

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3518**

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

**SERIANI ANNEXATION NO. 2**

**APPROXIMATELY 0.3436 ACRES**

**LOCATED AT 2986 GUNNISON AVENUE**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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 16<sup>th</sup> day of April, 2003; 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:**

**PERIMETER BOUNDARY LEGAL DESCRIPTION  
SERIANI ANNEXATION NO. 2**

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 12, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'00" E along the West line of said Lot 12, a distance of 149.67 feet, more or less, to a point being the Northwest corner of said Lot 12; thence S 89°58'26" E along the

North line of said Lot 12, a distance of 100.00 feet to a point being the Northeast corner of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 149.66 feet; thence N 89°58'41" W a distance of 100.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.3436 Acres (14,966.50 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 19<sup>th</sup> day February, 2003.

**ADOPTED** and ordered published this 16<sup>th</sup> day of April, 2003.

Attest:

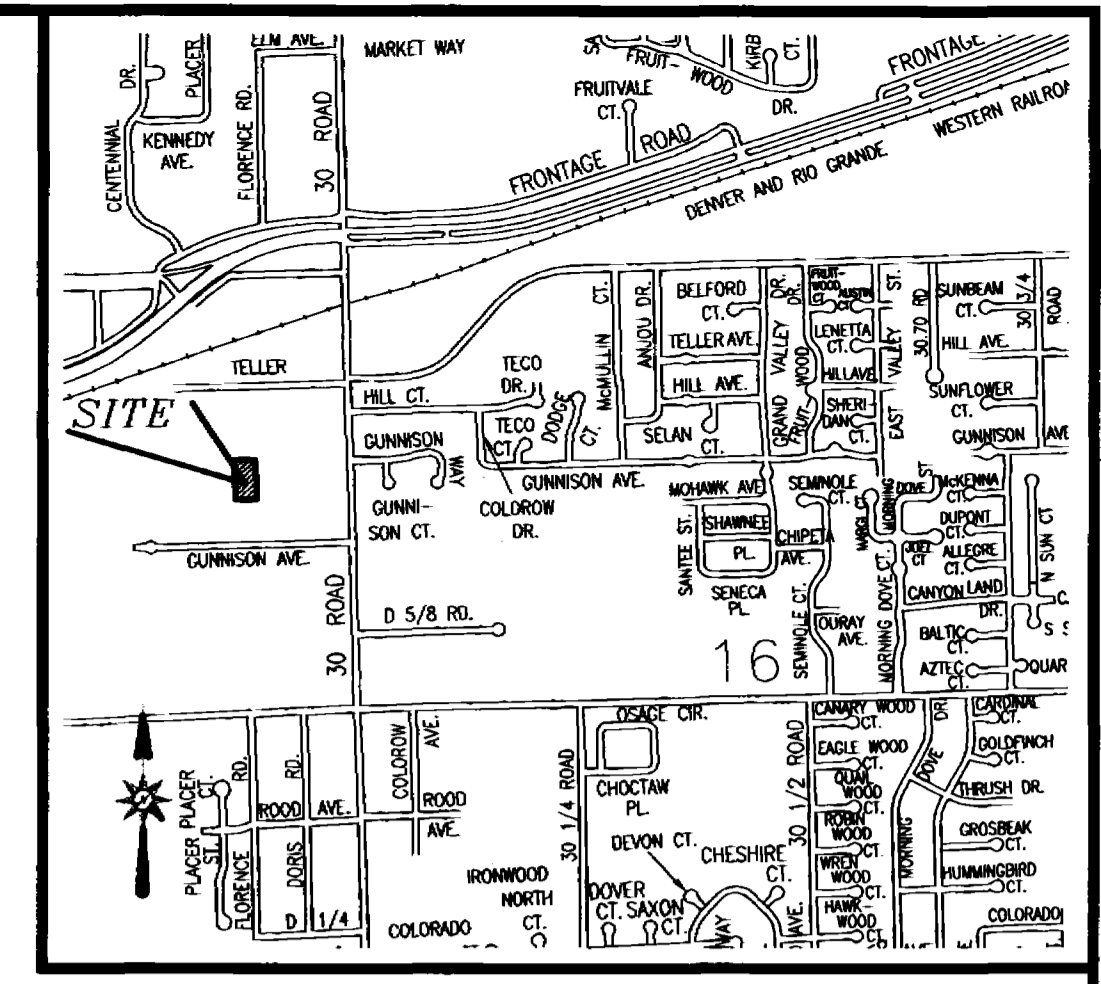
/s/: Stephanie Tuin  
City Clerk

/s/: Cindy Enos-Martinez  
President of the Council

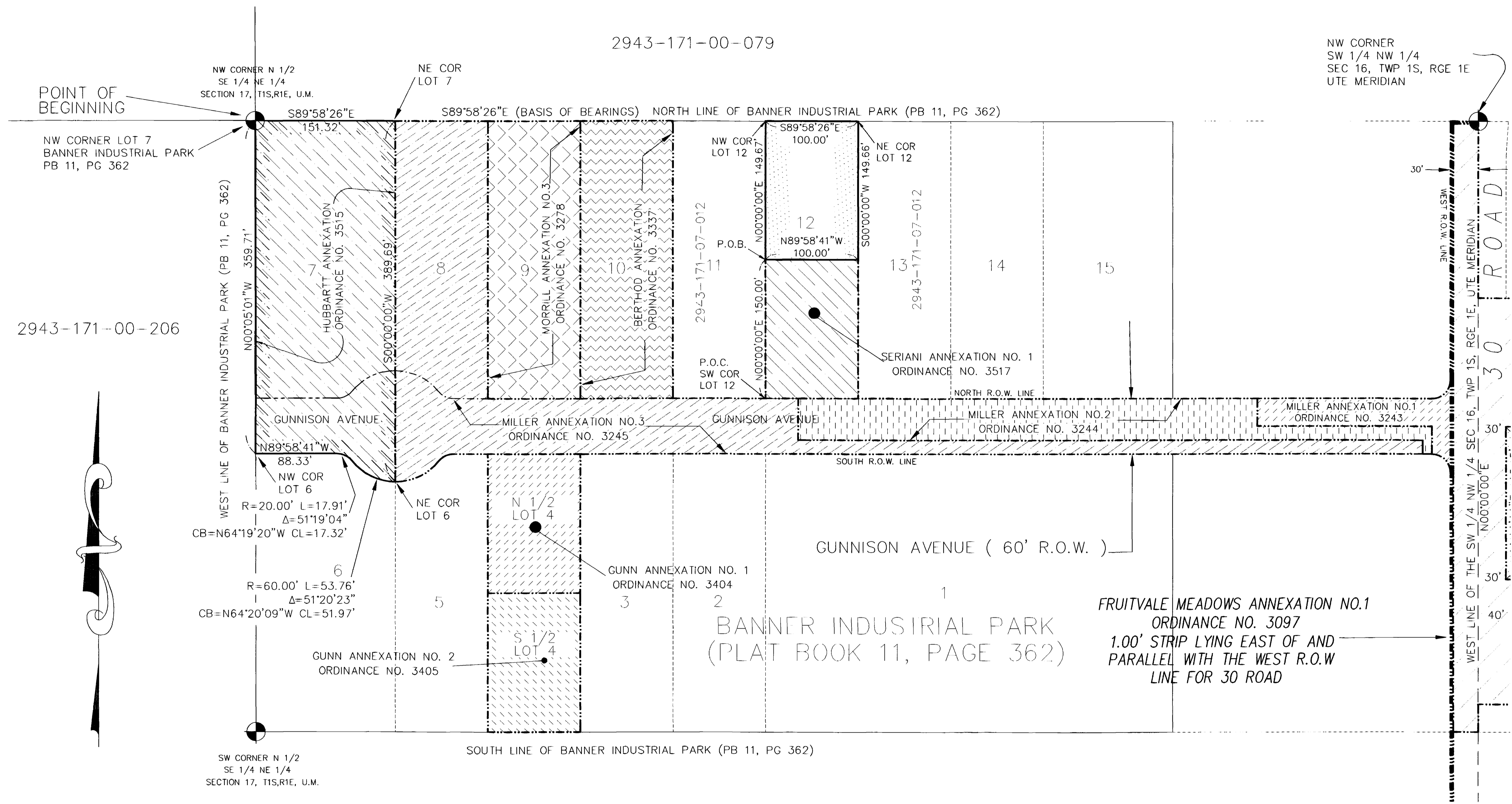


# SERIANI ANNEXATION NO. 2

SITUATE IN NE 1/4 OF SECTION 17, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

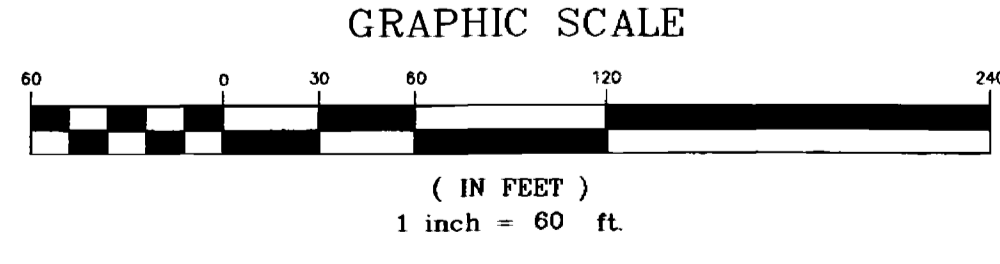


## LEGAL DESCRIPTION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 12, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'00" E along the West line of said Lot 12, a distance of 149.67 feet, more or less, to a point being the Northwest corner of said Lot 12; thence S 89°58'26" E along the North line of said Lot 12, a distance of 100.00 feet to a point being the Northeast corner of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 149.66 feet; thence N 89°58'41" W a distance of 100.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.3436 Acres (14,966.50 Sq. Ft.), more or less, as described.



AREA OF ANNEXATION	
ANNEXATION PERIMETER	499.33 FT
CONTIGUOUS PERIMETER	100.00 FT.
AREA IN SQUARE FEET	14,966.50**
AREA IN ACRES	0.3436

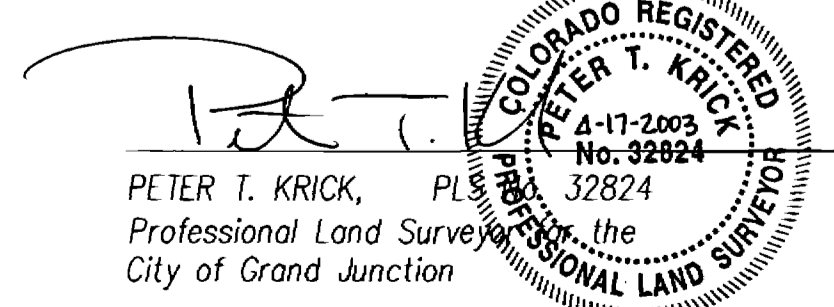
LEGEND	
ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -

ORDINANCE NO. 3518

EFFECTIVE DATE May 18th, 2003

THIS IS NOT A BOUNDARY SURVEY

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING AND TECHNICAL SERVICES DIVISIONS  
CITY OF GRAND JUNCTION, COLORADO



PETER T. KRICK, Professional Land Surveyor, City of Grand Junction  
DATE: 4-17-2003

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	P.T.K.	DATE	02-03-2003
DESIGNED BY		DATE	
CHECKED BY	I.W.	DATE	
APPROVED BY		DATE	

SCALE 1" = 60'

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