

4

PAGE DOCUMENT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4469

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

HATCH ANNEXATION

APPROXIMATELY 4.39 ACRES

LOCATED AT 2063 S. BROADWAY

WHEREAS, on the 2nd day of May, 2011, 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 13th day of June, 2011; 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:

HATCH ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the plat of Replat of the Fairway, as same is recorded in Plat Book 13, Page 243, Public Records of Mesa County, Colorado, LESS HOWEVER, Lots 1 through 6 inclusive of Block One and all of Tract A, TOGETHER WITH, all the lands lying East of said Replat of the Fairway; North of the Northerly limits of the Tiara Rado Golf Course Annexation, City of Grand Junction Ordinance No. 2982, as same is recorded in Book 2305, Page 834, Public Records of Mesa County, Colorado; West of the Westerly limits of the South Camp Annexation, City of Grand Junction Ordinance No. 2759, as same is recorded in Book 2092, Page 214, Public Records of Mesa County, Colorado; and South of the North line of the NW 1/4 NE 1/4 of said Section 27.

CONTAINING 191,429 Square Feet or 4.39 Acres, more or less, as described.

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

RECEPTION #: 2575636. BK 5168 PG 75 06/16/2011 at
03:17:31 PM,
1 OF 4. R \$25.00 S \$1.00
Sheila Reiner, Mesa County, CO CLERK AND
RECORDER

INTRODUCED on first reading on the 2nd day of May, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 13th day of June, 2011 and ordered published in pamphlet form.

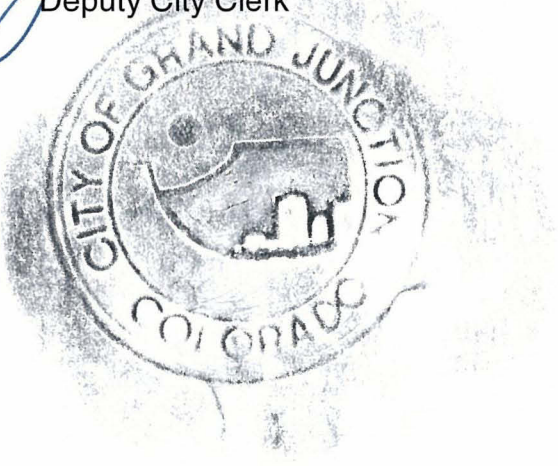
Attest:



President of the Council

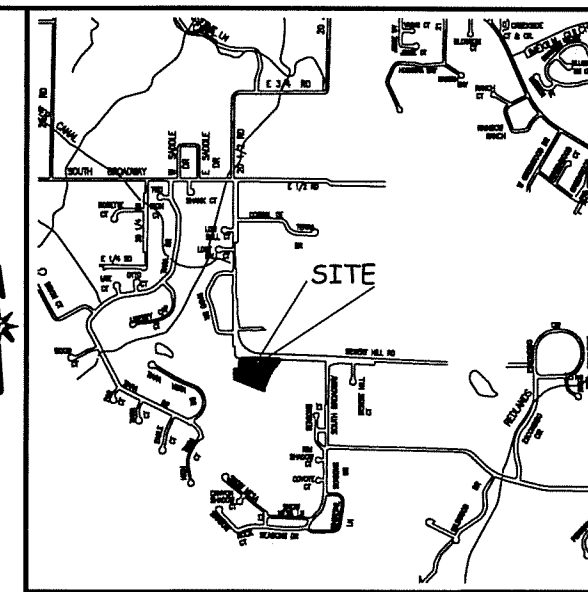


Deputy City Clerk

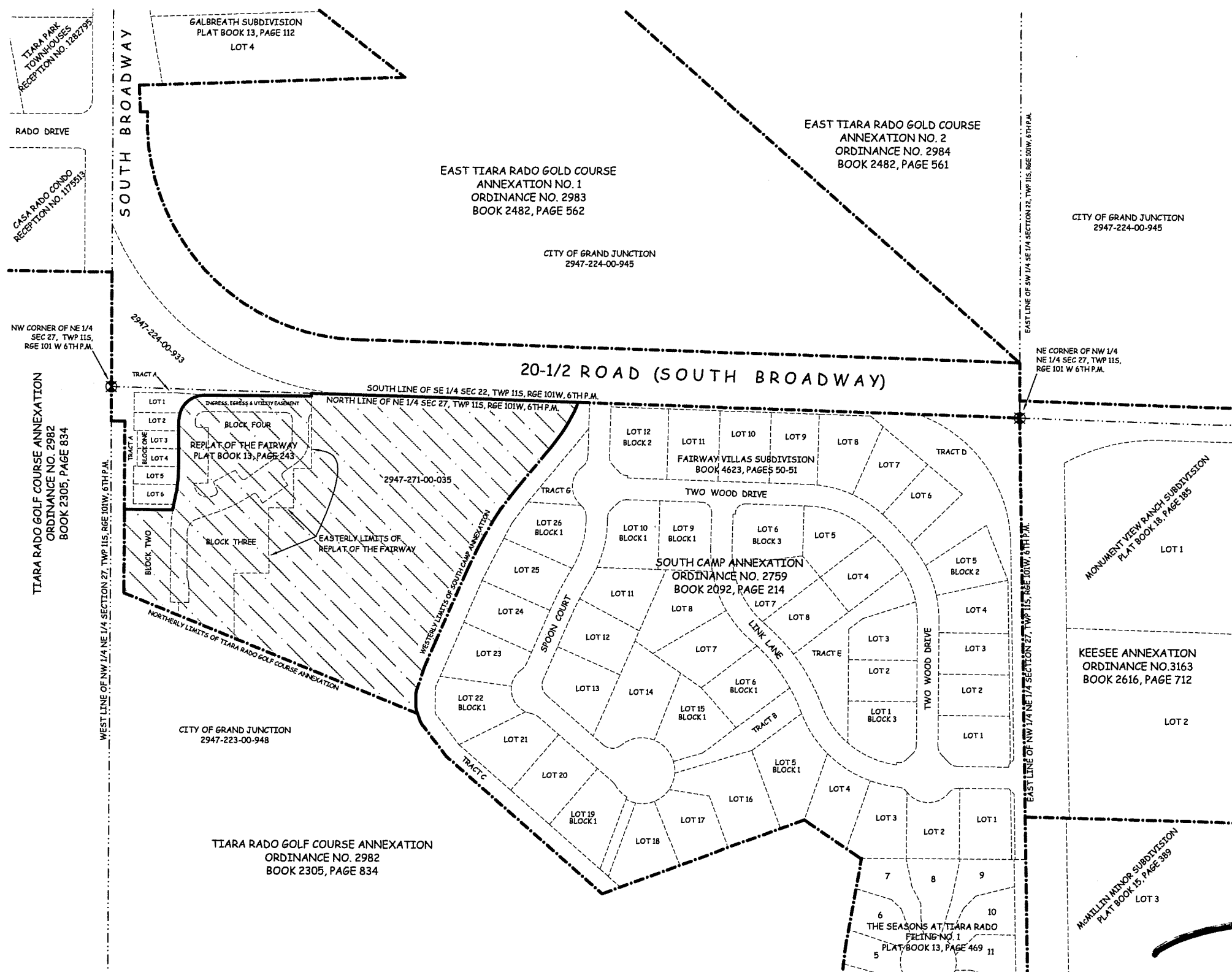


HATCH ANNEXATION

SITUATE IN THE NW 1/4 OF THE NE 1/4 SECTION 27, TWP 11S, RGE 101W, 6TH P.M.
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the plat of Replat of the Fairway, as same is recorded in Plat Book 13, Page 243, Public Records of Mesa County, Colorado, LESS HOWEVER, Lots 1 through 6 inclusive of Block One and all of Tract A, TOGETHER WITH, all the lands lying East of said Replat of the Fairway; North of the Northerly limits of the Tiara Rado Golf Course Annexation, City of Grand Junction Ordinance No. 2982, as same is recorded in Book 2305, Page 834, Public Records of Mesa County, Colorado; West of the Westerly limits of the South Camp Annexation, City of Grand Junction Ordinance No. 2759, as same is recorded in Book 2092, Page 214, Public Records of Mesa County, Colorado; and South of the North line of the NW 1/4 NE 1/4 of said Section 27.

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
P.M.	PRINCIPAL 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: June 16th, 2011

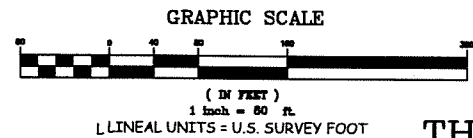


AREA OF ANNEXATION

ANNEXATION PERIMETER	1,915.40 FT
CONTIGUOUS PERIMETER	810.36 FT.
AREA IN SQUARE FEET	191,429***
AREA IN ACRES	4.39

LEGEND

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



ORDINANCE NO.
 4469

EFFECTIVE DATE
 July 15th, 2011

THIS IS NOT A BOUNDARY SURVEY

N:\Cadd\Annex by PTK\Hatch Annexation.dwg

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	P.T.K.	DATE	4-05-2011
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 80'



PUBLIC WORKS AND UTILITIES
 ENGINEERING DIVISION

HATCH ANNEXATION