#### **ORDINANCE NO. 3810**

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

#### **SCHULTZ ANNEXATION NO. 2**

### **APPROXIMATELY .71 ACRES**

## LOCATED AT 513 29 1/4 ROAD AND INCLUDING A PORTION OF NORTH AVENUE AND 29 1/4 ROAD RIGHTS-OF-WAY

**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:

### Schultz Annexation No. 2

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (NW 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:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear N00°03′56″W with all bearings contained herein relative thereto; thence from said Point of Commencement N89°57′27″W along the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the Point of Beginning; thence N00°03′56″W along a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet to the Northwest corner of the Schultz Annexation No. 1, City of Grand Junction; thence N89°56′04″E along the North line of said Schultz Annexation No. 1, a distance of

2.00 feet to the East line of the SW 1/4 SW 1/4 of said Section 8: thence N00°03'56"W along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 643.00 feet; thence S89°56'04"W a distance of 170.00 feet; thence S00°03'56"E a distance of 164.00 feet; thence N89°56'04"E a distance of 166.00 feet; thence S00°03'56"E feet along a line being 4.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 638.99 feet to the South line of the SW 1/4 SW 1/4 of said Section 8; thence S00°11'03"E along a line being 4.00 feet West of and parallel with the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 4.00 feet; thence S89°57'27"E along a line being 4.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 4.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence S89°57'29"E along a line being 4.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation, City of Grand Junction; thence N00°02'31"E along the West line of said Career Center Annexation a distance of 2.00 feet to the Southeast corner of said Schultz Annexation No. 1; thence N89°57'29"W along the South line of said Schultz Annexation No. 1 a distance of 330.52 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'27"W along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet; thence N00°11'03"E along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet Point of Beginning.

Said parcel contains 0.71 acres (30,789 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 15th day of June, 2005 and ordered published.

**ADOPTED** this 20th of July, 2005.

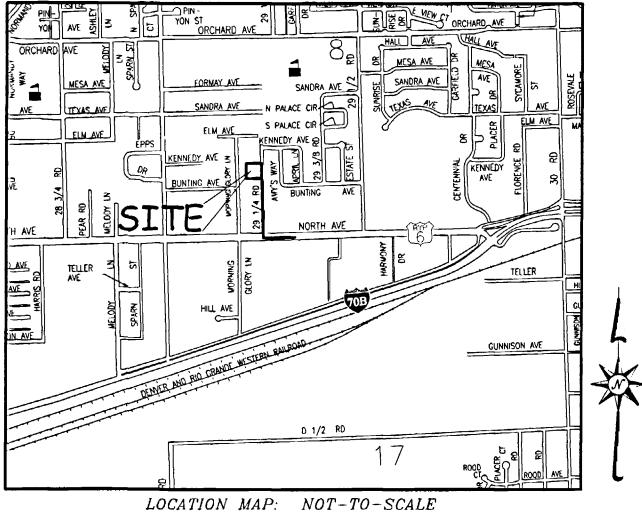
Attest:

/s/: Bruce Hill
President of the Council

/s/: Stephanie Tuin

City Clerk

### SCHULTZ ANNEXATION NO. 2 SITUATE IN THE SW 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 17, T1S, R1E, U.M. POINT OF COMMENCEMENT COUNTY OF MESA, STATE OF COLORADO NW CORNER NE 1/4 NW 1/4 2943-083-00-057 2943-083-00-058 **BLOCK ONE** 589°56'04"W 170.00' PALACE ESTATES FILING NO. TWO PALACE ESTATES FILING NO. TWO! CONDOMINIUM FIVE CONDOMINIUM FOUR CONDO BOOK 2, PAGE 137 CONDO BOOK 2, PAGE 110 2943-083-00-057 DETAILA BLOCK TWO 2943-083-00-056 **BLOOK THREE** 2943-083-00-055 BUNTING AVE **BUNTING AVENUE** N89°56'04"E 166.00 2943-083-00-054 2943-083-00-068 2943-083-00-053 2943-083-00-052 PALACE ESTATES FILING NO. TWO LOT 2 CONDOMINIUM SIX 2943-083-00-105 CONDO BOOK 2, PAGE 153 as follows: 2943-083-00-051 2943-083-00-050 2943-083-00-070 2943-083-00-049 2943-083-00-048 2943-083-00-050 2943-083-00-071 NORTH AVENUE CENTER ANNEXATION 2943-083-00-046 ORDINANCE NO. 3497 CANTRELL SUBDIVISION 2943-083-00-037 PLAT BOOK 18, PAGE 231 LOT1 LOT 1 2943-083-00-045 PALACE POINT SIMPLE SUBDIVISION 2943-083-00-072 PLAT BOOK 19, PAGE 296 -N89°56'04"E 2.00 CANTRELL ANNEXATION NO. 2 2943-083-00-040 ORDINANCE NO. 3340 SCHULTZ ANNEXATION NO. 1 ORDINANCE NO. 3809~ NW CORNER NE 1/4 NW 1/4 SOUTH LINE SW 1/4 SW 1/4 S 17, T15, R1E, U.M. N89°57'29"W 330.52 SEC 17, T15 R1E U.M. NORTH LINE NE 1/4 NW 1/4 S 17, T1S, R1E, U.M. 330,52' 589°57'29"E . 84 N00°02'31"E 2.00' NORTH AVENUE --LINE-TABLE----CAREER CENTER ANNEXATION LINE LENGTH BEARING SEE DETAIL A ORDINANCE NO. 3801 2.00 S89°57'27"W 4.00 L2 500°11'03"E



## LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (NW 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

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear N00°03'56"W with all bearings contained herein relative thereto; thence from said Point of Commencement N89°57'27"W along the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the Point of Beginning; thence N00°03'56"W along a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet to the Northwest corner of the Schultz Annexation No. 1; thence N89°56'04"E along the North line of said Schultz Annexation No. 1, a distance of 2.00 feet to the East line of the SW 1/4 SW 1/4 of said Section 8; thence N00°03'56"W along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 643.00 feet; thence S89°56'04"W a distance of 170.00 feet; thence S00°03'56"E a distance of 164.00 feet; thence N89°56'04"E a distance of 166.00 feet; thence S00°03'56"E feet along a line being 4.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 638.99 feet to the South line of the SW 1/4 SW 1/4 of said Section 8; thence S00°11'03"E along a line being 4.00 feet West of and parallel with the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 4.00 feet; thence S89°57'27"E along a line being 4.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 4.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence S89°57'29"E along a line being 4.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation; thence N00°02'31"E along the West line of said Career Center Annexation a distance of 2.00 feet to the Southeast corner of said Schultz Annexation No. 1; thence N89°57'29"W along the South line of said Schultz Annexation No. 1 a distance of 330.52 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'27"W along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet; thence N00°11'03"E along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet Point of Beginning.

> 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.

City of Grand Junction

PETER T. KRICK, PLS No. 32824 0/11/05 Professional Land Surveyor for the DATE: AUGUST 1, 2005

ANNEXATION PERIMETER 2619.03 FT 498.52 FT. CONTIGUOUS PERIMETER AREA IN SQUARE FEET 30.789\*\*\* ANNEXATION BOUNDARY

589°57'27"E

2.00 N89°57'27"W

2.00 | N00°11'03"E

AREA OF ANNEXATION

AREA IN ACRES 0.71 \*\*\*(CONTAINS 7003 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)

4.00

According to Colorado law you must commence any legal action based upon any defect in this survey wihin 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.

\_\_\_\_\_T.L.P. DATE 05-24-05 SCALE DESIGNED BY CHECKED BY P.T.K. DATE 1" = 60' APPROVED BY \_\_\_\_\_ \_ DATE \_

GRAPHIC SCALE

( IN FEET )

1 inch = 60 ft.

Grand Junction COLORADO

THIS IS NOT A BOUNDARY SURVEY

ORDINANCE NO.

3810

PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

EFFECTIVE DATE

AUGUST 21, 2005

SCHULTZ ANNEXATION NO. 2