

RESOLUTION NO. 73-94

**DECLARING THE INTENTION OF THE CITY COUNCIL
OF THE CITY OF GRAND JUNCTION, COLORADO, TO CREATE
WITHIN SAID CITY SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-37-94,
AND AUTHORIZING THE CITY ENGINEER TO PREPARE
DETAILS AND SPECIFICATIONS FOR THE SAME.**

WHEREAS, a majority of the property owners to be assessed have petitioned the City Council, under the provisions of Chapter 18 of the City of Grand Junction Code of Ordinances, as amended, and People's Ordinance No. 33, that an Sanitary Sewer Improvement District be created for the construction of improvements as follows, subject to the appropriation of sufficient funds for this purpose in 1994:

Location of Improvements - Highway 6 & 50 between 24½ Road and 25¼ Road;

Type of Improvements - Sanitary sewer main lines, inlets, manholes, connecting mains, service line stub-outs to the property lines, and any other services or facilities deemed necessary by the City Engineer; and

WHEREAS, the City Council deems it advisable to take the necessary preliminary proceedings for the creation of a Local Improvement District.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF GRAND JUNCTION, COLORADO:**

1. That the District of land to be assessed is described as follows:

BEGINNING 446 FT S & 841.44 FT W OF NE COR SE¼ NE¼ SEC 9, T1S, R1W, S 304 FT, W 544.5 FT, S 33DEG 10'W 233.9 FT TO HWY, N 58DEG 18' W 150 FT, N 33DEG 10' E 502.9 FT, E 524.96 FT TO BEG; AND ALSO

BEGINNING 528 FT S OF NE COR SE¼ NE¼ SEC 9, T1S, R1W, WEST 320.29 FT, N 136.0 FT, W 521.15 FT, S 304 FT, W 544.5 FT, S 33DEG 10' W 233.9 FT TO HWY, SELY ALONG HWY 373 FT, N 28DEG 38' E 313 FT, S 61DEG 22' E 120 FT, N 11DEG E 132.2 FT, E 664.7 FT, N 32 FT, E 245 FT, N 304 FT TO BEG; AND ALSO

BEGINNING SE COR NE¼ SEC 9, T1S, R1W, W 814.5 FT, N 61DEG 22' W 274.1 FT FOR BEG, N 61DEG 22' W 120 FT, N 28DEG 38'E 313 FT, S 61DEG 22' E 120 FT, S 28DEG 38' W 313 FT TO BEG; AND ALSO

BEGINNING N 59DEG 47' 15" W 366.74 FT FROM E $\frac{1}{4}$ COR SEC 9, T1S, R1W, W 349.76 FT, S 0DEG 27' 11" W 124.55 FT, S 28DEG 38' W 136.61 FT, N 61DEG 22' W 399.10 FT, N 28DEG 38' E 313 FT, N 11DEG E 134.39 FT, E 663.11 FT, N 32 FT, E 215 FT, S 0DEG 02' W 295.60 FT, W 286.37 FT, S 0DEG 27' 11" W 89.86 FT TO BEG; AND ALSO

BEGINNING N 59DEG 47' 51"W 366.74 FT FROM E $\frac{1}{4}$ COR SEC 9, T1S, R1W, W 349.76, S 0DEG 27' 11" W 124.55 FT, S 28DEG 38' W 136.61 FT, S 61DEG 22' E 312.07 FT, N 0DEG 10' 50" W 209.45 FT, E 141.50 FT, N 0 DEG 27' 11" E 184.55 FT TO BEG; AND ALSO

BEGINNING 263.9 FT W OF NE COR NE $\frac{1}{4}$ SE $\frac{1}{4}$ SEC 9, T1S, R1W, S 0DEG 23' W 315.4 FT, N 61DEG 22'W 220 FT, N 210 FT, E 195.1 FT TO BEG; AND ALSO

BEGINNING 2186.8 FT N OF SE COR SEC 9, T1S, R1W, N 77DEG 23' W 34.5 FT, N 61DEG 22' W 264.6 FT, N 315.4 FT, E 263.9 FT, S TO BEG EXCEPT TRACT CONVEYED TO STATE HWY PER B913 P145, MESA COUNTY RECORDS; AND ALSO

THAT PART OF LOT 4, RIVERSIDE SUB, SEC 10, T1S, R1W, LYING N & E OF HWY 6 & 50 ROW EXCEPT N 100 FT THEREOF & ALSO EXCEPT BEG S 89DEG 57' 59" E 328.98 FT & S 0DEG 02' 30" E 315.09 FT FROM NW COR NW $\frac{1}{4}$ SW $\frac{1}{4}$ SAID SEC 10 S 0DEG 02' 30" E 294.70 FT, N 61DEG 20' 53" W 141.01 FT, N 28DEG 32' 42" E 258.51 FT TO BEG; AND ALSO

THAT PART OF LOTS 3 & 4, RIVERSIDE SUB, SEC 10, T1S, R1W, LYING N & E OF HWY 6 & 50 EXCEPT NORTH 100 FT THEREOF & ALSO

EXCEPT BEG N 166.9 FT & N 61DEG 22' W 747.6 FT FROM SE COR
NW $\frac{1}{4}$ SW $\frac{1}{4}$ SAID SECTION 10, N 61DEG 22' W 200 FT, N 154.2 FT,
E 175.5 FT, S 250 FT TO BEG & ALSO EXCEPT THAT PART OF SAID
LOT 4 LYING N & E OF HWY 6 & 50 AS DESCRIBED IN B1800 P419/420,
MESA COUNTY RECORDS; AND ALSO

FROM SE COR NW $\frac{1}{4}$ SW $\frac{1}{4}$ SEC 10, T1S, R1W, N 166.9 FT TO NLY
LINE OF HWY 6 & 50, N 61DEG 22' W 747.6 FT FOR BEG,
N 61DEG 22' W 200 FT, N 154.2 FT, E 175.5 FT, S 250 FT TO BEG; AND ALSO

THAT PART OF LOTS 1 & 2 RIVERSIDE SUB, SEC 10, T1S, R1W,
LYING N & E OF HWY 6 & 50 & THAT PART OF N 100 FT LOT 2,
RIVERSIDE SUB LYING E OF DRAIN DITCH & BEGINNING NE COR
NW $\frac{1}{4}$ SW $\frac{1}{4}$ SAID SEC 10, N 180 FT TO DRAIN, S 83DEG 30' W 221.4 FT,
S 65DEG 03' W 367.38 FT, E 553.08 FT TO BEG EXCEPT PARCELS
DESC IN B945 P703 & 704, B1007 P594, B1308 P990, & B1326 P73,
MESA COUNTY RECORDS; AND ALSO

BEGINNING NE COR SE $\frac{1}{4}$ SEC 9, T1S, R1W, W 1160.3 FT,
S 61DEG 22' E 920 FT, S 28DEG 38' W 50 FT FOR BEG,
S 28DEG 38' W 150 FT, S 58DEG 04' E 104.65 FT,
N 28DEG 38' E 158 FT, N 61DEG 22' W 105.5 FT TO BEG; AND ALSO

BEGINNING AT A POINT S 61DEG 22' E 1151.5 FT, FROM
A POINT 1160.3 W OF NE COR SE¼ SEC 9, T1S, R1W, N61DEG 22MIN W
127 FT, S 28DEG 38' W 208 FT, S 61DEG 22' E TO A POINT
S 25DEG 22' W FROM BEG, N 25DEG 22' E TO BEG EXCEPT HWY
AT B475 P495; AND ALSO

BEGINNING W 1160.3 FT & S 61DEG 22' E 920 FT & S 28DEG 38' W
200 FT FROM NE COR SE¼ SEC 9, T1S, R1W, S 28DEG W 193.1 FT,
S 56DEG 26' E 96.4 FT, S 51DEG 07' E 158.95 FT, N 25DEG 22' E
E 223 FT, N 61DEG 22' W 139 FT, N 58DEG 04' W 104.65 FT TO BEG; AND ALSO

BEGINNING S 67DEG 57' 38" W 783.44 FT & S 61DEG 22' E 117.62 FT
FROM NE CORNER SE¼ SEC 9, T1S, R1W, S61DEG 22' E 280.24 FT,
S 28DEG 38' W 342.56 FT, N 56DEG 26' W 345.06 FT, N 28DEG 38'E
181.62 FT, S 58 DEG 13' E 63.80 FT, N 28 DEG 33' 46" E 134.78 FT,
TO BEG; AND ALSO

BEGINNING W 1160.3 FT & S 61DEG 22' E 190.5 FT & S 28DEG 38' W
50 FT, & S 61DEG 22' E 331.4 FT FROM NE COR SE¼ SEC 9,
T1S, R1W, S 61DEG 22' E 173.6 FT, S 28DEG 38' W 137.9 FT,
N 58DEG 13' W 173.8 FT, N 28DEG 38' E 128.1FT TO BEG,
EXCEPT EASTERLY PART DESCRIBED IN B1351 P350, MESA COUNTY
RECORDS; AND ALSO

FROM NE COR NE¼ SE½ SEC 9, T1S, R1W, W 1160.3 FT,
S 61 DEG 22' E 190.5 FT, S 28DEG 38'W 50 FT FOR BEG,
S 61DEG 22' E 75.2 FT, S 28DEG 38' W 128.1 FT,
N 58DEG 13' W 75.3 FT, N 28DEG 38'E 124 FT TO BEG; AND ALSO

BEG W 1160.3 FT & S 61DEG22' E 451.5 FT & S 28DEG 38' W
174 FT FROM NE COR SE¼ SEC 9, T1S, R1W, S 28DEG 38' W 179 FT
S 56DEG 26' E 125.65 FT, N 28DEG 38' E 181.62 FT, N 58DEG 04' W
125.18 FT TO BEG EXCEPT BEGINNING AT ABOVE DESCRIBED POB
S 28DEG 38' W 179 FT, S 56DEG 26' E 10 FT, NELY 179 FT TO
NELY BOUNDARY OF TRACT LYING 10 FT FROM BEGINNING,
N 58DEG 04' W 10 FT TO BEG; AND ALSO

FROM NE COR SE¼ SEC 9, T1S, R1W, 1160.3 FT, S 61DEG 22'E
275.9 FT, S 28DEG 38' W 50 FT FOR BEG, S 61DEG 22' E 419.6
FT, S 28DEG 38' W 137.9 FT, N 58DEG 13' W 420.17 FT,
N 28DEG 38' E 114.7 FT TO BEG EXCEPT B888 P969 & B904 P190,
MESA COUNTY RECORDS; AND ALSO

FROM NE COR SE¼ SEC 9, T1S, R1W, W 1160.3 FT, S 61DEG 22' E 190.5 FT, S 28DEG 38'W 330.58FT, S 56DEG 26' E 73.58 FT FOR BEG, S 56DEG 26'E 60 FT, N 28DEG 38' E 175 FT, N 58DEG 04' W 60 FT, S 28DEG 38' W 173.1 FT TO BEG; AND ALSO

BEGINNING 1160.3 FT W OF NE COR SE¼ SEC 9, T1S, R1W, S 61DEG 22'E 323.5 FT, S 28DEG 38' W 340 FT FOR BEG, S 56DEG 26'E 128 FT, N 28 DEG 38' E 179 FT, N 58DEG 04' W 128.06 FT, S 28DEG 38' W 175 FT TO BEG; AND ALSO

FROM NE COR SE¼ SEC 9, T1S, R1W, W 1160.3 FT, S 61DEG 22' E 190.5 FT, S 28DEG 38' W 330.58 FT FOR BEG S 56DEG 26' E 73.58 FT, N 28DEG 38'E 173.1 FT, N 58DEG 04' W 73.25 FT, S 28DEG 38'W 170.58 FT TO BEG EXCEPT EASTERLY 60 FT; AND ALSO

BEGINNING S 85 FT OF FROM NE COR SE¼ SEC 9, T1S, R1W, W 1264.4 FT, S 61DEG 22' E 282.1 FT, S 28DEG 38' W 155.58 FT FOR BEG, S 28DEG 38' W 125 FT, N56DEG 26' W 70 FT, N 38DEG 56' E 50 FT TO BEG; AND ALSO

BEGINNING 1264.6 FT W OF NE COR SE¼ SEC 9, T1S, R1W, S 61DEG 22'E 282.1 FT, S 28DEG 38' W 280.58 FT, N 56DEG 26' W 175.48 FT, N 0DEG 05' E 285 FT, E 30.4 FT TO BEG EXCEPT BEG 1264.6 FT W & S 61DEG 22' E 282.1 FT & S 28DEG 38' W 195.58 FT FROM NE COR SE¼ SEC 9, S 28DEG 38'W 85 FT & N 56DEG 26' W 70 FT, N 38DEG 56' E 85 FT, S 56DEG 26' E TO BEG; AND ALSO

BEGINNING 1264.6 FT W & S 61DEG 22' E 282.1 FT FROM E¼ COR SEC 9 S 61DEG 22' E 85.4 FT, S 28DEG 38'W 114.7 FT, N 56DEG 26' W 85.5 FT, N 28DEG 38' E 110 FT TO BEG; AND ALSO

BEGINNING 52.4 FT W OF NE COR NW¼ SE¼ SEC 9, T1S, R1W, N 05DEG 20' W 64.1 FT TO HWY, NWLY ALONG HWY 220 FT S 31DEG 13' W 242.7 FT, S 56DEG 23' E 418 FT, N 05DEG 20' W 267.9 FT TO BEG; AND ALSO

LOTS 1 THROUGH 5, INCLUSIVE, ARROW SQUARE INDUSTRIAL SUB; AND ALSO

BEGINNING AT A POINT 19 FT E OF WEST LINE NE¼ SEC 9, T1S, R1W & 116.5 FT NELY AT RIGHT ANGLES

FROM THE CENTER LINE MAIN TRACK D&RGW RR, S 56DEG 34' E
254 FT, N 33DEG 05' E TO SOUTH LINE HWY 6 & 50,
N 56DEG 34' W TO E LINE OF LOT 27 RIVERSIDE SUB,
S ALONG E LINE LOT 27 TO A POINT N 56DEG 34' W OF BEG
S 56DEG 34' E TO BEG,

ALL IN MESA COUNTY, COLORADO

2. That the assessments to be levied against the respective properties will be \$0.07127276 per square foot of land area that will be served by the District Improvements. The total amount of square footage of the District Lands to be served by the District Improvements is estimated to be 2,497,447.80 square feet.

3. That the assessments to be levied against the properties in said District to pay the cost of such improvements shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such costs becomes final, and, if paid during this period, the amount added for costs of collection and other incidentals shall be deducted; provided, however, that failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay the assessment, together with an additional six percent (6%) one-time charge for cost of collection and other incidentals which shall be added to the principal payable in ten (10) annual installments, the first of which shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

4. That the City Engineer is hereby authorized and directed to prepare full details, plans and specifications for sanitary sewer improvements; and a map of the district depicting the real property to be assessed from which the amount of the assessment to be levied against each individual property may be readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

5. That Notice of Intention to Create said Sanitary Sewer Improvement District No. SS-37-94, and of a hearing thereon, shall be given by advertisement in one issue of The Daily Sentinel, a newspaper of general circulation published in said City, which Notice Shall be in substantially the form set forth in the attached "NOTICE".

NOTICE

OF INTENTION TO CREATE SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-37-94 IN THE CITY OF GRAND JUNCTION, COLORADO, AND OF A HEARING THEREON

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to the request of a majority of the affected property owners, to the owners of real estate in the district hereinafter described and to all persons generally interested that the City Council of the City of Grand Junction, Colorado, intends to create Sanitary Sewer Improvement District No. SS-37-94, subject to the appropriation of sufficient funds for this purpose for 1994, in said City for the purpose of installing or constructing sanitary sewer improvements to serve the property hereinafter described, which lands are to be assessed with the cost of the improvements, to wit:

BEGINNING 446 FT S & 841.44 FT W OF NE COR SE $\frac{1}{4}$ NE $\frac{1}{4}$ SEC 9, T1S, R1W, S 304 FT, W 544.5 FT, S 33DEG 10'W 233.9 FT TO HWY, N 58DEG 18' W 150 FT, N 33DEG 10' E 502.9 FT, E 524.96 FT TO BEG; AND ALSO

BEGINNING 528 FT S OF NE COR SE $\frac{1}{4}$ NE $\frac{1}{4}$ SEC 9, T1S, R1W, WEST 320.29 FT, N 136.0 FT, W 521.15 FT, S 304 FT, W 544.5 FT, S 33DEG 10' W 233.9 FT TO HWY, SELY ALONG HWY 373 FT, N 28DEG 38' E 313 FT, S 61DEG 22' E 120 FT, N 11DEG E 132.2 FT, E 664.7 FT, N 32 FT, E 245 FT, N 304 FT TO BEG; AND ALSO

BEGINNING SE COR NE $\frac{1}{4}$ SEC 9, T1S, R1W, W 814.5 FT, N 61DEG 22' W 274.1 FT FOR BEG, N 61DEG 22' W 120 FT, N 28DEG 38'E 313 FT, S 61DEG 22' E 120 FT, S 28DEG 38' W 313 FT TO BEG; AND ALSO

BEGINNING N 59DEG 47' 15" W 366.74 FT FROM E $\frac{1}{4}$ COR SEC 9, T1S, R1W, W 349.76 FT, S 0DEG 27' 11" W 124.55 FT, S 28DEG 38' W 136.61 FT, N 61DEG 22' W 399.10 FT, N 28DEG 38' E 313 FT, N 11DEG E 134.39 FT, E 663.11 FT, N 32 FT, E 215 FT, S 0DEG 02' W 295.60 FT, W 286.37 FT, S 0DEG 27' 11" W 89.86 FT TO BEG; AND ALSO

BEGINNING N 59DEG 47' 51"W 366.74 FT FROM E $\frac{1}{4}$ COR SEC 9, T1S, R1W, W 349.76, S 0DEG 27' 11" W 124.55 FT, S 28DEG 38' W 136.61 FT, S 61DEG 22' E 312.07 FT, N 0DEG 10' 50" W 209.45 FT, E 141.50 FT, N 0 DEG 27' 11" E 184.55 FT TO BEG; AND ALSO

BEGINNING 263.9 FT W OF NE COR NE $\frac{1}{4}$ SE $\frac{1}{4}$ SEC 9, T1S, R1W,
S 0DEG 23' W 315.4 FT, N 61DEG 22' W 220 FT, N 210 FT,
E 195.1 FT TO BEG; AND ALSO

BEGINNING 2186.8 FT N OF SE COR SEC 9, T1S, R1W,
N 77DEG 23' W 34.5 FT, N 61DEG 22' W 264.6 FT, N 315.4 FT,
E 263.9 FT, S TO BEG EXCEPT TRACT CONVEYED TO STATE HWY
PER B913 P145, MESA COUNTY RECORDS; AND ALSO

THAT PART OF LOT 4, RIVERSIDE SUB, SEC 10, T1S, R1W, LYING
N & E OF HWY 6 & 50 ROW EXCEPT N 100 FT THEREOF & ALSO
EXCEPT BEG S 89DEG 57' 59" E 328.98 FT & S 0DEG 02' 30" E
315.09 FT FROM NW COR NW $\frac{1}{4}$ SW $\frac{1}{4}$ SAID SEC 10 S 0DEG 02' 30" E
294.70 FT, N 61DEG 20' 53" W 141.01 FT, N 28DEG 32' 42" E
258.51 FT TO BEG; AND ALSO

THAT PART OF LOTS 3 & 4, RIVERSIDE SUB, SEC 10, T1S, R1W,
LYING N & E OF HWY 6 & 50 EXCEPT NORTH 100 FT THEREOF & ALSO

EXCEPT BEG N 166.9 FT & N 61DEG 22' W 747.6 FT FROM SE COR NW¼ SW¼ SAID SECTION 10, N 61DEG 22' W 200 FT, N 154.2 FT, E 175.5 FT, S 250 FT TO BEG & ALSO EXCEPT THAT PART OF SAID LOT 4 LYING N & E OF HWY 6 & 50 AS DESCRIBED IN B1800 P419/420, MESA COUNTY RECORDS; AND ALSO

FROM SE COR NW¼ SW¼ SEC 10, T1S, R1W, N 166.9 FT TO NLY LINE OF HWY 6 & 50, N 61DEG 22' W 747.6 FT FOR BEG, N 61DEG 22' W 200 FT, N 154.2 FT, E 175.5 FT, S 250 FT TO BEG; AND ALSO

THAT PART OF LOTS 1 & 2 RIVERSIDE SUB, SEC 10, T1S, R1W, LYING N & E OF HWY 6 & 50 & THAT PART OF N 100 FT LOT 2, RIVERSIDE SUB LYING E OF DRAIN DITCH & BEGINNING NE COR NW¼ SW¼ SAID SEC 10, N 180 FT TO DRAIN, S 83DEG 30' W 221.4 FT, S 65DEG 03' W 367.38 FT, E 553.08 FT TO BEG EXCEPT PARCELS DESC IN B945 P703 & 704, B1007 P594, B1308 P990, & B1326 P73, MESA COUNTY RECORDS; AND ALSO

BEGINNING NE COR SE¼ SEC 9, T1S, R1W, W 1160.3 FT, S 61DEG 22' E 920 FT, S 28DEG 38' W 50 FT FOR BEG, S 28DEG 38' W 150 FT, S 58DEG 04' E 104.65 FT, N 28DEG 38' E 158 FT, N 61DEG 22' W 105.5 FT TO BEG; AND ALSO

BEGINNING AT A POINT S 61DEG 22' E 1151.5 FT, FROM A POINT 1160.3 W OF NE COR SE¼ SEC 9, T1S, R1W, N61DEG 22MIN W 127 FT, S 28DEG 38' W 208 FT, S 61DEG 22' E TO A POINT S 25DEG 22' W FROM BEG, N 25DEG 22' E TO BEG EXCEPT HWY AT B475 P495; AND ALSO

BEGINNING W 1160.3 FT & S 61DEG 22' E 920 FT & S 28DEG 38' W 200 FT FROM NE COR SE¼ SEC 9, T1S, R1W, S 28DEG W 193.1 FT, S 56DEG 26' E 96.4 FT, S 51DEG 07' E 158.95 FT, N 25DEG 22' E

E 223 FT, N 61DEG 22' W 139 FT, N 58DEG 04' W 104.65 FT TO BEG; AND ALSO

BEGINNING S 67DEG 57' 38" W 783.44 FT & S 61DEG 22' E 117.62 FT FROM NE CORNER SE¼ SEC 9, T1S, R1W, S61DEG 22' E 280.24 FT, S 28DEG 38' W 342.56 FT, N 56DEG 26' W 345.06 FT, N 28DEG 38'E 181.62 FT, S 58 DEG 13' E 63.80 FT, N 28 DEG 33' 46" E 134.78 FT, TO BEG; AND ALSO

BEGINNING W 1160.3 FT & S 61DEG 22' E 190.5 FT & S 28DEG 38' W 50 FT, & S 61DEG 22' E 331.4 FT FROM NE COR SE¼ SEC 9, T1S, R1W, S 61DEG 22' E 173.6 FT, S 28DEG 38' W 137.9 FT, N 58DEG 13' W 173.8 FT, N 28DEG 38' E 128.1FT TO BEG, EXCEPT EASTERLY PART DESCRIBED IN B1351 P350, MESA COUNTY RECORDS; AND ALSO

FROM NE COR NE¼ SE½ SEC 9, T1S, R1W, W 1160.3 FT, S 61 DEG 22' E 190.5 FT, S 28DEG 38'W 50 FT FOR BEG, S 61DEG 22' E 75.2 FT, S 28DEG 38' W 128.1 FT, N 58DEG 13' W 75.3 FT, N 28DEG 38'E 124 FT TO BEG; AND ALSO

BEG W 1160.3 FT & S 61DEG22' E 451.5 FT & S 28DEG 38' W 174 FT FROM NE COR SE¼ SEC 9, T1S, R1W, S 28DEG 38' W 179 FT S 56DEG 26' E 125.65 FT, N 28DEG 38' E 181.62 FT, N 58DEG 04' W 125.18 FT TO BEG EXCEPT BEGINNING AT ABOVE DESCRIBED POB S 28DEG 38' W 179 FT, S 56DEG 26' E 10 FT, NELY 179 FT TO NELY BOUNDARY OF TRACT LYING 10 FT FROM BEGINNING, N 58DEG 04' W 10 FT TO BEG; AND ALSO

FROM NE COR SE¼ SEC 9, T1S, R1W, 1160.3 FT, S 61DEG 22'E 275.9 FT, S 28DEG 38' W 50 FT FOR BEG, S 61DEG 22' E 419.6 FT, S 28DEG 38' W 137.9 FT, N 58DEG 13' W 420.17 FT, N 28DEG 38' E 114.7 FT TO BEG EXCEPT B888 P969 & B904 P190, MESA COUNTY RECORDS; AND ALSO

FROM NE COR SE¼ SEC 9, T1S, R1W, W 1160.3 FT, S 61DEG 22' E
190.5 FT, S 28DEG 38'W 330.58FT, S 56DEG 26' E 73.58 FT FOR
BEG, S 56DEG 26'E 60 FT, N 28DEG 38' E 175 FT, N 58DEG 04' W
60 FT, S 28DEG 38' W 173.1 FT TO BEG; AND ALSO

BEGINNING 1160.3 FT W OF NE COR SE¼ SEC 9, T1S, R1W, S 61DEG 22'E
323.5 FT, S 28DEG 38' W 340 FT FOR BEG, S 56DEG 26'E 128 FT,
N 28 DEG 38' E 179 FT, N 58DEG 04' W 128.06 FT, S 28DEG 38' W
175 FT TO BEG; AND ALSO

FROM NE COR SE¼ SEC 9, T1S, R1W, W 1160.3 FT,
S 61DEG 22' E 190.5 FT, S 28DEG 38' W 330.58 FT FOR BEG
S 56DEG 26' E 73.58 FT, N 28DEG 38'E 173.1 FT, N 58DEG 04' W
73.25 FT, S 28DEG 38'W 170.58 FT TO BEG EXCEPT EASTERLY 60 FT; AND ALSO

BEGINNING S 85 FT OF FROM NE COR SE¼ SEC 9, T1S, R1W, W 1264.4 FT,
S 61DEG 22' E 282.1 FT, S 28DEG 38' W 155.58 FT FOR BEG,
S 28DEG 38' W 125 FT, N56DEG 26' W 70 FT, N 38DEG 56' E
50 FT TO BEG; AND ALSO

BEGINNING 1264.6 FT W OF NE COR SE¼ SEC 9, T1S, R1W, S 61DEG 22'E
282.1 FT, S 28DEG 38' W 280.58 FT, N 56DEG 26' W 175.48 FT,
N 0DEG 05' E 285 FT, E 30.4 FT TO BEG EXCEPT BEG 1264.6 FT W
& S 61DEG 22' E 282.1 FT & S 28DEG 38' W 195.58 FT FROM NE
COR SE¼ SEC 9, S 28DEG 38'W 85 FT & N 56DEG 26' W 70 FT,
N 38DEG 56' E 85 FT, S 56DEG 26' E TO BEG; AND ALSO

BEGINNING 1264.6 FT W & S 61DEG 22' E 282.1 FT FROM E¼ COR SEC 9
S 61DEG 22' E 85.4 FT, S 28DEG 38'W 114.7 FT,
N 56DEG 26' W 85.5 FT, N 28DEG 38' E 110 FT TO BEG; AND ALSO

BEGINNING 52.4 FT W OF NE COR NW¼ SE¼ SEC 9, T1S, R1W,
N 05DEG 20' W 64.1 FT TO HWY, NWLY ALONG HWY 220 FT
S 31DEG 13' W 242.7 FT, S 56DEG 23' E 418 FT,
N 05DEG 20' W 267.9 FT TO BEG; AND ALSO

LOTS 1 THROUGH 5, INCLUSIVE, ARROW SQUARE INDUSTRIAL SUB; AND
ALSO

BEGINNING AT A POINT 19 FT E OF WEST LINE NE¼
SEC 9, T1S, R1W & 116.5 FT NELY AT RIGHT ANGLES
FROM THE CENTER LINE MAIN TRACK D&RGW RR, S 56DEG 34' E
254 FT, N 33DEG 05' E TO SOUTH LINE HWY 6 & 50,
N 56DEG 34' W TO E LINE OF LOT 27 RIVERSIDE SUB,
S ALONG E LINE LOT 27 TO A POINT N 56DEG 34' W OF BEG
S 56DEG 34' E TO BEG,

ALL IN MESA COUNTY, COLORADO

Location of Improvements - Highway 6 & 50 between 24½ Road and 25¼ Road;

Type of Improvements - Sanitary sewer main lines, inlets, manholes, connecting mains, service line stub-outs to the property lines, and any other services or facilities deemed necessary by the City Engineer.

The assessments to be levied against the respective properties will be \$0.07127276 per square foot of land area that will be served by the District Improvements. The total amount of square footage of the District Lands to be served by the District Improvements is estimated to be 2,497,447.80 square feet. The total amount of assessments to be levied against the benefitting properties shall not exceed \$267,000.00.

To the total assessable cost of \$267,000.00 to be borne by the property owners, there shall be added six (6) percent for costs of collection and incidentals. The said assessment shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such cost shall have become final, and if paid during such period, the amount added for costs of collection and incidentals shall be deducted; provided however, that failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay the assessment, together with an additional six percent (6%) one-time charge for cost of collection and other incidentals which shall be added to the principal payable in ten (10) annual installments which shall become due upon the same date upon which general taxes, or the first installment thereof, are by the laws of the State of Colorado, made payable. Simple interest at the rate of eight (8) percent per annum shall be charged on unpaid installments.

On September 21, 1994 at the hour of 7:30 o'clock P.M. in the City Council Chambers in City Hall located at 250 North 5th Street in said City, the Council will consider testimony that may be made for or against the proposed improvements by the owners of any real estate to be assessed, or by any person interested.

A map of the district, from which the share of the total cost to be assessed upon each parcel of real estate in the district may be readily ascertained, and all proceedings of the Council, are on file and can be seen and examined by any person interested therein in the office of the City Clerk during business hours, at any time prior to said hearing.

Dated at Grand Junction, Colorado, this 17th day of August, 1994.

**BY ORDER OF THE CITY COUNCIL
CITY OF GRAND JUNCTION, COLORADO**

By: /s/ Stephanie Nye
City Clerk

PASSED and **ADOPTED** this 17th day of August, 1994.

/s/ R.T. Mantlo

Attest:

/s/ Stephanie Nye
City Clerk