

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4288**

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

**GREEN LEAF ANNEXATION**

**APPROXIMATELY 2.29 ACRES**

**LOCATED AT 3109 E ROAD**

**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:

**GREEN LEAF ANNEXATION**

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 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:

Commencing at the Northwest corner of the NW 1/4 NW 1/4 of said Section 15 and assuming the North line of the NW 1/4 NW 1/4 of said Section 15 to bear S89°50'35"E with all bearings contained herein relative thereto; thence S89°50'35"E a distance of 164.29 feet along the North line of the NW 1/4 NW 1/4 of said Section 15, said line also being the South line of Pellam Annexation, Ordinance No. 3613, City of Grand Junction to the Point of Beginning; thence S89°50'35"E a distance of 330.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 15, said line also being the South line of said Pellam Annexation; thence S00°02'15"W a distance of 302.40 feet along the Northwesterly line of Summit View Ranch Filing No. 2, as same is recorded in Plat Book 18, Pages 60 through 61, inclusive, public records of Mesa County, Colorado; thence

N89°50'35"W a distance of 330.00 feet along the Northerly line of said Summit View Ranch Filing No. 2; thence N00°02'15"E a distance of 302.40 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 15 and the Point of Beginning.

Said parcel contains 2.29 acres (99,791.79 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 4<sup>th</sup> day of August, 2008 and ordered published.

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

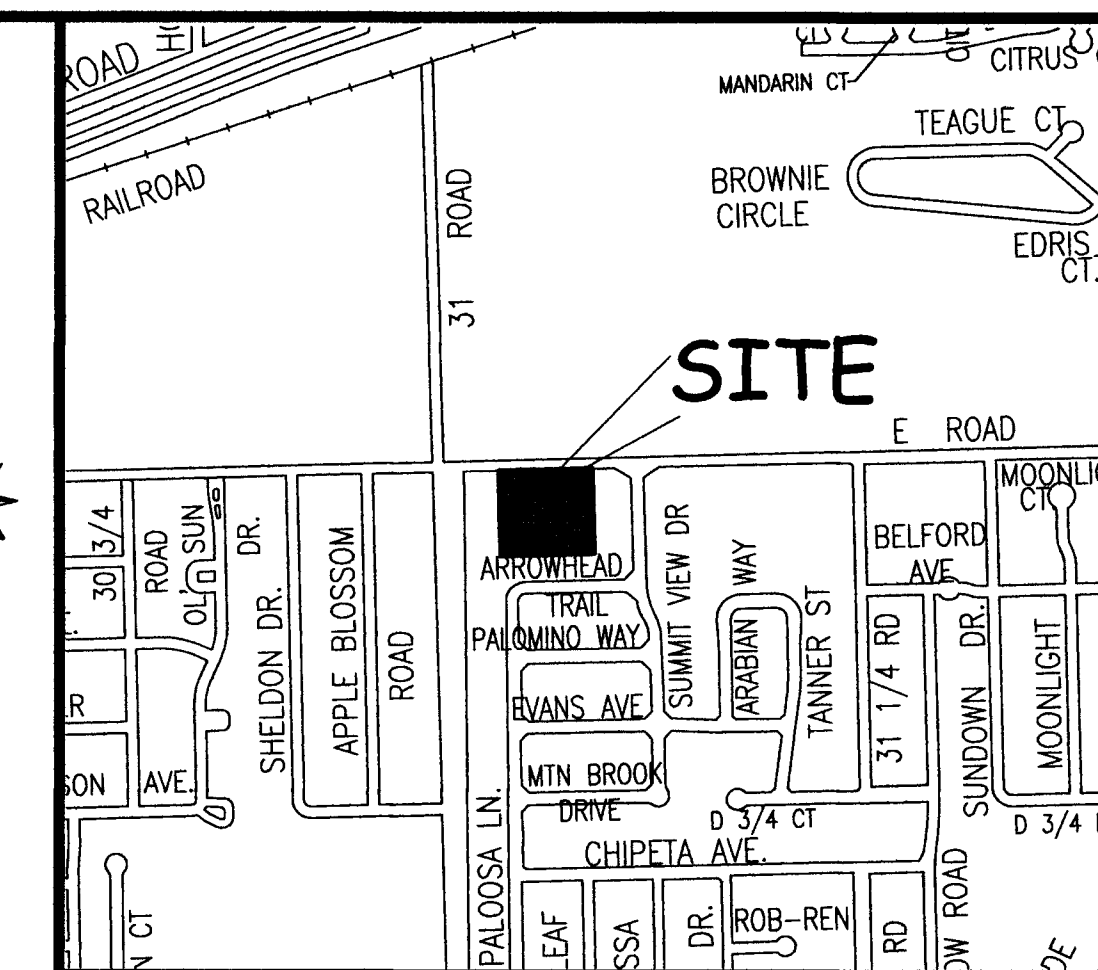
Attest:

/s/ Teresa Coons  
President of the Council Pro Tem

/s/ Stephanie Tuin  
City Clerk

# GREEN LEAF ANNEXATION

SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 15, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 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:

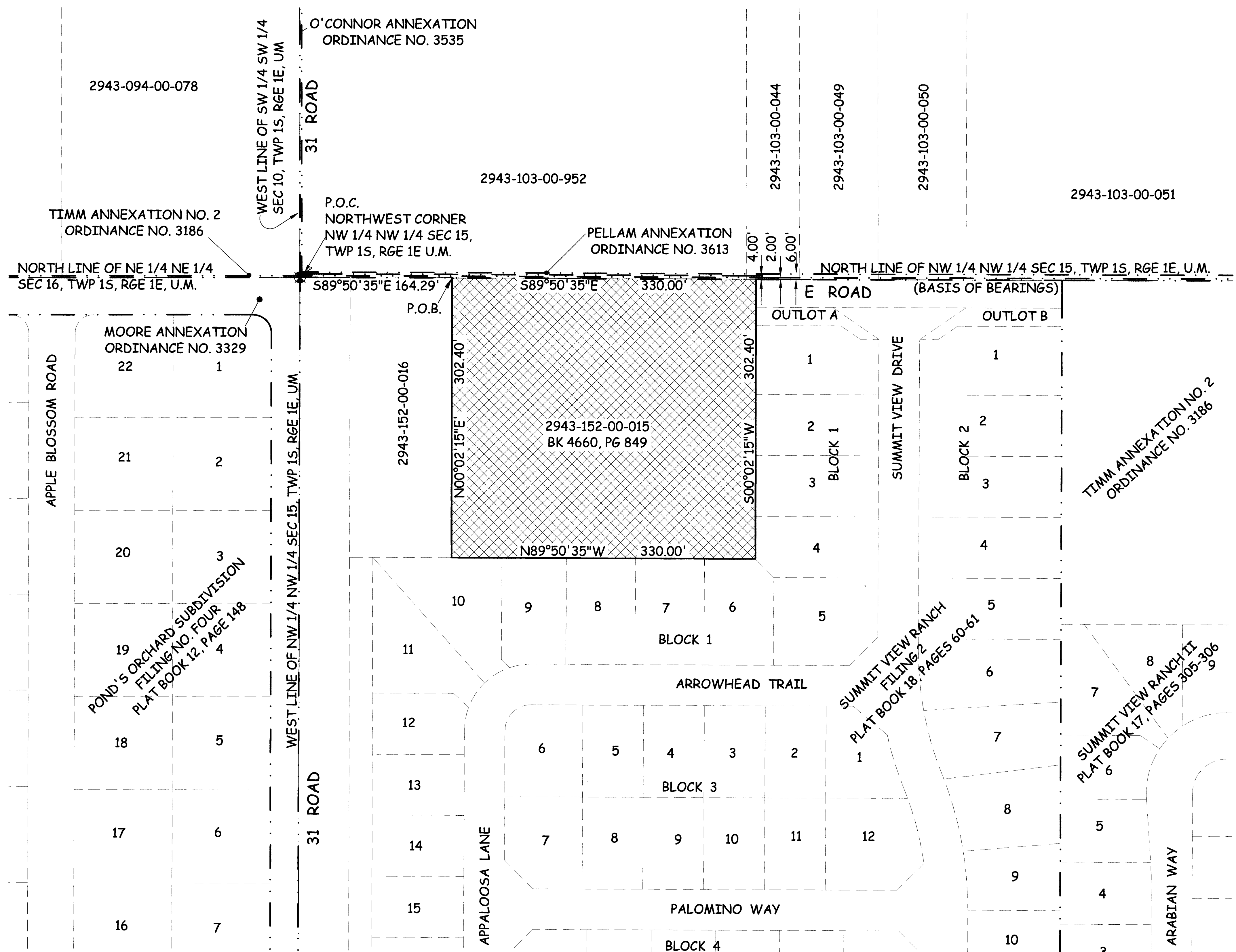
Commencing at the Northwest corner of the NW 1/4 NW 1/4 of said Section 15 and assuming the North line of the NW 1/4 NW 1/4 of said Section 15 to bear S89°50'35"E with all bearings contained herein relative thereto; thence S89°50'35"E a distance of 164.29 feet along the North line of the NW 1/4 NW 1/4 of said Section 15, said line also being the South line of Pellam Annexation, Ordinance No. 3613, City of Grand Junction to the Point of Beginning; thence S89°50'35"E a distance of 330.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 15, said line also being the South line of said Pellam Annexation; thence S00°02'15"W a distance of 302.40 feet along the Northwesterly line of Summit View Ranch Filing No. 2, as same is recorded in Plat Book 18, Pages 60 through 61, inclusive, public records of Mesa County, Colorado; thence N89°50'35"W a distance of 330.00 feet along the Northerly line of said Summit View Ranch Filing No. 2; thence N00°02'15"E a distance of 302.40 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 15 and 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.

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

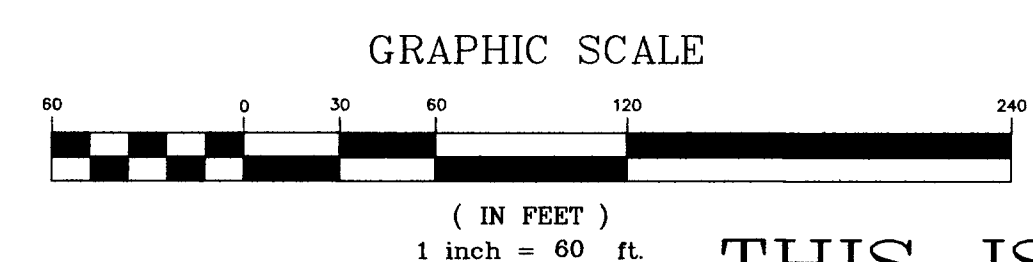


AREA OF ANNEXATION

|                      |             |
|----------------------|-------------|
| ANNEXATION PERIMETER | 1,264.80 FT |
| CONTIGUOUS PERIMETER | 330.00 FT.  |
| AREA IN SQUARE FEET  | 99,791.79   |
| AREA IN ACRES        | 2.29        |

LEGEND

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



ORDINANCE NO. 4288  
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 | 06-30-2008 |
| DESIGNED BY |        | DATE |            |
| CHECKED BY  | P.T.K. | DATE |            |
| APPROVED BY |        | DATE |            |

SCALE  
1" = 60'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

GREEN LEAF ANNEXATION