

ORDINANCE NO. 3806

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

PEAR PARK SCHOOL ANNEXATION #2

APPROXIMATELY 20.19 ACRES

LOCATED AT 2927 AND 2927 ½ 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. 2

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:

Commencing 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 Commencement 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 to the Southwest corner of Pear Park School Annexation No. 1, also being the Point of Beginning; thence continuing S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 984.46 feet to the Southwest corner of the NE 1/4 SW 1/4 of said Section 17; thence N00°07'35"W along the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 1319.08 feet to the South line of Siena View

Annexation No. 2, Ordinance No. 3501, City of Grand Junction; thence N89°59'38"E along the South line of said Siena View Annexation No. 2 also being a line being 2.00 feet South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 17 a distance of 200.29 feet; thence S00°09'17"E a distance of 357.98 feet; thence N89°58'18"E a distance of 130.00 feet; thence S00°09'17"E a distance of 74.96 feet more or less to the South line of the Grand Valley Canal; thence along said South line of the Grand Valley Canal the following four (4) courses: (1) S00°09'17"E a distance of 78.38 (2) S46°01'52"E a distance of 249.36 feet; (3) S42°08'07"E a distance of 169.97 feet; (4) S58°21'28"E a distance of 251.21 feet to the Northwest corner of said Pear Park School Annexation No. 1; thence S00°02'58"E along the West line of said Pear Park School Annexation No. 1 a distance of 5.88 feet; thence S58°21'28"E along the South line of said Pear Park School Annexation No. 1 a distance of 477.96 feet; thence S00°00'25"E along a line being 5.00 feet West of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence S89°59'26"W along a line being 5.00 feet North of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence S00°00'34"E a distance of 5.00 feet to the Point of Beginning.

Said parcel contains 20.19 acres (879,403 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.

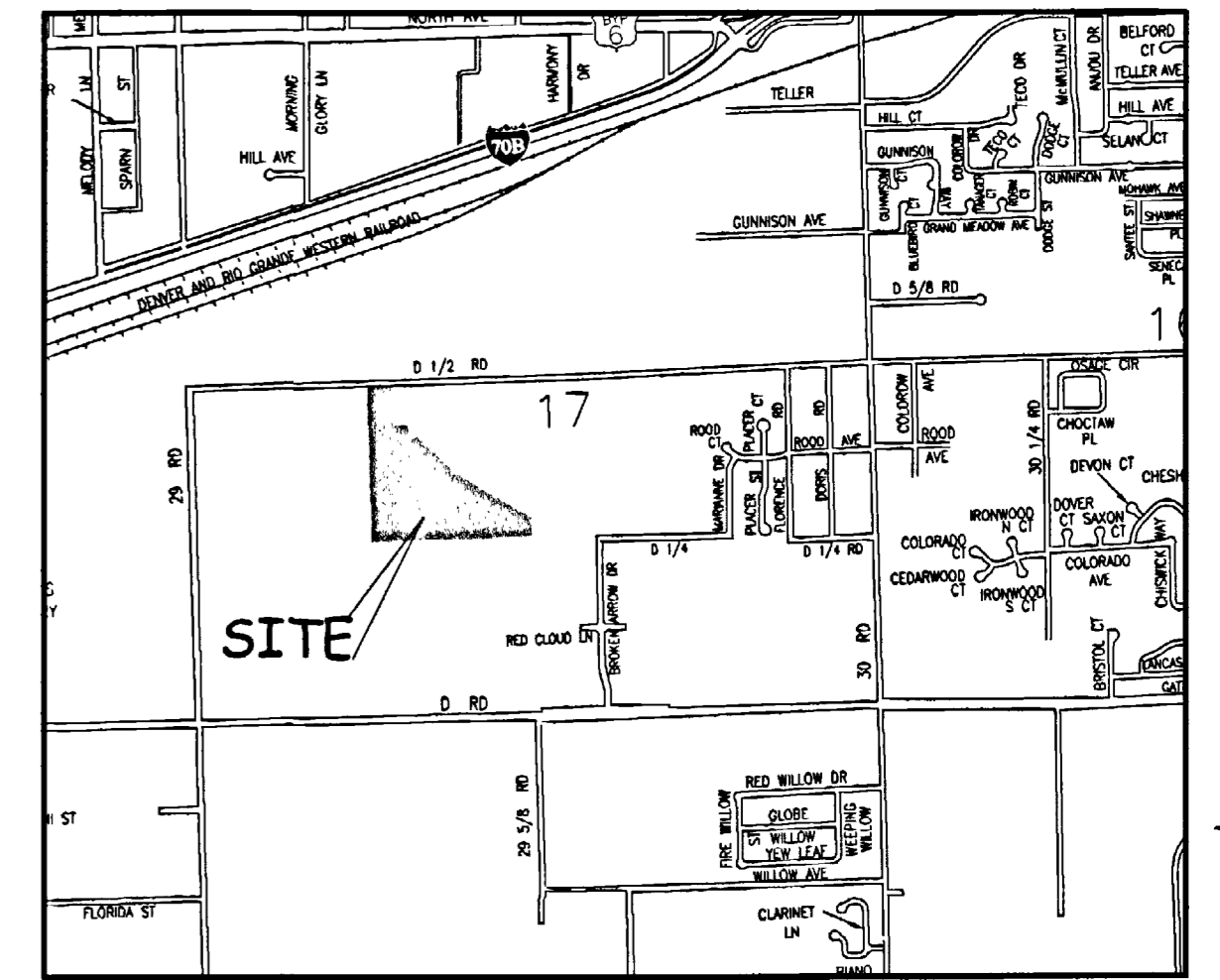
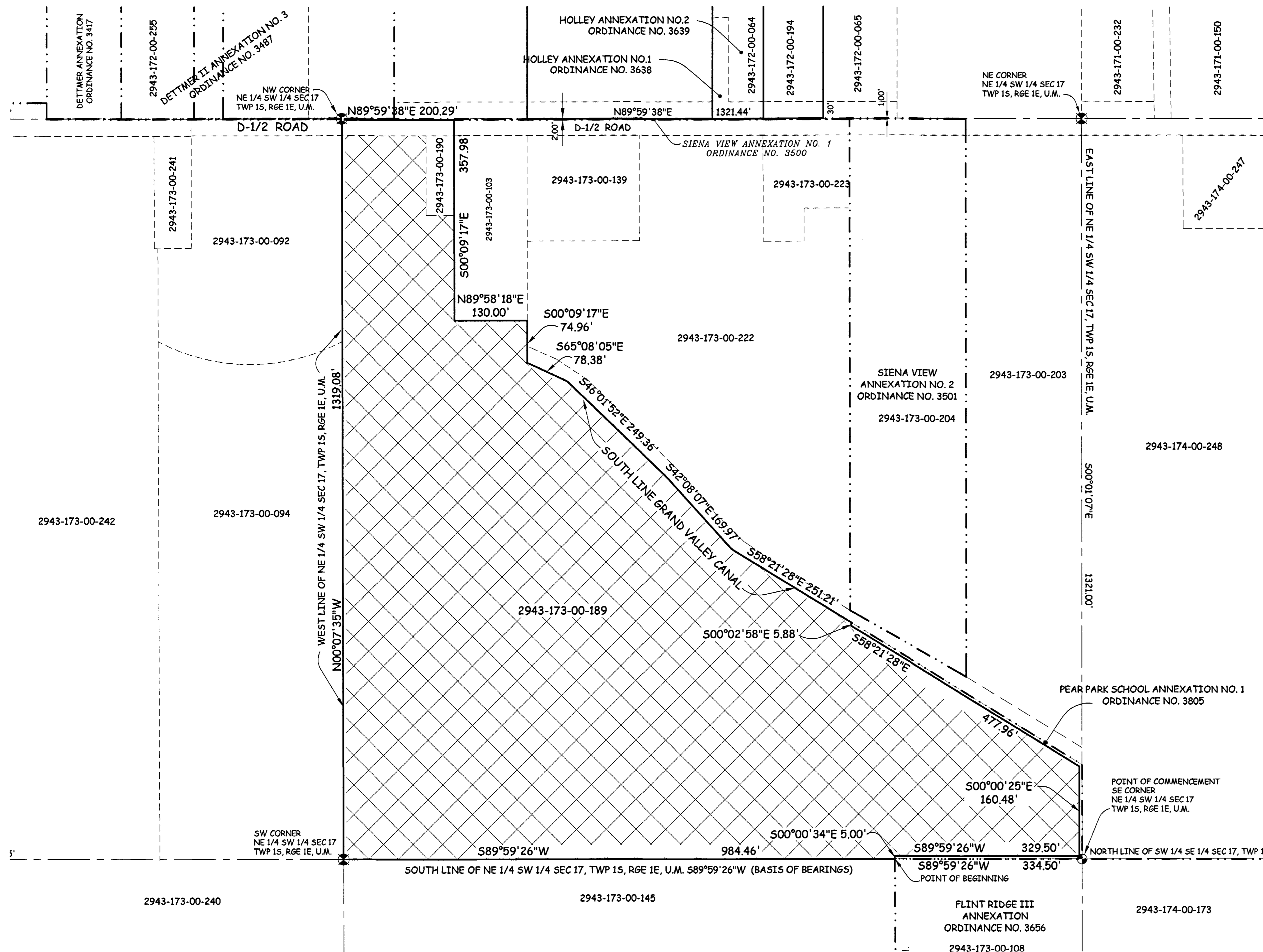
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin
City Clerk

PEAR PARK SCHOOL ANNEXATION NO. 2

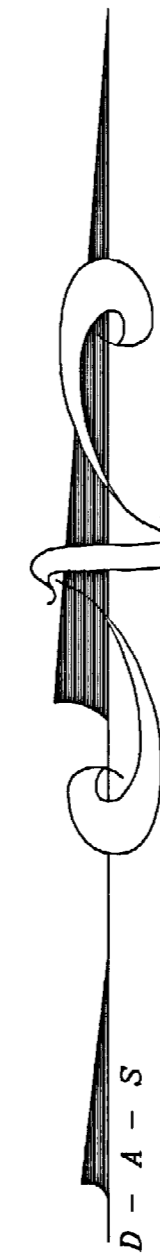
SITUATE IN THE NE 1/4 OF THE SW 1/4 SECTION 17, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

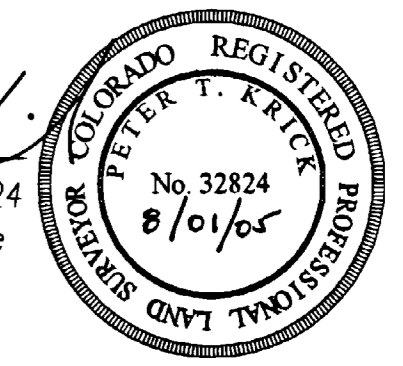
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The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a 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	5750.14FT
CONTIGUOUS PERIMETER	1018.63 FT.
AREA IN SQUARE FEET	879,403***
AREA IN ACRES	20.19

LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	

***CONTAINS 5609 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ORDINANCE NO.

3806

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 herein.

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

SCALE

1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PEAR PARK SCHOOL ANNEXATION NO. 2