

ORDINANCE NO. 2985_

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

HYTECH HYDRONICS SYSTEMS INC._
APPROXIMATELY .44 ACRES
LOCATED AT 2483 RIVER ROAD

WHEREAS, on the 4th day of December, 1996 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 15th day of January, 1997; 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:

A parcel of land situate in the West 60 feet of Lot 10 of Riverside Subdivision, Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the southwest corner of Lot 10 of said Riverside Subdivision; thence N 00°00'00" E along the west line of said Lot 10 a distance of 325.32 feet to a point on the south line of Lot 1 of Matthews Subdivision (said south line also being the north bank of the Colorado River); thence S 84°29'56" E along the south line of said Lot 1 a distance of 60.19 feet to a point on the east line of the west 60 feet of Lot 10 of said Riverside Subdivision; thence S 00°00'00" W along said east line a distance of 319.54 feet to a point on the south line of Lot 10 of said Riverside Subdivision; thence N 90°00'00" W along the south line of said Lot 10 a distance of 60.00 feet to the point of beginning.

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

INTRODUCED on first reading on the 15th day of January, 1997.

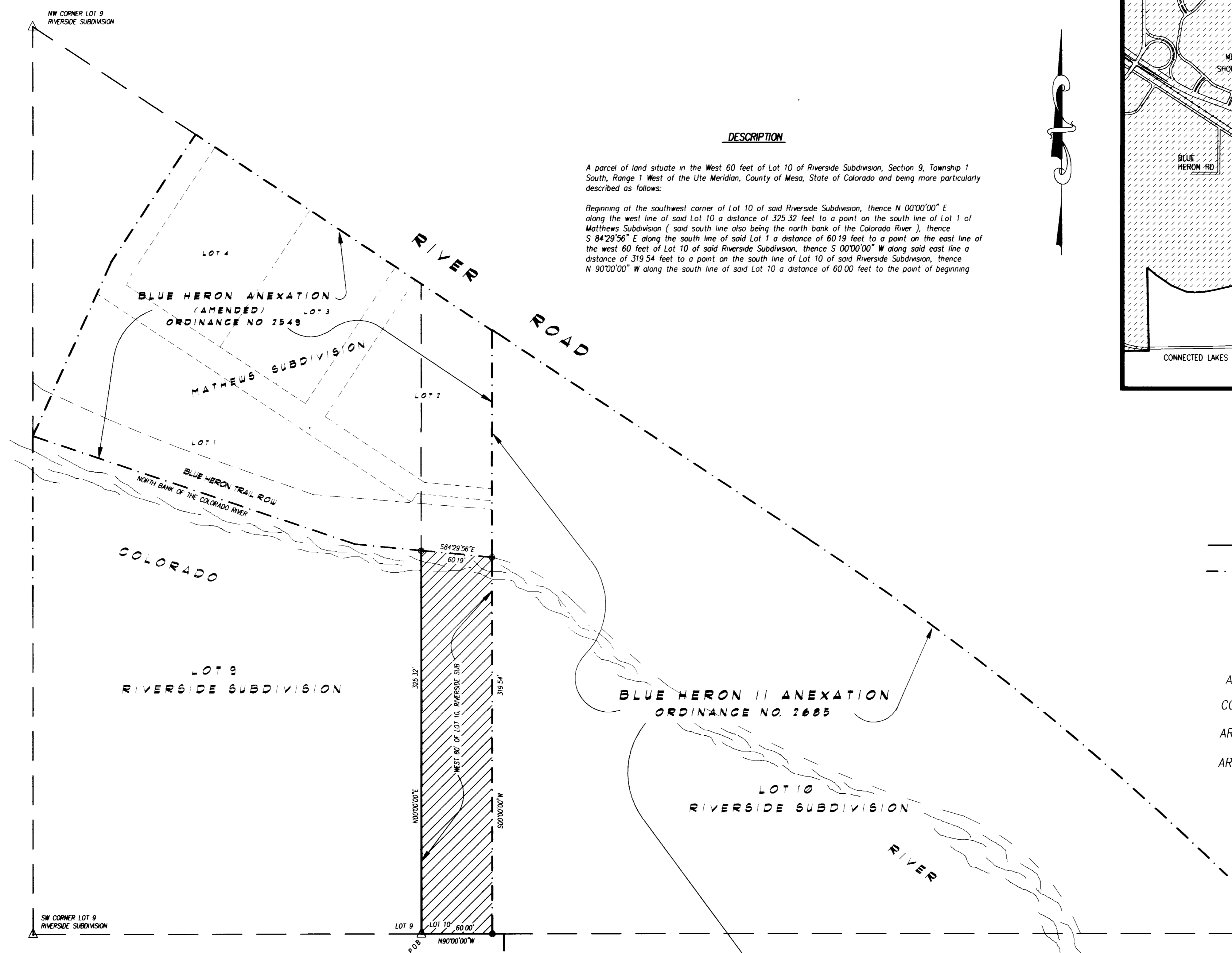
ADOPTED and ordered published this 5th day of February, 1997.

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
City Clerk

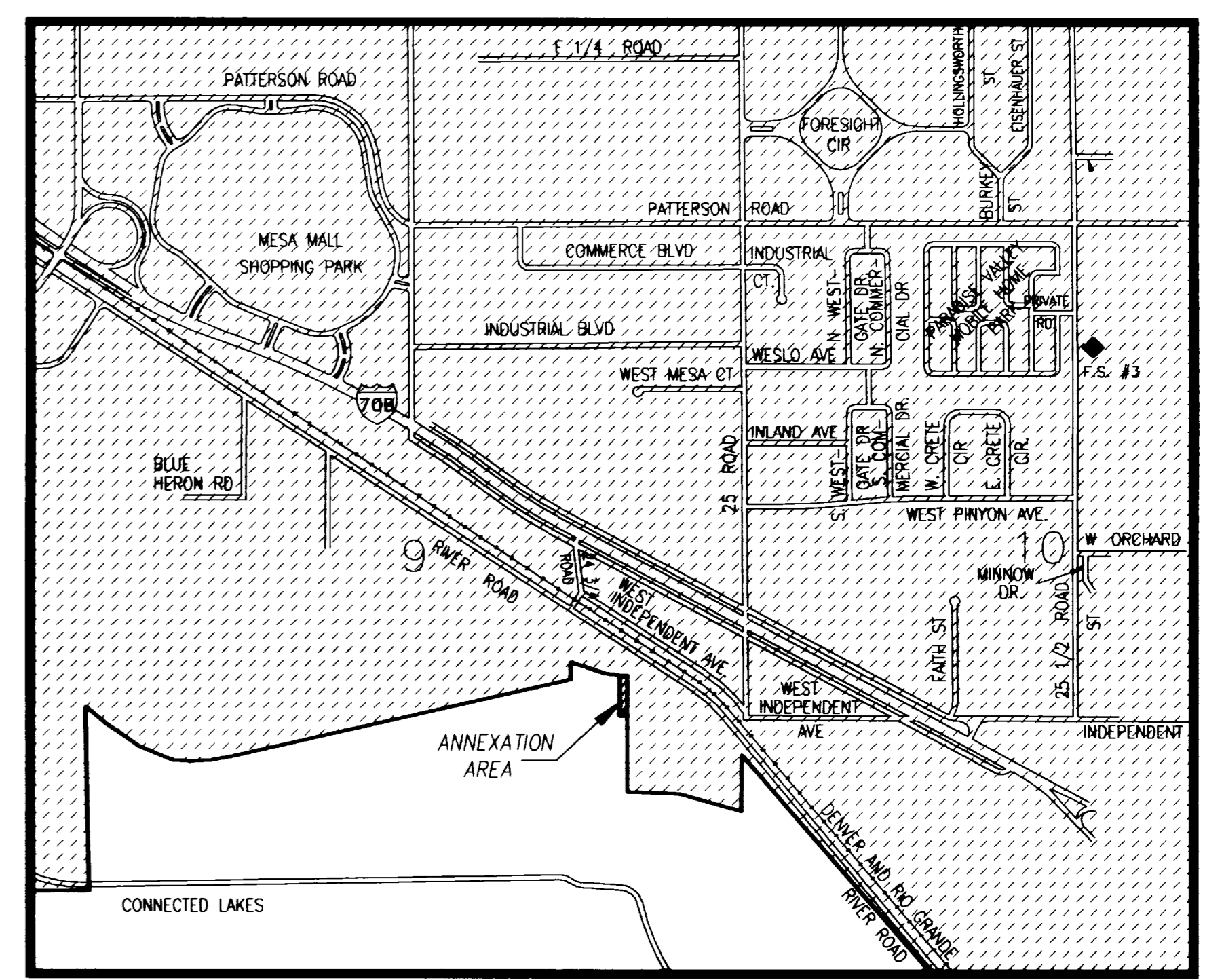
HYTECH HYDRONIC SYSTEMS INC. ANNEXATION



DESCRIPTION

A parcel of land situate in the West 60 feet of Lot 10 of Riverside Subdivision, Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the southwest corner of Lot 10 of said Riverside Subdivision, thence N 00°00'00" E along the west line of said Lot 10 a distance of 325.32 feet to a point on the south line of Lot 1 of Matthews Subdivision (said south line also being the north bank of the Colorado River), thence S 84°29'56" E along the south line of said Lot 1 a distance of 60.19 feet to a point on the east line of the west 60 feet of Lot 10 of said Riverside Subdivision, thence S 00°00'00" W along said east line a distance of 319.54 feet to a point on the south line of Lot 10 of said Riverside Subdivision, thence N 90°00'00" W along the south line of said Lot 10 a distance of 60.00 feet to the point of beginning



VICINITY MAP
N.T.S.

LEGEND

- ANNEXATION BOUNDARY
- - - - - CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)

AREA OF ANNEXATION

ANNEXATION PERIMETER	765.05 FT
CONTIGUOUS PERIMETER	379.73 FT
AREA IN SQUARE FEET	19,345.96
AREA IN ACRES	0.44

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
JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NO.
2985

EFFECTIVE DATE
MARCH 9, 1997

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION ▲			SRP	11-14-96	1" = 50'
REVISION ▲			JW	11-14-96	
REVISION ▲			JS	11-14-96	
REVISION ▲					

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

HYTECH HYDRONIC SYSTEMS INC. ANNEXATION	
SHEET NO. 1	OF 1
FILE NO.	HYTECH DWG