

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2766

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

CLIMAX MILL ENCLAVE NO. 1
APPROXIMATELY 6.54 ACRES
LOCATED SOUTH OF KIMBALL AVENUE BETWEEN 9TH AND 15TH STREETS

Recitals.

On the 6th day of July, 1994 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Climax Mill Enclave No. 1, and more particularly described as follows:

(insert legal description)

The area being considered for annexation is entirely contained within the boundaries of the City of Grand Junction, said area has been so surrounded for a period of not less than three years and is therefore eligible for annexation pursuant to 31-12-106(1), C.R.S.

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 commonly known as the Climax Mill Enclave No. 1, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 17th day of August, 1994.

ADOPTED and ordered published this 7th day of September, 1994.

Attest:

/s/ R.T. Mantlo
President of the Council

/s/ Stephanie Nye
City Clerk

MILL TAILINGS NO. 1:

A tract of land situated in the South $\frac{1}{4}$ of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23 and in the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast Corner of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;
thence S 00°16'54" E along the East line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23 a distance of 13.50 feet to a point on the South Right-of-Way for Kimball Avenue;

thence along the South Right-of-Way for Kimball Avenue the following three (3) courses and distances:

1. N 89°14'53" W a distance of 1171.66 feet;
2. S 00°45'15" W a distance of 29.70 feet;
3. N 89°14'53" W a distance of 132.50 feet;

thence leaving said Right-of-Way, N 00°54'42" W a distance of 43.20 feet to a point on the North line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;

thence N 89°14'53" W along said North line a distance of 14.39 feet to the Northwest Corner of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;

thence S 00°03'29" W along the West line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23 a distance of 43.20 feet;

thence S 57°18'26" E a distance of 220.01 feet;

thence 211.82 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32°48'37", and a long chord which bears S 73°42'44" E a distance of 208.94 feet;

thence N 89°52'57" E a distance of 710.66 feet;

thence 353.69 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17°31'36", and a long chord which bears N 81°07'09" E a distance of 352.30 feet;

thence N 72°21'21" E a distance of 488.61 feet to a point on the North line of the South $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24;

thence S 89°56'27" W along the North line of said South $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 590.58 feet to the Point of Beginning.

CLIMAX MILL ENCLAVE

DESCRIPTION

ANNEXATION # 1

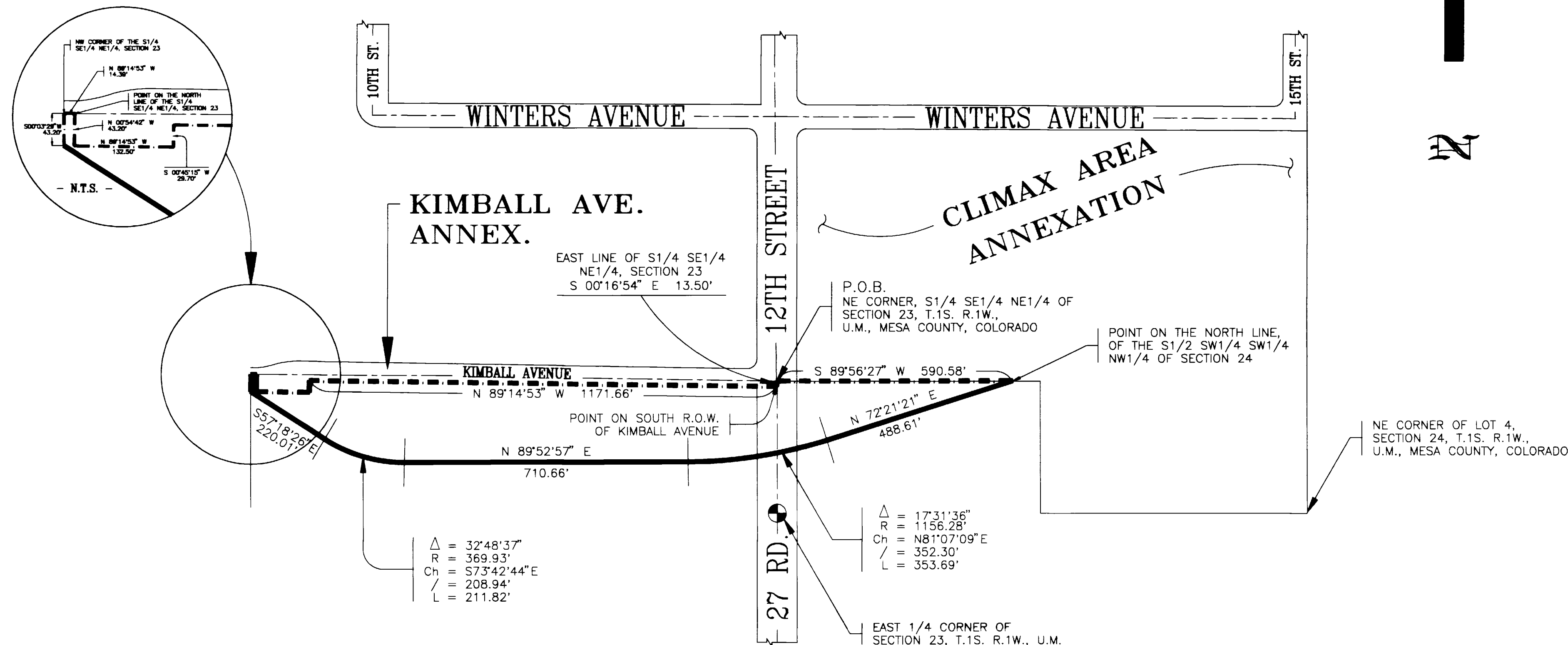
PARCEL NO. 1:

A tract of land situated in the South 1/4 of the SE1/4 NE1/4 of Section 23 and in the South 1/2 of the SW1/4 SW1/4 NW1/4 of Section 24, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast Corner of the South 1/4 SE1/4 NE1/4 of said Section 23;
 thence S 00°16'54" E along the East line of the South 1/4 SE1/4 NE1/4 of said Section 23 a distance of 13.50 feet to a point on the South Right-of-Way for Kimball Avenue;
 thence along the South Right-of-Way for Kimball Avenue the following three (3) courses and distances:

1. N 89°14'53" W a distance of 1171.66 feet;
2. S 00°45'15" W a distance of 29.70 feet;
3. N 89°14'53" W a distance of 132.50 feet;

thence leaving said Right-of-Way, N 00°54'42" W a distance of 43.20 feet to a point on the North line of the South 1/4 SE1/4 NE1/4 of said Section 23;
 thence N 89°14'53" W along said North line a distance of 14.39 feet to the Northwest Corner of the South 1/4 SE1/4 NE1/4 of said Section 23;
 thence S 00°03'29" W along the West line of the South 1/4 SE1/4 NE1/4 of said Section 23 a distance of 43.20 feet;
 thence S 57°18'26" E a distance of 220.01 feet;
 thence 211.82 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32°48'37", and a long chord which bears S 73°42'44" E a distance of 208.94 feet;
 thence N 89°52'57" E a distance of 710.66 feet;
 thence 353.69 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17°31'36", and a long chord which bears N 81°07'09" E a distance of 352.30 feet;
 thence N 72°21'21" E a distance of 488.61 feet to a point on the North line of the South 1/2 SW1/4 SW1/4 NW1/4 of Section 24;
 thence S 89°56'27" W along the North line of said South 1/2 SW1/4 SW1/4 NW1/4 a distance of 590.58 feet to the Point of Beginning.



ORDINANCE NUMBER

2766

EFFECTIVE DATE

10/9/94

LEGEND

- Annexation Boundary
- Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	1,984.79 FT.
Contiguous Perimeter	2,038.72 FT.
Area in Square Feet	285,001.06
Area in Acres	6.54

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE
					7/1/94
					7/6/94
					9/13/94

SCALE	PLAN	PROFILE
1"=200'		
HORIZ.		HORIZ.

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION, COLORADO

CLIMAX MILL ENCLAVE ANNEXATION

SHEET NO. 1
OF 1
FILE NO. CLIMAX3.DWG