

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3996**

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

**PEAR PARK SCHOOL NO. 3 ANNEXATION**

**APPROXIMATELY 1.00 ACRE**

**LOCATED AT GRAND VALLEY CANAL WEST OF 29 ½ ROAD AND NORTH  
OF D ¼ ROAD**

**WHEREAS**, on the 18<sup>th</sup> day of October, 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 6<sup>th</sup> day of December, 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:

**PEAR PARK SCHOOL NO. 3 ANNEXATION**

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:

Beginning at the Southeast corner of Siena View Annexation No. 2, Ordinance No. 3501, City of Grand Junction and assuming the Southerly line of said Siena View Annexation No. 2 to bear S60°16'02"E with all bearings contained herein relative thereto; thence S00°02'58"E along the Southerly projection of the East line of said Siena View Annexation No. 2 a distance of 30 feet more or less to the centerline of the Grand Valley Canal; thence Southeasterly along the centerline of the Grand Valley Canal a distance of 242 feet more or less to a point on the

East line of said NE 1/4 SW1/4 of Section 17; thence S00°01'07"E along the East line of said NE 1/4 SW1/4 of Section 17 a distance of 36 feet more or less to the Northeast corner of Pear Park School Annexation No. 1, Ordinance No. 3805, City of Grand Junction; thence N58°21'28"W along the Northerly lines of said Pear Park School Annexation No. 1 and Pear Park School Annexation No. 2, Ordinance No. 3806, City of Grand Junction a distance of 758.54 feet; thence continuing along the Northerly line of said Pear Park School Annexation No. 2 the following three courses: (1) N42°08'07"W a distance of 169.97 feet; (2) thence N46°01'52"W a distance of 249.36 feet; (3) thence N68°08'05"W a distance of 78.38 feet; thence N00°09'17"W a distance of 34 feet more or less returning to the centerline of the Grand Valley Canal; thence meandering Southeasterly along the centerline of the Grand Valley Canal to the intersection with the Southerly projection of the West line of said Siena View Annexation No. 2; thence N00°02'58"W along the Southerly projection of the West line of said Siena View Annexation No. 2 a distance of 20 feet more or less to the Southwest corner of said Siena View Annexation No. 2; thence S60°16'02"E along the Southerly line of said Siena View Annexation No. 2 a distance of 239.08 feet to the Point of Beginning.

Said parcel contains 1.00 acre (43,560 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 18<sup>th</sup> day of October, 2006 and ordered published.

**ADOPTED** on second reading the 6<sup>th</sup> day of December, 2006.

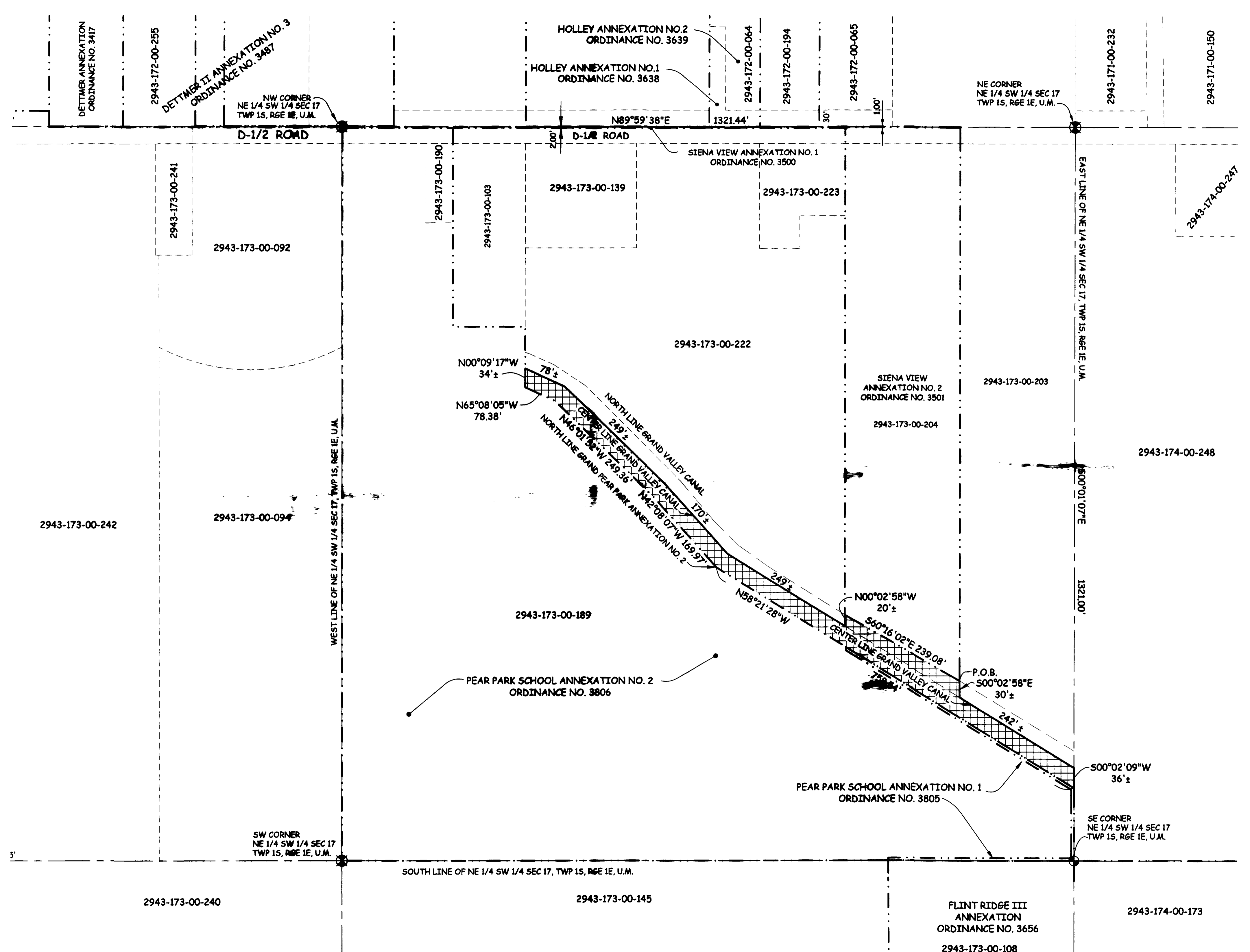
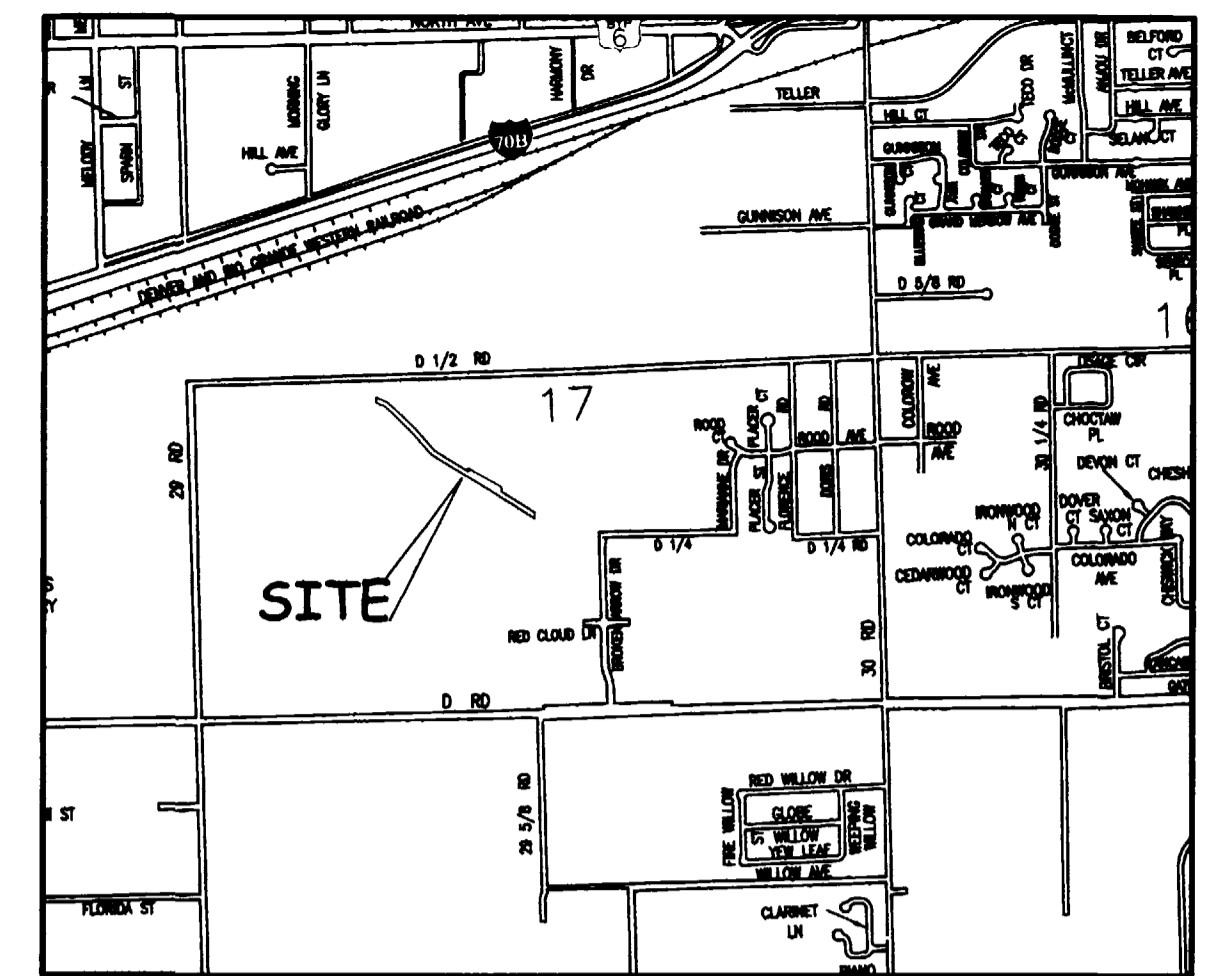
Attest:

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

/s/: Stephanie Tuin  
City Clerk

# PEAR PARK SCHOOL ANNEXATION NO. 3

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

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:

Beginning at the Southeast corner of Siena View Annexation No. 2, Ordinance No. 3501, City of Grand Junction and assuming the Southerly line of said Siena View Annexation No. 2 to bear S60°16'02"E with all bearings contained herein relative thereto; thence S00°02'58"E along the Southerly projection of the East line of said Siena View Annexation No. 2 a distance of 30 feet more or less to the centerline of the Grand Valley Canal; thence Southeasterly along the centerline of the Grand Valley Canal a distance of 242 feet more or less to a point on the East line of said NE 1/4 SW1/4 of Section 17; thence S00°01'07"E along the East line of said NE 1/4 SW1/4 of Section 17 a distance of 36 feet more or less to the Northeast corner of Pear Park School Annexation No. 1, Ordinance No. 3805, City of Grand Junction; thence N58°21'28"W along the Northerly line of said Pear Park School Annexation No. 1 and Pear Park School Annexation No. 2, Ordinance No. 3806, City of Grand Junction a distance of 758.54 feet; thence continuing along the Northerly line of said Pear Park School Annexation No. 2 the following three courses: (1) N42°08'07"W a distance of 169.97 feet; (2) thence N46°01'52"W a distance of 249.36 feet; (3) thence N68°08'05"W a distance of 78.38 feet; thence N00°09'17"W a distance of 34 feet more or less returning to the centerline of the Grand Valley Canal; thence meandering Southeasterly along the centerline of the Grand Valley Canal to the intersection with the Southerly projection of the West line of said Siena View Annexation No. 2; thence N00°02'58"W along the Southerly projection of the West line of said Siena View Annexation No. 2 a distance of 20 feet more or less to the Southwest corner of said Siena View Annexation No. 2; thence S60°16'02"E along the Southerly line of said Siena View Annexation No. 2 a distance of 239.08 feet to the Point of Beginning.

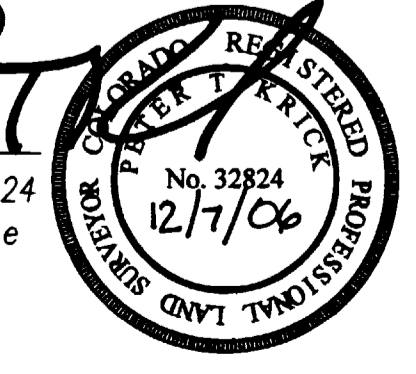


**ABBREVIATIONS**

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*  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: December 7, 2006



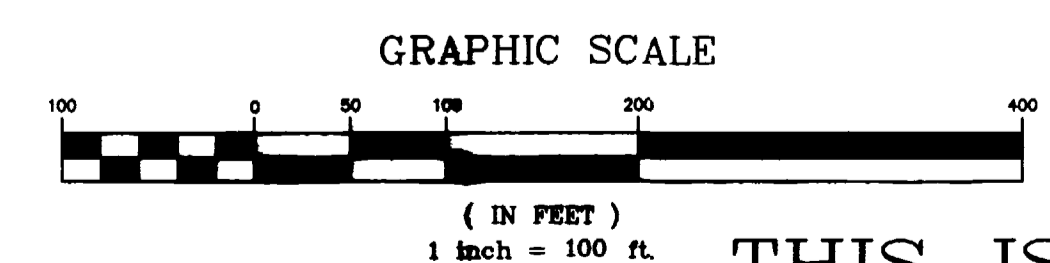
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	2603.00 FT ±
CONTIGUOUS PERIMETER	1,529.00 FT ±
AREA IN SQUARE FEET	43,560 ± ***
AREA IN ACRES	1.00 ±

\*\*\*CONTAINS NO AREA WITHIN PUBLIC RIGHTS OF WAY

**LEGEND**

ANNEXATION BOUNDARY	—
EXISTING CITY LIMITS	- - - -



ORDINANCE NO. 3996  
EFFECTIVE DATE JANUARY 7, 2007

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	T.L.P.	DATE	9-15-06
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. 3  
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