

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3842

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

RUCKMAN ANNEXATION

APPROXIMATELY 3.47 ACRES

LOCATED AT 2903 AND 2909 B ½ ROAD

WHEREAS, on the 5th day of October, 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 16th day of November, 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:

RUCKMAN ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 29, 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 NW 1/4 SW 1/4 of said Section 29 and assuming the North line of the NW 1/4 SW 1/4 of said Section 29 to bear N89°49'53"E with all bearings contained herein relative thereto; thence N89°49'53"E along the North line of the NW 1/4 SW 1/4 of said Section 29 a distance of 165.00 feet; thence S00°11'14"E a distance of 30.00 feet to a point on the Southerly right of way of B 1/2 Road and the Point of Beginning; thence along the Southerly right of way of said B 1/2 Road the following three courses:

(1) N89°49'53"E a distance of 213.34 feet; (2) S00°11'14"E a distance of 10.00 feet; (3) N89°49'53"E a distance of 291.36 feet; thence S00°11'14"E leaving the Southerly right of way of said B 1/2 Road a distance of 294.85 feet to the Northeast corner of Lot 7, Block One of Four Corners Subdivision, as recorded in Plat Book 12, Page 53, Mesa County, Colorado public records; thence S89°49'55"W along the Northerly line of said Four Corners Subdivision a distance of 504.70 feet to the Northwest corner of Lot 3, Block One of said Four Corners Subdivision; thence N00°11'14"W a distance of 304.85 feet more or less to the Point of Beginning.

Said parcel contains 3.47 acres (150,943 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 5th day of October, 2005 and ordered published.

ADOPTED on second reading this 16th day of November, 2005.

Attest:

/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk