

ORDINANCE NO. 3791

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

BOOKCLIFF MIDDLE SCHOOL ANNEXATION #1

APPROXIMATELY 0.04 ACRES OF ORCHARD AVENUE RIGHT-OF-WAY

WHEREAS, on the 18th day of May, 2005, 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 6th day of July, 2005; 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:

BOOKCLIFF MIDDLE SCHOOL ANNEXATION NO. 1

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Southeast Quarter of the Northwest (SE 1/4 NW 1/4) of Section 8, Township 1 South, 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 NE 1/4 SW 1/4 of said Section 8 and assuming the North line of the NE 1/4 SW 1/4 of said Section 8 bears N 89°55'11" E with all other bearings contained herein relative thereto; thence from said POINT OF BEGINNING, along the West line the SE 1/4 NW 1/4 of said Section 8 also being the East line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction, N00°03'33"W a distance of 30.00 feet to the Southwest corner Myrtle Subdivision, as recorded in Plat Book 8, page 86, public records of Mesa County Colorado, also being the North Right of Way of Orchard Avenue; thence along said North Right of Way of Orchard Avenue N89°55'11"E a distance of 159.59 feet; thence S00°00'00"E a distance of 10.00 feet; thence S89°55'11"W along a line being 20.00 foot North of and parallel with, the North line of the NE 1/4 SW 1/4 of said Section 8 a distance of 154.50'; thence

S00°00'00"E a distance of 70.00 feet; thence S89°55'59"W a distance of 5.00 feet to the West line of the NE 1/4 SW 1/4 of said Section 8 also being the Southeast corner of said Arbors Annexation; thence along said West line of the NE 1/4 SW 1/4 of said Section 8 N00°04'01"W a distance of 50.00 feet to the POINT OF BEGINNING.

Said parcel contains 1949 square feet, more or less, as described.

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

INTRODUCED on first reading on the 18th day of May, 2005 and ordered published.

ADOPTED on second reading this 6th day of July, 2005.

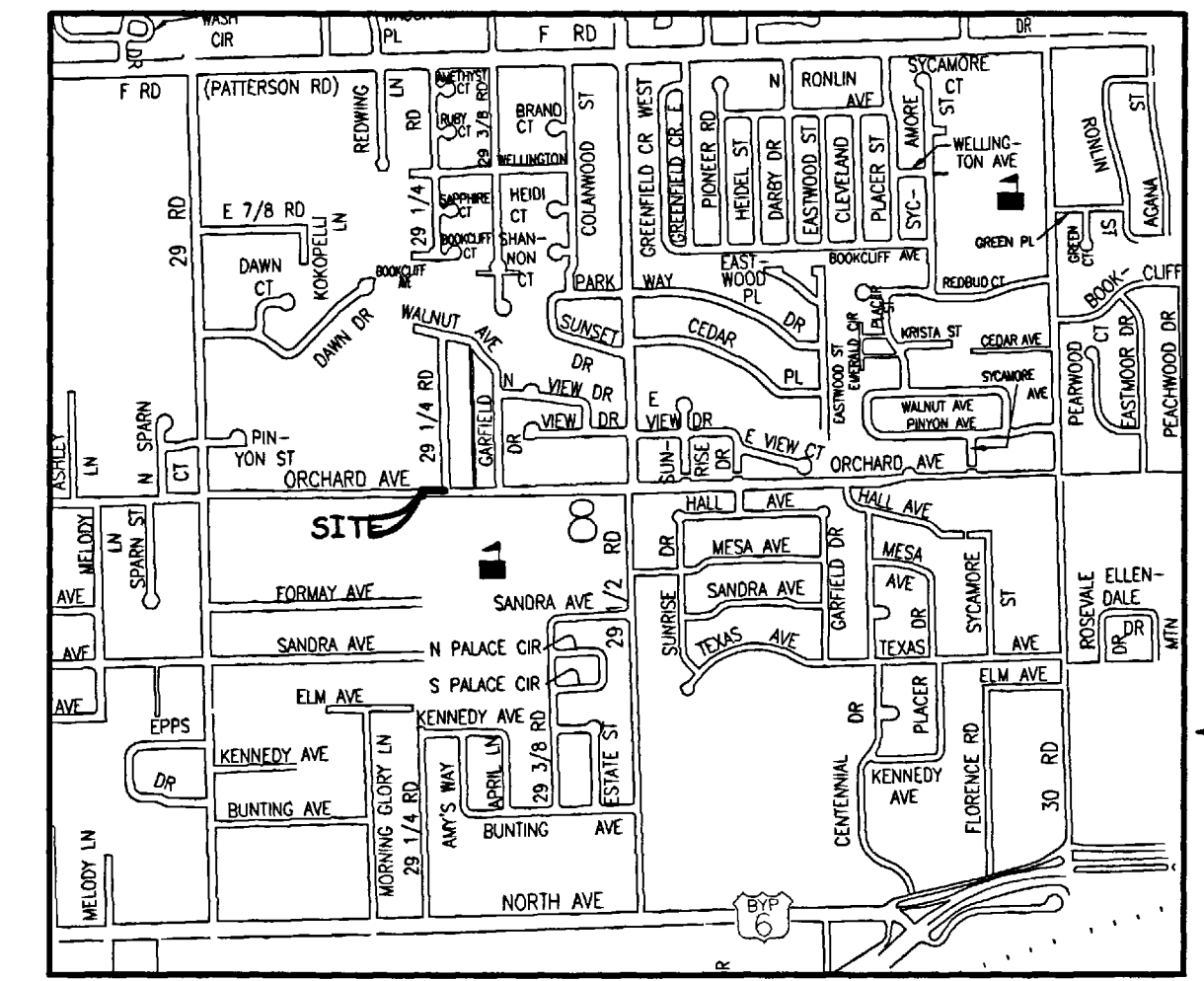
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

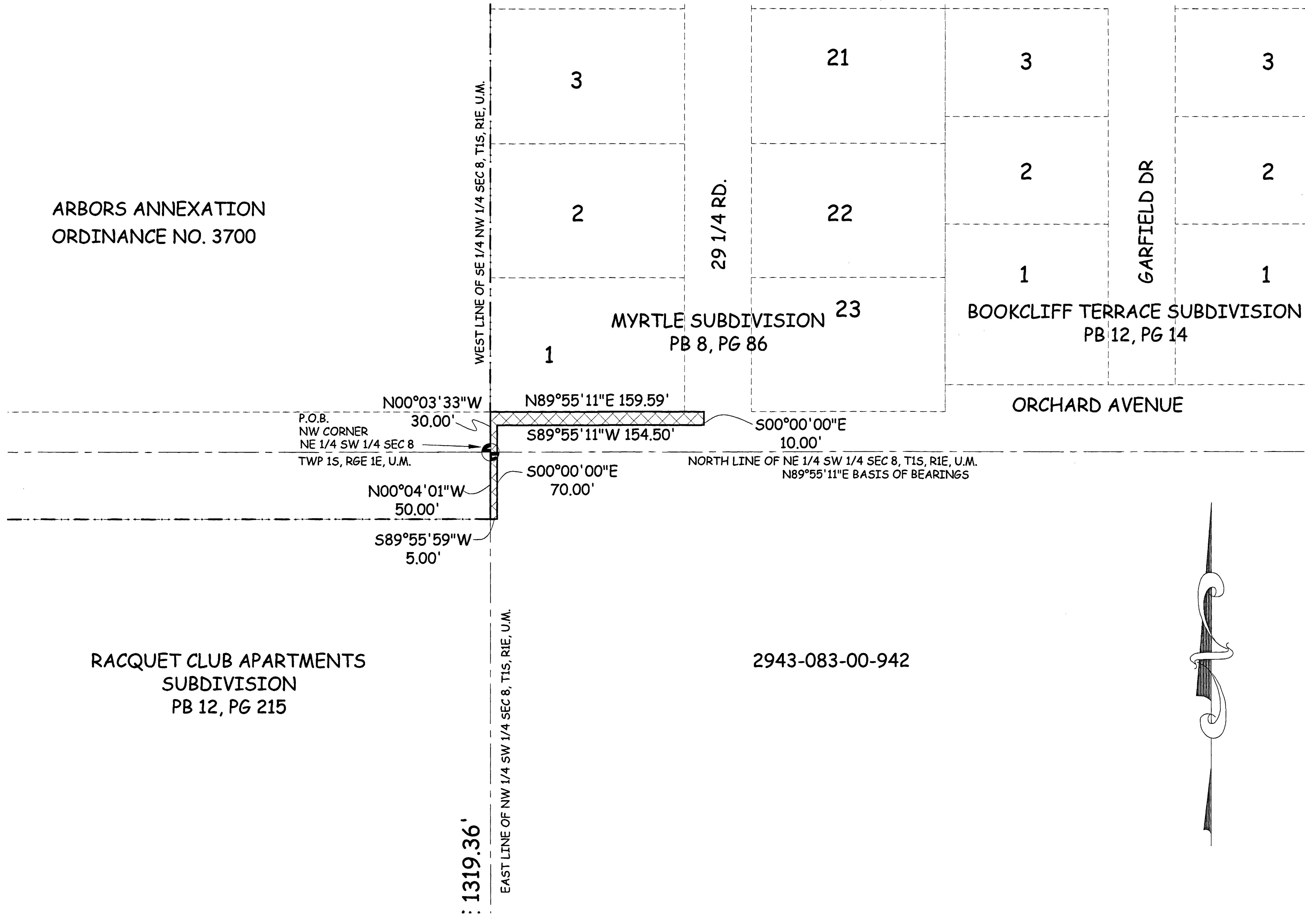
BOOKCLIFF MIDDLE SCHOOL ANNEXATION NO. 1

SITUATE IN THE NE 1/4 SW 1/4 AND THE SE 1/4 NW 1/4 OF SECTION 8, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

ARBORS ANNEXATION
 ORDINANCE NO. 3700



LEGAL DESCRIPTION

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Southeast Quarter of the Northwest (SE 1/4 NW 1/4) of Section 8, Township 1 South, 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 NE 1/4 SW 1/4 of said Section 8 and assuming the North line of the NE 1/4 SW 1/4 of said Section 8 bears N 89°55'11" E with all other bearings contained herein relative thereto; thence from said POINT OF BEGINNING, along the West line the SE 1/4 NW 1/4 of said Section 8 also being the East line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction, N00°03'33"W a distance of 30.00 feet to the Southwest corner Myrtle Subdivision, as recorded in Plat Book 8, page 86, public records of Mesa County Colorado, also being the North Right of Way of Orchard Avenue; thence along said North Right of Way of Orchard Avenue N89°55'11"E a distance of 159.59 feet; thence S00°00'00"E a distance of 10.00 feet; thence S89°55'11"W along a line being 20.00 foot North of and parallel with, the North line of the NE 1/4 SW 1/4 of said Section 8 a distance of 154.50'; thence S00°00'00"E a distance of 70.00 feet; thence S89°55'59"W a distance of 5.00 feet to the West line of the NE 1/4 SW 1/4 of said Section 8 also being the Southeast corner of said Arbors Annexation; thence along said West line of the NE 1/4 SW 1/4 of said Section 8 N00°04'01"W a distance of 50.00 feet to the POINT OF BEGINNING.

RACQUET CLUB APARTMENTS
 SUBDIVISION
 PB 12, PG 215

2943-083-00-942

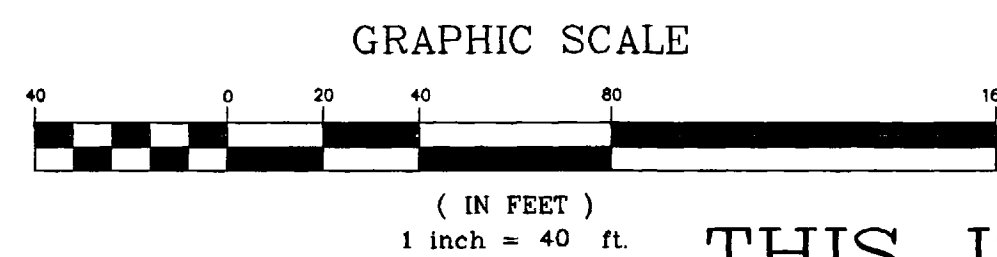
AREA OF ANNEXATION

ANNEXATION PERIMETER	479.09 FT
CONTIGUOUS PERIMETER	80 FT.
AREA IN SQUARE FEET	1949***
AREA IN ACRES	0.04

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

***CONTAINS 1949 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY



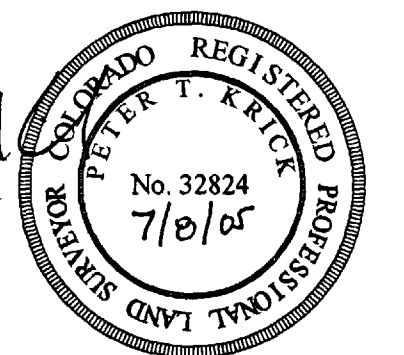
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EFFECTIVE DATE
 August 7th, 2005

THIS IS NOT A BOUNDARY SURVEY

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: July 8th, 2005



DRAWN BY	T.L.P.	DATE	04-27-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
 1" = 40'



PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

BOOKCLIFF MIDDLE SCHOOL ANNEXATION
 NO. 1
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