**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4695**

**AN ORDINANCE ANNEXING TERRITORY TO THE**

**CITY OF GRAND JUNCTION, COLORADO**

**MARQUIS ANNEXATION**

**CONSISTING OF ONE PARCEL OF 0.54 ACRES**

**LOCATED AT 2245 1/2 BROADWAY**

**WHEREAS**, on the 16th day of March, 2016, 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 4th day of May, 2016; 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:

**MARQUIS ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW 1/4) of said Section 7 and assuming the East line of said SW 1/4 bears N 00°24’57” W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 38°53’40” W, a distance of 853.52 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 58°25’48” W, a distance of 41.30 feet; thence N 22°28’12” E, a distance of 323.76 feet to a point on the Southerly right of way for Broadway (Highway 340), as same is recorded in Book 518, Page 337, Public Records of Mesa County, Colorado; thence S 59°03’51” E, along said Southerly right of way, a distance of 99.48 feet; thence S 27°27’12” W, a distance of 197.20 feet to a point on the North line of Lot 3, Iris Court Subdivision, as same is recorded in Plat Book 9, Page 77, Public Records of Mesa County, Colorado; thence S 88°59’12” W, a distance of 34.10 feet to a point being the Northwest corner of said Lot 3; thence S 27°27’12” W, a distance of 106.00 feet, more or less, to the Point of Beginning.

CONTAINING 23,920 Sq. Ft. or 0.549 Acres, more or less, as described hereon.

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

**INTRODUCED** on first reading on the 16th day of March, 2016 and ordered published in pamphlet form.

**ADOPTED** on second reading the 4th day of May, 2016and ordered published in pamphlet form.

Attest:

/s/ Phyllis Norris

President of the Council

/s/ Stephanie Tuin

City Clerk