

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3998

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

BECERRA ANNEXATION NO. 1

APPROXIMATELY .01 ACRES

LOCATED WITHIN THE 28 ½ ROAD RIGHT-OF-WAY

WHEREAS, on the 1st day of November, 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 6th 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:

BECERRA ANNEXATION NO. 1

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 30, 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 Lot 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears N00°04'16"E; thence S89°54'25"E a distance of 50.00 feet along the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126 to a point on the West line of that certain parcel of land as described in Book 2275, Pages 724-725, Public Records of Mesa County, Colorado; thence

S00°04'16"W along said West line a distance of 5.00 feet; thence N89°54'25"W along a line being 5.00 feet South of and parallel with the South line of said Armantrout Annexation No. 3, a distance of 45.00 feet; thence S00°04'16"W along a line being 5.00 feet East of and parallel with the East line of said Lot 1, a distance of 95.00 feet; thence N89°54'25"W a distance of 5.00 feet to a point on the East line of said Lot 1; thence N00°04'16"E along the East line of said Lot 1 a distance of 100.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (725 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 1st day of November, 2006 and ordered published.

ADOPTED this 6th day of December, 2006.

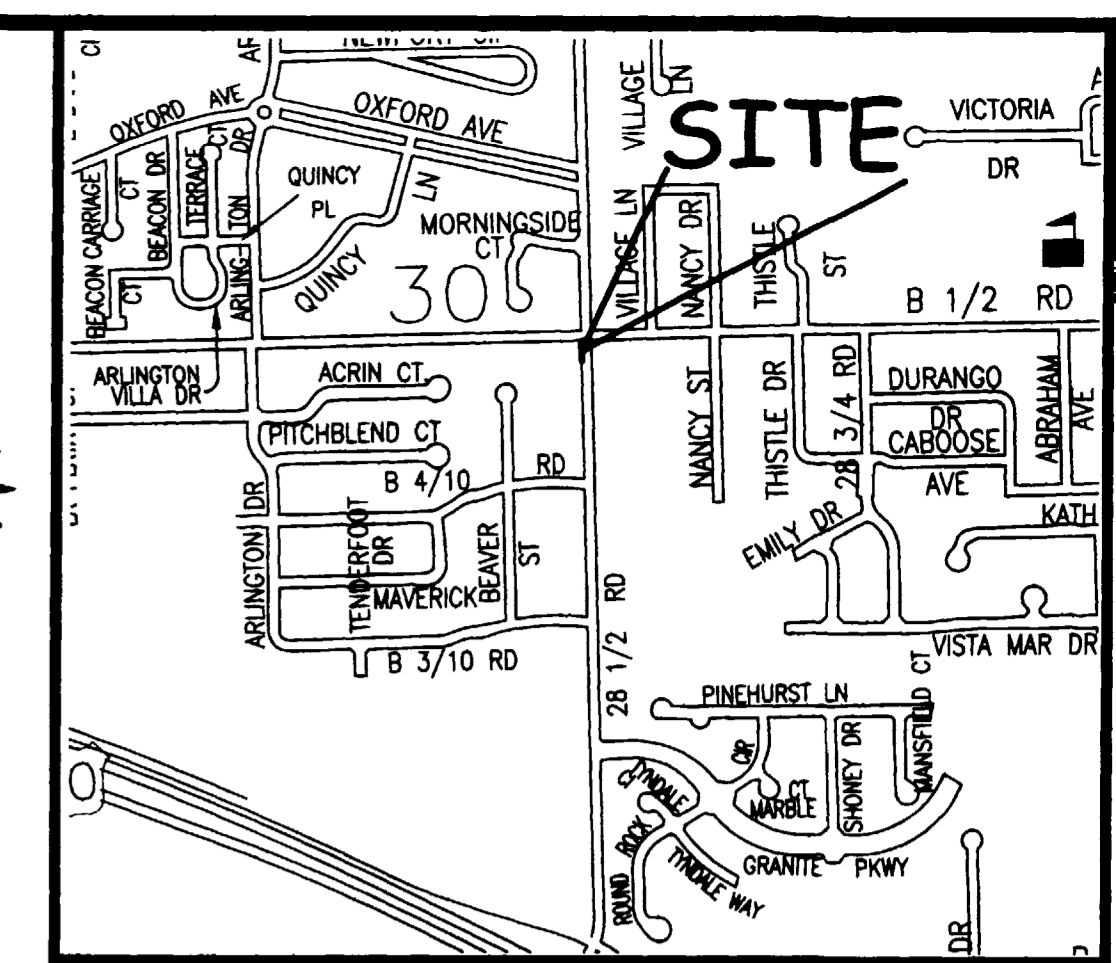
Attest:

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

/s/: Stephanie Tuin
City Clerk

BECERRA ANNEXATION NO. 1

SITUATE IN NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 30, TWP. 1S, RGE. 1E, U.M. COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP NOT-TO-SCALE

LEGAL DESCRIPTION


A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

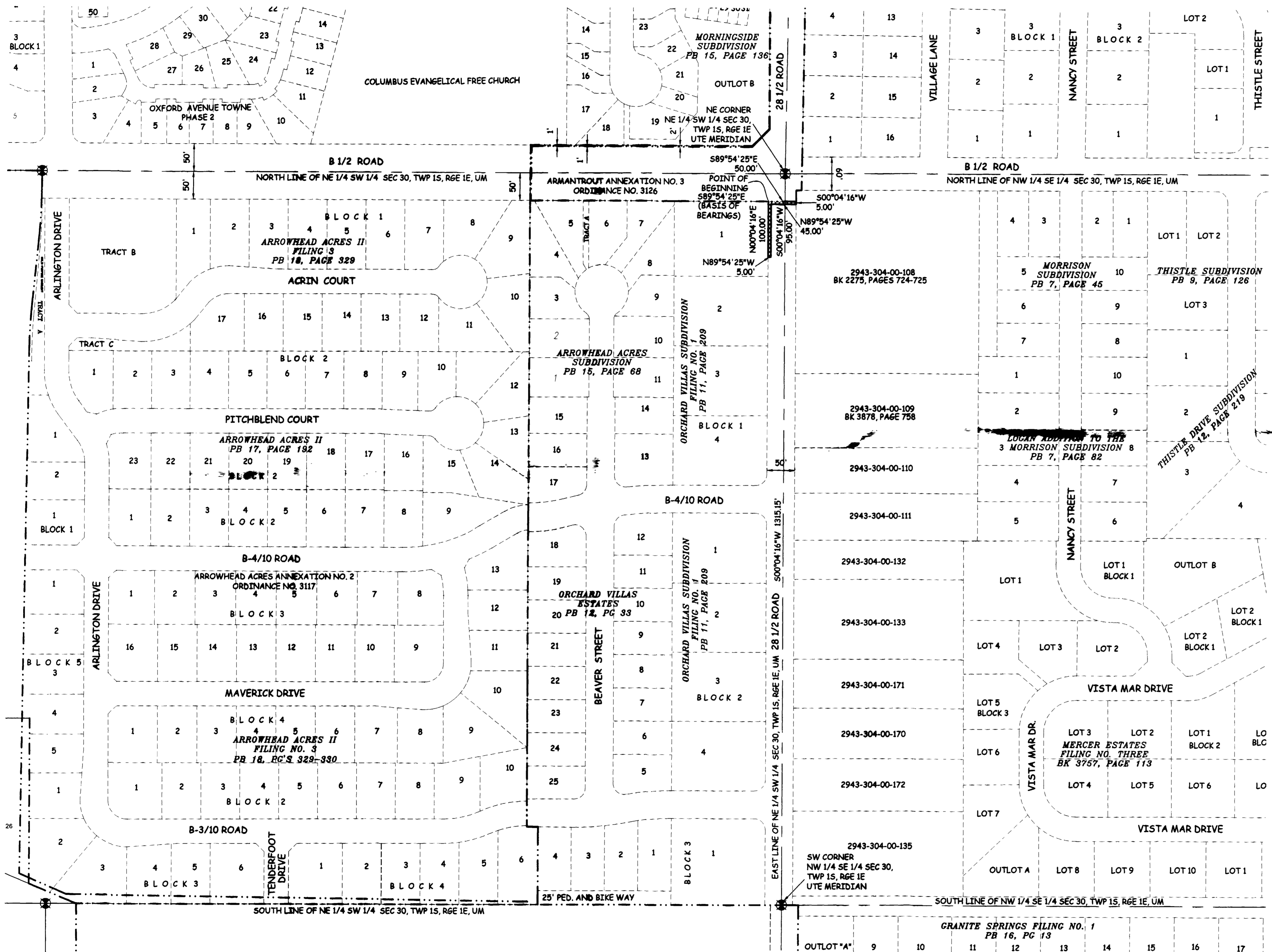
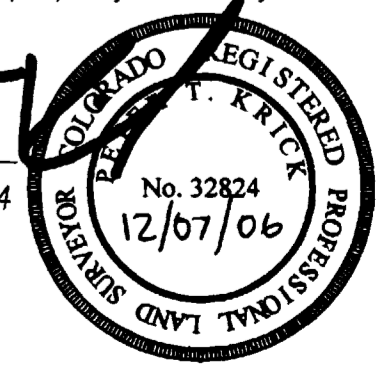
BEGINNING at the Northeast corner of Lot 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears N00°04'16"E; thence S89°54'25"E a distance of 50.00 feet along the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126 to a point on the West line of that certain parcel of land as described in Book 2275, Pages 724-725, Public Records of Mesa County, Colorado; thence S00°04'16"W along said West line a distance of 5.00 feet; thence N89°54'25"W along a line being 5.00 feet South of and parallel with the South line of said Armantrout Annexation No. 3, a distance of 45.00 feet; thence S00°04'16"W along a line being 5.00 feet East of and parallel with the East line of said Lot 1, a distance of 95.00 feet; thence N89°54'25"W a distance of 5.00 feet to a point on the East line of said Lot 1; thence N00°04'16"E along the East line of said Lot 1 a distance of 100.00 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, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: December 7, 2006



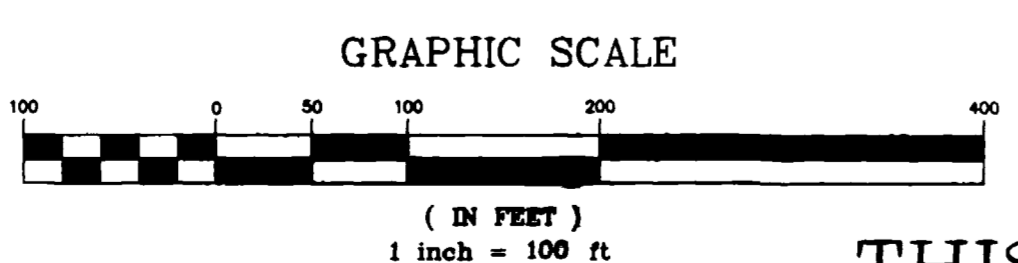
AREA OF ANNEXATION

ANNEXATION PERIMETER	300.00 FT
CONTIGUOUS PERIMETER	50.00 FT
AREA IN SQUARE FEET	725***
AREA IN ACRES	0.01

***CONTAINS 725 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS



ORDINANCE NO.
 3998

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 herein.

DRAWN BY CM DATE 10-05-06
 DESIGNED BY _____ DATE _____
 CHECKED BY P.T.K. DATE _____
 APPROVED BY _____ DATE _____

SCALE
1" = 100'



**PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION**

BECERRA ANNEXATION NO. 1
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