

ORDINANCE NO. 1949

AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the boundaries of the Grand Junction Downtown Development Authority established by Ordinance No. 1669 are expanded to include the following properties situate in the City of Grand Junction, Mesa County, Colorado, to wit:

Lots 9 and 10, Block 83 in the CITY OF GRAND JUNCTION:

That part of Lots 5 to 7 and of Lots 12 to 16, in Block 5, and that part of Lots 20 to 22, in Block 6, and that part of Lots 1 to 19, in Block 8, and those parts of vacated Peach Street, vacated Cherry Street and of the vacated alley in said Block 8, and the vacated alley on said Block 5, all in CARPENTER'S SUBDIVISION NO. 2 lying within the following boundaries:

(1) South and East of the Southeasterly line of the State Highway right of way for the Grand Avenue Viaduct;

(2) North and East of the Northeasterly right of way line of the County Road known as Crosby Avenue;

(3) North of the North line of Lots 24 and 25, in said Block 8; and

(4) North and West of the Northwesterly line of Little Bookcliffe Railroad Yards.

Lots 24 and 25, Block 8, CARPENTER'S SUBDIVISION NO. 2.

Tracts 1, 3, 4, 5, 6, 7 and 8, AMENDED SURVEY OF THE LITTLE BOOKCLIFFE RAILROAD YARDS,

EXCEPT that part of Tracts 1, 3 and 8 lying South and East of the following described line:

Beginning at a point on the East line of said Tract 1 from which the East 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian bears North 44 deg. 11 min. East 901.66 feet; thence North 89 deg. 58 min. West 126.0 feet; thence South 0 deg. 01 min. East 347.5 feet to a point on the South line of said Lot 8 which is the terminal point of said line;

AND EXCEPT that part of Tract 1 conveyed to City of Grand Junction in deed recorded in Book 699 at Page 382 being more particularly described as that part thereof located North of the following described line:

Beginning at a point on the East line of said subdivision from

whence the East 1/4 corner of said Section 15 bears North 83 deg. 42 min. East 632.33 feet; thence Southeasterly along an 1198.3 foot curve whose chord bears South 68 deg. 47.5 min. West 214.1 feet to the West line of said subdivision.

That part of Tracts 1, 2, 3, 8 and 9 of AMENDED SURVEY OF THE LITTLE BOOKCLIFFE RAILROAD YARDS described as follows:

Beginning at a point on the East line of said Tract 1 from which the East 1/4 corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian bears North 44 deg. 11 min. East 901.66 feet; thence North 89 deg. 58 min. West 126.00 feet; thence South 0 deg. 01 min. East 197.50 feet to the centerline of a railroad spur track; thence South 89 deg. 58 min. East 126.00 feet along said centerline; thence North 0 deg. 01 min. West 197.50 feet to the point of beginning.

TOGETHER with an easement over and across a strip of land extending South from the property hereby described to a line 3 feet South of and parallel to the South line of said railroad spur track.

A parcel of land in the station grounds property of The Denver and Rio Grande Western Railroad Company, situate in the SE1/4 SE1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows, to-wit:

Beginning at a point on the North line of the SE1/4 SE1/4 of said Section 15 which is 415.8 feet West from the NE corner of said SE1/4 SE1/4, and which said point is known as Corner No. 6 of the Station Grounds property of The Denver and Rio Grande Western Railroad Company (said point being marked by steel rail monument); thence North 89 deg. 57 min. West along the North line of said SE1/4 SE1/4 for a distance of 295.7 feet to a property corner of said station ground property, thence South 53 deg. 03 min. East 70 feet to a point 42 feet South of the North line of said SE1/4 SE1/4, thence continuing South 53 deg. 03 min. East for a distance of 16.66 feet, thence South 89 deg. 57 min. East and parallel to the North line of said SE1/4 SE1/4 for a distance of 271.8 feet, to a point on the Northeasterly boundary line, thence North 41 deg. 03 min. West 68.97 feet to the point of beginning.

EXCEPT the following described parcel conveyed to Prinster Brothers, Inc., a deed recorded in Book 970 at page 938:

Beginning at a point which lies 52 feet South from the North line of the SE1/4 SE1/4 of said Section 15 and 325 feet Northeasterly, measured at right angles from the centerline of the original Main Track of the Denver and Rio Grande Western Railroad Company, said point also being located 10 feet South of the produced North line of Colorado Avenue and 37.46 feet West of the produced East line of Spruce Street, thence South 41 deg. 03 min. East 52.47 feet to a point 3.0 feet West of the produced East line of Spruce Street, thence South 00 deg. 10 min. East (3.0 Feet West of and parallel

