

ORDINANCE NO. 3800

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

MUNKRES-BOYD ANNEXATION #2

APPROXIMATELY 2.89 ACRES

**LOCATED AT 2866 A ¾ ROAD AND A PORTION OF HIGHWAY 50 AND A ¾
ROAD**

WHEREAS, on the 1st day of June, 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:

Munkres – Boyd Annexation No. 2

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31 and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 to bear S00°00'45"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement S00°00'45"E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 294.17 feet to a point on the Southerly right of way of U.S. Highway 50; thence S71°11'17"E along the Southerly right of way of said Highway 50 a distance of a distance of 524.36 feet; thence S62°30'17"E continuing along the Southerly right of way of said

Highway 50 a distance of 482.78 feet to the East line of Munkres - Boyd Annexation No. 1, City of Grand Junction also being the Point of Beginning; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 247.64 feet; thence S00°11'48"E a distance of 490.37 feet to the South right of way of A 3/4 Road (Rainbow Drive); thence S89°58'49"W along the South right of way of said A 3/4 Road a distance of 417.96 feet; thence N02°27'54"W a distance of 30.03 feet to the North right of way of said A 3/4 Road also being the Southeast corner of Lot 1, Sharon Heights Subdivision as recorded in Plat Book 7, Page 18, Mesa County, Colorado records; thence N89°58'49"E along the North right of way of said A 3/4 Road a distance of 199.87 feet to the Southeast corner of said Munkres – Boyd Annexation No.1; thence N00°11'48"W along the East line of said Munkres – Boyd Annexation No.1 a distance of 574.77 feet to the Point of Beginning.

Said parcel contains 2.89 acres (126,048 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 1st day of June, 2005 and ordered published.

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

Attest:

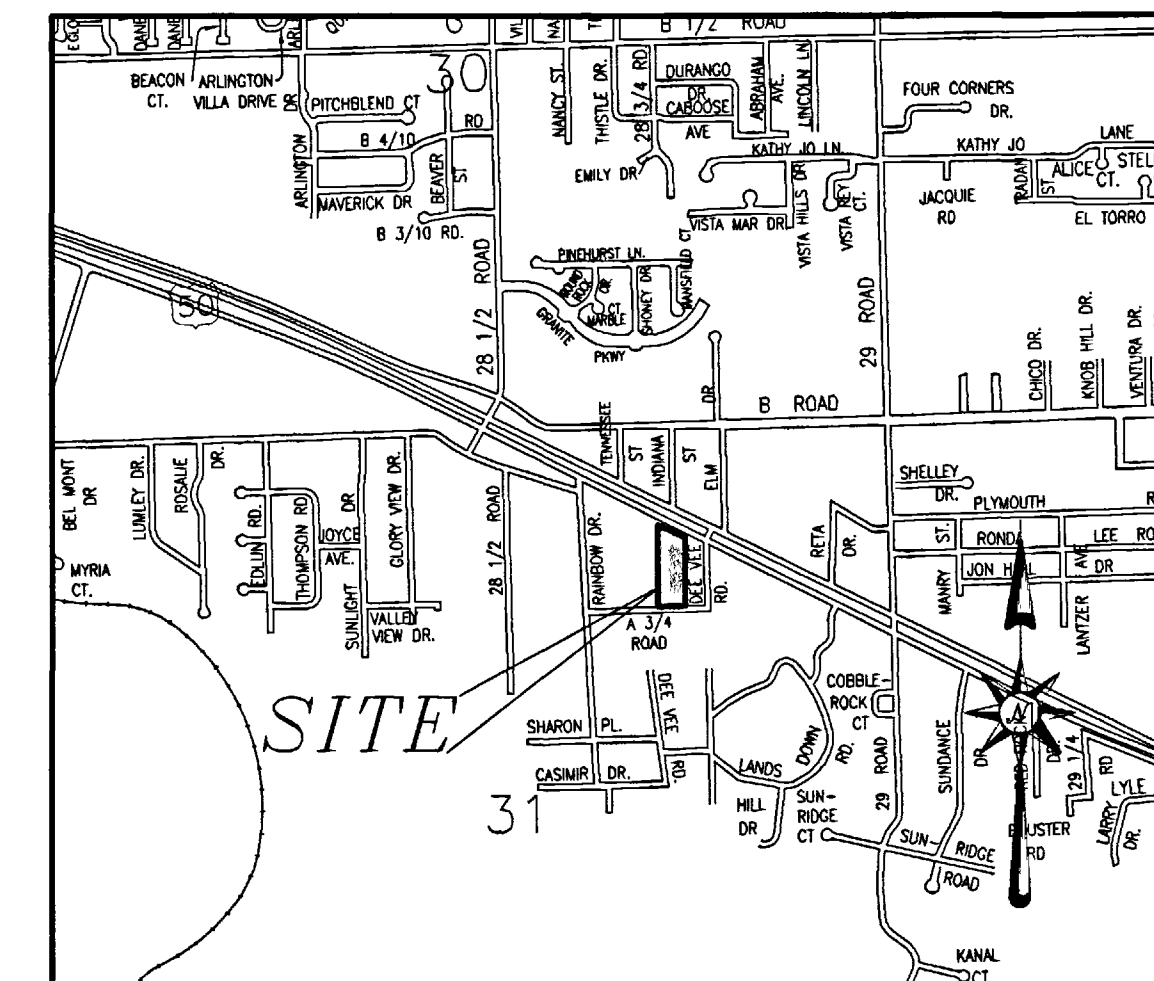
/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

MUNKRES-BOYD ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF THE NE 1/4 OF SECTION 31, T1S, R1E, U.M.

COUNTY OF MESA, STATE OF COLORADO

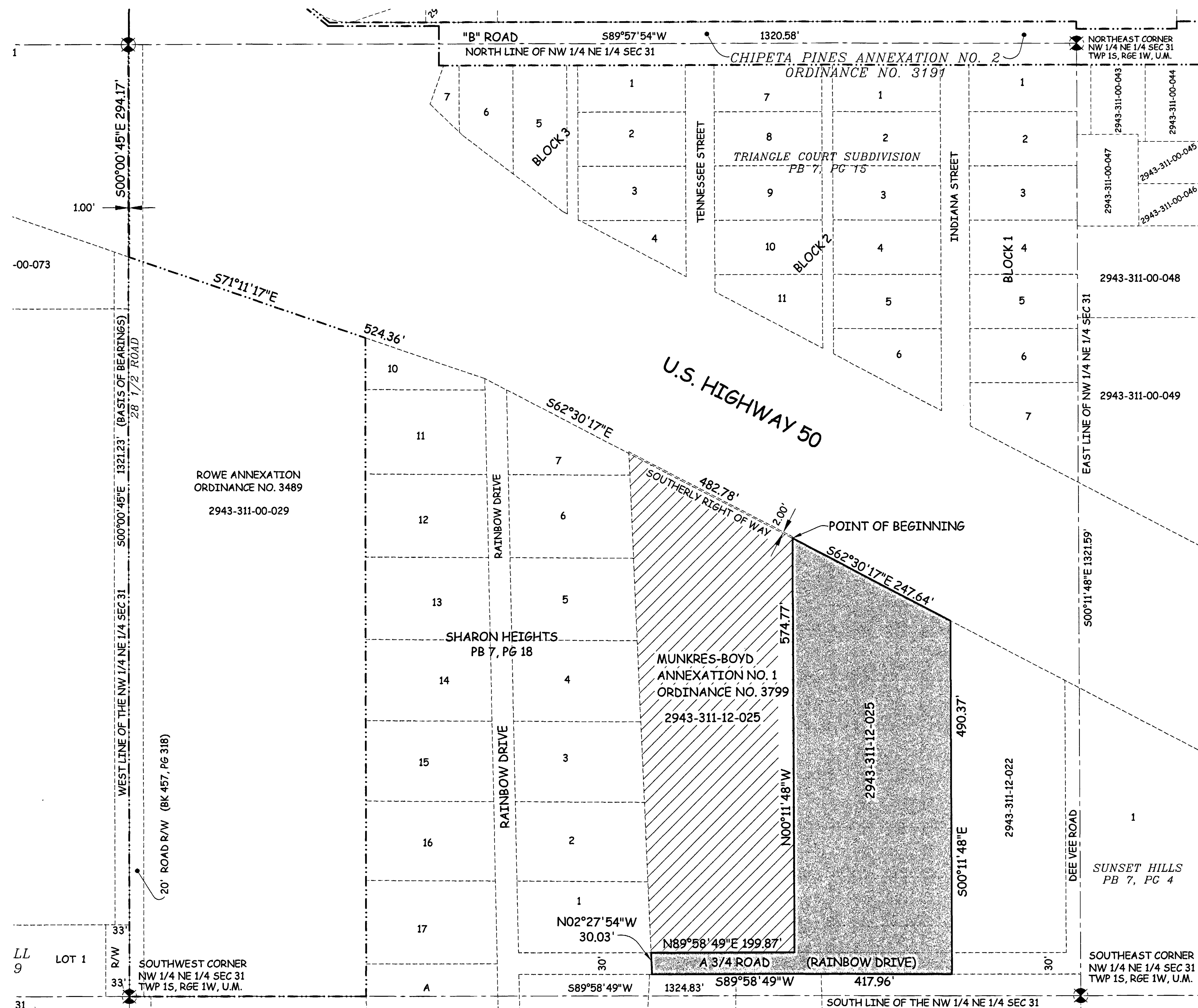
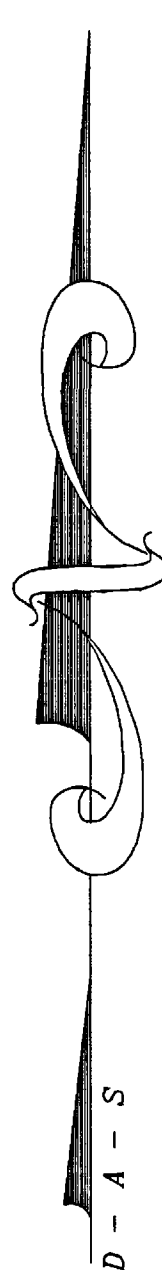


LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

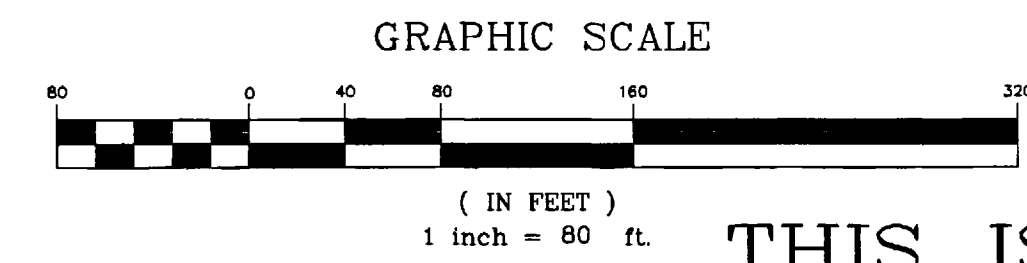
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AREA OF ANNEXATION	
ANNEXATION PERIMETER	1960.65 FT
CONTIGUOUS PERIMETER	574.77 FT.
AREA IN SQUARE FEET	126,048***
AREA IN ACRES	2.89
(CONTAINS 12,557 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)	

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



ORDINANCE NO. 3800
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
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" = 80'



PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

MUNKRES-BOYD ANNEXATION NO. 2
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