

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3954**

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

**SCHROEDER ANNEXATION**

**APPROXIMATELY 0.81 ACRES**

**LOCATED AT 527 REED MESA DRIVE INCLUDING PORTIONS OF THE  
BROADWAY (HWY 340) AND REED MESA DRIVE RIGHTS-OF-WAY.**

**WHEREAS**, on the 5<sup>th</sup> day of July, 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 16<sup>th</sup> day of August, 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:

**SCHROEDER ANNEXATION**

A parcel of land located in the Southwest 1/4 (SW 1/4) of Section 7, 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 Northwest corner of Lot 9, Block 8, Reed Mesa Subdivision Amended, as recorded in Plat Book 9, Page 62, public records of Mesa County, Colorado, and assuming the North line of said Lot 9 Block 8, to bear S59°08'46"E with all bearings contained herein relative thereto; thence S59°08'46"E along said North line a distance of 206.00 feet to the Northeast corner of said Lot 9 Block 8, and also being a point on the Westerly right of way of Reed Mesa Drive; thence N30°51'14"E along said Westerly right of way, a distance of 203.00 feet to a point on a line being 5 feet South of and parallel with the Southerly line of Swan

Lane Annexation, Ordinance No. 3784, City of Grand Junction; thence N59°08'46"W along said parallel line, a distance of 275.00 feet; thence N30°56'14"E a distance of 5.00 feet to a point on the Southerly line of said Swan Lane Annexation; thence S59°08'46"E along said Southerly line of said Swan Lane Annexation, a distance of 300.00 feet; thence S30°51'14"W along the center line of said Reed Mesa Drive, a distance of 188.00 feet; thence S59°08'46"E a distance of 25.00 feet to a point on the Easterly right of way of said Reed Mesa Drive; thence S30°51'14"W along said Easterly right of way, a distance of 130.00 feet; thence N59°08'46"W a distance of 256.16 feet to the Southwest corner of said Lot 9, Block 8; thence N30°56'14"E along the West line of said Lot 9, Block 8, a distance of 110.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 0.81 acres (35,244 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 5<sup>th</sup> day of July, 2006 and ordered published.

**ADOPTED** on second reading this 16<sup>th</sup> day of August, 2006.

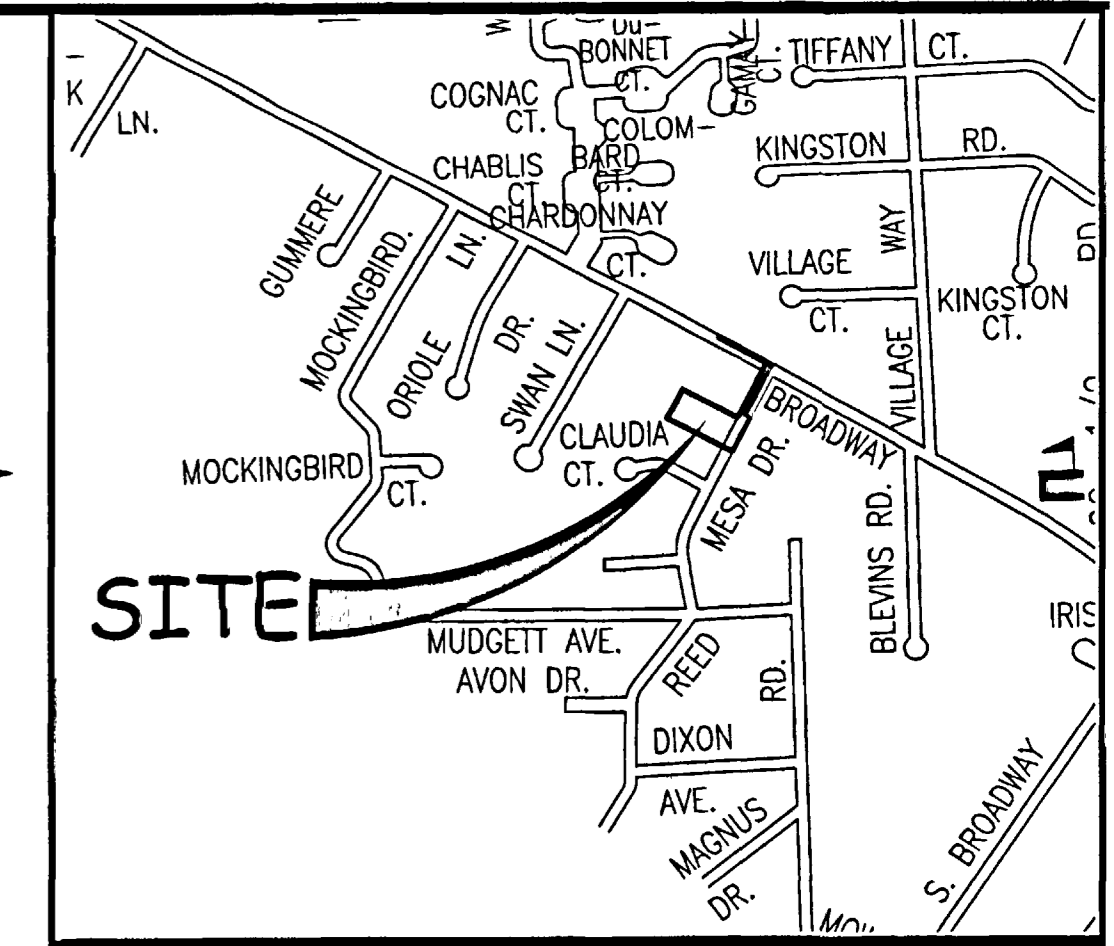
Attest:

/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
City Clerk

# SCHROEDER ANNEXATION

SITUATE IN SOUTHWEST QUARTER (SW 1/4) OF SECTION 7,  
TWP. 15, RGE. 1W, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

## LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 (SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

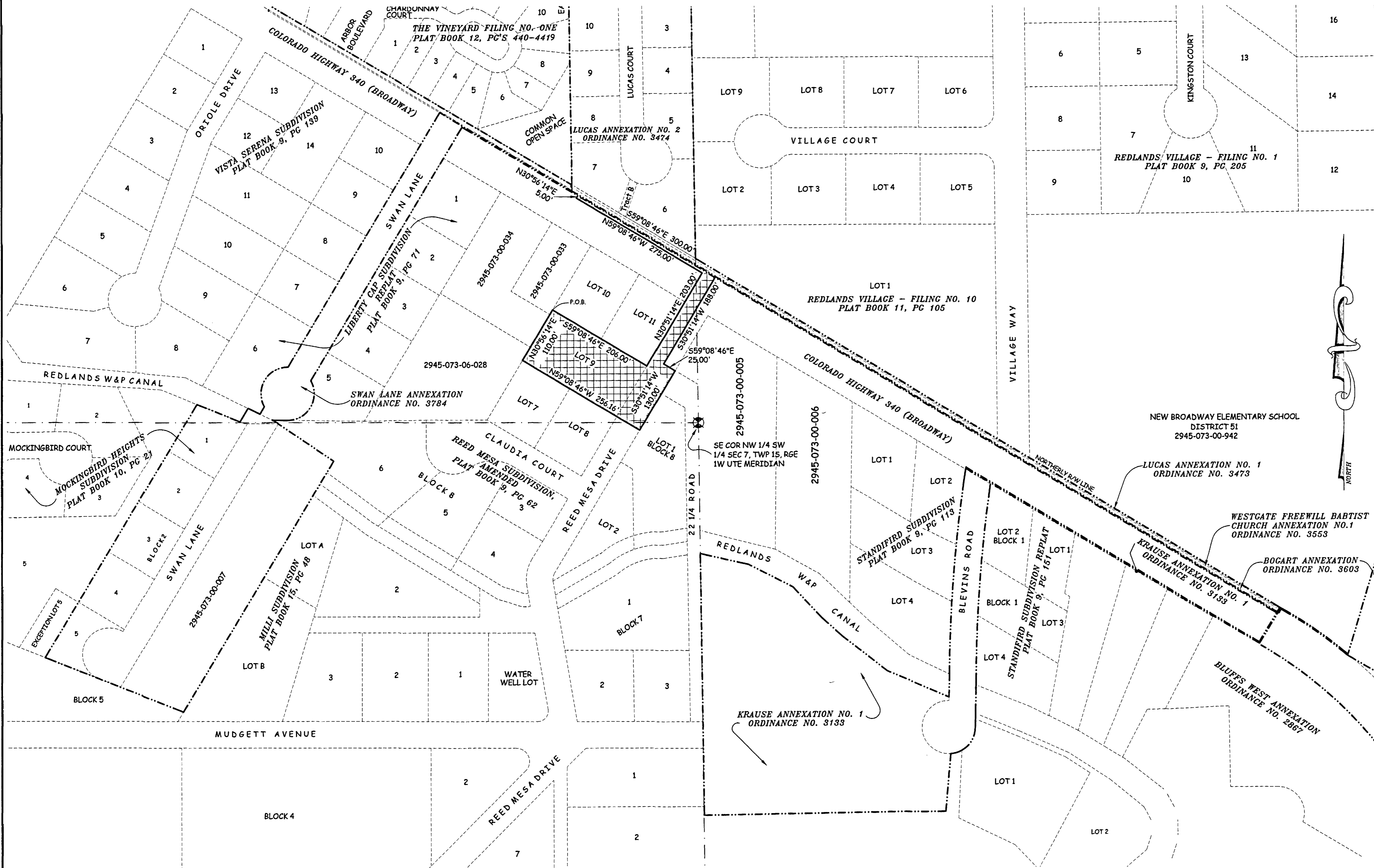
Beginning at the Northwest corner of Lot 9, Block 8, Reed Mesa Subdivision Amended, as recorded in Plat Book 9, Page 62, public records of Mesa County, Colorado, and assuming the North line of said Lot 9 Block 8, to bear S59°08'46"E with all bearings contained herein relative thereto; thence S59°08'46"E along said North line a distance of 206.00 feet to the Northeast corner of said Lot 9 Block 8, and also being a point on the Westerly right of way of Reed Mesa Drive; thence N30°56'14"E along said Westerly right of way, a distance of 203.00 feet to a point on a line being 5 feet South of and parallel with the Southerly line of Swan Lane Annexation, Ordinance No. 3784, City of Grand Junction; thence N30°56'14"E a distance of 5.00 feet to a point on the Southerly line of said Swan Lane Annexation; thence S59°08'46"E along said Southerly line of said Swan Lane Annexation, a distance of 300.00 feet; thence S30°51'14"W along the center line of said Reed Mesa Drive, a distance of 188.00 feet; thence S59°08'46"E a distance of 25.00 feet to a point on the Easterly right of way of said Reed Mesa Drive; thence S30°51'14"W along said Easterly right of way, a distance of 130.00 feet; thence N59°08'46"W a distance of 256.16 feet to the Southwest corner of said Lot 9, Block 8; thence N30°56'14"E along the West line of said Lot 9, Block 8, a distance of 110.00 feet, more or less, to the POINT OF BEGINNING.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

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  
 8/17/06  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: August 17, 2006

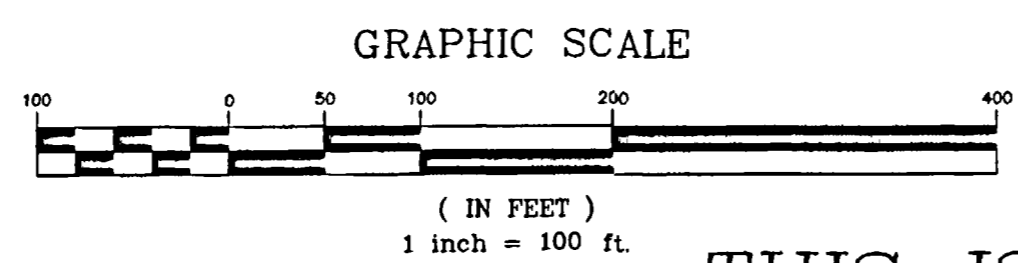


### AREA OF ANNEXATION

ANNEXATION PERIMETER	1698.13 FT.
CONTIGUOUS PERIMETER	300.00 FT.
AREA IN SQUARE FEET	35,244***
AREA IN ACRES	0.81

### LEGEND

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



ORDINANCE NO.  
3954

EFFECTIVE DATE  
SEPTEMBER 17, 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	05-23-06
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

SCHROEDER ANNEXATION  
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