

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4523**

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

**HERNANDEZ ENCLAVE ANNEXATION**

**LOCATED AT 2956 D ROAD**

**CONSISTING OF APPROXIMATELY 0.527 ACRES**

WHEREAS, on the 21<sup>st</sup> day of March, 2012, 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 Hernandez Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 2<sup>nd</sup> day of May, 2012; 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 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:

**HERNANDEZ ENCLAVE ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

That certain parcel of land bounded on the North and West by the Flint Ridge III Annexation, City of Grand Junction Ordinance 3656, as same is recorded in Book 3724, Page 542, Public Records of Mesa County, Colorado and bounded on the East and South by the Parham Annexation, City of Grand Junction Ordinance 3349, as same is recorded in Book 2856, Page 425, Public Records of Mesa County, Colorado.

CONTAINING 22,950 Square Feet or 0.527 Acres, more or less, as described.

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

**INTRODUCED** on first reading the 21<sup>st</sup> day of March, 2012 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the 2<sup>nd</sup> day of May, 2012 and ordered published in pamphlet form.



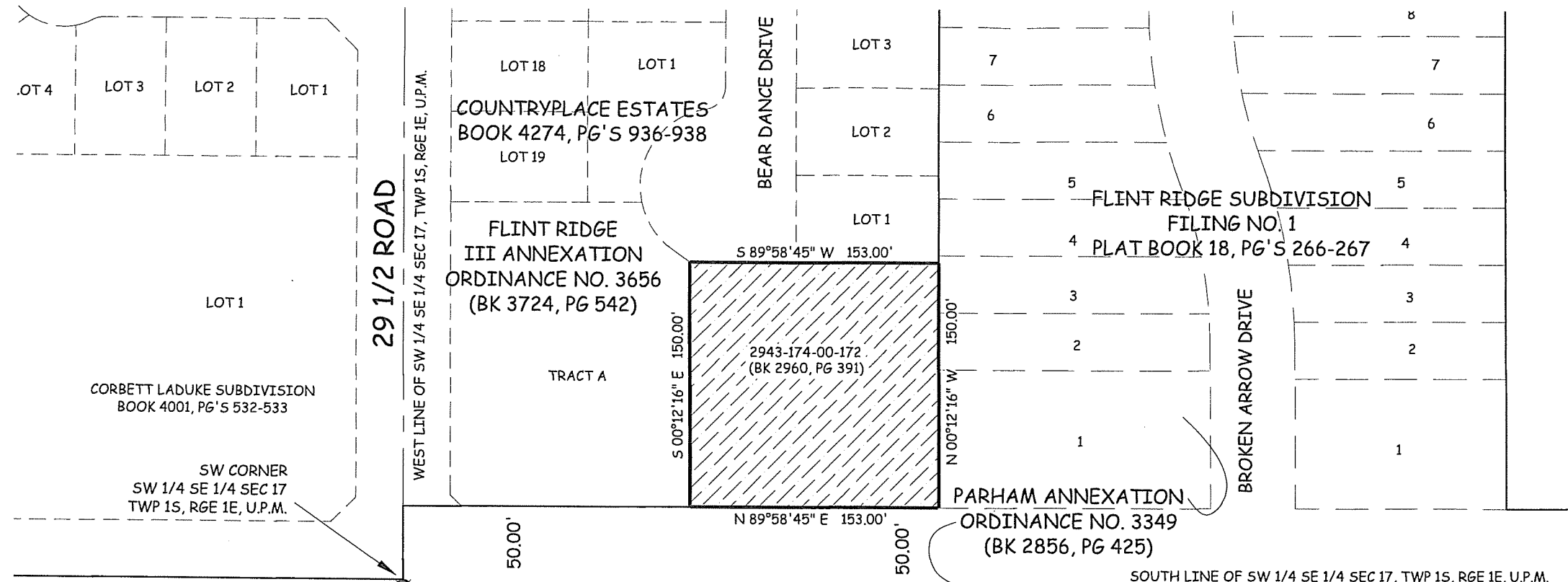
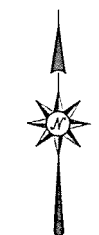
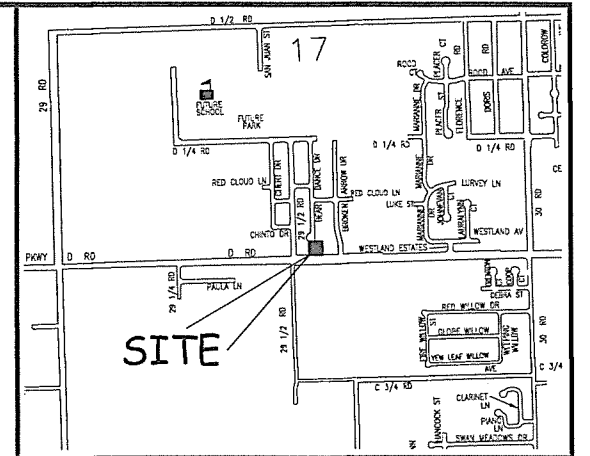
Attest:

*Stephanie Lu*  
\_\_\_\_\_  
City Clerk

*[Handwritten Signature]*  
\_\_\_\_\_  
President of the Council

# HERNANDEZ ENCLAVE ANNEXATION

SITUATE IN THE SW 1/4 SE 1/4 OF SECTION 17, TWP 1S, RGE 1E, U.P.M.  
 COUNTY OF MESA, STATE OF COLORADO



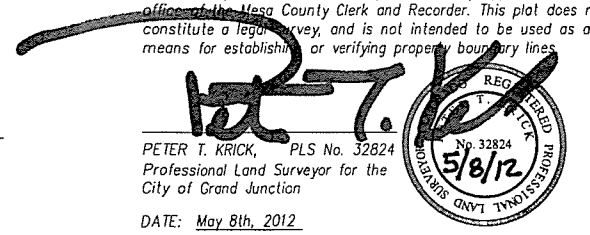
### DESCRIPTION

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:  
 That certain parcel of land bounded on the North and West by the Flint Ridge III Annexation, City of Grand Junction Ordinance 3656, as same is recorded in Book 3724, Page 542, Public Records of Mesa County, Colorado and bounded on the East and South by the Parham Annexation, City of Grand Junction Ordinance 3349, as same is recorded in Book 2856, Page 425, Public Records of Mesa County, Colorado.

### ABBREVIATIONS

- |                                 |                                    |
|---------------------------------|------------------------------------|
| R = RADIUS                      | FD = FOUND                         |
| AL = ARC LENGTH                 | CONC. = CONCRETE                   |
| CA = CENTRAL ANGLE              | ALUM. = ALUMINUM                   |
| CB = CHORD BEARING              | LS = LAND SURVEYOR                 |
| CL = CHORD LENGTH               | R/W = RIGHT OF WAY                 |
| COR = CORNER                    | MCSM = MESA COUNTY SURVEY MONUMENT |
| TWP = TOWNSHIP                  | RGE = RANGE                        |
| PM = PRINCIPAL MERIDIAN         | BK = BOOK                          |
| PG = PAGE                       | PLS = PROFESSIONAL LAND SURVEYOR   |
| FT = FEET                       | PB = PLAT BOOK                     |
| U.P.M. = UTE PRINCIPAL MERIDIAN |                                    |
| POB = POINT OF BEGINNING        |                                    |
| POC = POINT OF COMMENCEMENT     |                                    |
| SEC = SECTION                   |                                    |
| NO. = NUMBER                    |                                    |

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.



DATE: May 8th, 2012

D ROAD

EPHEMERAL RESOURCES ANNEXATION NO. 3  
 ORDINANCE NO. 3299

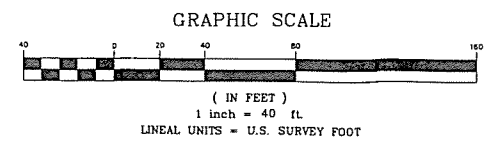
29 1/2 ROAD

SNIDOW ANNEXATION NO. 1  
 ORDINANCE NO. 3344  
 (BK 2856, PG 431)

D ROAD

WAREHAM SIMPLE LAND DIVISION  
 PLAT BOOK 16, PAGE 196  
 MORNING VIEW ANNEXATION  
 ORDINANCE NO. 4061  
 (BK 4407, PG 417)

PARCEL 1      PARCEL 2



ORDINANCE NO.  
 4523

EFFECTIVE DATE  
 June 3rd, 2012

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS AND UTILITIES  
 ENGINEERING DIVISION

HERNANDEZ ENCLAVE ANNEXATION  
 SW 1/4 SE 1/4 SEC 17, TWP 1S, RGE 1E, U.P.M.

<b>AREA OF ANNEXATION</b>		<b>LEGEND</b>	
ANNEXATION PERIMETER	606.00 FT	ANNEXATION BOUNDARY	---
CONTIGUOUS PERIMETER	606.00 FT	EXISTING CITY LIMITS	---
AREA IN SQUARE FEET	27,950***		
AREA IN ACRES	0.527		

\*\*\*CONTAINS NO SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

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	01-20-2012
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
 1" = 40'