

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4237

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

SCHUCKMAN ANNEXATION NO 2

APPROXIMATELY 0.08 ACRES

LOCATED WITHIN THE 28 1/2 ROAD RIGHT-OF-WAY

WHEREAS, on the 3rd 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 14th day of April, 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:

SCHUCKMAN ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 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 Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence S89°57'44"E a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30, to a point on the West line of the NE 1/4 SW 1/4 of said Section

30, said point also being the Point of Beginning; thence N00°04'16"E a distance of 200.16 feet along the West line of the NE 1/4 SW 1/4 of said Section 30; thence S89°54'25"E a distance of 20.00 feet; thence S00°04'16"W a distance of 106.17 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the North line of Schuckman Annexation No. 1, City of Grand Junction; thence N89°53'49"W a distance of 5.00 feet along the North line of said Schuckman Annexation No. 1; thence S00°04'16"W a distance of 94.00 feet along a line being 15.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Westerly line of said Schuckman Annexation No. 1; thence N89°53'49"W a distance of 15.00 feet along a line being 5.00 feet North and parallel with the South line of the NW 1/4 SE 1/4 of said Section 30, said line also being the Northerly line of said Schuckman Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.08 acres (3,533.10 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 3rd day of March, 2008 and ordered published.

ADOPTED on second reading the 19th day of May, 2008.

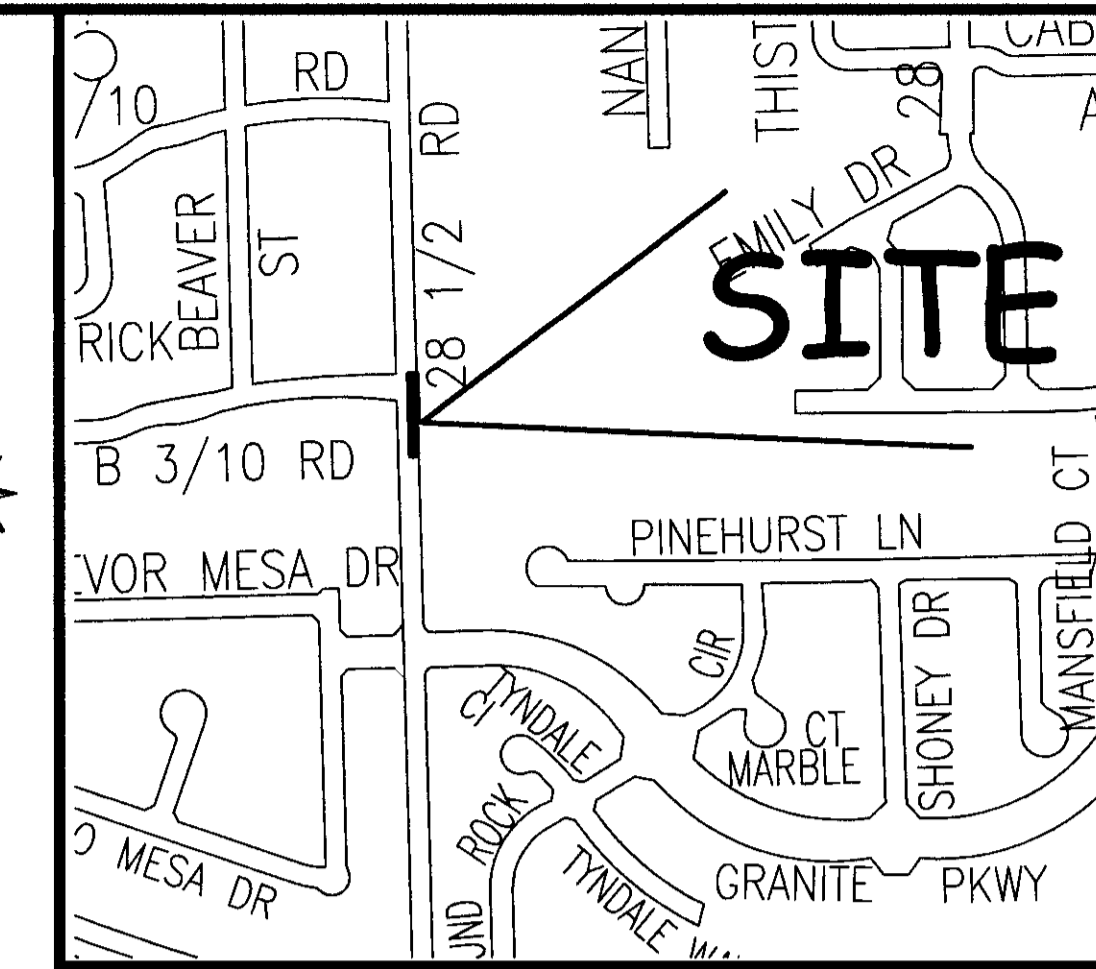
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

SCHUCKMAN ANNEXATION NO. 2

SITUATE IN THE NW 1/4 SE 1/4 OF SECTION 30, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

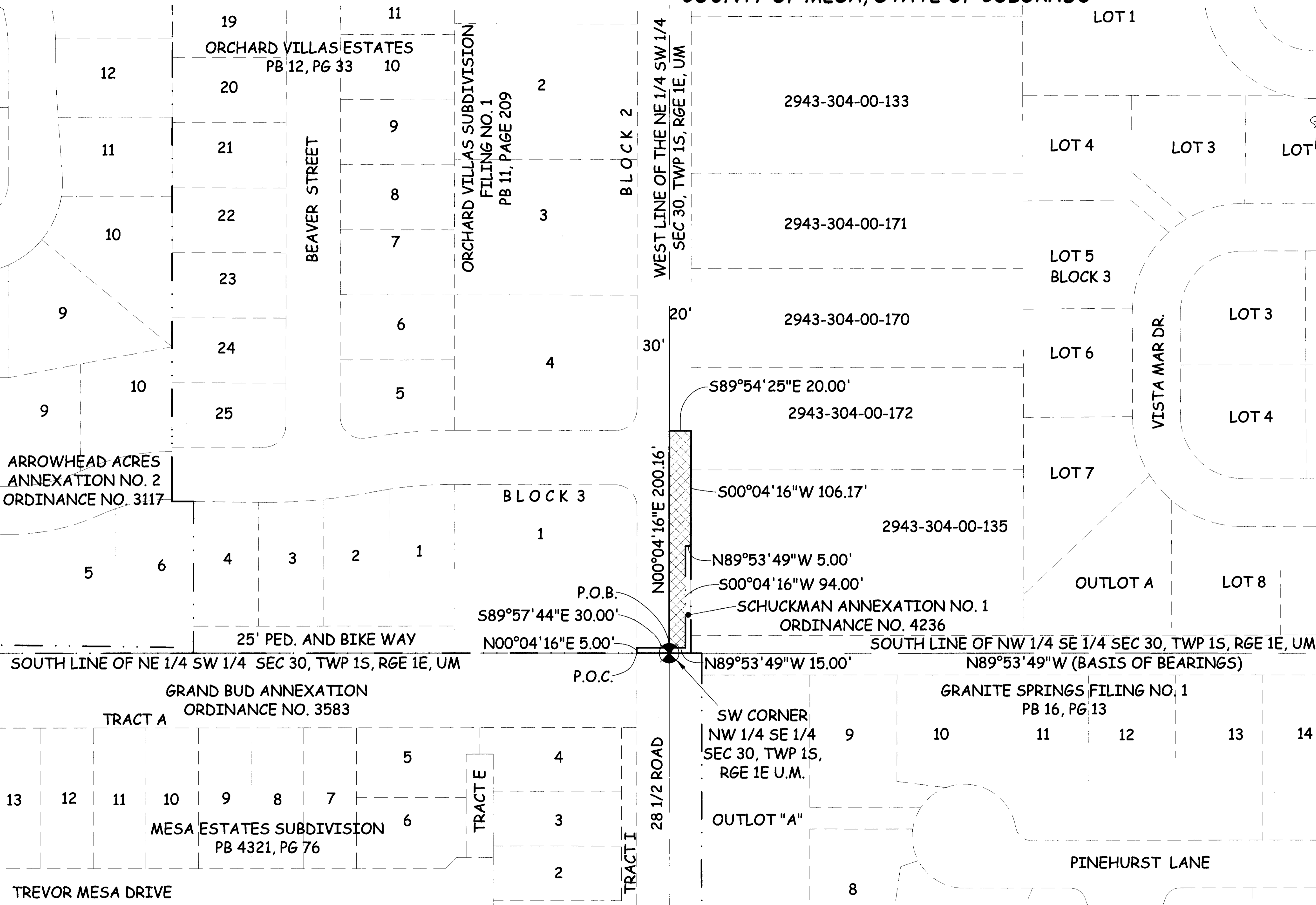
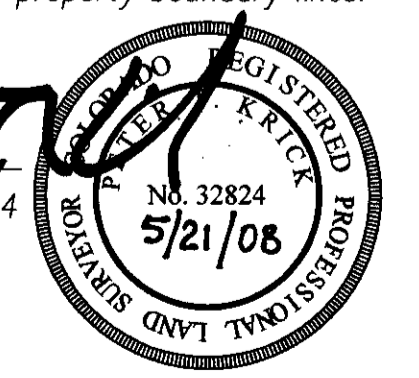
A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 30, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence S89°57'44"E a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30, to a point on the West line of the NE 1/4 SW 1/4 of said Section 30, said point also being the Point of Beginning; thence N00°04'16"E a distance of 200.16 feet along the West line of the NE 1/4 SW 1/4 of said Section 30; thence S89°54'25"E a distance of 20.00 feet; thence S00°04'16"W a distance of 106.17 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the North line of Schuckman Annexation No. 1, Ordinance No. 4236, City of Grand Junction; thence N89°53'49"W a distance of 5.00 feet along the North line of said Schuckman Annexation No. 1; thence S00°04'16"W a distance of 94.00 feet along a line being 15.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Westerly line of said Schuckman Annexation No. 1; thence N89°53'49"W a distance of 15.00 feet along a line being 5.00 feet North and parallel with the South line of the NW 1/4 SE 1/4 of said Section 30, said line also being the Northerly line of said Schuckman Annexation No. 1 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: May 21st, 2008



ARROWHEAD ACRES ANNEXATION NO. 2 ORDINANCE NO. 3117

GRAND BUD ANNEXATION ORDINANCE NO. 3583 TRACT A

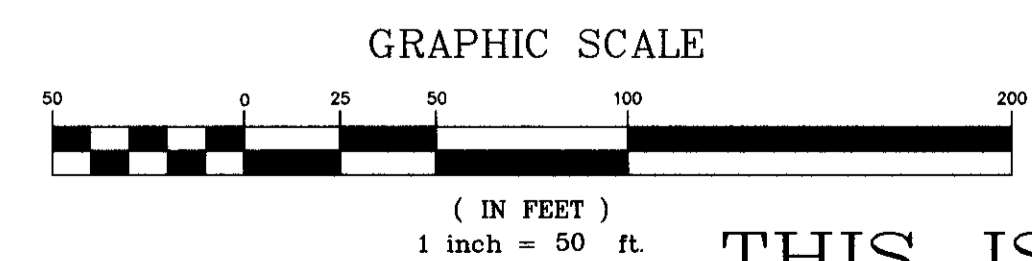
MESA ESTATES SUBDIVISION PB 4321, PG 76

AREA OF ANNEXATION

ANNEXATION PERIMETER	440.30 FT
CONTIGUOUS PERIMETER	148.87 FT.
AREA IN SQUARE FEET	3,533.10***
AREA IN ACRES	0.08

LEGEND

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



ORDINANCE NO. 4237
 EFFECTIVE DATE June 20th, 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	02-12-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE
 1" = 50'



PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION

SCHUCKMAN ANNEXATION NO. 2