

ORDINANCE NO. 3805

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

PEAR PARK SCHOOL ANNEXATION #1

APPROXIMATELY 0.11 ACRES

LOCATED AT 2927 D ½ ROAD

WHEREAS, on the 15th 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 20th 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:

Pear Park School Annexation No. 1

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) of Section 17, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet; thence N00°00'34"W a distance of 5.00 feet; thence N89°59'26"E along a line being 5.00 feet North of and parallel with the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence N00°00'25"W along a line being 5.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence N58°21'28"W along a line being 5.00 South of and parallel with the

centerline of the Grand Valley Canal a distance of 477.96 feet; thence N00°02'58"E a distance of 5.88 feet to said centerline of the Grand Valley Canal; thence S58°21'28"E along said centerline of the Grand Valley Canal a distance of 483.84 feet to the East line of the NE 1/4 SW 1/4 of said Section 17; thence S00°00'25"E along the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 168.27 feet to the Point of Beginning.

Said parcel contains 0.11 acres (4,886 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 15th day of June, 2005 and ordered published.

ADOPTED this 20th day of July, 2005.

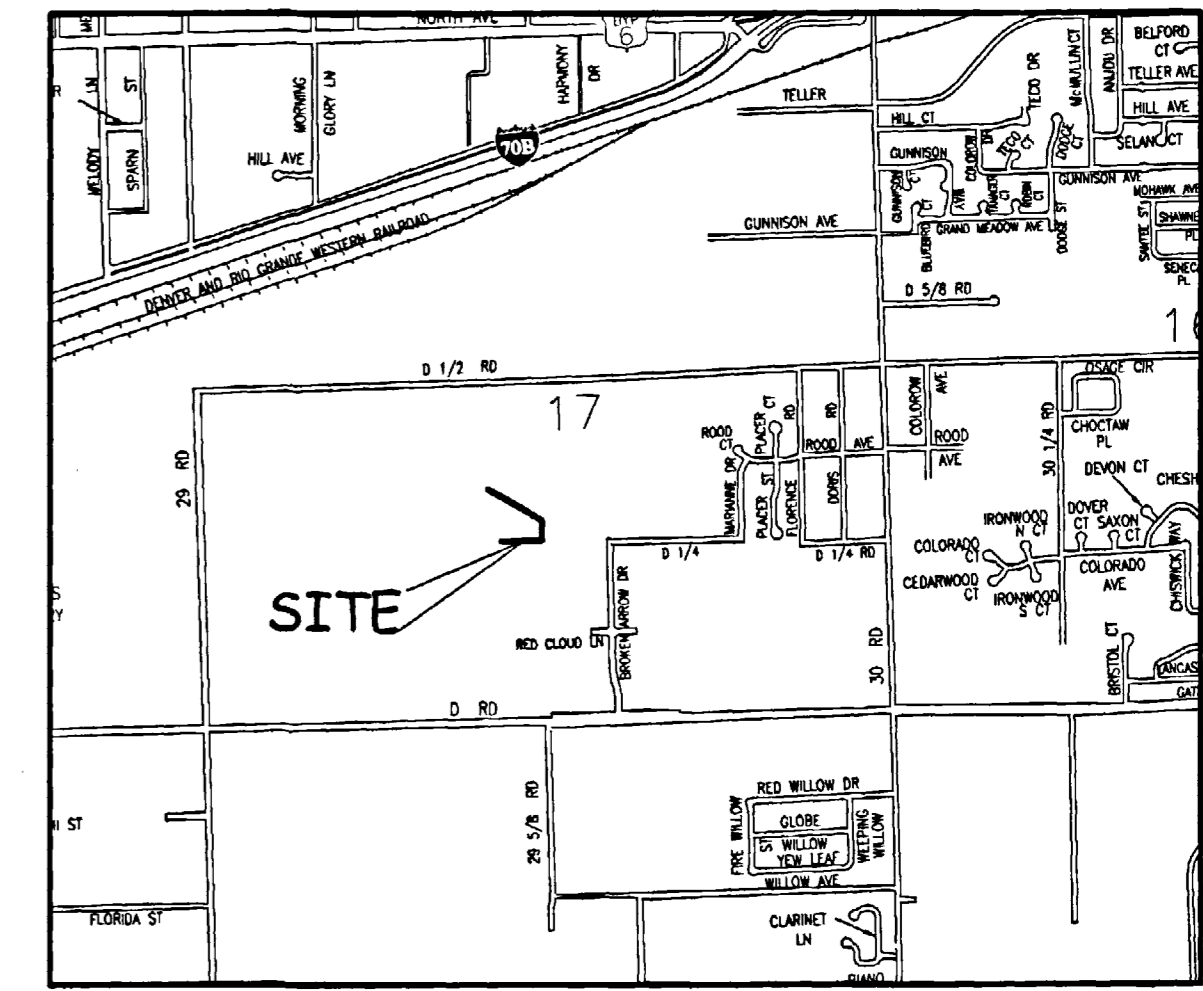
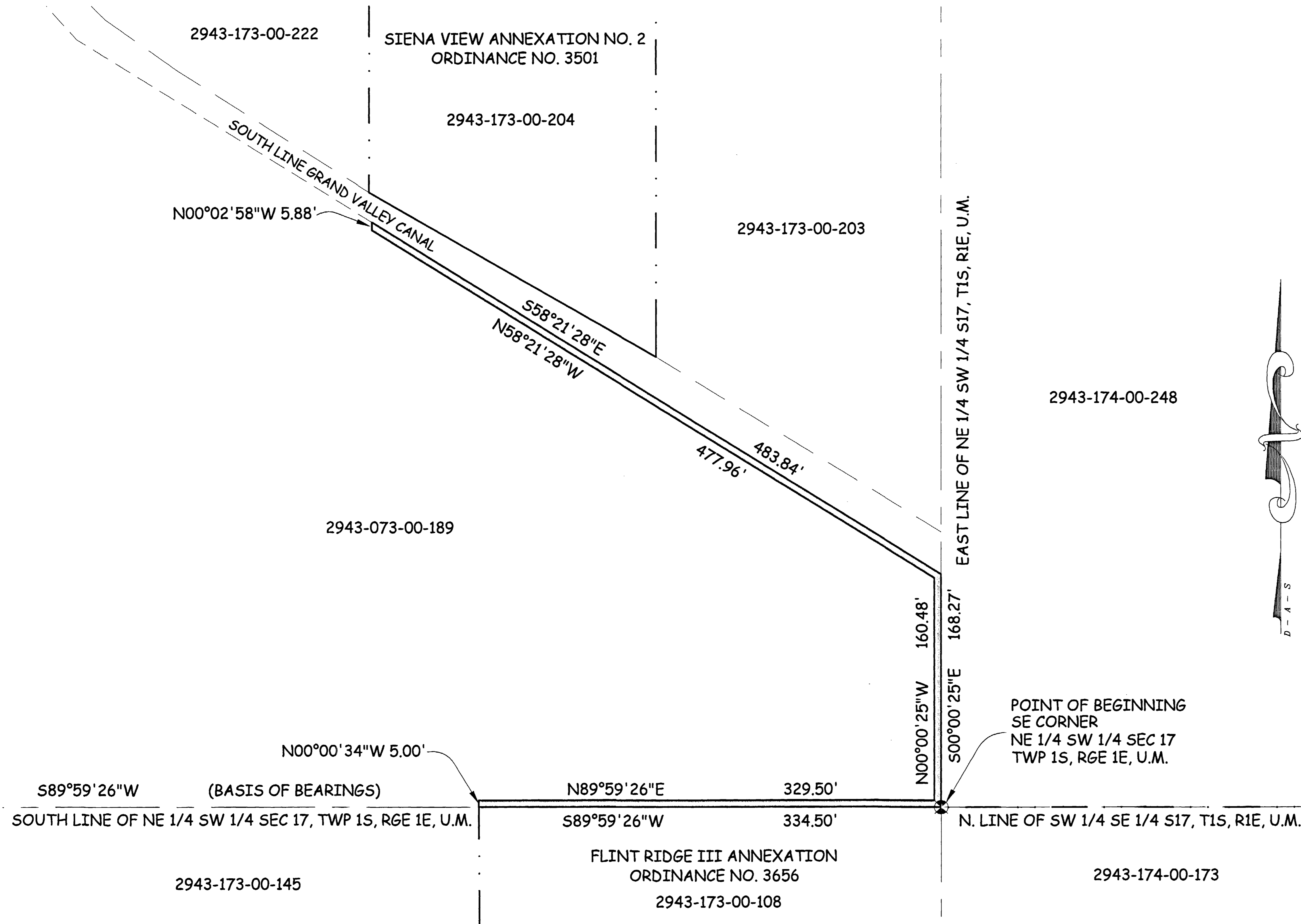
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

PEAR PARK SCHOOL ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF THE SW 1/4 SECTION 17, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



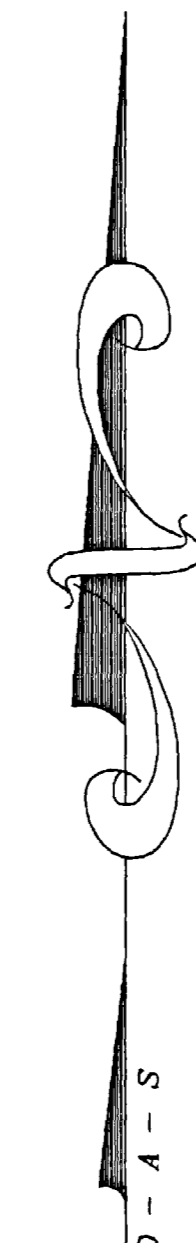
LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 17, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26\"/>

POINT OF BEGINNING
 SE CORNER
 NE 1/4 SW 1/4 SEC 17
 TWP 1S, RGE 1E, U.M.



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.

P.T.K.
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: AUGUST 1, 2005

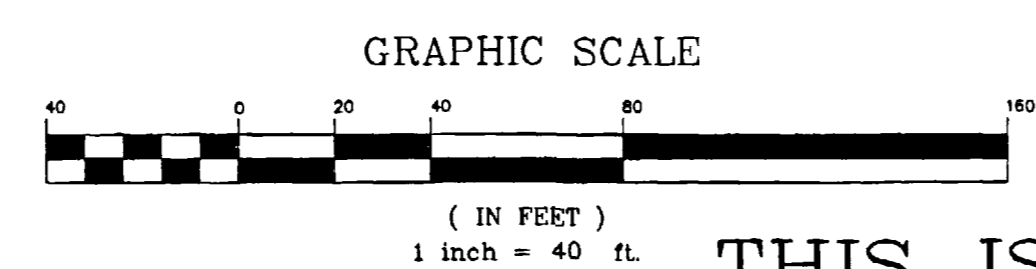


AREA OF ANNEXATION

ANNEXATION PERIMETER	1965.43 FT
CONTIGUOUS PERIMETER	334.50 FT.
AREA IN SQUARE FEET	4,886
AREA IN ACRES	0.11

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	



ORDINANCE NO.
 3805

EFFECTIVE DATE
 AUGUST 21, 2005

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 hereon.

DRAWN BY	T.L.P.	DATE	6-17-05
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 40'



**PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION**

PEAR PARK SCHOOL ANNEXATION NO. 1