

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4264

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

PHILLIPS-FORD ANNEXATION

APPROXIMATELY 0.53 ACRES

**LOCATED AT 2894 ORCHARD AVENUE, INCLUDING A PORTION OF THE
ORCHARD AVENUE RIGHT-OF-WAY**

WHEREAS, on the 2nd day of June, 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 July, 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:

PHILLIPS-FORD ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 7, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NE 1/4 of said Section 7 and assuming the South line of the SE 1/4 NE 1/4 of said Section 7 to bear N89°45'42"W with all bearings contained herein relative thereto; thence N89°45'42"W a distance of 277.50 feet along the South line of the SE 1/4 NE 1/4 of said Section 7, said line also being the Southerly line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence N00°03'51"W a distance of 5.00 feet to a point on the Northerly line of said Arbors Annexation, said point also being the Point of Beginning; thence N89°45'42"W a distance of 113.50 feet along a line being 5.00 feet North of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 7, said line also being

the Northerly line of said Arbors Annexation; thence N00°03'51"W a distance of 205.00 feet; thence S89°45'42"E a distance of 113.50 feet to a point on the West line of Right of Way of North Sparn Street, as same is recorded in Book 716, Page 427 of the Mesa County, Colorado public records; thence S00°03'51"E a distance of 205.00 feet along the West line of said Right of Way to the Point of Beginning

Said parcel contains 0.53 acres (23,267.50 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 2nd day of June, 2008 and ordered published.

ADOPTED on second reading the 14th day of July, 2008.

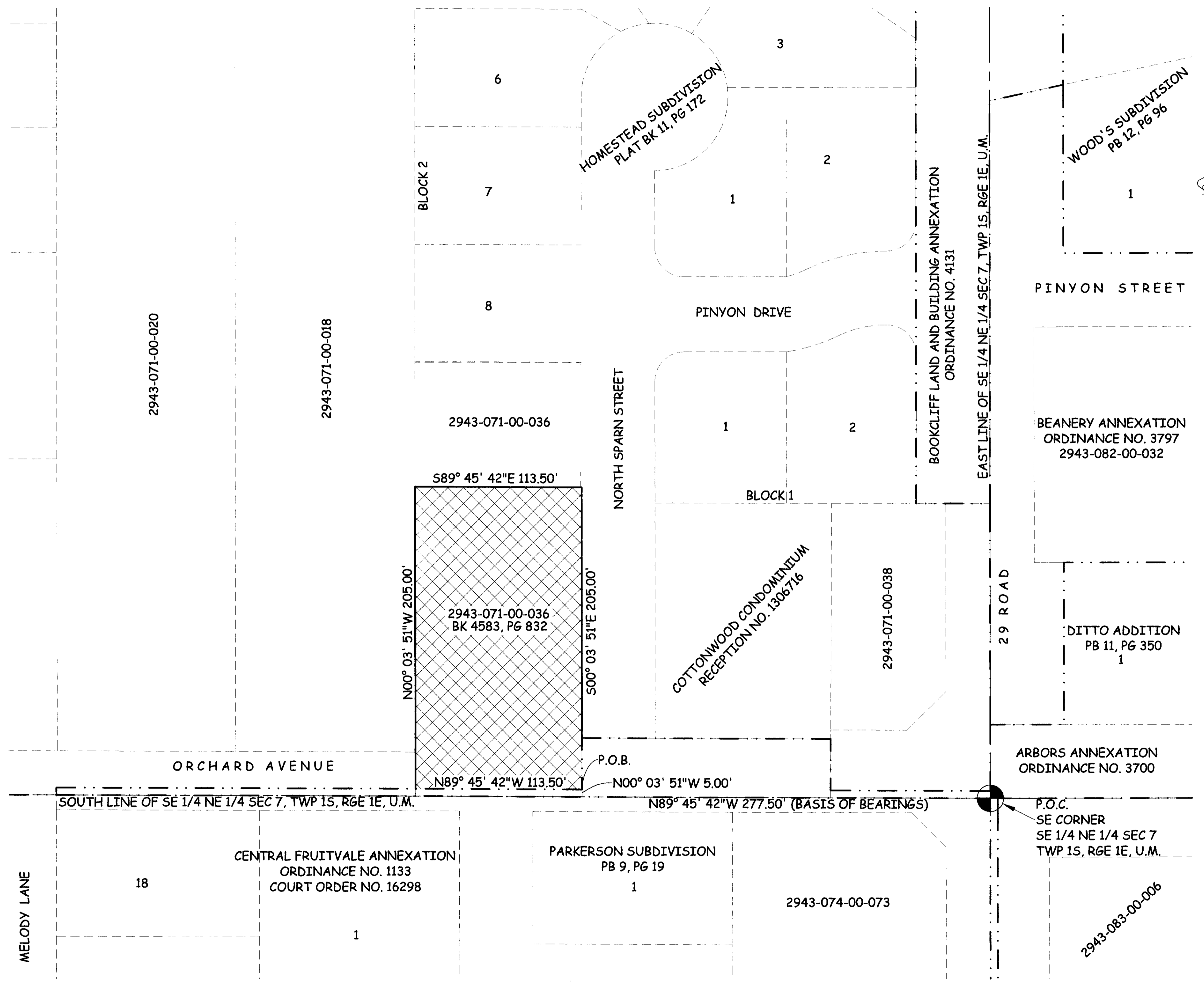
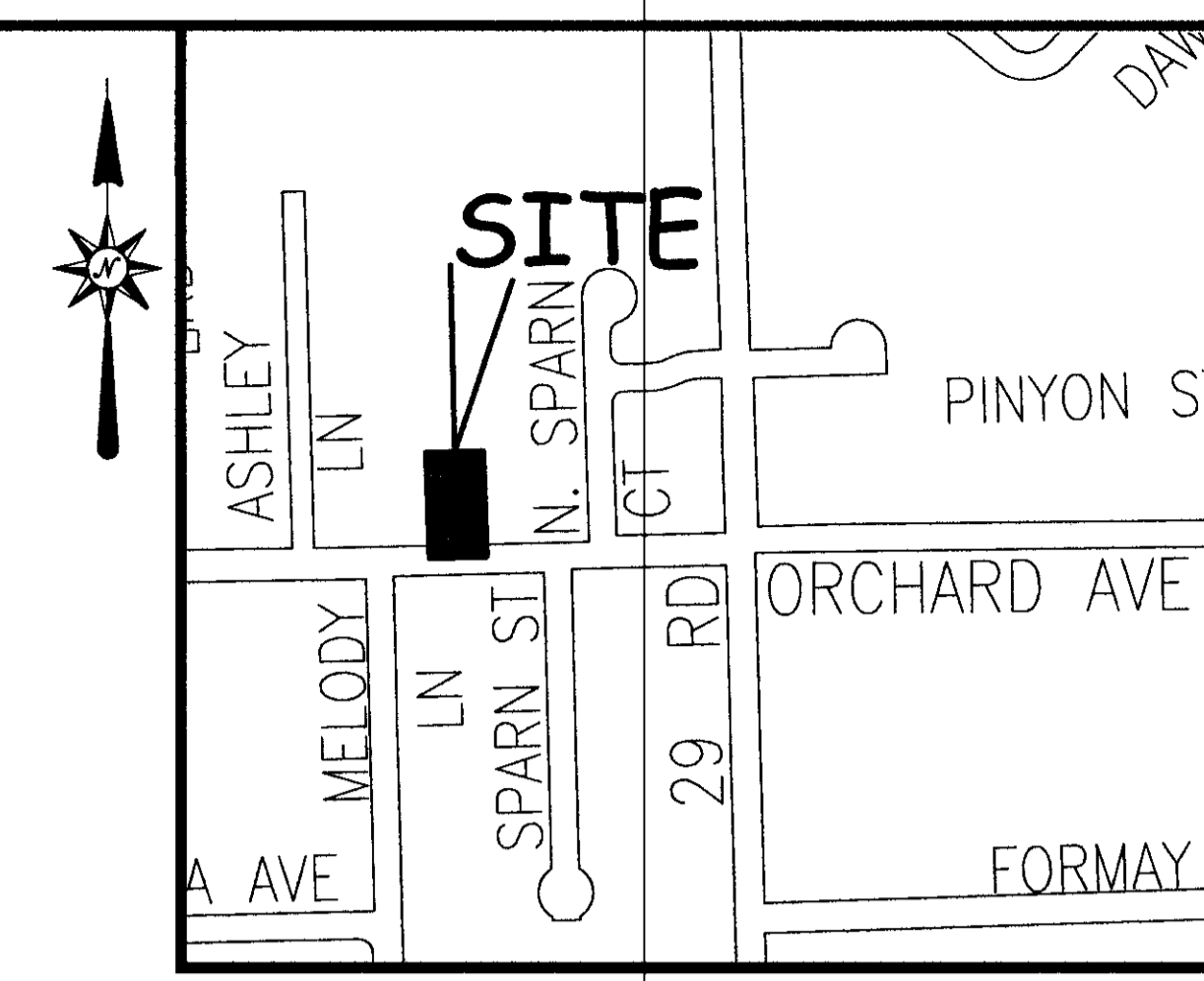
Attest:

/s/ Gregg Palmer
President of the Council

/s/ Stephanie Tuin
City Clerk

PHILLIPS-FORD ANNEXATION

SITUATE IN THE SE 1/4 NE 1/4 OF SECTION 7, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A certain parcel of land located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 7, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NE 1/4 of said Section 7 and assuming the South line of the SE 1/4 NE 1/4 of said Section 7 to bear N89°45'42"W with all bearings contained herein relative thereto; thence N89°45'42"W a distance of 277.50 feet along the South line of the SE 1/4 NE 1/4 of said Section 7, said line also being the Southerly line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence N00°03'51"W a distance of 5.00 feet to a point on the Northerly line of said Arbors Annexation, said point also being the Point of Beginning; thence N89°45'42"W a distance of 113.50 feet along a line being 5.00 feet North of and parallel with the South line of the SE 1/4 NE 1/4 of said Section 7, said line also being the Northerly line of said Arbors Annexation; thence N00°03'51"W a distance of 205.00 feet; thence S89°45'42"E a distance of 113.50 feet to a point on the West line of Right of Way of North Sparn Street, as same is recorded in Book 716, Page 427 of the Mesa County, Colorado public records; thence S00°03'51"E a distance of 205.00 feet along the West line of said Right of Way 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
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 32824
 7/16/08
 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: July 16th, 2008

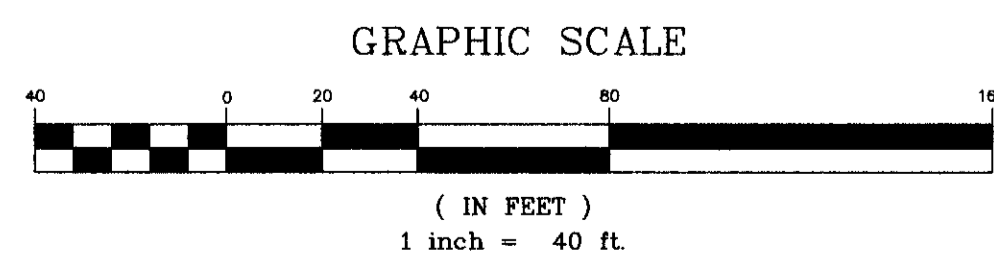
AREA OF ANNEXATION

ANNEXATION PERIMETER	637.00 FT
CONTIGUOUS PERIMETER	148.50 FT
AREA IN SQUARE FEET	23,267.50***
AREA IN ACRES	0.53

(CONTAINS 2,837.50 SQ. FT. WITHIN PUBLIC RIGHTS OF WAY)

LEGEND

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



ORDINANCE NO.
4264

EFFECTIVE DATE
August 15th, 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	04-30-08
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE

1" = 40'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

PHILLIPS-FORD ANNEXATION