

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3673

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

**PRAIRIE VIEW ANNEXATION NO. 2
APPROXIMATELY 4.812 ACRES,
LOCATED AT 3038 MOHAWK AVENUE**

WHEREAS, on August 18, 2004, 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 October 6, 2004; 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:

PRAIRIE VIEW ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter of the Northwest Quarter (NW 1/4 SE 1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 316.91 feet, more or less, to a point being the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 00°01'41" E along the East line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, being the West line of Cherokee Village No. Two, as same is recorded in Plat Book 13, Page 13, Public Records of Mesa County, Colorado, a distance of 659.97 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4

NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 318.29 feet; thence N 00°05'30" E a distance of 660.13 feet, more or less, to the Point of Beginning.

CONTAINING 4.812 Acres (209,629 Sq. Ft.), more or less, as described.

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

INTRODUCED on first reading on August 18, 2004 and ordered published.

ADOPTED on second reading on October 6, 2004.

/s/ Bruce Hill
President of the Council

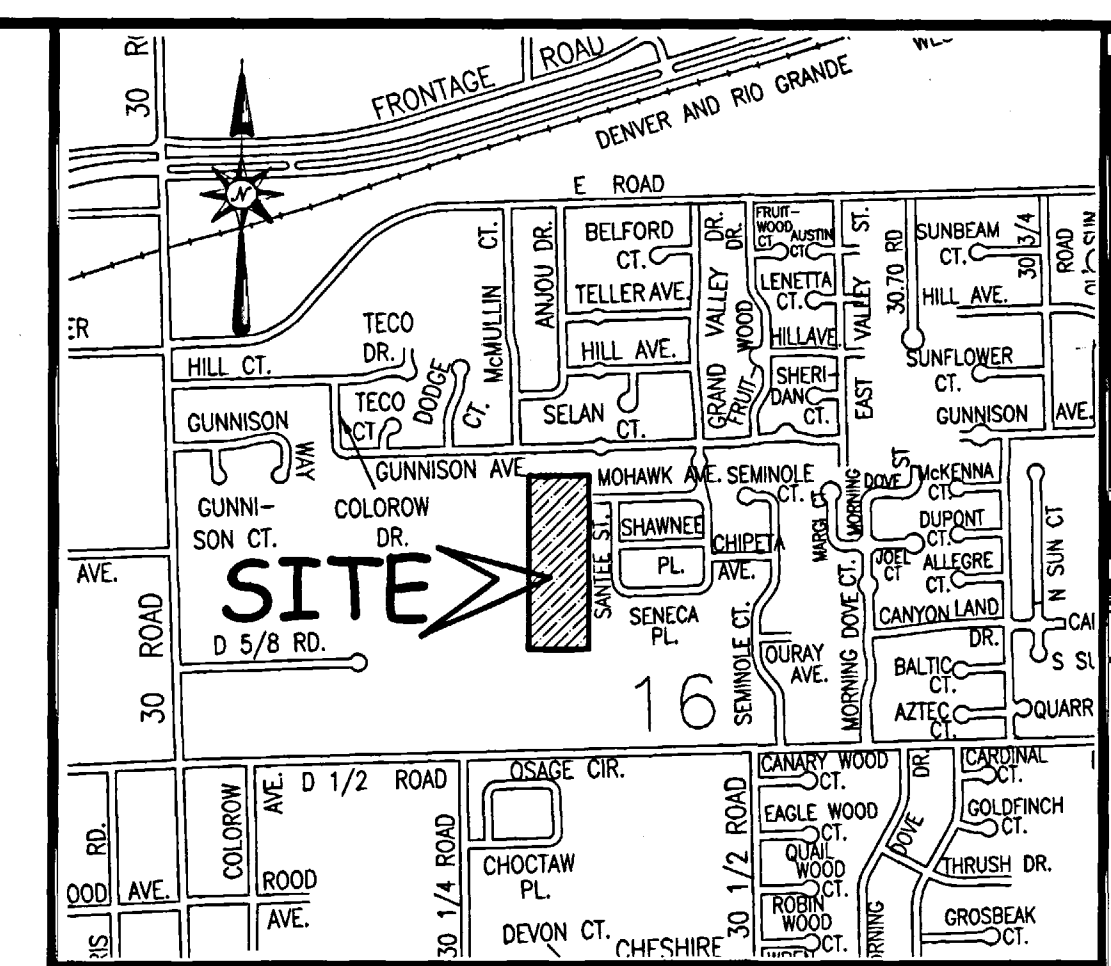
Attest:

/s/ Stephanie Tuin
City Clerk

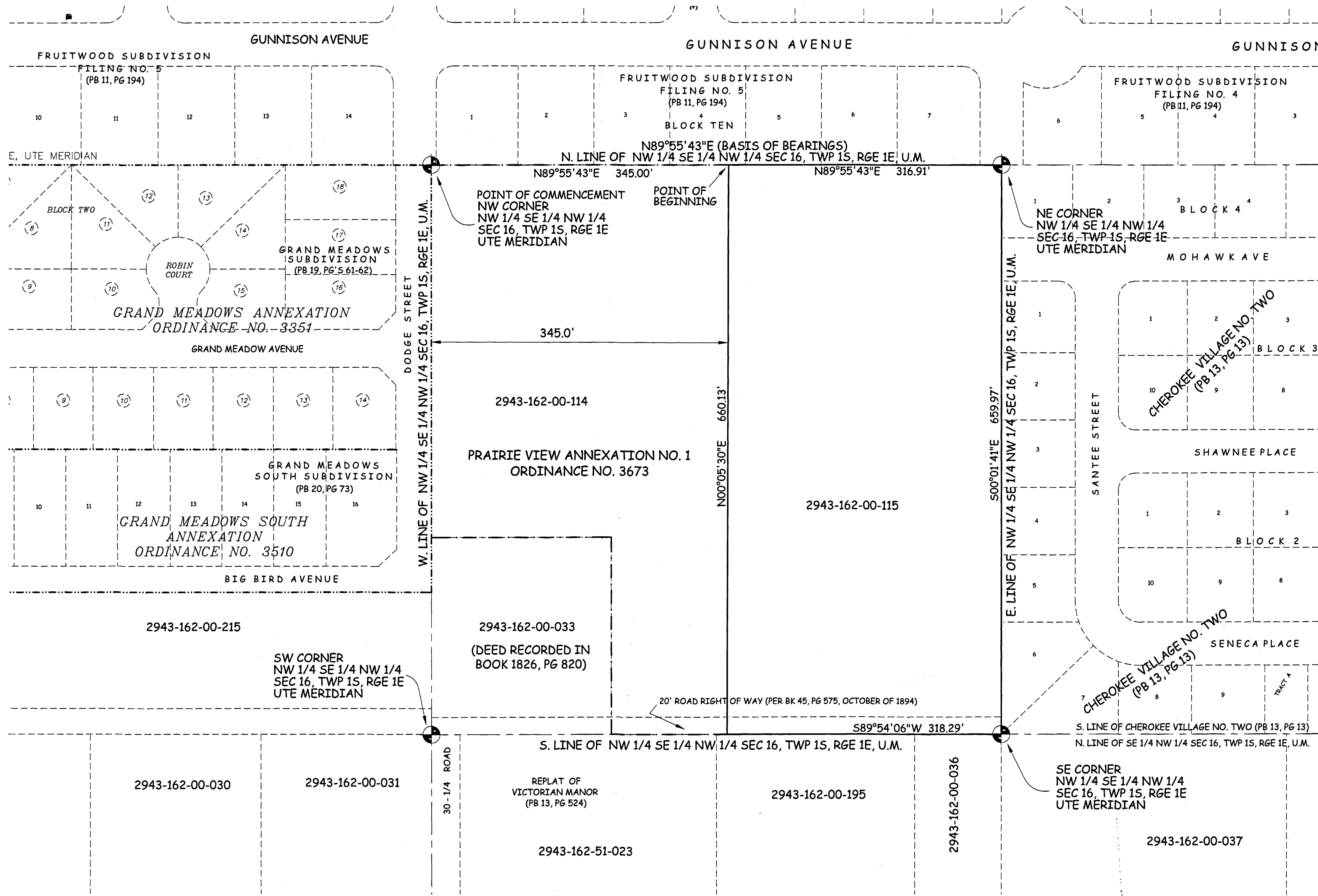
PRAIRIE VIEW ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, T1S, R1E, U.M.

COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE



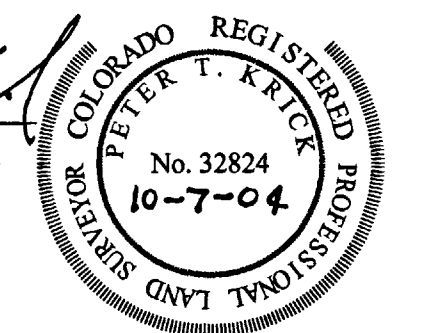
LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter of the Northwest Quarter (NW 1/4 SE 1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

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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
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: October 7th, 2004

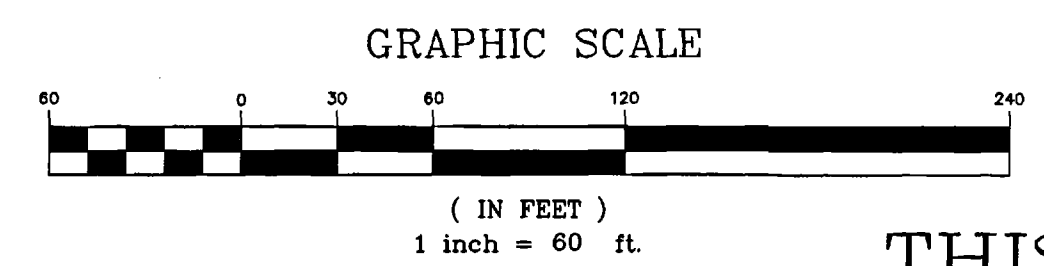


AREA OF ANNEXATION

ANNEXATION PERIMETER	1,955.29 FT.
CONTIGUOUS PERIMETER	660.13 FT.
AREA IN SQUARE FEET	209,629
AREA IN ACRES	4.812

LEGEND

ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	- - - -



ORDINANCE NO.
3673

EFFECTIVE DATE
November 7th, 2004

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 herein.

DRAWN BY	P.T.K.	DATE	08-09-2004
DESIGNED BY		DATE	
CHECKED BY	T.W.	DATE	
APPROVED BY		DATE	

SCALE	1" = 60'
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PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PRAIRIE VIEW ANNEXATION NO. 2

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