

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3908

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

THUNDER HOG ESTATES ANNEXATION #1

APPROXIMATELY 0.09 ACRES

LOCATED WITHIN THE F ½ ROAD RIGHT-OF-WAY

WHEREAS, on the 3rd day of May, 2006, 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 7th day of June, 2006; 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:

Thunder Hog Estates Annexation No. 1

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 4, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of the NW1/4 SE1/4 of said Section 4 and assuming the North line of the NW1/4 SE1/4 of said Section 4 bears N89°58'34"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S00°15'03"E along the East line of the NW1/4 SE1/4 of said Section 4 a distance of 2.00 feet; thence S89°58'34"W along a line being 2.00 feet South of and parallel with the North line of the NW1/4 SE1/4 of said Section 4 a distance of 1320.18 to a point on the West line of the

NW1/4 SE1/4 of said Section 4; thence S89°58'03"W along a line being 2.00 feet South of and parallel with the North line of the NE1/4 SW1/4 of said Section 4, a distance of 660.47 feet; thence N01°28'59"E a distance of 2.00 feet to a point on the North line of the NE1/4 SW1/4 of said Section 4; thence N89°58'03"E along the North line of the NE1/4 SW1/4 of said Section 4, a distance of 660.42 to the Northeast corner of the NE1/4 SW1/4 of said Section 4; thence N89°58'34"E along the North line of the NW1/4 SE1/4 of said Section 4, a distance of 1320.17, more or less to the POINT OF BEGINNING.

Said parcel contains 0.09 acres (3961 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 3rd day of May, 2006 and ordered published.

ADOPTED on second reading this 7th day of June, 2006.

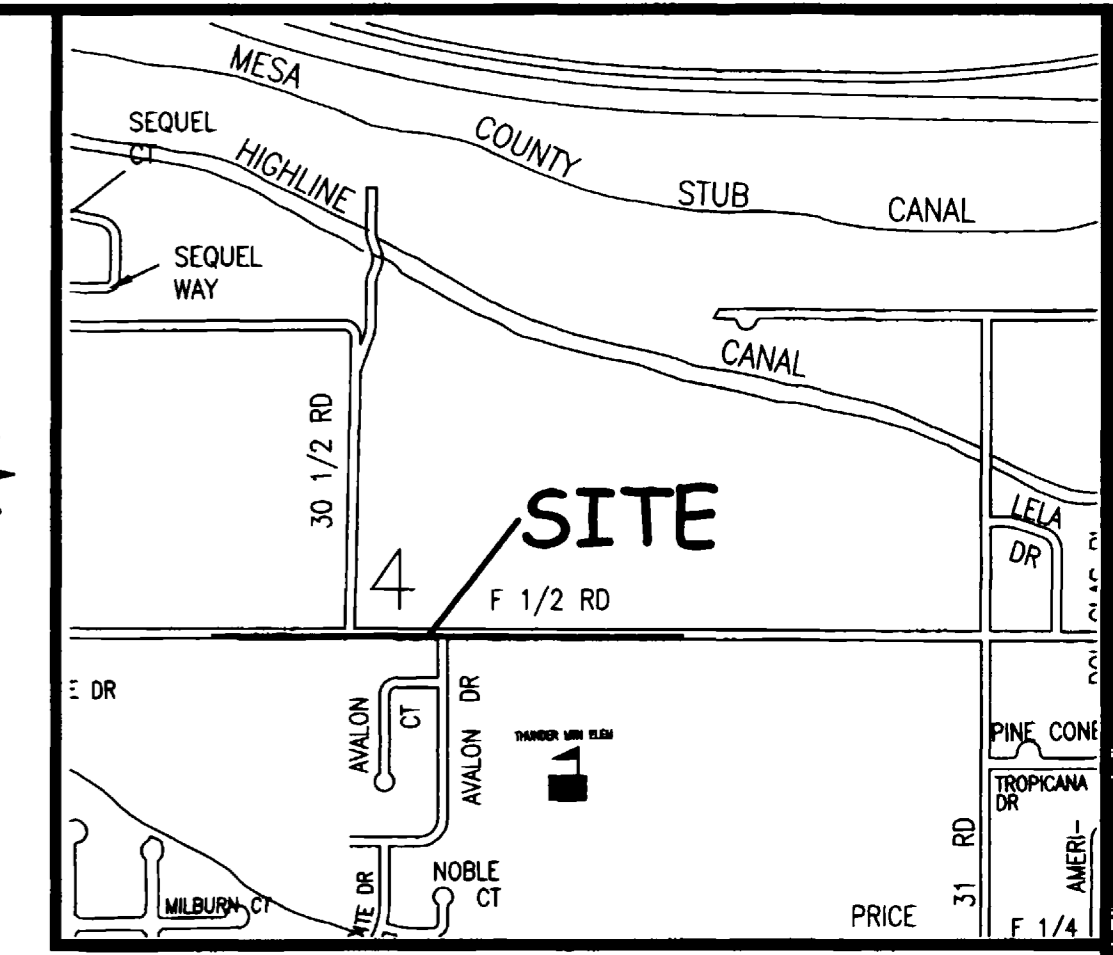
Attest:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk

THUNDER HOG ESTATES ANNEXATION NO. 1

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



LEGAL DESCRIPTION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 4, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

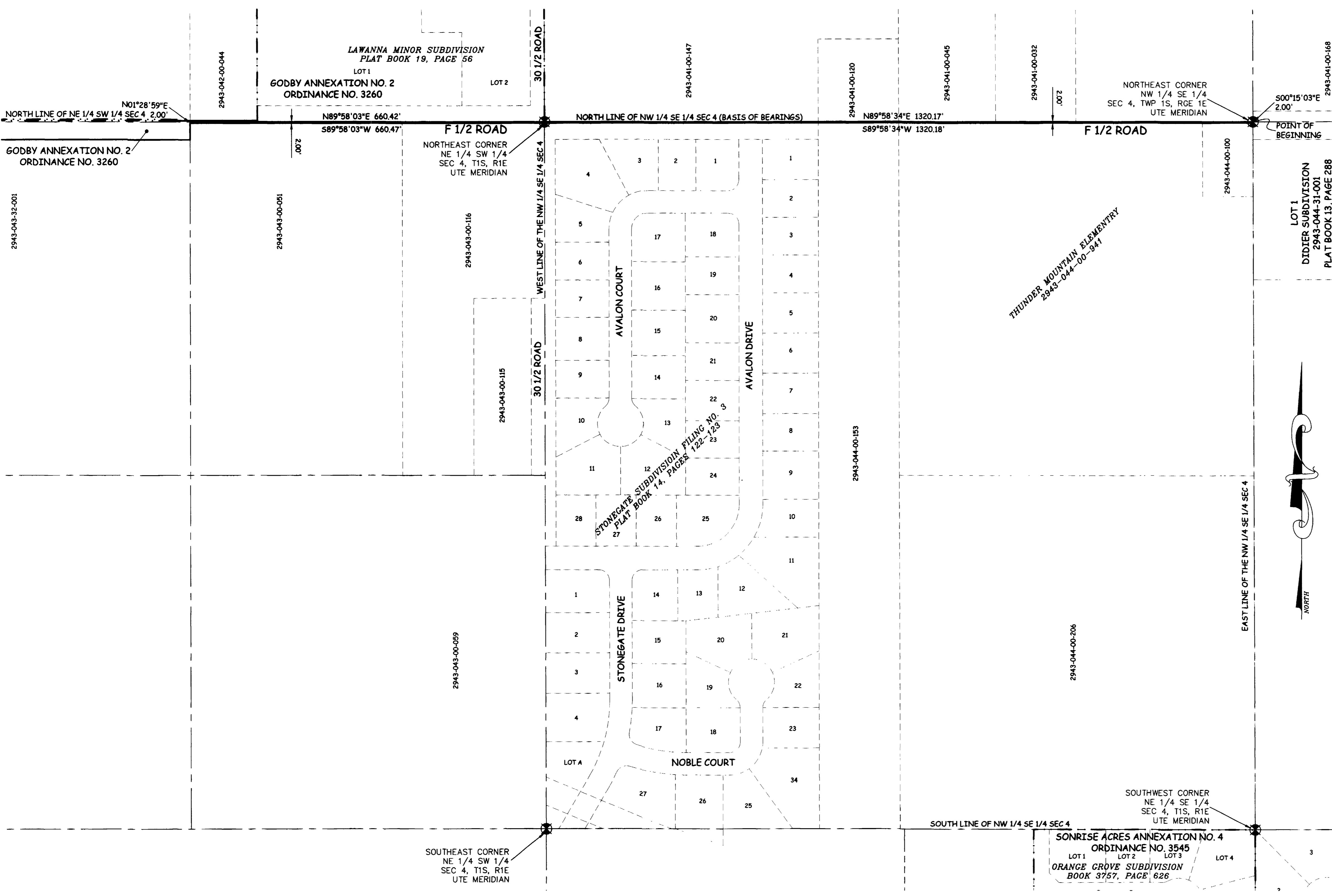
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ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET

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
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 32824
 6/8/06
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: June 8, 2006



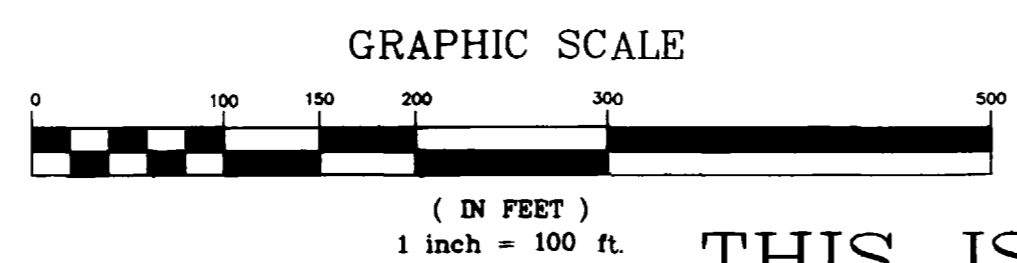
AREA OF ANNEXATION

ANNEXATION PERIMETER	3965.29 FT
CONTIGUOUS PERIMETER	662.47 FT
AREA IN SQUARE FEET	3961***
AREA IN ACRES	0.09

***CONTAINS 3961 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	-----



ORDINANCE NO.
3908

EFFECTIVE DATE
July 9, 2006

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	CM	DATE	04-06-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

THUNDER HOG ESTATES ANNEXATION NO. 1
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