETER	1,572.96 FT
AREA IN SQUARE FEET	417,127.99***
AREA IN ACRES	9.58

**LEGEND**

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



ORDINANCE NO.  
4286

EFFECTIVE DATE  
October 17th, 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	06-19-2008
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

KROGH ANNEXATION