

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4471

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

JR ENCLAVE ANNEXATION

LOCATED AT 247 ARLINGTON DRIVE

CONSISTING OF APPROXIMATELY 6.80 ACRES

WHEREAS, on the 1st day of June, 2011, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the JR Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 18th day of July, 2011; and

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1); and

WHEREAS, the requirements of Section 30, Article II of the Colorado Constitution have been met, specifically that the area is entirely surrounded by the annexing municipality.

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:

JR ENCLAVE ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being bounded as follows:

Bounded on the South and West by the Charlesworth Annexation, City of Grand Junction Ordinance 3902, as same is recorded in Book 4187, Page 71, Public Records of Mesa County, Colorado; Bounded on the North by the Rinderle Annexation, City of Grand Junction Ordinance 3411, as same is recorded in Book 3073, Page 654, Public Records of Mesa County, Colorado and Bounded on the East by the Arrowhead Acres Annexation No. 2, City of Grand Junction Ordinance 3117, as same is recorded in Book 2575, Page 337, Public Records of Mesa County, Colorado.

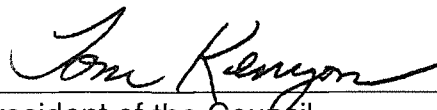
CONTAINING 296,288 Square Feet or 6.80 Acres, more or less, as described.

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

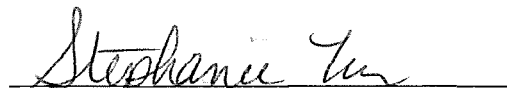
INTRODUCED on first reading the 1st day of June, 2011 and ordered published in pamphlet form.

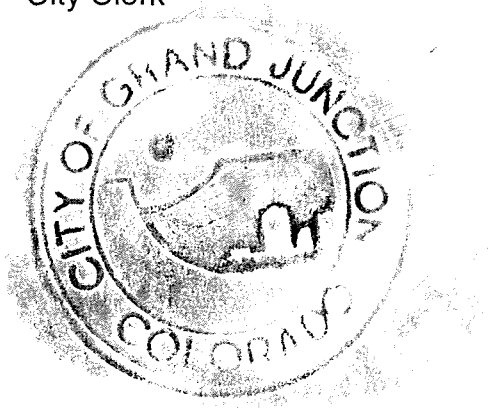
PASSED and ADOPTED on second reading the 20th day of July, 2011 and ordered published in pamphlet form.

Attest:



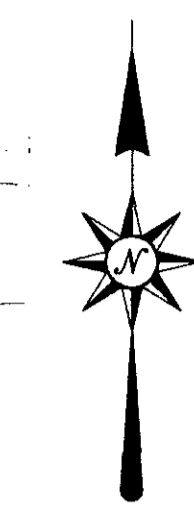
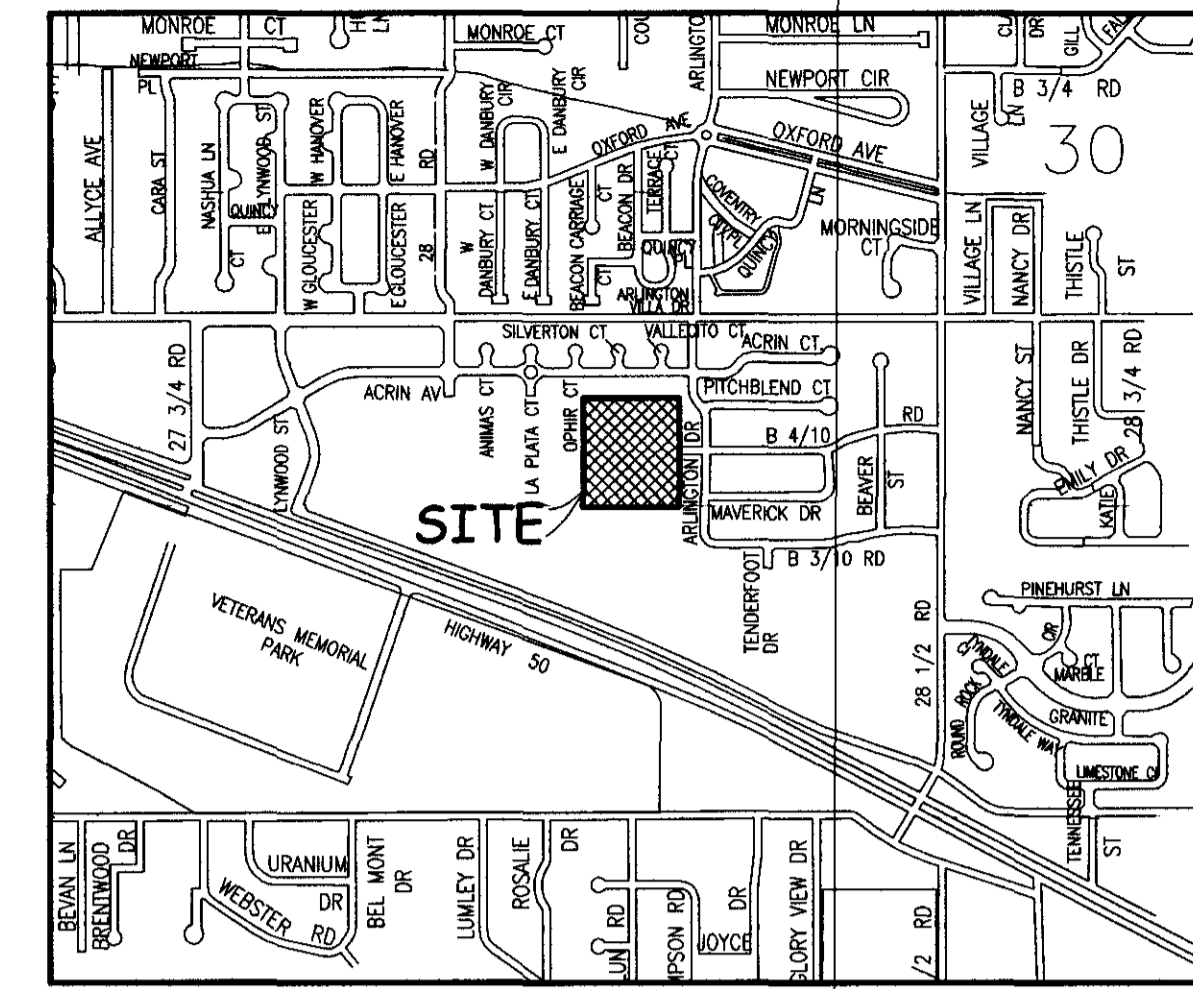
President of the Council



City Clerk

JR ENCLAVE ANNEXATION

SITUATE IN THE NW 1/4 SW 1/4 OF SECTION 30, TWP 1S, RGE 1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



DESCRIPTION

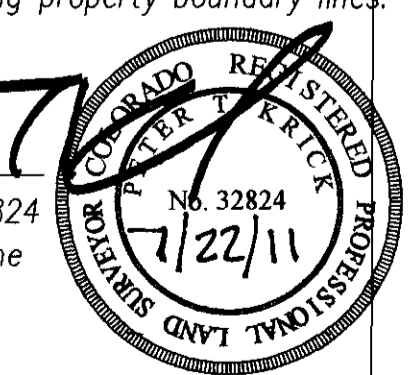
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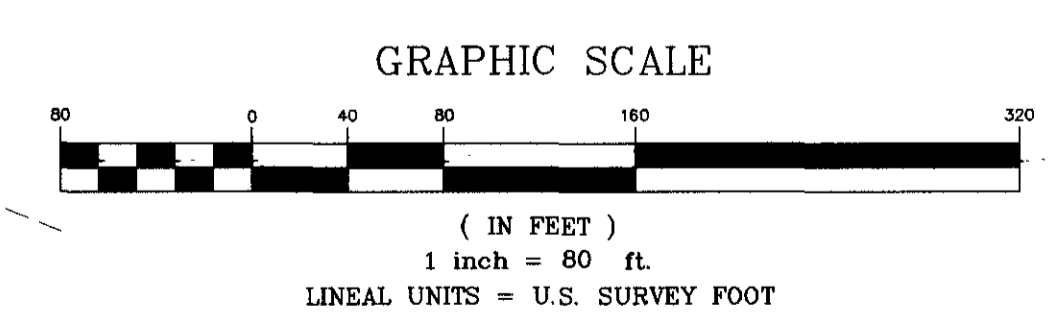
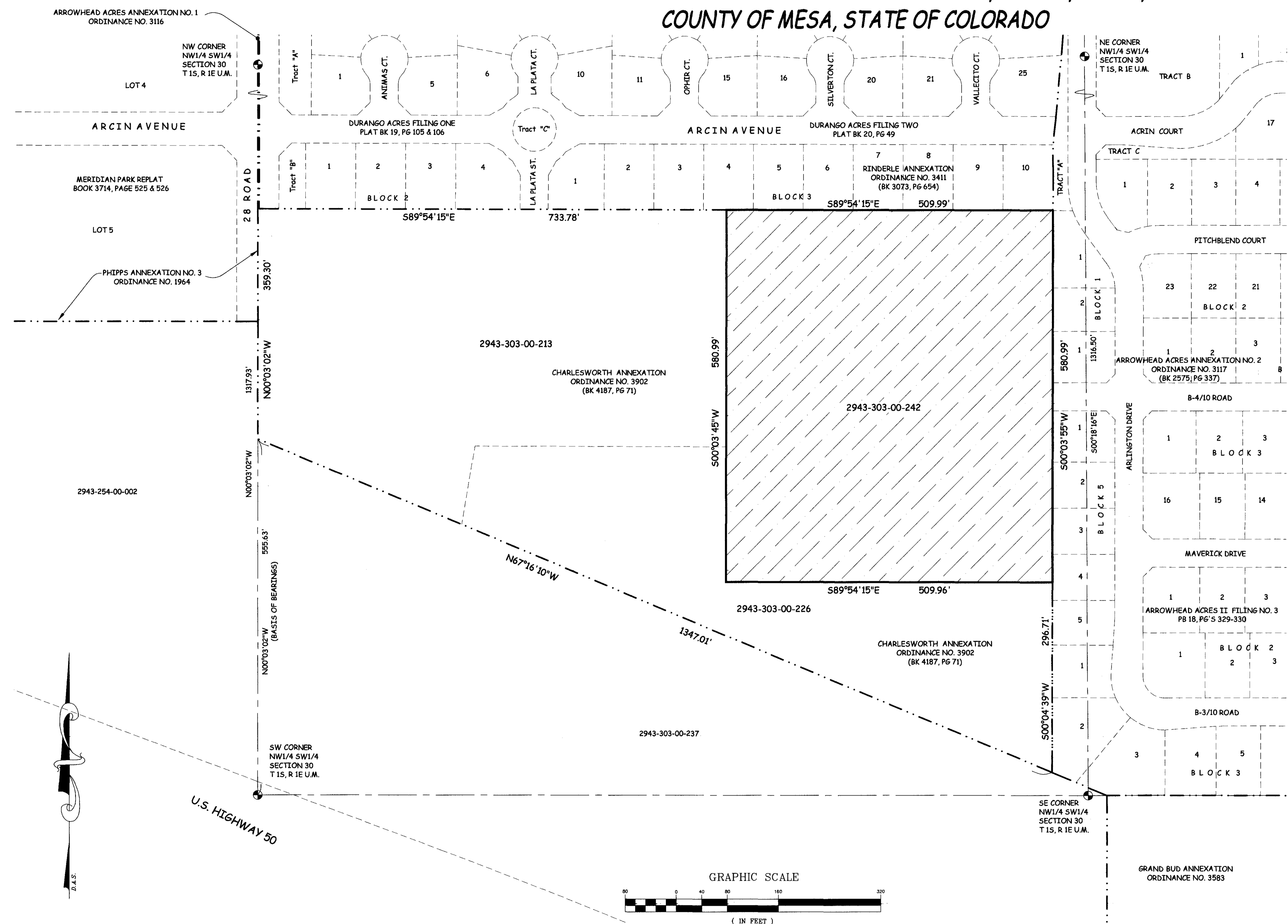
ABBREVIATIONS

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

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: 07-22-2011



ORDINANCE NO. 4471
 EFFECTIVE DATE August 21st, 2011

THIS IS NOT A BOUNDARY SURVEY

AREA OF ANNEXATION

ANNEXATION PERIMETER	2,181.93 FT
CONTIGUOUS PERIMETER	2,181.93 FT.
AREA IN SQUARE FEET	296,288***
AREA IN ACRES	6.80

LEGEND

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

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	01-10-2011
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
 1" = 80'



PUBLIC WORKS AND UTILITIES
 ENGINEERING DIVISION

JR ENCLAVE ANNEXATION