

ORDINANCE NO. 3792

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

BOOKCLIFF MIDDLE SCHOOL ANNEXATION #2

APPROXIMATELY .67 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. 2

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 Southwest corner of Bookcliff Terrace Subdivision as recorded in Plat Book 12, Page 14, public records of Mesa County, Colorado 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 bearings contained herein relative thereto; thence from said POINT OF BEGINNING, N 89°55'11" E along the South line of said Bookcliff Terrace Subdivision a distance of 307.25 feet to the Southeast corner of said Bookcliff Terrace Subdivision; thence S00°03'57"E a distance of 20.00 feet to the Southwest Corner of Park Estates Subdivision as recorded in Plat Book 11, Page 29, public records of Mesa County, Colorado; thence along the South line of said Park Estates Subdivision N 89°55'11" E a distance of 13.73 feet; thence S00°01'29"E a distance of 38.00 feet; thence S90°00'00"W a distance of 655.92 feet to the East line of Bookcliff Middle School Annexation No. 1, City of Grand

Junction; thence along the East line of said Bookcliff Middle School Annexation, N00°00'00"E a distance of 27.16 feet to a line being 20.00 feet North of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 8, also being the South line of said Bookcliff Middle School Annexation No. 1; thence along said South line N89°55'11"E a distance of 154.50 feet; thence N00°00'00"W a distance of 10.00 feet to the North Right of Way of Orchard Avenue; thence along the North Right of Way of said Orchard Avenue N89°55'11"E a distance 180.41 feet to the Southeast corner of Myrtle Subdivision as recorded in Plat Book 8, Page 86, public records of Mesa County, Colorado; thence along the East line of said Myrtle Subdivision N00°03'57"W a distance of 20.00 feet to the POINT OF BEGINNING.

Said parcel contains 0.67 acres (29259 sq. ft.), 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.

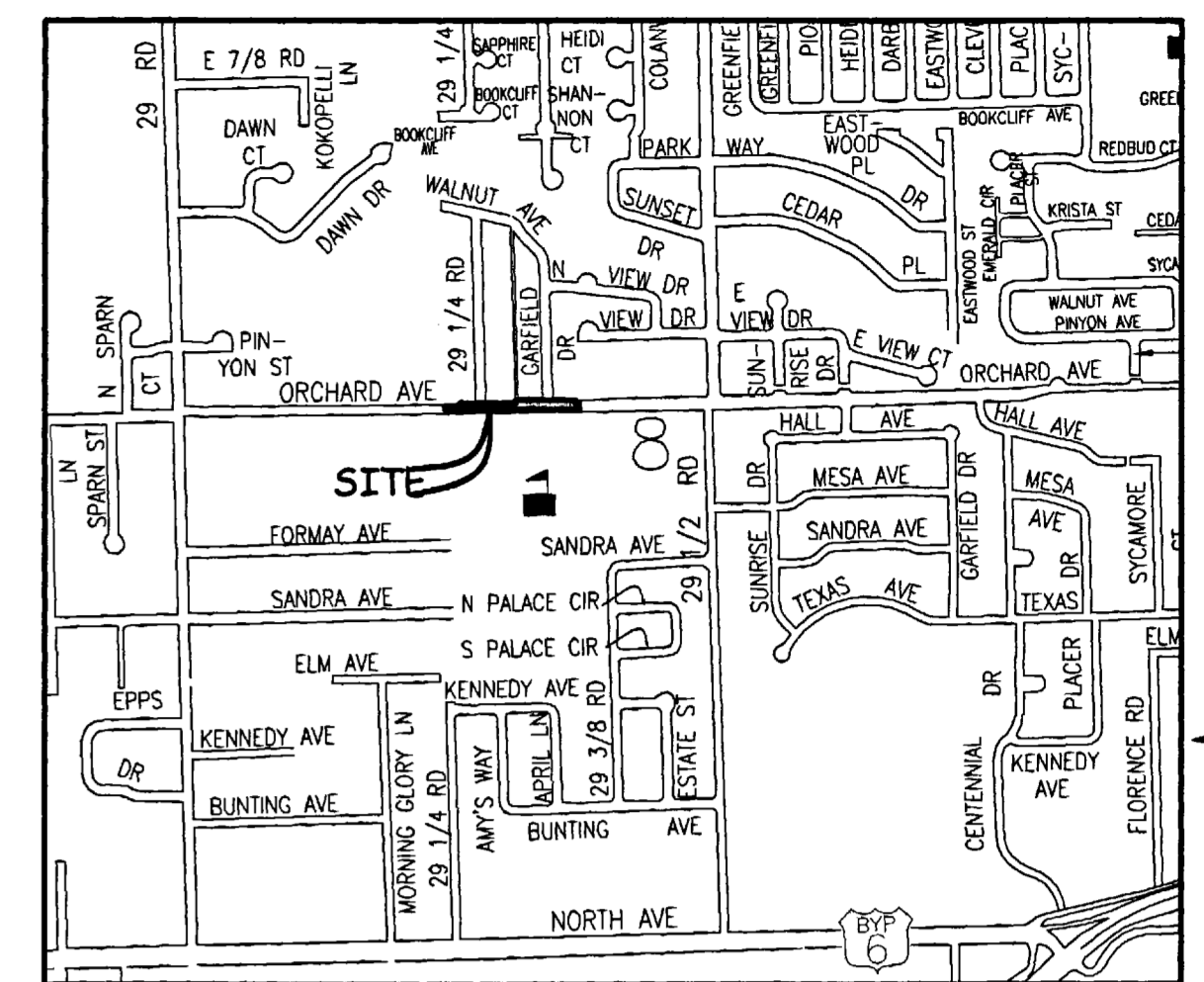
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

BOOKCLIFF MIDDLE SCHOOL ANNEXATION NO. 2

SITUATE IN THE NE 1/4 SW 1/4 AND THE SE 1/4 NW 1/4 OF SECTION 8, T15, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



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 Southwest corner of Bookcliff Terrace Subdivision as recorded in Plat Book 12, Page 14, public records of Mesa County, Colorado 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 bearings contained herein relative thereto; thence from said POINT OF BEGINNING, N 89°55'11" E along the South line of said Bookcliff Terrace Subdivision a distance of 307.25 feet to the Southeast corner of said Bookcliff Terrace Subdivision; thence S00°03'57"E a distance of 20.00 feet to the Southwest corner of Park Estates Subdivision as recorded in Plat Book 11, Page 29, public records of Mesa County, Colorado; thence along the South line of said Park Estates Subdivision N 89°55'11" E a distance of 13.73 feet; thence S00°01'29"E a distance of 38.00 feet; thence S90°00'00"W a distance of 655.92 feet to the East line of Bookcliff Middle School Annexation No. 1, Ordinance No. 3791, City of Grand Junction; thence along the East line of said Bookcliff Middle School Annexation, N00°00'00"E a distance of 27.16 feet to a line being 20.00 feet North of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 8, also being the South line of said Bookcliff Middle School Annexation No. 1; thence along said South line N89°55'11"E a distance of 154.50 feet; thence N00°00'00"W a distance of 10.00 feet to the North Right of Way of Orchard Avenue; thence along the North Right of Way of said Orchard Avenue N89°55'11"E a distance 180.41 feet to the Southeast corner of Myrtle Subdivision as recorded in Plat Book 8, Page 86, public records of Mesa County, Colorado; thence along the East line of said Myrtle Subdivision N00°03'57"W a distance of 20.00 feet to the POINT OF BEGINNING.



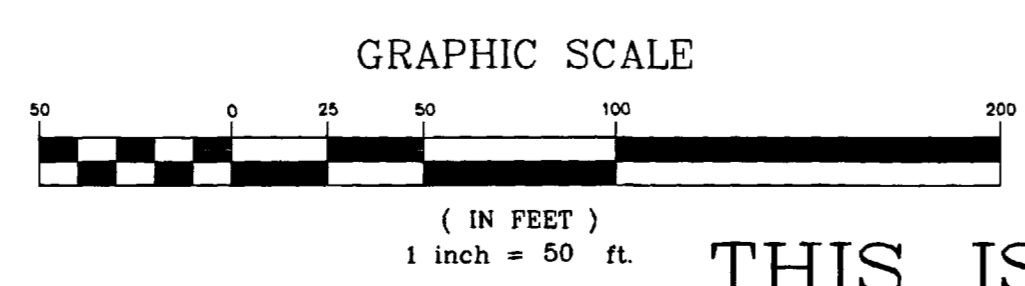
ARBORS ANNEXATION
 ORDINANCE NO. 3700

BOOKCLIFF MIDDLE SCHOOL
 ANNEXATION NO. 1
 ORDINANCE NO. 3791

RACQUET CLUB APARTMENTS
 SUBDIVISION
 PB 12, PG 215

AREA OF ANNEXATION	
ANNEXATION PERIMETER	1426.97 FT
CONTIGUOUS PERIMETER	191.67 FT.
AREA IN SQUARE FEET	29259***
AREA IN ACRES	0.67

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



ORDINANCE NO.
 3792

EFFECTIVE DATE
 August 7th, 2005

THIS IS NOT A BOUNDARY SURVEY

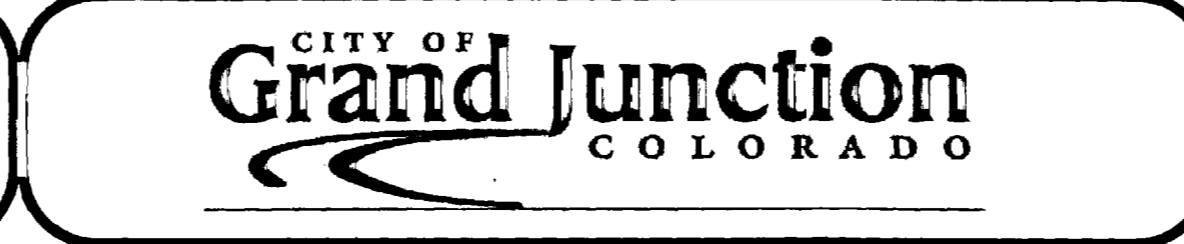
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: July 8th, 2005



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

SCALE	
1" = 50'	



PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

BOOKCLIFF MIDDLE SCHOOL ANNEXATION
 NO. 2
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