

Published by Municipal Code Corporation

ORDINANCE NO. 1417

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER DISTRICT NO. 28-71, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS.

WHEREAS, the City Council and Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of the City of Grand Junction, pursuant to Ordinance No. 178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 18 of the Code of Ordinances of said City, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in Sanitary Sewer District No. 28-71, and the apportionment of the cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Sanitary Sewer District No. 28-71 in the City of Grand Junction, Colorado, which said Notice was caused to be published in The Daily Sentinel, the official newspaper of the City of Grand Junction, the first publication thereof appearing on December 22, 1971 and the last publication thereof appearing on December 24, 1971; and

WHEREAS, the said Notice recited the share to be apportioned to and upon each lot or tract of land within said District assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the Clerk within thirty days from the first publication of said Notice, to wit: On or before and up to 5:00 o'clock P.M. on the 2nd day of February, 1972, and recited that such complaints would be heard and determined by the Council at its first regular meeting after said thirty days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, pursuant to said Notice, written complaints were received from John C. Miller and Zella F. Miller, 581 29 1/2 Road, Howell Culbertson, 606 1/2 27 1/4 Road, and Charlotte Claar, 606 27 1/4 Road, and oral objections were made at the hearing by Henry Lipas, 1815 Walnut Court, and Orville Boge, 349 Lilac Lane; the Council considering the same and rejecting them; and

WHEREAS, the City Council has duly confirmed the statement of the

City Engineer and certified by the President of the City Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that certain Notice to Property Owners in Sanitary Sewer District No. 28-71, duly published in The Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Sanitary Sewer District No. 28-71 be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of said improvements is \$232,569.20 said amount including six per centum additional for cost of collection and other incidentals and including interest on the bonds of said district to January 1, 1972, at the rate of 5.155 per cent per annum on the bonds heretofore sold to raise funds for construction of said improvements; and

WHEREAS, from said statement, it also appears that the City Engineer has apportioned a share of the whole cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

Mantey Heights Subdivision, Section 7 Township 1 South Range 1 East Ute Meridian		
072-02-001Lot 31\$1,747.00		
072-02-002Lot 32873.50		
072-02-003Lot 33 and		
Beginning 54.75 feet West of Northeast Corner Lot 34 Sub East to Northeast Corner Lot 34 South		

along East line Lot to Southeast Corner Lot 34 West along South line lot 41.83 feet Northwesterly to Beginning		
072-02-005All Lot 35 and Lot 34873.50		
EXCEPT beginning 54.75 feet West of Northeast Corner Lot 34 East to Northeast Corner Lot 34 South to Southeast Corner Lot 34 West 41.83 feet along South line Lot 34 North to beginning873.50		
072-02-007Lot 291,747.00		
072-02-008Lot 28873.50		
072-03-001Lot 36873.50		
072-03-002Lot 37873.50		
013-00-019Beginning 100 feet North of Southeast Corner North Half South Half Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West, 150		

<p>feet North 75 feet East 150 feet South to beginning EXCEPT Road on East 873.50</p>		
<p>013-00-021 Beginning Southeast Corner North Half South Half Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West, West 238 feet, North 88 feet, East 238 feet, South to beginning EXCEPT road on East. 873.50</p>		
<p>013-00-022 Beginning 519 feet East of Northwest Corner South Quarter Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West, East 405 feet, South 72.5 feet, South 72° 35' West 213.8 feet South 62° 04' West to a point South of beginning North to beginning EXCEPT road. 873.50</p>		
<p>013-00-023 Beginning 330 feet North and 369 feet East of Southwest Corner Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West, East 150 feet, South 122.9 feet; South 62° 04' West 107.9 feet South 88° 26'</p>		

<p>West 56.9 feet North 174.9 feet to beginning EXCEPT road.873.50</p>		
<p>013-00-025West 150 feet to Beginning 194 feet East of Northwest Corner South Quarter Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West East to a point 396 feet West of Northeast corner South Quarter Southeast Quarter Southwest Quarter South to a point 256 feet North of South line South Quarter Southeast Quarter Southwest Quarter South 72° 36' West 156.3 feet North 84° 25' West 213.8 feet South 62° 04' West 160.1 feet South 88° 26' West 220.3 feet South 77° 32' West to a point South of beginning North to beginning EXCEPT road.1,747.00</p>		
<p>013-00-026Beginning 145 feet North of Southwest Corner Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West East 114 feet North to North line South Quarter Southeast Quarter Southwest Quarter Section 1</p>		

<p>West to West Line South Quarter Southeast Southwest Quarter South to beginning EXCEPT North 25 feet for road.873.50</p>		
<p>013-00-028Beginning 192 feet East of Southwest Corner Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West North 147 feet southwesterly to West line Southeast Quarter Southwest Quarter South 105 feet East to beginning873.50</p>		
<p>013-00-029Beginning 192 feet East of Southwest Corner Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West North 147 feet North 77° 32' East 14 feet North 88° 26' East 86.3 feet South 152.9 feet West 100 feet to beginning873.50</p>		
<p>013-00-030Beginning 292 feet East of Southwest Corner Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West North 152 feet North 88° 26' East 134 feet North 62° 04'</p>		

<p>East 58.9 feet South 184.1 feet West to beginning873.50</p>		
<p>013-00-031Beginning 740.8 feet West of South Quarter Corner Section 1 Township 1 South Range 1 West West 103.4 feet North 184.1 feet North 62° 4' East 101.2 feet South 84° 25' East 13.5 feet to a point 230.2 feet North of beginning South to beginning873.50</p>		
<p>013-00-032Beginning 640.8 feet West of South Quarter Corner Section 1 Township 1 South Range 1 West West 100 feet North 230.2 feet South 84° 25' East 100.5 feet South 220.4 feet to beginning873.50</p>		
<p>013-00-034East 3 acres South Quarter Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West EXCEPT Road on East873.50</p>		
<p>013-00-036Beginning at a point 105 feet North and North 77° 32' East 198.6 feet from Southwest Corner Southeast Quarter Southwest</p>		

<p>Quarter Section 1 Township 1 South Range 1 West North 157.13 feet West 80 feet South to a point West of Beginning East to beginning.873.50</p>		
<p>013-00-037North Half South Half Southeast Quarter Southwest Quarter Section 1 Township 1 South Range 1 West EXCEPT East 698.5 feet and EXCEPT South 25 feet for road and EXCEPT Treehaven Sub.873.50</p>		
<p>023-00-023Beginning Southeast Corner Northeast Quarter Southwest Quarter Section 2 Township 1 South Range 1 West North 470 feet West 367 feet Southwesterly to a point 430 feet West and 450 feet M/L North of beginning South 450 feet M/L East 430 feet873.50</p>		
<p>023-00-026Northeast Quarter Southeast Quarter Southwest Quarter North of Ind. R. Cnl and South of Grand Valley Canal Section 2 Township 1 South Range 1 West EXCEPT North 100 feet of East 395 feet873.50</p>		

<p>023-00-027That part of Northeast Quarter Southeast Quarter Southwest Quarter South of Wash Section 2 Township 1 South Range 1 West873.50</p>		
<p>NORTH ACRES SUBDIVISION Section 2 Township 1 South Range 1 West</p>		
<p>023-13-004Lot 6873.50</p>		
<p>023-13-005Lot 3873.50</p>		
<p>023-13-006Lot 5873.50</p>		
<p>023-13-007Lot 4873.50</p>		
<p>024-00-012North Half Southwest Quarter Southeast Quarter West of Grand Valley Canal and South Half Northwest Quarter Southeast Quarter South and West of Grand Valley Canal Section 2 Township 1 South Range 1 West EXCEPT County Road and EXCEPT 40 feet for Road on West873.50</p>		

<p>024-00-014Beginning 455 feet North and 140 feet East of South Quarter Corner Section 2 Township 1 South Range 1 West East 50 feet South 12 feet East 140 feet North 217 Feet M/L to North line South Half Southwest Quarter Southeast Quarter Section 2 West to a point 185 feet East of West line South Half Southwest Quarter Southeast Quarter South 50 feet West 45 feet South 151.75 feet to beginning873.50</p>		
<p>024-00-015Beginning 315 feet North and 30 feet East of South Quarter Corner Section 2 Township 1 South Range 1 West North 140 feet East 160 feet South 140 feet West to beginning873.50</p>		
<p>024-00-016Beginning 30 feet North and 190 feet East of Southwest Corner Southwest Quarter Southeast Quarter Section 2 Township 1 South Range 1 West North 413 Feet East 140 feet North 142 feet East to Grand Valley Canal Southeasterly along Canal to North line County Road West to</p>		

Beginning873.50		
024-00-018Beginning 1080.4 feet East and 196 feet North of South Quarter Corner Section 2 Township 1 South Range 1 West, West 103 feet North 120.7 feet East 103 feet South to Beginning873.50		
024-00-019Beginning 30 feet North and 1080.4 feet East of South Quarter Corner Section 2 Township 1 South Range 1 West East 100 feet North 396.7 feet West 100 feet South to Beginning873.50		
024-00-020Beginning 1180.4 feet East of South Quarter Corner Section 2 Township 1 South Range 1 West East 132 feet to East line Southwest Quarter Southeast Quarter North 1° 20' West 204.5 feet North 5° 30' West 163 feet West 113.4 ft. South to Beg. EXCEPT South 30 ft. for Rd.873.50		
024-00-021Beginning 947.4 feet East and 211.15 feet North of Southwest Corner Southeast Quarter Section 2 Township 1 South Range 1 West		

<p>North 60 feet West to Grand Valley Canal Southeasterly along canal to a point West of Beginning East to Beginning Beginning 947.4 feet East of 150 feet north of South Quarter Corner Section 2 Township 1 South Range 1 West North 61 feet West to Grand Valley Canal Southeasterly along canal to a point West of beginning East to beginning873.50</p>		
<p>024-00-022Beginning 160 feet North and 30 feet East of South Quarter Corner Section 2 Township 1 South Range 1 West North 155 feet East 160 feet South 155 feet West to beginning873.50</p>		
<p>024-00-023Beginning South Quarter Corner Section 2 Township 1 South Range 1 West North 160 feet East 190 feet South 160 feet West 190 feet to beginning873.50</p>		
<p>024-00-024Beginning 947.4 feet East of Southwest Corner Southeast Quarter Section 2 Township 1 South Range 1 West North 150 feet West to Grand Valley Canal Southerly</p>		

along canal to South line Southeast Quarter East to beginning873.50		
024-00-025Beginning 1080.4 feet East of South Quarter Corner Section 2 Township 1 South Range 1 West North 196 feet West 103 feet South 196 feet East 103 feet to beginning873.50		
024-00-028Beginning 455 feet North and 40 feet East of South Quarter Corner Section 2 Township 1 South Range 1 West, East 100 feet North 151.75 feet to Southerly right of way county road, West 100 feet South 151.75 feet to beginning873.50		
NORTHERN HILL SUBDIVISION FIRST ADDITION Section 2 Township 1 South Range 1 West		
024-01-001Lot 1873.50		
024-01-002Lot 2873.50		
024-01-003Lot 3873.50		

<p>024-01-009Lot 7 Replat Lots 7 & 8 1st Addn & Second Addn Northern Hills Sub873.50</p>		
<p>024-01-013Lot 11 Replat Lots 7 & 8 1st Addn Northern Hills Sub & 2nd Addn Northern Hills Sub Section 2 Township 1 South Range 1 West873.50</p>		
<p>FIRST ADDITION TO NORTHERN HILLS SUBDIVISION Section 2 Township 1 South Range 1 West</p>		
<p>024-01-017Lot 5 EXCEPT beginning Northeast Corner Lot 5 West 15 feet Southwesterly to Southwest Corner following Tract North 379 feet of East Half Southeast Quarter Southeast Quarter Section 2 Township 1 South Range 1 West lying East of Little Bookcliff Railroad North 5° 22' 30" East along East boundary 1st Addn to Northern Hills Sub to Beg.873.50</p>		
<p>024-01-019Lot 4 EXCEPT Tract in Book 943 Page 515 County Clerk's Office873.50</p>		

024-01-020Lot 6 EXCEPT Tract in Book 943 Page 515 County Clerk's Office873.50		
NORTHERN HILLS SUBDIVISION Section 2 Township 1 South Range 1 West		
024-02-001Lot 3 Block 1873.50		
024-02-002Lot 4 Block 1873.50		
024-02-003Lot 5 Block 1873.50		
024-02-004Lot 2 Block 1873.50		
024-02-005Lot 1 Block 1873.50		
VIEW POINT SUB AMENDED Section 2 Township 1 South RAnge 1 West		
024-03-001Lot 1 Block 1873.50		
024-03-002Lot 2 Block 1873.50		

<p>024-03-003Lot 3 Block 1873.50</p>		
<p>024-05-001Lot 1 Replat of Blk 2 View Point Sub EXCEPT beginning Northeast Corner Lot 2 Blk 2 Northeasterly on a Curve 75.3 feet North 21° 19' West 58.5 feet North 23° 53' East 100 feet West 111.3 feet South 20° 48' West 204.7 feet East 107.7 feet to beginning873.50</p>		
<p>024-05-002Lot 2 Replat of Blk 2 View Point Sub873.50</p>		
<p>024-05-003Lot 3 Replat of Blk 2 View Point Sub873.50</p>		
<p>024-05-004Lot 4 Replat of Blk 2 View Point Sub873.50</p>		
<p>024-05-006Beginning Northeast Corner Lot 2 Replat of Blk 2 View Point Sub Section 2 Township 1 South RAnge 1 West Northeasterly on a curve 75.3 feet North 21° 19' West 58.5 feet North 23° 53' East 100 feet West 111.3 feet</p>		

<p>South 20° 48' West 204.7 feet East 107.7 feet to beginning873.50</p>		
<p>101-00-006Beginning 177.75 feet South and 272 feet West of Northeast Corner Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West North 99 feet West 50 feet South 99 feet East to beginning873.50</p>		
<p>101-00-014Beginning 115.7 feet North of Southeast Corner Northeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West West 336.2 feet North 124.7 feet East 336.2 feet South to beginning873.50</p>		
<p>101-00-015Beginning Northeast Corner Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West North 115.7 feet West 448.2 feet South 115.7 feet East 266.2 feet South 3.5 feet East 182 feet North 3.5 feet to beginning873.50</p>		
<p>101-00-017Beginning</p>		

<p>182 feet West of Northeast Corner Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West West 190 feet South 78.75 feet East 100 feet South 99 feet East 90 feet North 177.75 feet to beginning873.50</p>		
<p>101-00-019Beginning 177.75 feet South and 322 feet West of Northeast Corner Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West North 99 feet West 50 feet South 99 feet East to beginning873.50</p>		
<p>101-00-020East 182 feet of South 3.4 North Quarter Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West EXCEPT South 8.5 Road less873.50</p>		
<p>101-00-021Beginning 128.25 feet North and 247 feet West of Southeast Corner South 3/4 North Quarter Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West West 264.5 feet South 128.25 ft. East North to beginning</p>		

EXCEPT South 20 feet for road2,620.48		
101-00-022Beginning 162 feet West of Southeast Corner South 3/4 North Quarter Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West North 128.25 feet West 85 feet South 128.25 feet East to beginning EXCEPT South 20 feet for road873.50		
101-00-023Beginning Southeast Corner South 3/4 North Quarter Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West North 128.25 feet West 162 feet South 128.25 feet East to beginning873.50		
101-00-024North 90 feet of East 300 feet of South 3/4 Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West1,747.00		
101-00-026Beginning 80 feet North of Southeast Corner South Half South Half North Half Southeast Quarter		

<p>Northeast Quarter Section 10 Township 1 South Range 1 West West 300 feet North 75 feet East 300 feet South 75 feet to beginning 1,747.00</p>		
<p>101-00-027 Beginning Southeast Corner South Half South Half North Half Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West West 300 feet North 80 feet East 300 feet South 80 feet to beginning 873.50</p>		
<p>101-00-028 Beginning 16 feet South of Northeast Corner South Half Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West West 215 feet South 132 feet East 215 feet North to Beginning EXCEPT Road in Book 939 Page 64 County Clerk's Office 873.50</p>		
<p>101-00-030 Beginning 19 feet South and 320 feet West of Northeast Corner South Half Southeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West 100 feet South to Grand Valley Canal Southeasterly along Canal to a point</p>		

<p>South of Beginning North to Beginning and beginning 19 feet South and 215 feet West of Northeast Corner of South Half Southeast Quarter Northeast Quarter South 219 feet West 108 feet North 219 feet East to Beginning873.50</p>		
<p>101-00-090Beginning South 89° 37' East 661.8 feet from Southwest Corner Northeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West North 6' 50" East 143 feet South 89° 37' East 150 feet South 88° 9' 30" East 60.42 feet South to South line Northeast Quarter Northeast Quarter Section 10 Township 1 South Range 1 West West to Beginning873.50</p>		
<p>VALLEY HEIGHTS SUBDIVISION Section 10 Township 1 South Range 1 West</p>		
<p>101-02-001Lot 1, Block 3873.50</p>		
<p>101-02-002Lot 2 Block 3873.50</p>		

101-02-003Lot 3 Block 3873.50		
101-02-008Lot 5 Block 2873.50		
101-02-009Lot 6 Block 2873.50		
101-02-010Lot 1 Block 2873.50		
101-02-011Lot 6 Block 1873.50		
101-02-012Lot 1 Block 1873.50		
101-02-014Lot 5 Block 1873.50		
101-02-015Lot 4 Block 1873.50		
101-02-016Lot 3 Block 1873.50		
FIRST FRUITRIDGE SUBDIVISION Section 10 Township 1 South Range 1 West		
101-03-001Lot 1 and West 25.5 feet of Lot 2 Block 3873.50		

101-03-002East 85 feet of Lot 2 Block 3873.50		
101-03-004Lot 4 Block 3873.50		
101-04-001Lot 1 Block 2873.50		
101-04-003Lot 3 Block 2873.50		
101-04-004Lot 4 Block 2873.50		
101-04-005Lot 5 Block 2873.50		
101-04-006Lot 6 Block 2873.50		
101-04-007Lot 7 Block 2873.50		
101-04-008Lot 8 Block 2873.50		
101-04-009Lot 9 Block 2873.50		
101-04-010Lot 10 Block 2873.50		
101-04-011Lot 11 Block 2873.50		

101-04-012Lot 12 Block 2873.50		
101-04-013Lot 13 Block 2873.50		
101-04-014Lot 14 Block 2873.50		
101-05-001Block 4873.50		
101-06-001West 102 feet Lot 1 Block 1873.50		
101-06-002East 25.5 feet of Lot 1 and West 76.5 feet of Lot 2 Block 1873.50		
101-06-003East 76.5 feet of Lot 3 and West 27.5 feet of Lot 4 Block 1873.50		
101-06-004East 51 feet of Lot 2 and West 51 feet of Lot 3 Block 1873.50		
101-06-005East 100 feet of Lot 4 Block 1873.50		
101-06-006Lot 5 EXCEPT North 82 feet		

Block 1 Amended Plat Blocks 1 & 4873.50		
101-06-007North 82 feet of Lot 5 Block 1873.50		
101-06-008Lot 6 Block 1 EXCEPT South 1 foot873.50		
101-06-009Lot 7 Block 1873.50		
101-06-010Lot 8 Block 1873.50		
101-06-011Lot 9 Block 1873.50		
101-06-012Lot 10 Block 1873.50		
POMONA VIEW SUBDIVISION 2ND AMENDED Section 10 Township 1 South Range 1 West		
101-07-001Lot 4 Block 3873.50		
101-07-002Lot 3 Block 3873.50		
101-07-004Lot 1 Block 3873.50		

101-08-001Lot 1 Block 2873.50		
101-08-002Lot 2 Block 2873.50		
101-08-003Lot 3 Block 2873.50		
101-08-004Lot 4 Block 2873.50		
101-08-005Lot 5 Block 2873.50		
101-08-006Lot 6 Block 2873.50		
101-08-007Lot 7 Block 2873.50		
101-08-008Lot 8 Block 2873.50		
101-09-001Lot 1 Block 1 and East 25 feet of West 50 feet Lot 3 Block 1 EXCEPT Beginning Southwest Corner Lot 2 Block 1 East 79.96 feet South 14° 45' West 36.72 feet northwesterly to beginning873.50		
101-09-002Lot 2 and East 25 feet of Lot		

<p>3 Block 1 and Beginning Southwest Corner Lot 2 East 79.96 feet South 14° 45' West 36.72 feet northwesterly to beginning873.50</p>		
<p>101-09-003West 25 feet of Lot 3 and Beginning Northeast Corner Lot 4 Block 1 West 76 feet South 17° 21' West 48 feet South 31° 44' West 75 feet South 38° 06' West 55.75 feet North 65° West 7.5 feet South 25° West 21.9 feet South 36° 45' East 5.55 feet South 54° 30' East 110 feet East 87.4 feet North 238.48 feet to Beginning873.50</p>		
<p>101-09-004Beginning 76 feet West of Northeast Corner Lot 4 Block 1 South 17° 21' West 48 feet South 31° 44' West 75 feet South 38° 06' West 55.75 feet North 65° West 7.5 feet North 1° 54' West 150.36 feet East to Beginning873.50</p>		
<p>101-09-005Beginning Northwest Corner Lot 4 Block 1 East 111.46 feet South 20 feet East 37 feet</p>		

South 1° 54' East 150.36 feet South 25° West 21.91 feet North 36° 45' West 233.45 feet North 55° 30' West 5.47 feet to Beginning873.50		
101-09-007Lot 6 Block 1873.50		
101-09-008Lot 7 Block 1873.50		
101-09-009Lot 8 Block 1873.50		
101-09-010Lot 9 Block 1873.50		
101-09-011Lot 12 and East 96 feet of South 50 feet of Lot 15 Block 1873.50		
101-09-012Lot 10 Block 1873.50		
101-09-013Lot 11 Block 1873.50		
101-09-014Lot 13 Block 1873.50		
101-09-015Lot 14 Block 1873.50		

ENCANTO KNOLLS SUBDIVISION Section 10 Township 1 South Range 1 West		
101-10-002Lot 2873.50		
101-10-003Lot 3873.50		
101-10-004Lot 4873.50		
101-10-005Lot 5873.50		
112-00-004Beginning 734.07 feet East of Northwest Corner Northwest Quarter Section 11 Township 1 South Range 1 West South 20° 10' East 622.5 feet South 65° 30' East 113.3 feet North 631.27 feet West 317.6 feet to beginning4,367.49		
112-00-006Beginning 692 feet South and North 84° 24' East 389.7 feet from Northwest Corner Section 11 Township 1 South Range 1 West North 84° 24' East 192.35 feet South 151.2 feet South 85° 29' West 80.4 feet South 89° 35' West		

<p>102 feet North 138 feet to Beginning873.50</p>		
<p>112-00-007Beginning 692 feet South of Northwest Corner Section 11 Township 1 South Range 1 West North 84° 24' East 389.85 feet South 138 feet South 89° 35' West 388 feet North 103 feet to Beginning873.50</p>		
<p>112-00-008Beginning 922 feet South of Northwest Corner Section 11 Township 1 South Range 1 West East 290 feet North 129.1 feet South 89° 35' West 300 feet South to Beginning873.50</p>		
<p>112-00-009Beginning 922 feet South of Northwest Corner Section 11 Township 1 South Range 1 West South 122.37 feet North 80° 26' East 337.3 feet South 51.95 feet East 228 feet North 180° 30' East 122.4 feet West to Beginning EXCEPT Road in Book 939 Page 57 County Clerk's Office873.50</p>		
<p>112-00-013Beginning 1044.37 feet South of Northwest Corner</p>		

<p>Section 11 Township 1 South Range 1 West East 330 feet North 117.95 feet South 80° 28' West 337.7 feet to West line Section 11 South 59.63 to Beginning EXCEPT Road in Book 939 Page 58 County Clerk's Office873.50</p>		
<p>112-00-014Beginning 150 feet North of Southwest Corner Northwest Quarter Northwest Quarter Section 11 Township 1 South Range 1 West East 330 feet North 66 feet West 330 feet South to Beginning873.50</p>		
<p>112-00-015Beginning Southwest Corner Northwest Quarter Northwest Quarter Section 11 Township 1 South Range 1 West East 238 feet North 132 feet West 238 feet South to beginning EXCEPT South 20 feet for road873.50</p>		
<p>112-00-018Beginning 348 feet East of Southwest Corner Northwest Quarter Northwest Quarter Section 11 Township 1 South Range 1 West East 130 feet North 132 feet West 130 feet South to Beginning EXCEPT South 20 feet for</p>		

Road873.50		
112-00-019West Half of Beginning 132 feet North and 842 feet West of Southeast Corner Northwest Quarter Northwest Quarter Section 11 Township 1 South Range 1 West South 132 feet East 220.2 feet North 132 feet West to beginning EXCEPT South 20 feet for Road873.50		
112-00-020East Half of Beginning 132 feet North and 842 feet West of Southeast Corner Northwest Quarter Northwest Quarter Section 11 Township 1 South Range 1 West South 132 feet East 220.2 feet North 132 feet West to Beginning EXCEPT South 20 feet for Road873.50		
PARK LANE SUBDIVISION Section 11 Township 1 South Range 1 West		
112-13-002Lots 20 and 21 Block 1873.50		
112-13-003Beginning 69.6 feet West of Northeast Corner lot 17 South 3° 6' East		

<p>149.9 West 92 feet to West line Lot 19, Park Lane Sub, North 151 feet to Northwest Corner Lot 19 East to Beginning 873.50</p>		
<p>112-13-004 Beginning Northeast Corner Lot 17 South 20° 10' East 158 feet South 89° 21' West 116 feet North 3° 6' West 149.9 feet East 69.6 feet to Beginning 873.50</p>		
<p>112-13-010 From Southeast Corner Lot 12 Park Lane Sub North 20° 10' West 125 feet for Beginning North 20° 10' West 139.6 feet South 80° 14' West 120 feet South 11° 59' East 133.3 feet North 81° 49' East 140 feet to Beginning and that part of Vac Cherry Lane adj Lots 12 and 13 Sub on South 873.50</p>		
<p>112-13-011 Lots 9 to 15 inc. Park Lane Sub and that part of Vac Cherry Lane adj Lots EXCEPT Beginning Southeast Corner Lot 12 North 20° 10' West 264 feet South 80° 14' West 120 feet South</p>		

<p>11° 59' East 133.3 feet North 81° 49' East 20 feet South 5° 30' East 115 feet to South line Lot 11 North 84° 24' East 154.5 feet to Beginning and EXCEPT Beginning Southwest Corner Lot 9 North 1° 33' East 100 feet South 89° 53' East 100 feet South 1° 33' West 90 feet to South line Lot 10 South 84° 24' West 100 feet to Beginning873.50</p>		
<p>112-13-012Beginning Southeast Corner Lot 12 Park Lane Sub North 20° 10' West along East line Lot 12 125 feet South 81° 49' West 123 feet South 5° 30' East 115 feet to South line Lot 11 Sub North 84° 24' East 154.5 feet to Beginning873.50</p>		
<p>112-13-013Beginning Southwest Corner Lot 9 Park Lane Sub North 1° 33' East 100 feet South 89° 53' East 100 feet South 1° 33' West 90 feet to South line Lot 10 Sub South 84° 24' West 100 feet to beginning873.50</p>		

112-13-014Lots 7 and 8 Block 1 Park Lane Sub873.50		
112-13-015East half of Lot 5 and all of Lot 6873.50		
112-13-016East half of Lot 3 and all Lot 4 and West half of Lot 5873.50		
112-13-017Lots 1 and 2 and West half of Lot 3 Block 1873.50		
AMENDED ROPER SUBDIVISION Section 11 Township 1 South Range 1 West		
112-14-001Lot 1 and West 13.65 feet of Lot 2873.50		
112-14-002East 100 feet of West 113.65 feet of Lot 2873.50		
112-14-003East 125 feet of Lot 2873.50		
112-14-004Lot 3873.50		
112-14-005Lot 4873.50		

HILLCREST MANOR		
112-15-001Lot 16 Block 1 and 1/2 Vac Street on Southeast873.50		
112-15-002Lot 15 Block 1 and a Tract designated as tennis court873.50		
112-15-003Lot 14 Block 1 and a tract described as playground873.50		
112-15-004Lot 13 Block 1873.50		
112-15-005Lot 12 Block 1873.50		
112-15-006East half Lot 10 and all Lot 11 Block 1873.50		
112-15-007Lot 9 and West half Lot 10 and Beginning Northeast corner Lot 8 Hillcrest Manor West 155.1 feet to West line Lot 8 North to Northwest Corner Lot 8 Southeasterly 171.2 feet to beginning873.50		
112-15-008Lot 6		

Block 1873.50		
112-15-009Lot 5 Block 1873.50		
112-15-010Lot 4 Block 1873.50		
112-15-011Beginning Northeast Corner Lot 8 Hillcrest Manor West 155.5 feet to West line Lot 8 South 93.7 feet to Southwest Corner Lot 8 East 151 feet to Southeast Corner Lot 8 North 93 feet to Beginning873.50		
112-16-002Lot 21 Block 1873.50		
112-16-003Lot 22 Block 1873.50		
112-16-004Lot 23 Block 1873.50		
112-16-005Lot 24 Block 1873.50		
112-16-006Lot 25 Block 1873.50		
112-16-007Lot 26 Block 1873.50		

112-16-008Lot 27 Block 1873.50		
112-16-009Lot 28 Block 1873.50		
112-16-010Lot 44 Block 1873.50		
112-16-011Lot 29 Block 1873.50		
112-16-013Lot 31 Block 1873.50		
112-16-014Lot 32 Block 1873.50		
112-16-015Lot 33 Block 1873.50		
112-17-001Lot 17 Block 1 and 1/2 Vac Street on Northwest873.50		
112-17-002Lot 18 Block 1873.50		
112-17-003Lot 36 Block 1873.50		
112-18-002From Northeast Corner Lot 38 South 44° 39' West 276.95 feet for Beginning South 44°		

<p>39' West 108 feet North 9° 09' West 114.85 feet along left curve Wi a Chord North 26° 09' East 100 feet South 21° 38' East 135.89 feet to Beginning873.50</p>		
<p>112-18-005Lot 42 Block 1873.50</p>		
<p>112-18-006Lot 43 Block 1873.50</p>		
<p>112-18-008Beginning South 44° 39' West 57.03 feet from Northeast Corner Lot 38 Hillcrest Manor Sub South 44° 39' West 219.92 Feet North 21° 38' West 135.89 feet North 21° 04' East 24.39 feet North 76° 13' East 201.3 feet South 0° 07' West 40.6 feet to Beginning Being point of Lots 37 and 39873.50</p>		
<p>112-18-009Beginning South 44° 39' West 449.65 feet and South 9° 30' East 40.2 feet and South 89° 43' West 56.2 feet from Northeast Corner Lot 38 Hillcrest Manor Sub North 1° 24' West 140.52 feet South</p>		

<p>73° 45' West 100 feet South 0° 17' East to North line Lot 4 Block 1 Mt. View Addn North 68° 44' East along North line Lot 4 to Northeast Corner Lot 4 East along North line Lot 5 Block 1 to Beginning 873.50</p>		
<p>COPE SUBDIVISION Section 11 Township 1 South, Range 1 West</p>		
<p>112-19-001 Lot 1873.50</p>		
<p>112-19-002 Lot 2873.50</p>		
<p>112-19-003 Lot 3873.50</p>		
<p>112-19-004 Lot 4873.50</p>		
<p>MC FARLAND ESTATES SUBDIVISION Section 11 Township 1 South Range 1 West</p>		
<p>112-22-001 Lot 1 Block 1436.74</p>		
<p>112-22-002 Lot 2 Block 1436.74</p>		

112-22-003Lot 3 Block 1436.74		
112-22-004Lot 4 Block 1436.74		
112-22-005Lot 5 Block 1436.74		
112-22-006Lot 6 Block 1436.74		
112-22-007Lot 7 Block 1436.74		
112-22-008Lot 8 Block 1436.74		
112-22-009Lot 9 Block 1436.74		
112-22-010Lot 5 Block 2436.74		
112-22-011Lot 4 Block 2436.74		
112-22-012Lot 3 Block 2436.74		
112-22-013Lot 2 Block 2436.74		
112-22-014Lot 1 Block 2436.74		

<p>EL CORONA SUBDIVISION Section 12 Township 1 South Range 1 West</p>		
<p>121-01-012Lot 12 and that part of Lot 13 El Corona Sub as follows: Beginning Northwest Corner Lot 13 South 29° 05' East 37.6 feet South 27° 33' West 443 feet to Southwest Corner Lot 13 North 23° 40' East 465 feet to Beginning873.50</p>		
<p>121-01-013Lots 13 and 14 EXCEPT Beginning Northwest Corner Lot 13 South 29° 05' East 37.6 feet South 27° 33' West 433 feet to Southwest Corner Lot 13 North 23° 40' East 465 feet to Beginning873.50</p>		
<p>MANTEY HEIGHTS SUBDIVISION Section 12 Township 1 South Range 1 West</p>		
<p>121-02-002Lot 51873.50</p>		
<p>121-02-005Lot 59873.50</p>		

121-02-006Lot 52873.50		
121-02-008Lot 53873.50		
121-02-009Lot 57873.50		
121-02-010Lot 54873.50		
121-02-011Lot 56873.50		
121-02-012Lot 55873.50		
121-02-013Lot 23873.50		
121-02-014Lot 22873.50		
121-02-018Lot 19 EXCEPT Beginning Northwest Corner Lot 21 North 50° 43' West 114 feet South 39° 17' West 100 feet South 50° 43' East 114 feet South 67° 57' East 116.9 feet to Southwest Corner Lot 21 Northwesterly to Beginning873.50		

121-03-004Lots 43 and 44873.50		
121-03-005Lot 45873.50		
121-04-002Lot 48873.50		
121-04-003Lot 47873.50		
121-04-004Lot 46873.50		
121-06-002Lot 26873.50		
121-06-005Beginning Southwest Corner Lot 24 Mantey Heights Sub East 133.9 feet North 70° 24' West 142 feet South 47.7 feet to Beginning873.50		
121-07-001Lot 40873.50		
121-07-002Lot 39873.50		
121-07-003Lot 38873.50		
121-08-002Lots 17		

and 18873.50		
072-00-001Beginning 858.7 feet East of Northwest Corner Sec. 7 Township 1 South Range 1 East South 250 feet East 200 feet North 250 feet West 200 feet to Beginning873.50		
072-02-006Lot 20 Mantey Heights873.50		
101-04-002Lot 2 Block 2 First Fruitridge Sub Section 10 Township 1 South Range 1 West873.50		
101-07-003Lot 2 Block 3 Pomona View Sub 2nd Amended Section 10 Township 1 South Range 1 West873.50		
112-00-972Beginning 922 feet South and 290 feet East of Northwest Corner Section 11 Township 1 South Range 1 West East 660 feet North 166.2 feet South 85° 29' West 451.5 feet South 89° 35' West 200 feet South 129.1 feet to Beginning and Beginning 692.8 feet South and North 84° 24' East 581.35 feet from Northwest		

<p>Corner Northwest Quarter Section 11 Township 1 South Range 1 West North 84° 24' East 371.8 feet South 156.8 feet South 85° 29' West 371.1 feet North 152.2 ft. to beginning 1,965.36</p>		
<p>HILLCREST MANOR SUBDIVISION</p>		
<p>112-15-012 Lot 7 Block 1873.50</p>		
<p>112-15-013 Lot 3 Block 1873.50</p>		
<p>112-15-014 Lot 2 Block 1873.50</p>		
<p>112-15-015 Lot 1 Block 1873.50</p>		
<p>112-16-001 Lots 19 and 20 Block 1873.50</p>		
<p>072-01-002 Lots 1 & 2 Mantey Heights Section 7 Township 1 South Range 1 West 1,747.00</p>		
<p>101-00-031 Beginning Intersection of North line Mesa County Canal and East line of South Half Southeast</p>		

Quarter Northeast Quarter Section 10 Township 1 South Range 1 West North 90 feet West 330 feet South to North line of Canal Southeasterly along canal to beginning EXCEPT road in Book 939 Page 65 County Clerk's Office 873.50		
All in Mesa County, Colorado		

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

Section 1. That the assessable cost and apportionment of same, as hereinbefore set forth, is hereby assessed against all of the real estate in said District, and to and upon each lot or tract of land within said District, and against such persons and in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interest and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this ordinance, constitute a perpetual lien against each lot or tract of land described, on a parity with the tax lien for General, State, County, City or School taxes and no sale of such property to enforce General, State, County, City or School tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty days after the final publication of said Ordinance without demand; provided that all such assessments may at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held as a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work, and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten equal annual installments of the principal with interest upon unpaid installments payable annually on the "A" coupon at the rate of 4% on Bonds Nos. 1 to 47, inclusive, 4 1/4% on Bonds Nos. 48 to 84, inclusive, 4 3/8% on Bonds Nos. 85 to 112, inclusive, 4 1/2% on Bonds Nos. 113 to 138, inclusive, 4 5/8% on Bonds Nos. 139 to 163, inclusive, 4 3/4% on Bonds Nos. 164 to 186, inclusive, 4 7/8% on Bonds Nos. 187 to 204, inclusive, 5% on Bonds Nos. 205 to 218, inclusive, 5 1/4% on Bonds Nos. 219 to 226, inclusive, 5 1/4% on Bonds Nos. 227 to 232, inclusive; and in addition an additional interest as evidenced by coupons designed "B", for the period from August 1, 1971 to June 1, 1972.

The first of said installments of said principal shall be due and payable within ninety days after the final publication of this Ordinance and the remainder of said installments shall be due on the first day of January of each year thereafter until all of said installments are paid in full.

Section 5. That the failure to pay any installment, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of ten per centum per annum until the day of the sale, as by law provided, but at any time prior to the day of the sale, the owner may pay the amount of such delinquent installment or installments, with interest as aforesaid, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installment, may at any time pay the whole of the unpaid principal, with interest accrued.

Section 6. That payment may be made to the City Treasurer at any time within thirty days after the final publication of this ordinance, and an allowance of six per cent added for cost of collection and other incidentals shall be made on all payments made during said period of thirty days.

Section 7. That monies remaining in the hands of the City Treasurer as the result of the operation and payments under Sanitary Sewer District No. 28-71 after the retirement of all bonds and proper payments of monies owing by the District shall be retained by the Treasurer and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be, or may become, in default or for such other purposes as the City Council may from time to time direct.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 18 of the Code of Ordinances of the City of Grand Junction, shall govern and be

taken to be a part of this ordinance with respect to the creation of said Sanitary Sewer District No. 28-71, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this ordinance, after its introduction and first reading, shall be published once in full in The Daily Sentinel, the official newspaper of the City, at least ten days before its final passage, and, after its final passage, it shall be numbered and recorded in the City Ordinance record, and a certificate of such adoption and publication shall be authenticated by the Certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise by the Charter of the City of Grand Junction provided.

Introduced and read at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 2nd day of February, 1972.

ADOPTED AND APPROVED this 1st day of March, 1972.

Authenticated and approved the 1st day of March, 1972.

Stanley R. Anderson\President of the Council

ATTEST:

Neva B. Lockhart\City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1417, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 2nd day of February, 1972, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 2nd day of March, 1972.

Neva B. Lockhart\City Clerk

Published: March 8, 1972