

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4225

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
PRATHER ANNEXATION NO 1
APPROXIMATELY 0.47 ACRES
LOCATED AT 243 29 ROAD**

WHEREAS, on the 31st day of March, 2008, 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 5th day of May, 2008; 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:

PRATHER ANNEXATION NO 1

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3 to the Point of Beginning; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 103.00 feet, said line being 30.00 feet

West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence along the following (3) three courses: (1) S89°49'52"W a distance of 200.00 feet (2) N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 0.47 acres (20,600.00 sq. ft.), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 31st day of March, 2008 and ordered published.

ADOPTED on second reading the 5th day of May, 2008.

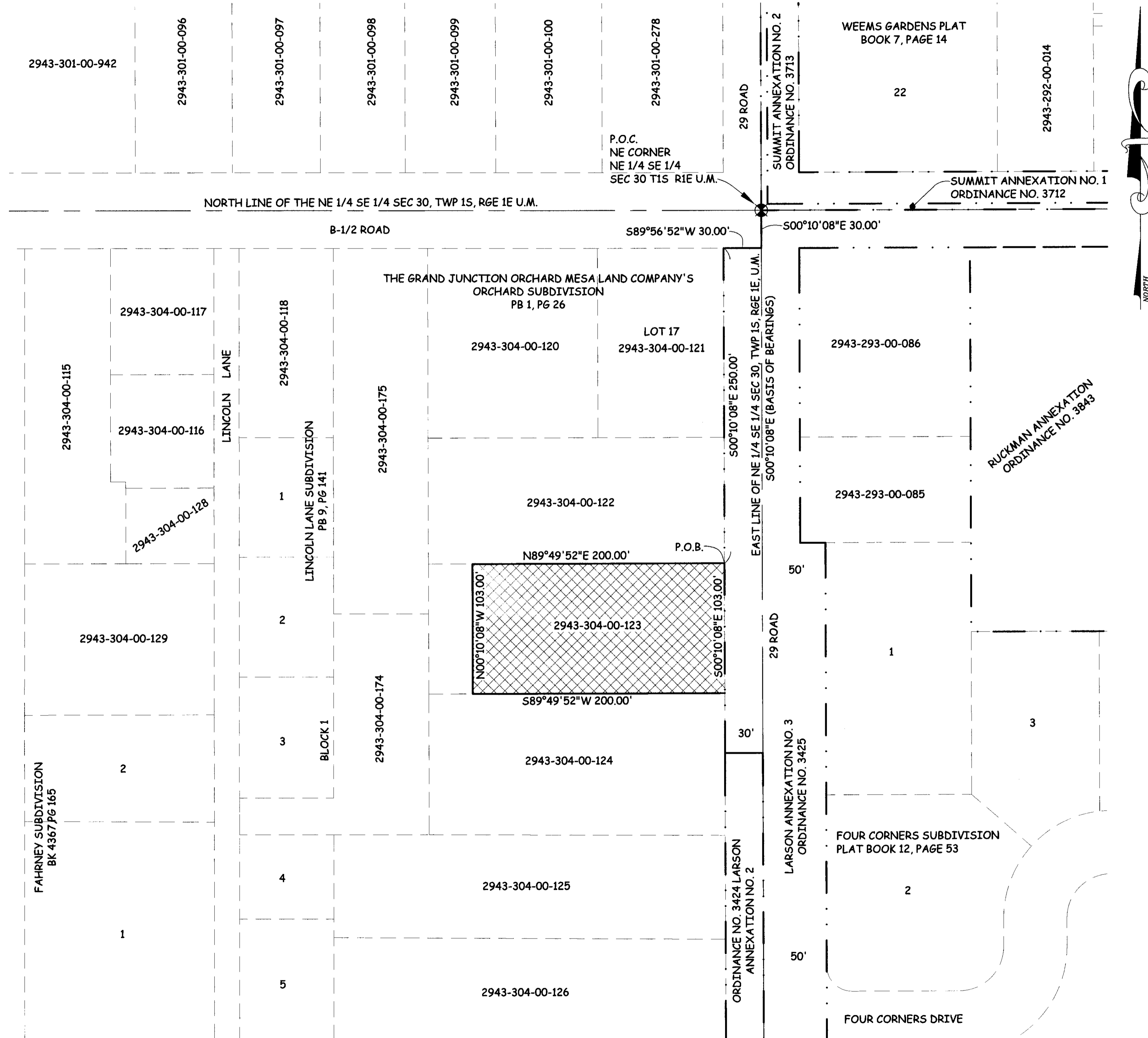
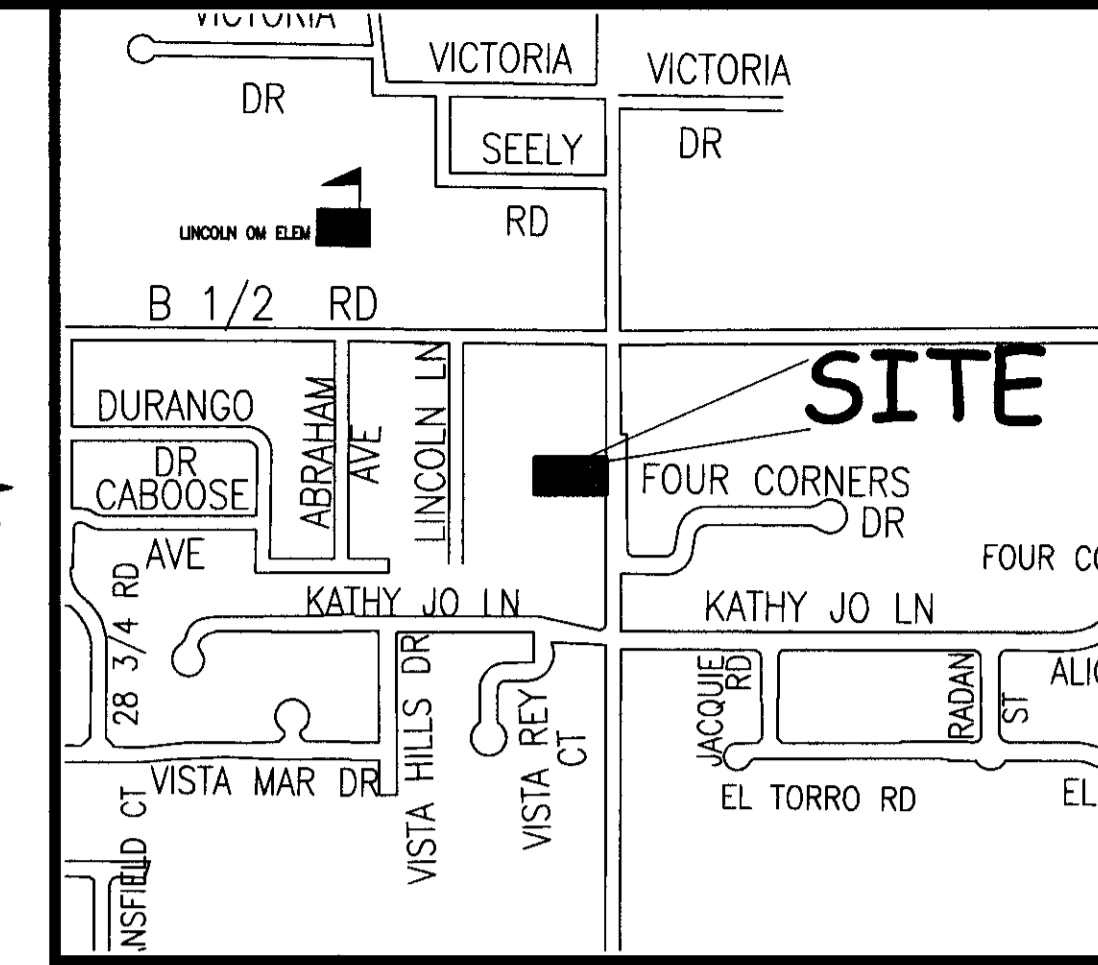
Attest:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk

PRATHER ANNEXATION NO. 1

SITUATE IN THE NE 1/4 SE 1/4 OF SECTION 30, T15, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

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

Commencing at the Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3 to the Point of Beginning; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 103.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence along the following (3) three courses: (1) S89°49'52"W a distance of 200.00 feet (2) N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 200.00 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
∠	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.

[Signature]
PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the City of Grand Junction
DATE: May 7th, 2008

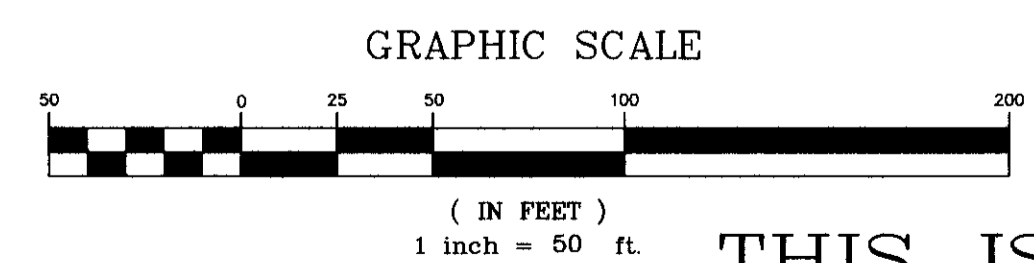


AREA OF ANNEXATION

ANNEXATION PERIMETER	606.00 FT
CONTIGUOUS PERIMETER	103.00 FT
AREA IN SQUARE FEET	20,600.00
AREA IN ACRES	0.47

LEGEND

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



ORDINANCE NO.
4225

EFFECTIVE DATE
June 6th, 2008

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	J.K.T.	DATE	03-04-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 50'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

PRATHER ANNEXATION NO. 1