

ORDINANCE NO. 3793

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

BOOKCLIFF MIDDLE SCHOOL ANNEXATION #3

APPROXIMATELY 19.89 ACRES

LOCATED AT 2935 ORCHARD AVENUE

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. 3

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 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 the NE 1/4 SW 1/4 of said Section 8 and assuming the West line of the NE 1/4 SW 1/4 of said Section 8 bears N 00°04'03"W with all other bearings contained herein relative thereto; thence from said POINT OF BEGINNING, along the West line of the NE 1/4 SW 1/4 of said Section 8, N00°04'03"W a distance of 1269.36 feet to the Southwest corner of Bookcliff Middle School Annexation No. 1, City of Grand Junction; thence along the South line of said Bookcliff Middle School Annexation No. 1, N89°55'59"E a distance of 5.00 feet to the Southeast corner of said Bookcliff Middle School Annexation No.1; thence along the East line of said Bookcliff Middle School Annexation No.1, N00°00'00"E a distance of 42.85 feet to the Southwest corner

of Bookcliff Middle School Annexation No. 2; thence along the South line of said Bookcliff Middle School Annexation No. 2 N90°00'00"E a distance of 655.92 feet to the Southeast corner of said Bookcliff Middle School Annexation No. 2; thence S00°01'29"E a distance of 1311.82 feet to the Southwest corner of Palace Estates Subdivision Filing No. Three, as recorded in Plat Book 17, Page 21, public records of Mesa County, Colorado, also being a point on the South line of the NE 1/4 SW 1/4 of said Section 8; thence along the South line of the NE 1/4 SW 1/4 of said Section 8, S89°57'59"W a distance of 659.99 feet to the POINT OF BEGINNING.

Said parcel contains 19.89 acres (866,342 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:

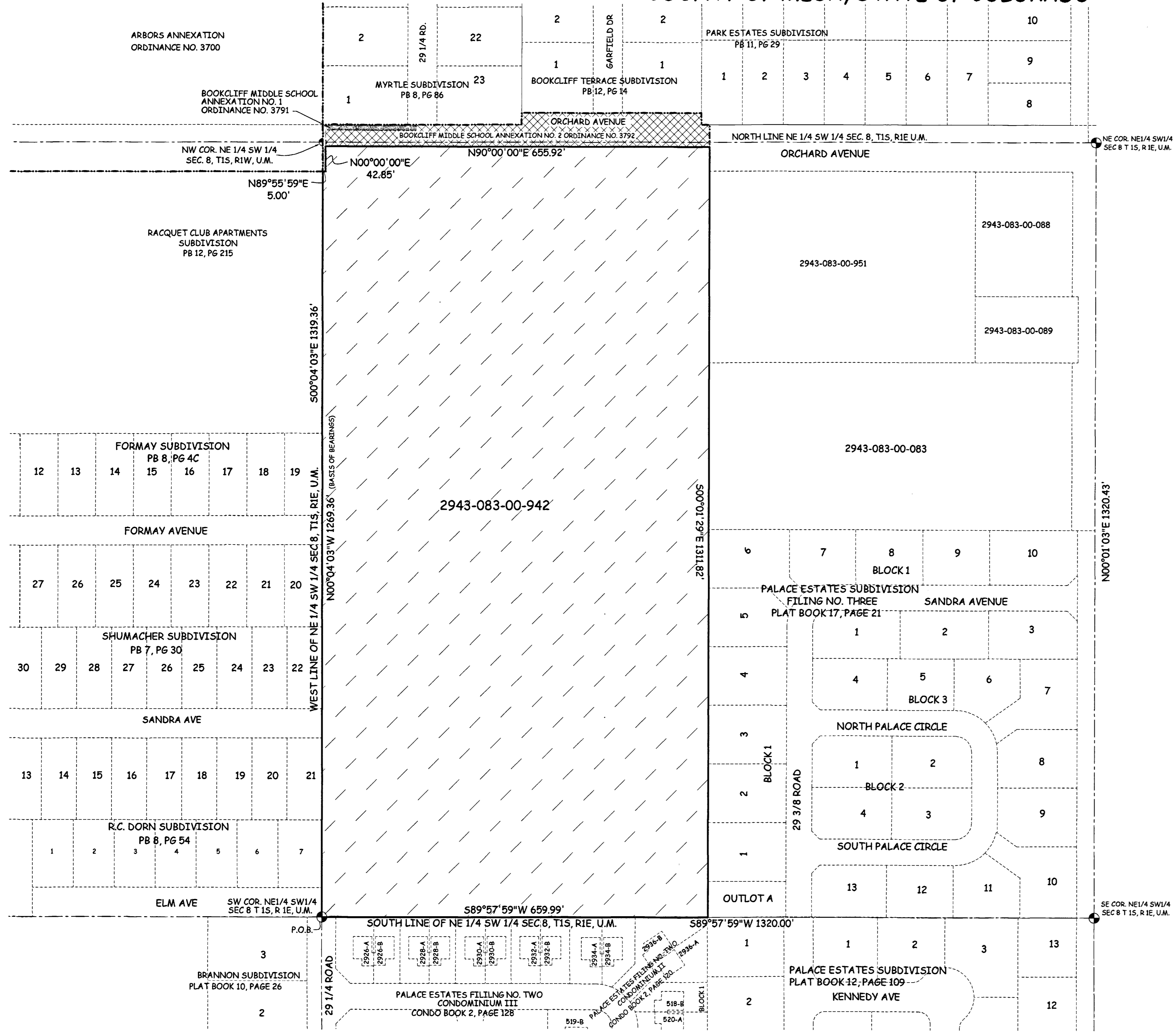
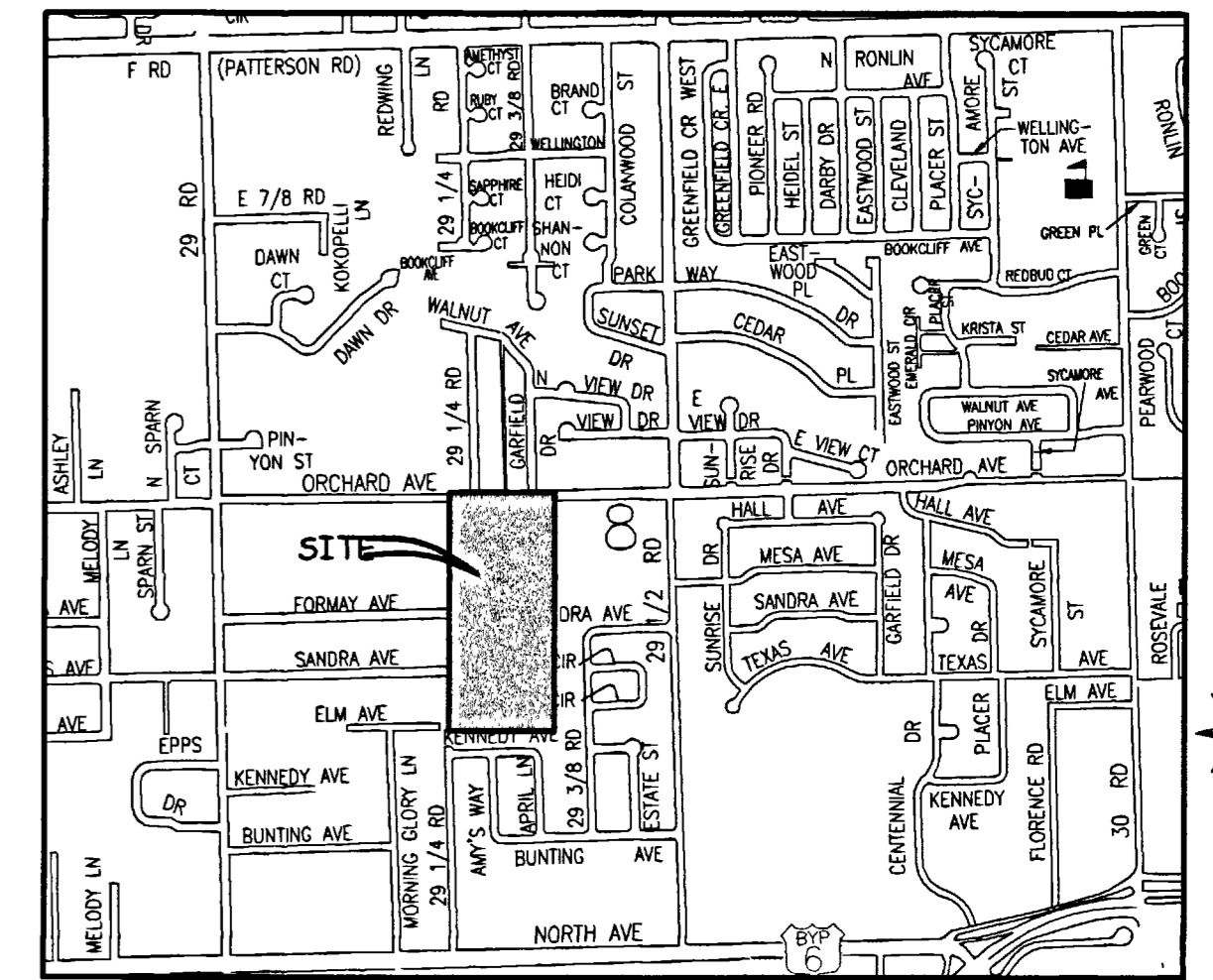
/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

BOOKCLIFF MIDDLE SCHOOL ANNEXATION NO. 3

SITUATE IN THE NE 1/4 SW 1/4 OF SECTION 8, T1S, R1E, U.M.

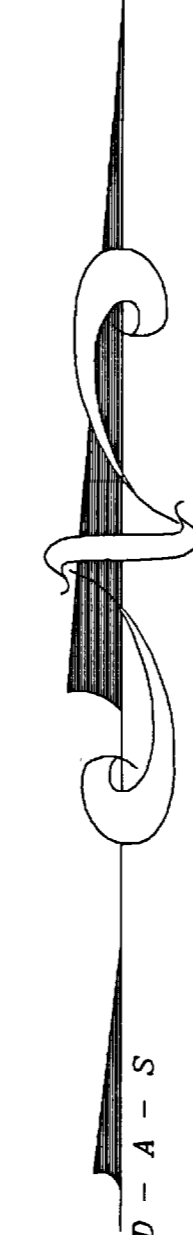
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 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 the NE 1/4 SW 1/4 of said Section 8 and assuming the West line of the NE 1/4 SW 1/4 of said Section 8 bears N 00°04'03"W with all other bearings contained herein relative thereto; thence from said POINT OF BEGINNING, along the West line of the NE 1/4 SW 1/4 of said Section 8, N00°04'03"W a distance of 1269.36 feet to the Southwest corner of Bookcliff Middle School Annexation No. 1, Ordinance No. 3791, City of Grand Junction; thence along the South line of said Bookcliff Middle School Annexation No. 1, N89°55'59"E a distance of 5.00 feet to the Southeast corner of said Bookcliff Middle School Annexation No.1; thence along the East line of said Bookcliff Middle School Annexation No.1, N00°00'00"E a distance of 42.85 feet to the Southwest corner of Bookcliff Middle School Annexation No. 2 Ordinance No. 3792; thence along the South line of said Bookcliff Middle School Annexation No. 2 N90°00'00"E a distance of 655.92 feet to the Southeast corner of said Bookcliff Middle School Annexation No. 2; thence S00°01'29"E a distance of 1311.82 feet to the Southwest corner of Palace Estates Subdivision Filing No. Three, as recorded in Plat Book 17, Page 21, public records of Mesa County, Colorado, also being a point on the South line of the NE 1/4 SW 1/4 of said Section 8; thence along the South line of the NE 1/4 SW 1/4 of said Section 8, S89°57'59"W a distance of 659.99 feet to the POINT OF BEGINNING.

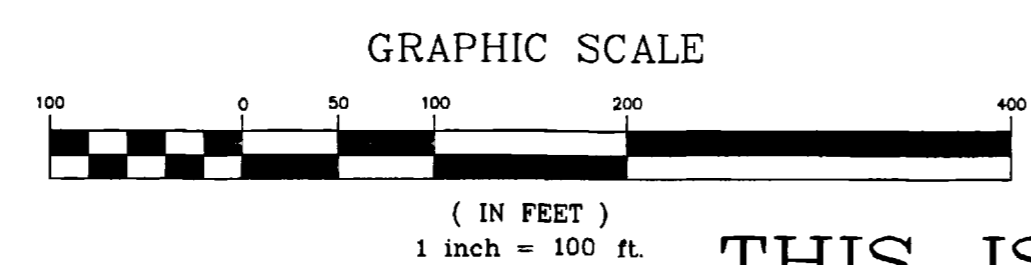


AREA OF ANNEXATION

ANNEXATION PERIMETER	3944.93 FT
CONTIGUOUS PERIMETER	703.76 FT.
AREA IN SQUARE FEET	866342***
AREA IN ACRES	19.89

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



ORDINANCE NO.
3793

EFFECTIVE DATE
August 7th, 2005

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 hereon.

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

SCALE
1" = 100'

THIS IS NOT A BOUNDARY SURVEY



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

BOOKCLIFF MIDDLE SCHOOL ANNEXATION
NO. 3

13059900.tif