

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4661**

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

**SKUNK HOLLOW ANNEXATION**

**APPROXIMATELY 0.760 ACRES OF PUBLIC RIGHT-OF-WAY FOR 26 ROAD**

**LOCATED NORTH OF KELLEY DRIVE AND SOUTH OF H ROAD**

**WHEREAS**, on the 1<sup>st</sup> day of April, 2015, 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 6<sup>th</sup> day of May, 2015; 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:

**SKUNK HOLLOW ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

**BEGINNING** at the Northwest corner of the NW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the North line of the NW 1/4 NW 1/4 of said Section 35 bears N 89°55'47" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'47" E along the North line of the NW 1/4 NW 1/4 of said Section 35, a distance of 30.00 feet; thence S 00°10'31" E, along the West line of Skunk Hollow Minor Subdivision, as same is recorded in Plat Book 15, Page 22, Public Records of Mesa County, Colorado, said line being 30.00 feet East of and parallel with, the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.12 feet; thence S 89°49'29" W, a distance of 30.00 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 35; thence N 00°10'31" W, along the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.18 feet, more or less, to the Point of Beginning.

**CONTAINING 33,124 Sq. Ft. or 0.760 Acres, more or less, as described.**

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

**INTRODUCED** on first reading on the 1<sup>st</sup> day of April, 2015 and ordered published in pamphlet form.

**ADOPTED** on second reading the 6<sup>th</sup> day of May, 2015 and ordered published in pamphlet form.



Attest:

Stephanie Twin  
City Clerk

Quyllis Norris  
President of the Council

STATE OF COLORADO  
County of MESA  
I hereby certify that this  
instrument was filed for record

MAY 13 2015

at 12:48 P M and recorded  
in Book 5723 Page 657  
Mesa County Clerk & Recorder  
By Rose Tofuya Deputy




STATE OF COLORADO, COUNTY OF MESA  
RECORDED AT 12:48 O'CLOCK P M  
RECEPTION NO. 2723777 COUNTY RECORDER

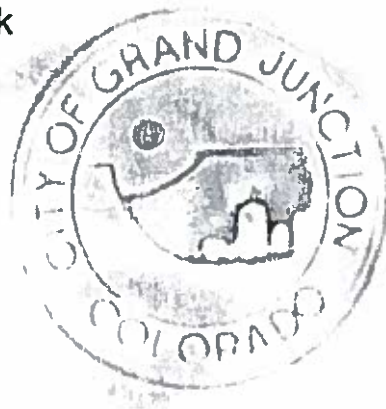
I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4661 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1<sup>st</sup> day of April, 2015 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 6<sup>th</sup> day of May, 2015, at which Ordinance No. 4661 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 12<sup>th</sup> day of May, 2015.

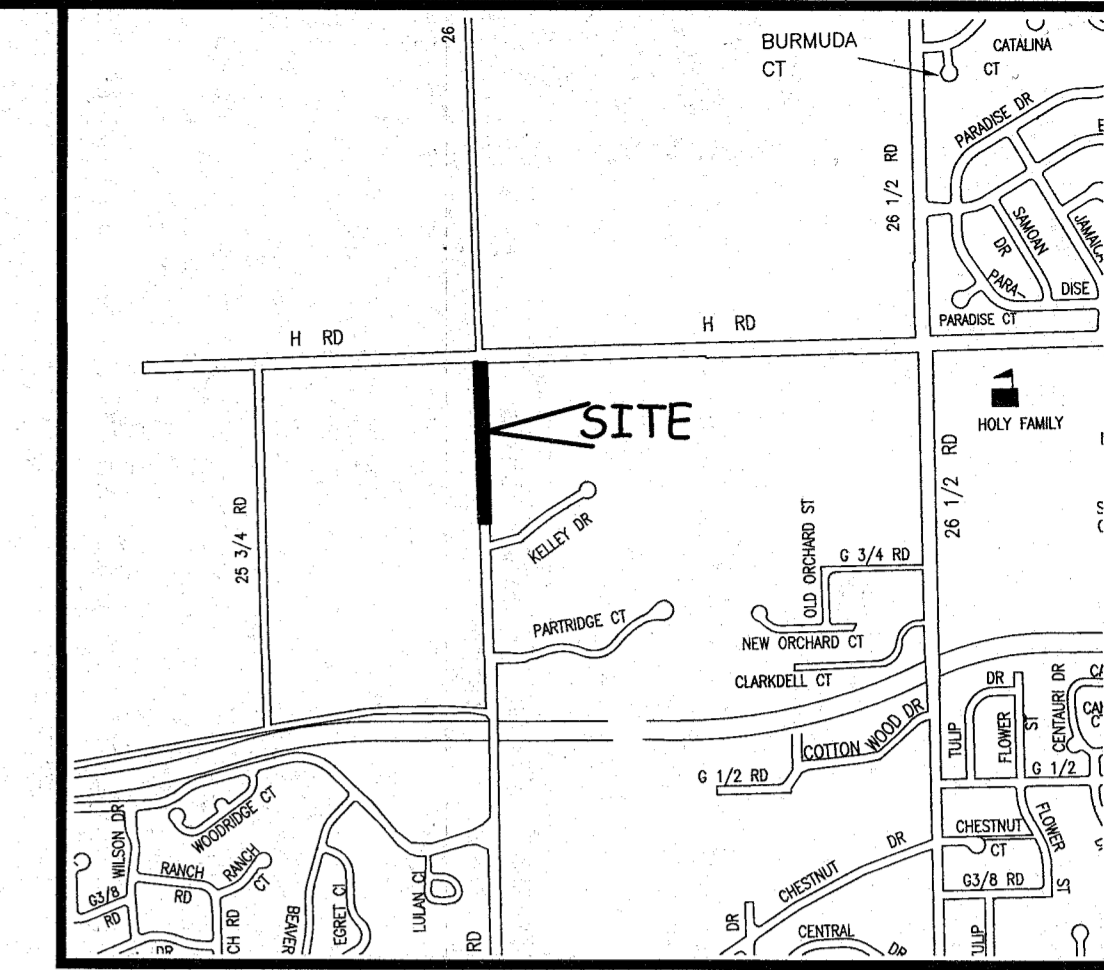
  
Stephanie Tuin, MMC  
City Clerk

Published: April 3, 2015  
Published: May 8, 2015  
Effective: June 7, 2015



# SKUNK HOLLOW ANNEXATION

SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST  
UTE PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO  
SHEET 1 OF 1

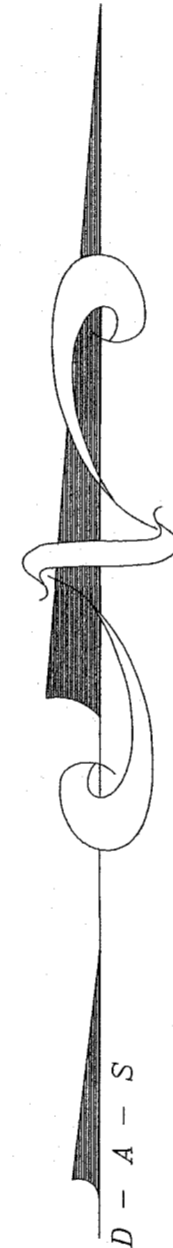
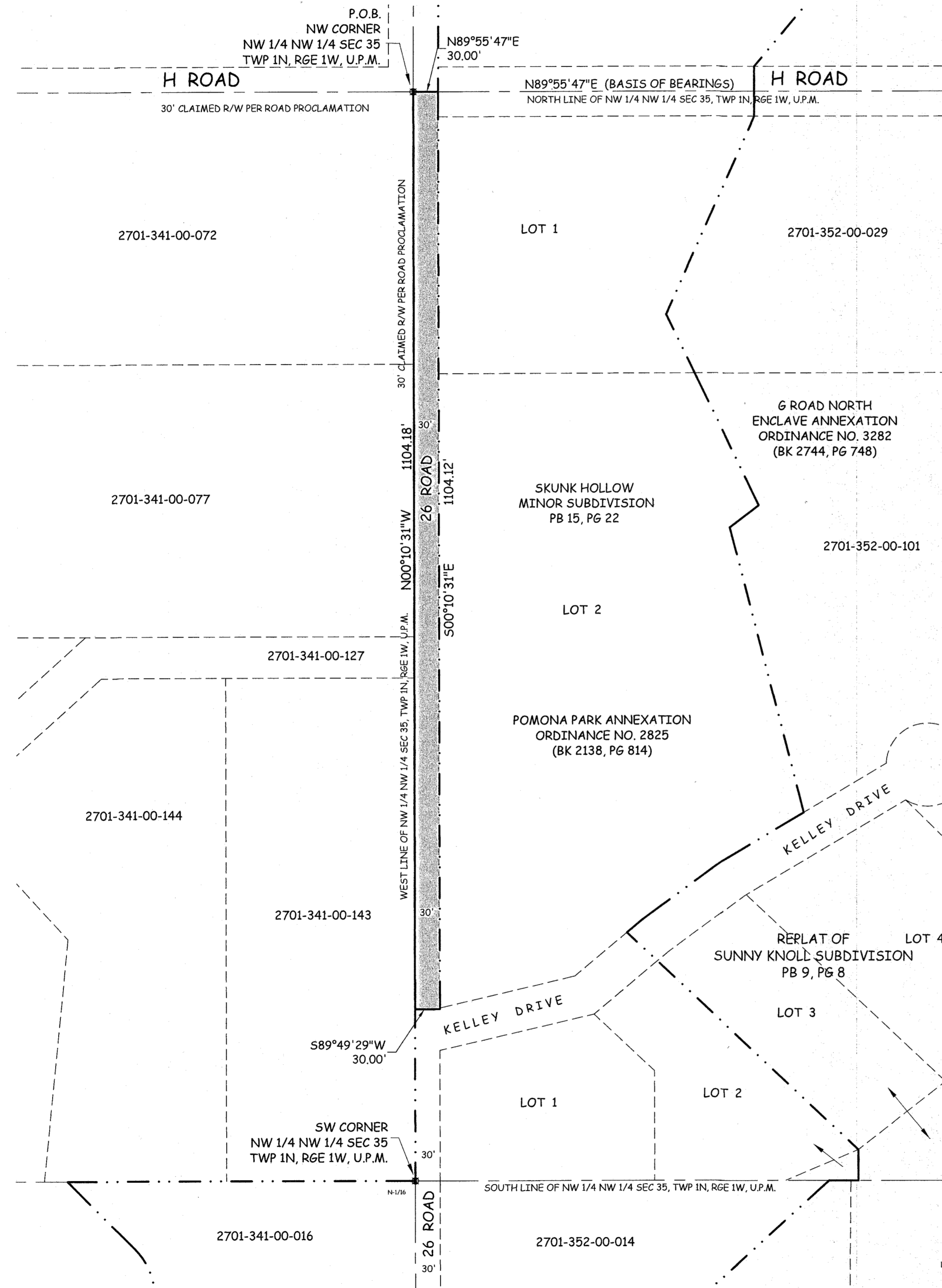


LOCATION MAP: NOT-TO-SCALE

### DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

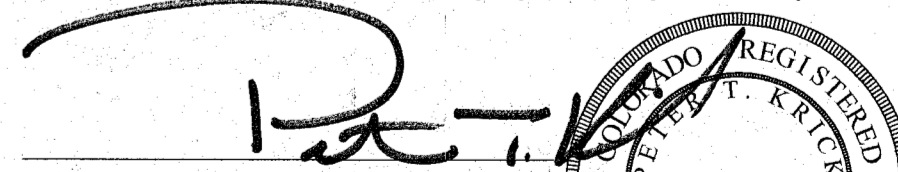
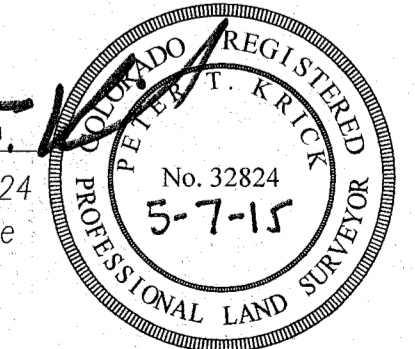
BEGINNING at the Northwest corner of the NW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the North line of the NW 1/4 NW 1/4 of said Section 35 bears N 89°55'47" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'47" E along the North line of the NW 1/4 NW 1/4 of said Section 35, a distance of 30.00 feet; thence S 00°10'31" E, along the West line of Skunk Hollow Minor Subdivision, as same is recorded in Plat Book 15, Page 22, Public Records of Mesa County, Colorado, said line being 30.00 feet East of and parallel with, the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.12 feet; thence S 89°49'29" W, a distance of 30.00 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 35; thence N 00°10'31" W, along the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.18 feet, more or less, 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.P.M.	UTE 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.



  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: May 7th, 2015  


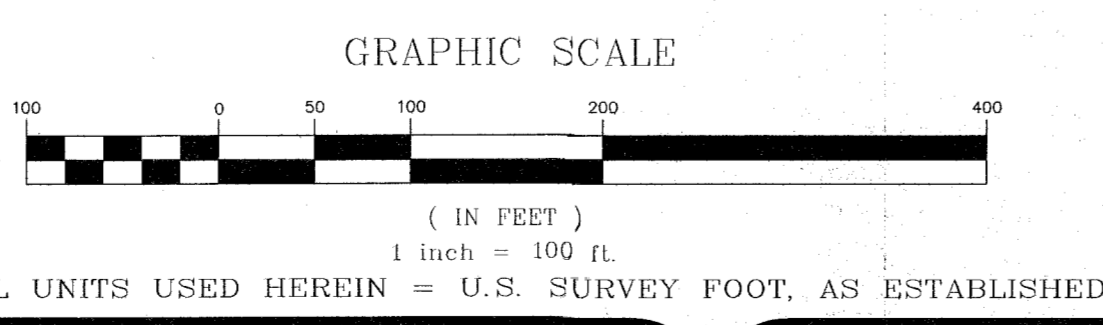
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	2,268.30 FT.
CONTIGUOUS PERIMETER	1,134.12 FT.
AREA IN SQUARE FEET	33,124***
AREA IN ACRES	0.760

\*\*\*(ENTIRE ANNEXATION LIES WITHIN PUBLIC RIGHT OF WAY)

**LEGEND**

	ANNEXATION BOUNDARY
	EXISTING CITY LIMITS



ORDINANCE NO.  
4661

EFFECTIVE DATE  
June 7th, 2015

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	P.T.K.	DATE	08-29-2014
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

**SCALE**

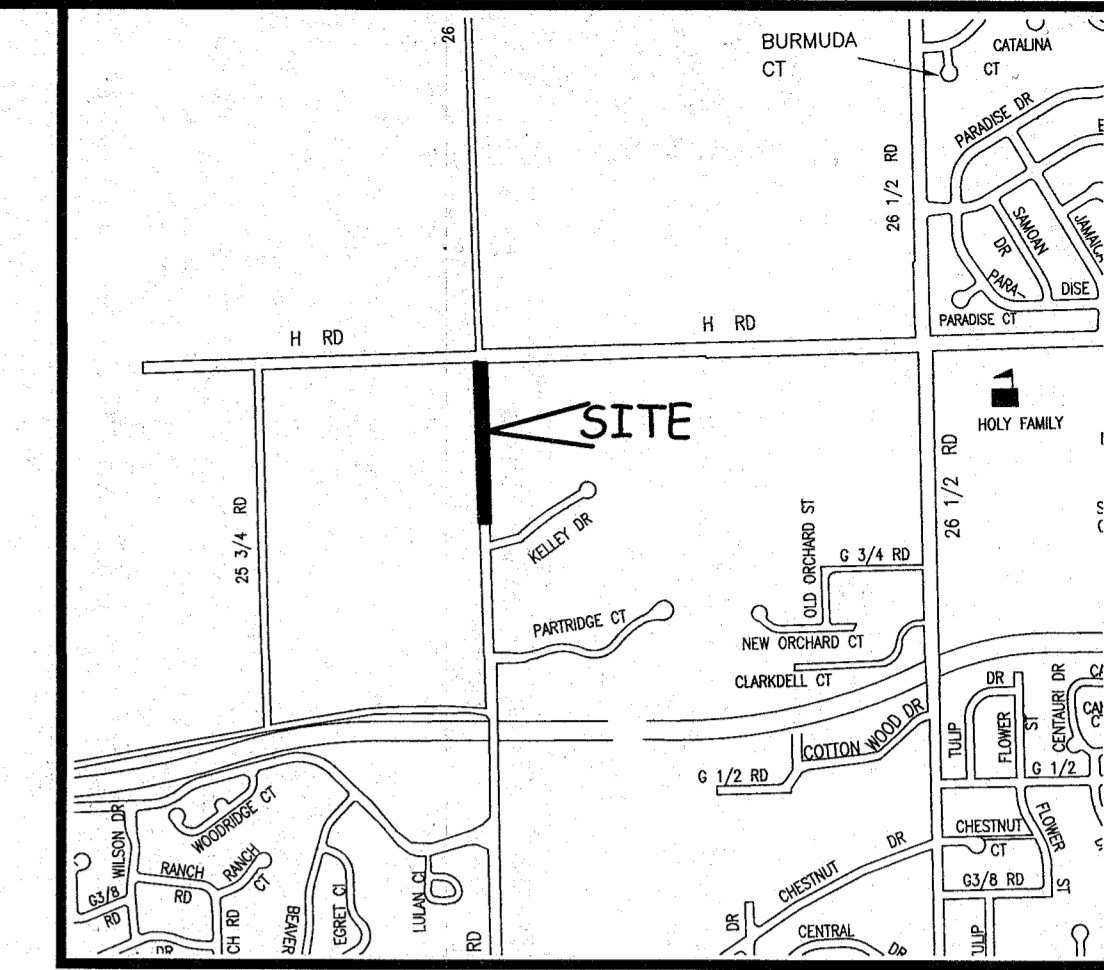
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PUBLIC WORKS  
AND UTILITIES  
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SURVEY DEPARTMENT

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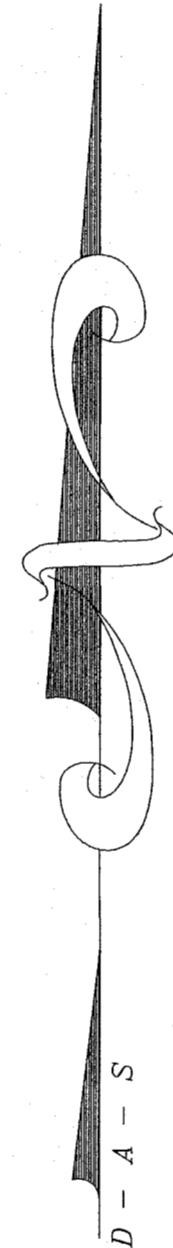
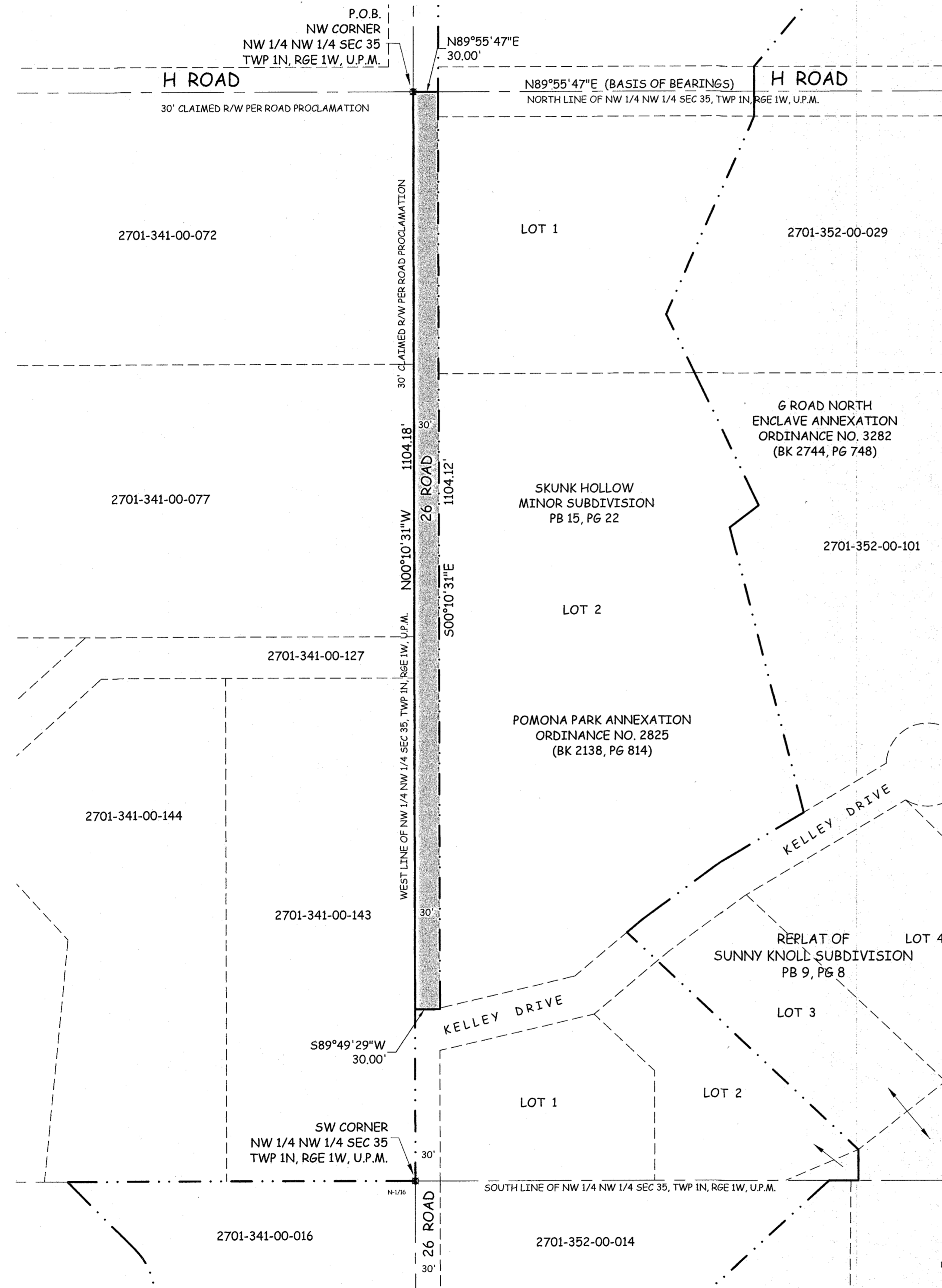


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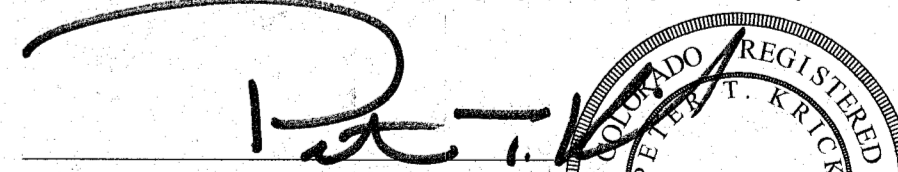
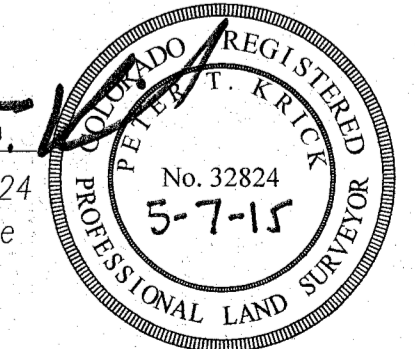
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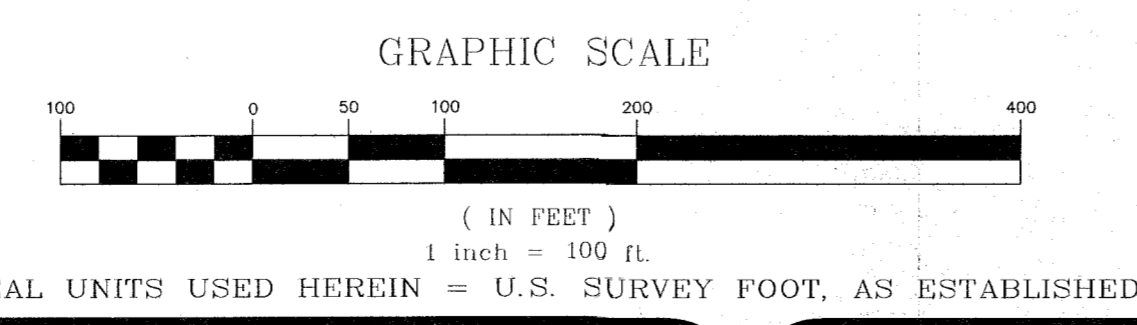
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