

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3999**

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

**BECERRA ANNEXATION NO. 2**

**APPROXIMATELY .20 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. 2**

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 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:

COMMENCING 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 S00°04'16"W; thence S00°04'16"W along said East line a distance of 100.00 feet to the Point of Beginning; thence N89°54'25"E a distance of 5.00 feet; thence N00°04'16"E 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 to a point on a line being 5.00 feet South of

and parallel to the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence S89°54'25"E along said parallel line a distance of 25.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 30; thence S00°04'16"W along the East line of said NE 1/4 SW 1/4 a distance of 305.00 feet; thence S89°56'27"W a distance of 30.00 feet to a point on the East line of said Orchard Villas Subdivision; thence N00°04'16"E along said East line a distance of 210.08 feet, more or less, to the Point of Beginning.

Said parcel contains 0.20 acres (8,676 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 1<sup>st</sup> day of November, 2006 and ordered published.

**ADOPTED** this 6<sup>th</sup> day of December, 2006.

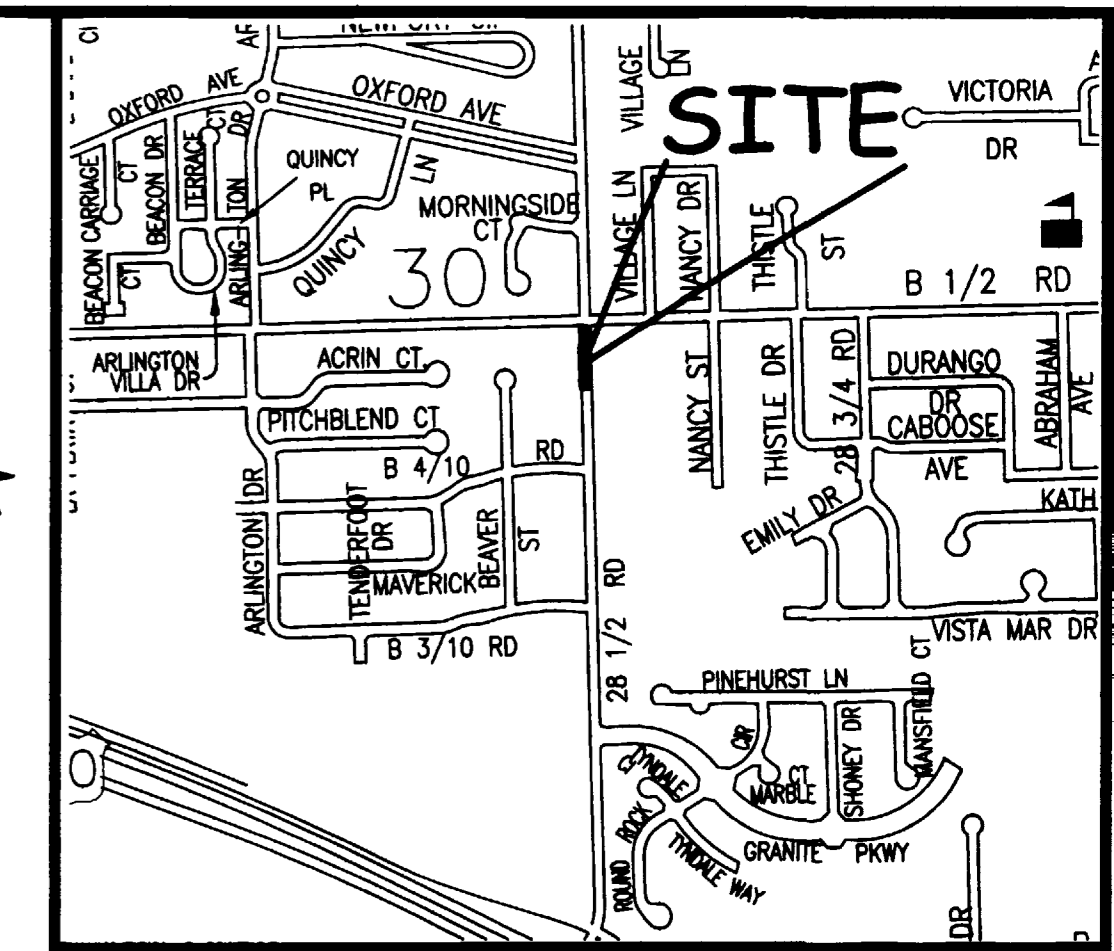
Attest:

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

/s/: Stephanie Tuin  
City Clerk

# BECERRA ANNEXATION NO. 2

SITUATE IN NE 1/4 OF THE SW 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) 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:

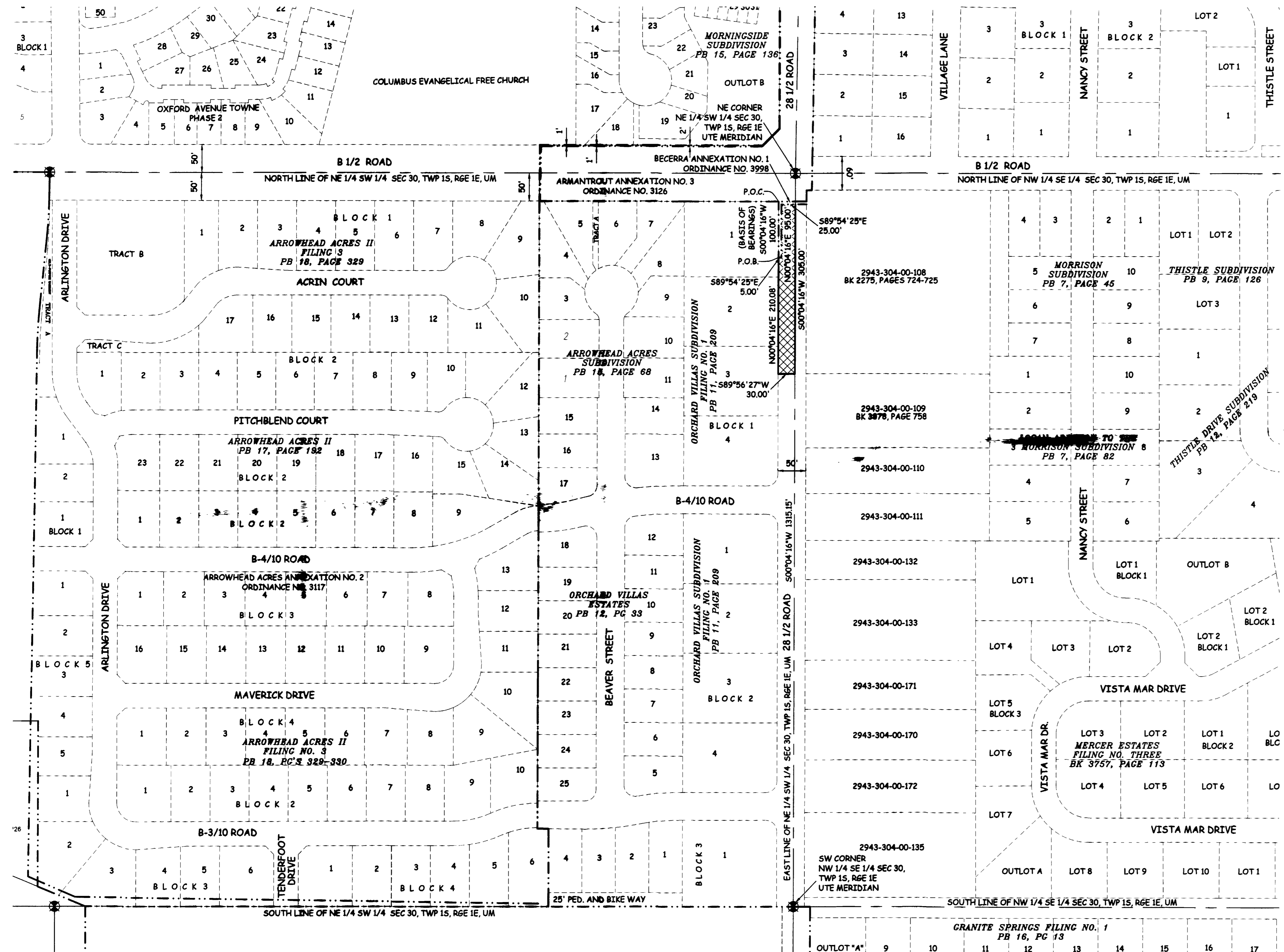
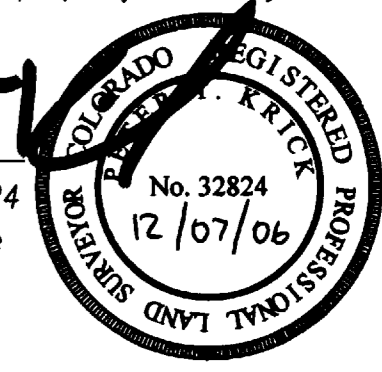
COMMENCING at the Northeast corner of Lot 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears S00°04'16"W; thence S00°04'16"W along said East line a distance of 100.00 feet to the Point of Beginning; thence N89°54'25"E a distance of 5.00 feet; thence N00°04'16"E 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 to a point on a line being 5.00 feet South of and parallel to the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence S89°54'25"E along said parallel line a distance of 25.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 30; thence S00°04'16"W along the East line of said NE 1/4 SW 1/4 a distance of 305.00 feet; thence S89°56'27"W a distance of 30.00 feet to a point on the East line of said Orchard Villas Subdivision; thence N00°04'16"E along said East line a distance of 210.08 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*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: December 7, 2006



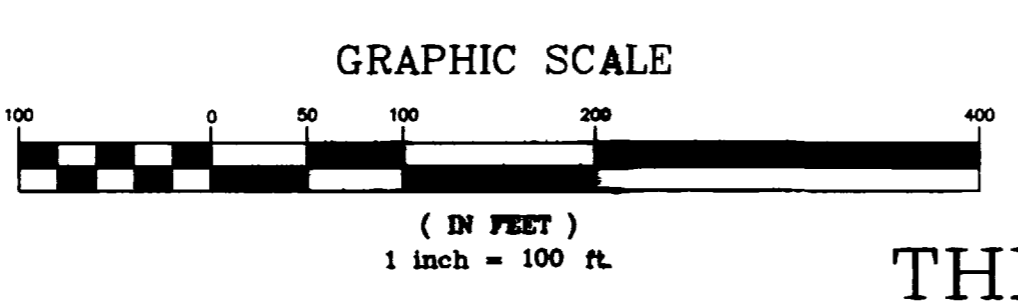
**AREA OF ANNEXATION**

ANNEXATION PERIMETER	670.08 FT
CONTIGUOUS PERIMETER	125.00 FT
AREA IN SQUARE FEET	8,676***
AREA IN ACRES	0.20

\*\*\*CONTAINS 8,676 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY

**LEGEND**

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



**ORDINANCE NO.**  
3999

**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 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. 2**  
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