

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3094**

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

**STEEL INC. ANNEXATION  
APPROXIMATELY 4.2 ACRES  
LOCATED AT 2189 RIVER ROAD  
AND PORTIONS OF THE RIGHTS-OF-WAY OF  
U.S. HIGHWAY 50, D&RGW RAILROAD AND RIVER ROAD**

**WHEREAS**, on the 6th day of January, 1999 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 17th day of February, 1999; 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 SE 1/4 of Section 36, Township 1 North, Range 2 West and in the SW 1/4 of Section 31, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of Block 1 of Railhead Industrial Park as Amended, found recorded in Plat Book 13 at Page 34 & 35 of the records of the Mesa County Clerk and Recorder; thence S 56°31'00" E along the northeasterly line of said Block 1 ( said northeasterly line also being the southwesterly right of way line for River Road ) a distance of 219.05 feet to the True Point of Beginning of the parcel described herein; thence S 56°31'00" E along the northeasterly line of said Block 1 a distance of 75.39 feet to point on the south line of the NE 1/4 SE 1/4 of said Section 36; thence S 89°43'00" E along the south line of said NE 1/4 SE 1/4 a distance of 280.50 feet to the southeast corner of said NE 1/4 SE 1/4; thence N 00°06'20" W along the east line of said NE 1/4 SE 1/4 a distance of 256.53 feet to a point on the northeasterly right of way line for U.S. Highway 6 & 50, whence the East 1/4 corner of said Section 36 bears N 00°06'20" W a distance of 1064.10 feet; thence S 56°31'00" E along the northeasterly right of way line for said U.S. Highway 6 & 50 a distance of 234.89 feet to a point; thence leaving said northeasterly right of way line S 33°44'18" W a distance of 367.29 feet to a point on the northeasterly line of Block 1 of said Railhead Industrial Park as Amended ( said point also being the northeast corner of a

parcel of land found described in Book 2367 at Page 855 of the records of said Mesa Count Clerk and Recorder ); thence S 33°44'18" W along the southeasterly line of said parcel of land a distance of 287.87 feet to the southeast corner of said parcel of land; thence N 56°40'18" W along the southwesterly line of said parcel of land a distance of 401.44 feet to the southwest corner of said parcel of land; thence N 33°44'18" E along the northwesterly line of said parcel of land a distance of 288.96 feet to the northwest corner of said parcel of land and point of beginning, containing 4.20 acres more or less.

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

**INTRODUCED** on first reading on the 6th day of January, 1999.

**ADOPTED** and ordered published this 17th day of February, 1999.

Attest:

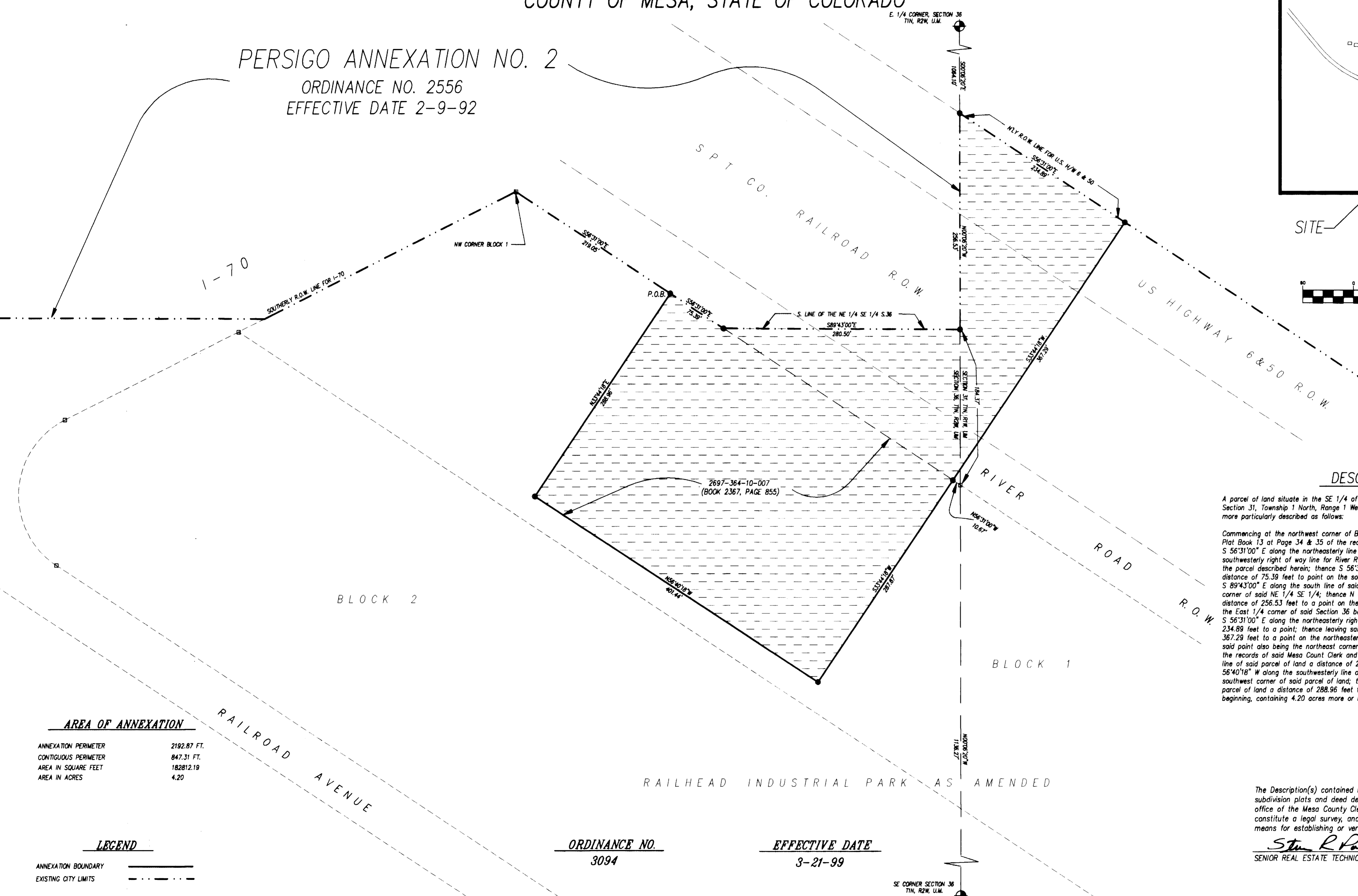
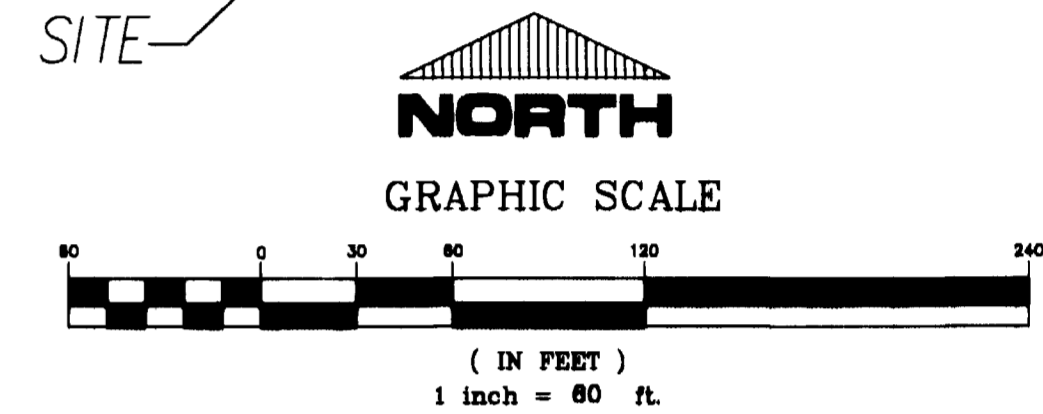
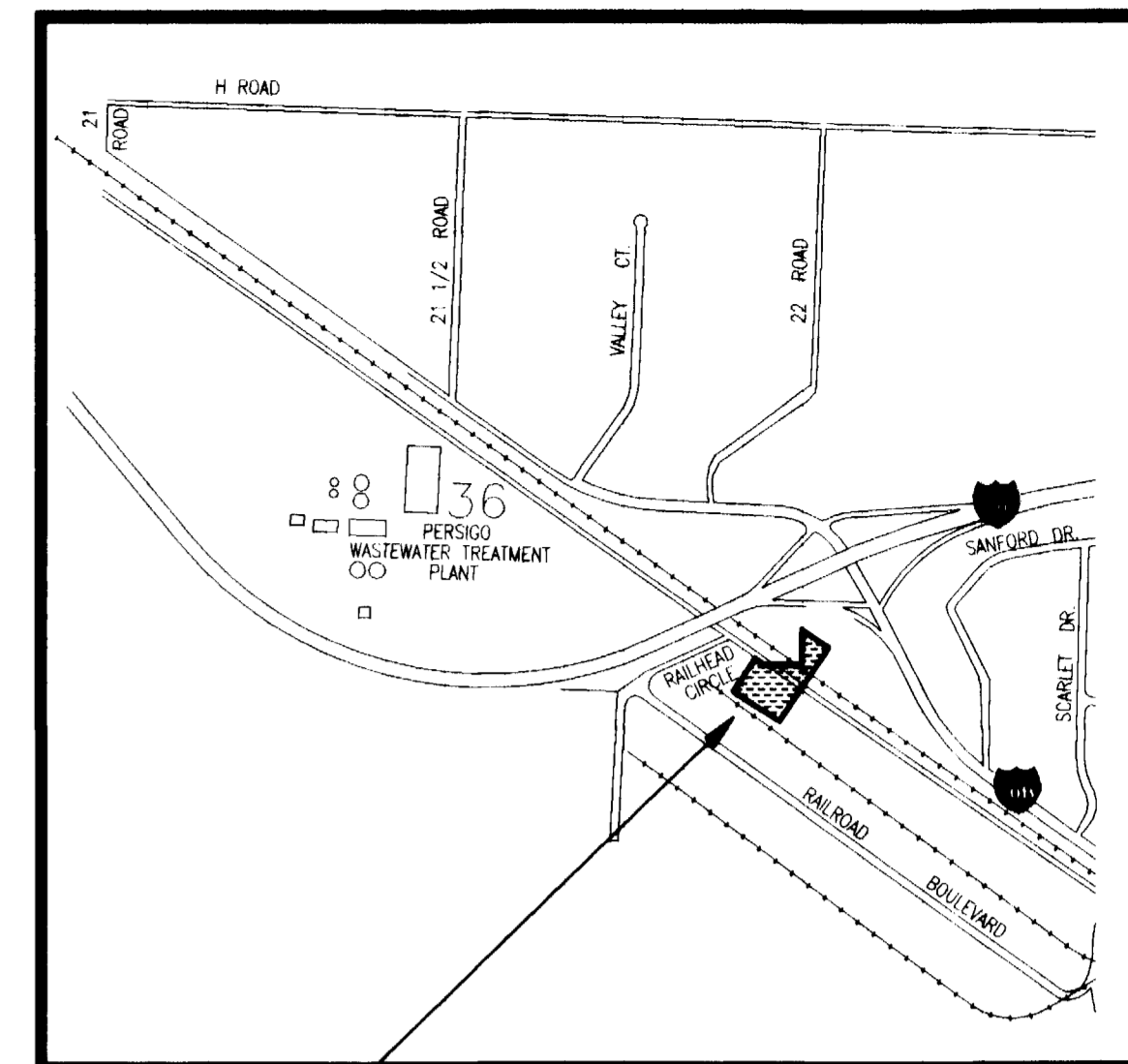
/s/ Janet L. Terry  
President of the Council

/s/ Stephanie Nye  
City Clerk

# STEEL INC. ANNEXATION

SITUATE IN THE SE 1/4, SECTION 36, T1N, R2W, U.M.  
AND IN THE SW 1/4, SECTION 31, T1N, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO

PERSIGO ANNEXATION NO. 2  
ORDINANCE NO. 2556  
EFFECTIVE DATE 2-9-92



### DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 36, Township 1 North, Range 2 West and in the SW 1/4 of Section 31, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of Block 1 of Railhead Industrial Park as Amended, found recorded in Plat Book 13 at Page 34 & 35 of the records of the Mesa County Clerk and Recorder; thence S 56°31'00" E along the northeasterly line of said Block 1 ( said northeasterly line also being the southwesterly right of way line for River Road ) a distance of 219.05 feet to the True Point of Beginning of the parcel described herein; thence S 56°31'00" E along the northeasterly line of said Block 1 a distance of 75.39 feet to point on the south line of the NE 1/4 SE 1/4 of said Section 36; thence S 89°43'00" E along the south line of said NE 1/4 SE 1/4 a distance of 280.50 feet to the southeast corner of said NE 1/4 SE 1/4; thence N 00°06'20" W along the east line of said NE 1/4 SE 1/4 a distance of 256.53 feet to a point on the northeasterly right of way line for U.S. Highway 6 & 50, whence the East 1/4 corner of said Section 36 bears N 00°06'20" W a distance of 1064.10 feet; thence S 56°31'00" E along the northeasterly right of way line for said U.S. Highway 6 & 50 a distance of 234.89 feet to a point; thence leaving said northeasterly right of way line S 33°44'18" W a distance of 367.29 feet to a point on the northeasterly line of Block 1 of said Railhead Industrial Park as Amended ( said point also being the northeast corner of a parcel of land found described in Book 2367 at Page 855 of the records of said Mesa County Clerk and Recorder ); thence S 33°44'18" W along the southeasterly line of said parcel of land a distance of 287.87 feet to the southeast corner of said parcel of land; thence N 56°40'18" W along the southwesterly line of said parcel of land a distance of 401.44 feet to the southwest corner of said parcel of land; thence N 33°44'18" E along the northwesterly line of said parcel of land a distance of 288.96 feet to the northwest corner of said parcel of land and point of beginning, containing 4.20 acres more or less.

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 boundaries.

*Stuart R. Paine*  
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



### AREA OF ANNEXATION

ANNEXATION PERIMETER	2192.87 FT.
CONTIGUOUS PERIMETER	847.31 FT.
AREA IN SQUARE FEET	182812.19
AREA IN ACRES	4.20

### LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -

ORDINANCE NO.  
3094

EFFECTIVE DATE  
3-21-99

Notice: According to Colorado law you have 90 days from the effective date above herein to file a complaint based upon any defect on this plat. If no complaint is filed within said 90 days then said plat stands despite all defects and or errors.

DRAWN BY	SRP	DATE	12-11-98
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE  
1" = 60'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING AND TECHNICAL SERVICES DIVISIONS  
CITY OF GRAND JUNCTION, COLORADO

STEEL INC. ANNEXATION  
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