

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3103

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

ELITE TOWING ANNEXATION NO. 3
APPROXIMATELY 1.868 ACRES
LOCATED ALONG THE 27 ½ ROAD, C ½ ROAD AND 28 ROAD
RIGHTS-OF-WAY AND AT 2796 WINTERS AVENUE

WHEREAS, on the 20th 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 3rd day of March, 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:

ELITE TOWING ANNEXATION NO. 3

A parcel of land situate in the SW 1/4 NE 1/4 and in the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West and in the NW 1/4 of Section 19, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 24; thence N 00°00'00" W along the west line of the SW 1/4 NE 1/4 of said Section 24 a distance of 495.14 feet to a point; thence leaving said west line N 90°00'00" E a distance of 3.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" E along a line 3.00' east of and parallel with the west line of said SW 1/4 NE 1/4 a distance of 491.14 feet to a point; thence S 89°54'02" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 327.00 feet to a point; thence N 00°00'00" W a distance of 26.00 feet to the southwest corner of Lot 7, Block 5 of Indian Road Industrial Subdivision as found recorded in Plat Book 12 at Page 43 of the records of the Mesa County Clerk and Recorder; thence S 89°54'02" E along the north right of way line for C 1/2 Road (said north right of way line being 30.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4) a distance of 347.31 feet to the southeast corner of Lot 4, Block 6 of said Indian Road Industrial Subdivision; thence S 00°00'00" E a distance of 26.00 feet to a point; thence S 89°54'02" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 642.31 feet to a

point; thence S 89°53'49" E along a line 4.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of said Section 24 a distance of 1289.58 feet to a point on the west right of way line for 28 Road; thence N 00°21'23" W along the west right of way line for said 28 Road (said west right of way line being 30.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4) a distance of 658.43 feet to a point; thence

N 89°57'01" W a distance of 10.00 feet to the southeast corner of Lot 5 of 28 Road Industrial Park Subdivision as found recorded in Plat Book 12 at Page 392 of the records of said Mesa County Clerk and Recorder; thence N 00°21'23" W along the west right of way line for said 28 Road (said west right of way line being 40.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4) a distance of 360.90 feet to a point; thence N 89°57'01" W along the north right of way line for Winters Avenue a distance of 230.18 feet to the southwest corner of Lot 1 of said 28 Road Industrial Park Subdivision; thence N 00°21'23" W along the west line of said Lot 1 a distance of 140.01 feet to the northwest corner of said Lot 1; thence N 89°59'59" E along the north line of said Lot 1 a distance of 230.18 feet to the northeast corner of said Lot 1; thence N 89°59'59" E a distance of 40.00 feet to a point on the east line of the SE 1/4 NE 1/4 of said Section 24 (whence the N 1/16 corner on the east line of said Section 24 bears N 00°21'23" W a distance of 161.23 feet); thence S 00°21'23" E along the east line of said SE 1/4 NE 1/4 a distance of 7.28 feet to a point; thence S 89°48'12" E a distance of 33.00 feet to the northwest corner of Lot 1 of Bonnell Commercial Park Filing 2 as found recorded in Plat Book 13 at Page 211-212 of the records of said Mesa County Clerk and Recorder; thence S 00°21'23" E along the east right of way line for said 28 Road (said east right of way line being 33.00 feet east of and parallel with the west line of SW 1/4 NW 1/4 of Section 19, Township 1 South, Range 1 East) a distance of 493.87 feet to the southwest corner of Lot 1 of Bonnell Commercial Park Filing 1 as found recorded in Plat Book 13 at Page 148 of the records of said Mesa County Clerk and Recorder; thence N 89°48'27" W a distance of 62.00 feet to a point; thence S 00°21'23" E along a line 1.00 feet east of and parallel with the west right of way line for said 28 Road a distance of 659.49 feet to a point; thence N 89°53'49" W along a line 3.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West a distance of 1290.58 feet to a point; thence N 89°54'02" W along a line 3.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 1317.62 feet to a point; thence N 00°00'00" W along a line 2.00 feet east of and parallel with the west line of said SW 1/4 NE 1/4 a distance of 492.14 feet to a point; thence N 90°00'00" E a distance of 1.00 feet to the point of beginning, containing 1.868 acres more or less.

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

INTRODUCED on first reading on the 20th day of January, 1999.

ADOPTED and ordered published this 3rd day of March, 1999.

Attest:

/s/ Janet Terry
President of the Council

/s/ Stephanie Nye
City Clerk

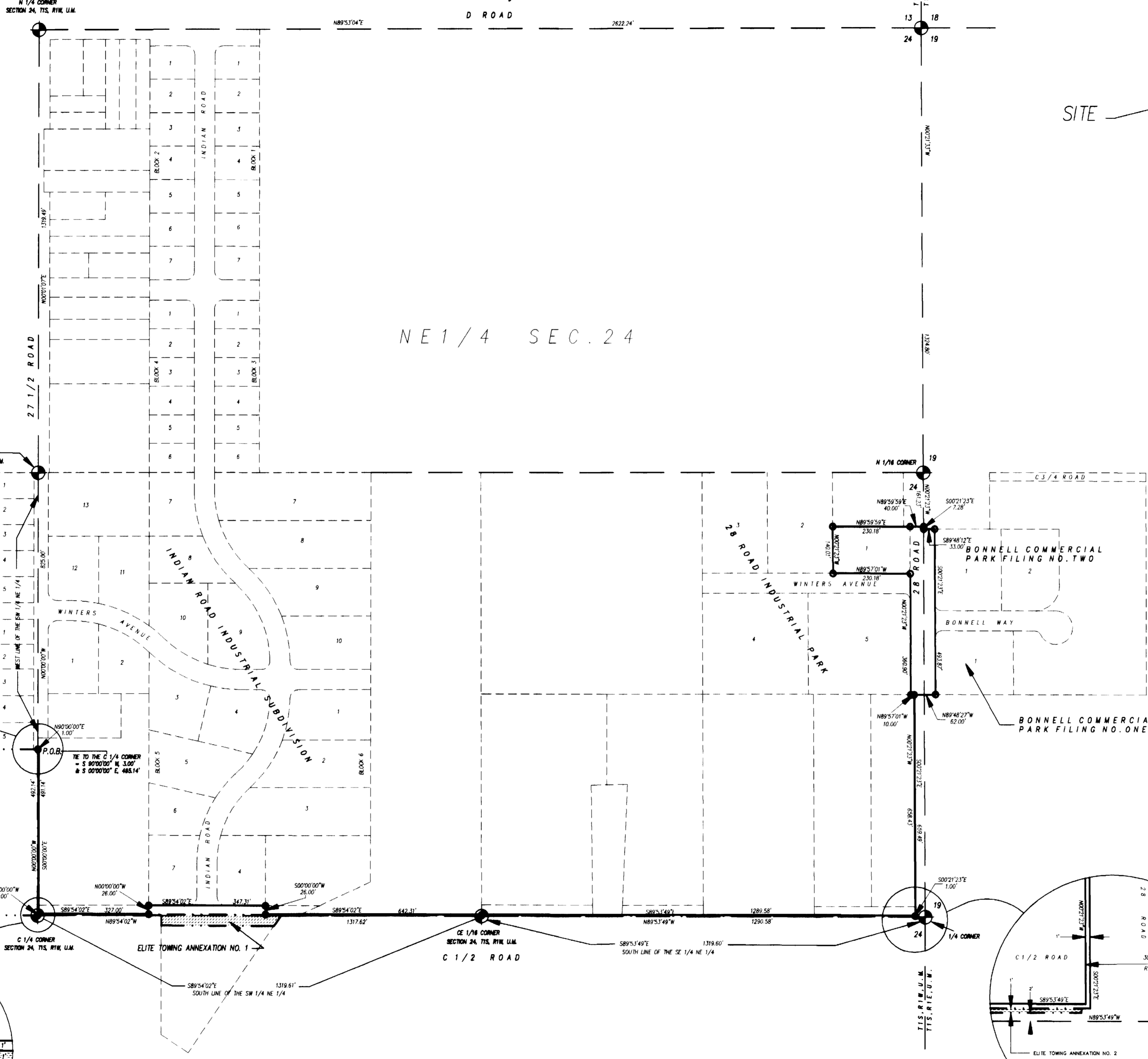
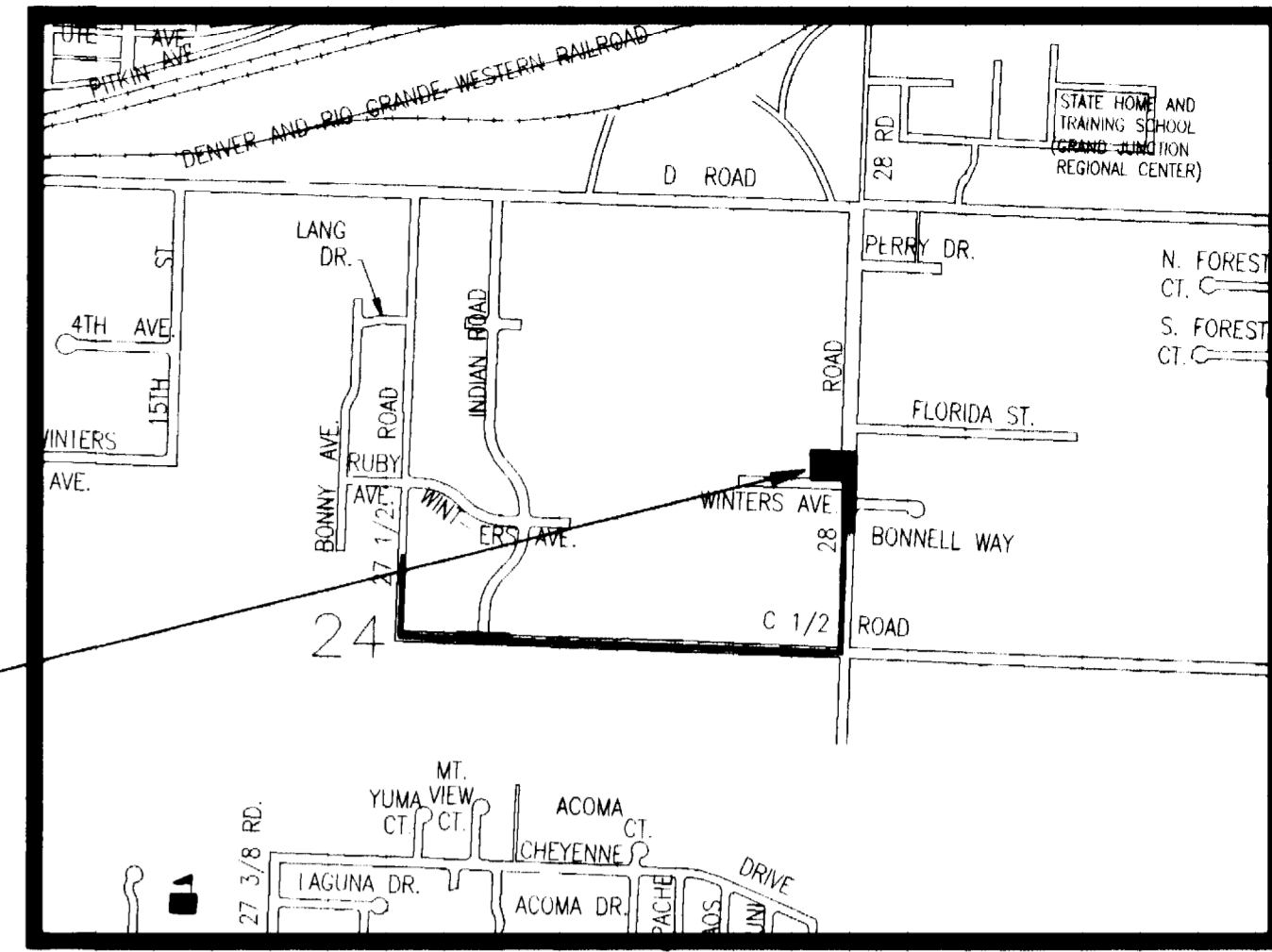
LEGAL DESCRIPTION

A parcel of land situate in the SW 1/4 NE 1/4 and in the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West and in the NW 1/4 of Section 19, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

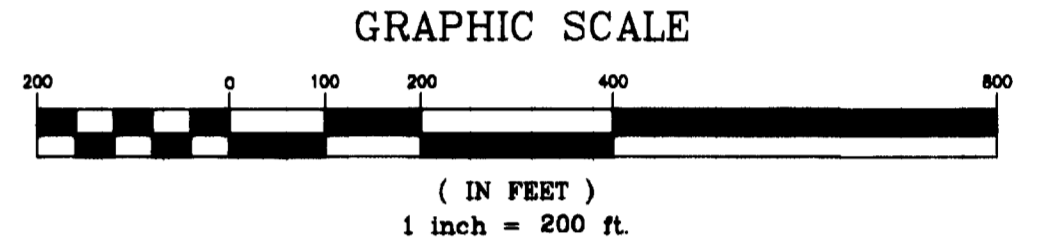
Commencing at the C 1/4 corner of said Section 24; thence N 00°00'00" W along the west line of the SW 1/4 NE 1/4 of said Section 24 a distance of 495.14 feet to a point; thence leaving said west line N 90°00'00" E a distance of 3.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" E along a line 3.00' east of and parallel with the west line of said SW 1/4 NE 1/4 a distance of 491.14 feet to a point; thence S 89°54'02" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 327.00 feet to a point; thence N 00°00'00" W a distance of 26.00 feet to the southwest corner of Lot 7, Block 5 of Indian Road Industrial Subdivision as found recorded in Plat Book 12 at Page 43 of the records of the Mesa County Clerk and Recorder; thence S 89°54'02" E along the north right of way line for C 1/2 Road (said north right of way line being 30.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4) a distance of 347.31 feet to the southeast corner of Lot 4, Block 6 of said Indian Road Industrial Subdivision; thence S 00°00'00" E a distance of 26.00 feet to a point; thence S 89°54'02" E along a line 4.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 642.31 feet to a point; thence S 89°53'49" E along a line 4.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of said Section 24 a distance of 1289.58 feet to a point on the west right of way line for 28 Road; thence N 00°21'23" W along the west right of way line for said 28 Road (said west right of way line being 30.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4) a distance of 658.43 feet to a point; thence N 89°57'01" W a distance of 10.00 feet to the southeast corner of Lot 5 of 28 Road Industrial Park Subdivision as found recorded in Plat Book 12 at Page 392 of the records of said Mesa County Clerk and Recorder; thence N 00°21'23" W along the west right of way line for said 28 Road (said west right of way line being 40.00 feet west of and parallel with the east line of said SE 1/4 NE 1/4) a distance of 360.90 feet to a point; thence N 89°57'01" W along the north right of way line for Winters Avenue a distance of 230.18 feet to the southwest corner of Lot 1 of said 28 Road Industrial Park Subdivision; thence N 00°21'23" W along the west line of said Lot 1 a distance of 140.01 feet to the northwest corner of said Lot 1; thence N 89°59'59" E along the north line of said Lot 1 a distance of 230.18 feet to the northeast corner of said Lot 1; thence N 89°59'59" E a distance of 40.00 feet to a point on the east line of the SE 1/4 NE 1/4 of said Section 24 (whence the N 1/16 corner on the east line of said Section 24 bears N 00°21'23" W a distance of 161.23 feet); thence S 00°21'23" E along the east line of said SE 1/4 NE 1/4 a distance of 7.28 feet to a point; thence S 89°48'12" E a distance of 33.00 feet to the northwest corner of Lot 1 of Bonnell Commercial Park Filing 2 as found recorded in Plat Book 13 at Page 211-212 of the records of said Mesa County Clerk and Recorder; thence S 00°21'23" E along the east right of way line for said 28 Road (said east right of way line being 33.00 feet east of and parallel with the west line of SW 1/4 NW 1/4 of Section 19, Township 1 South, Range 1 East) a distance of 493.87 feet to the southwest corner of Lot 1 of Bonnell Commercial Park Filing 1 as found recorded in Plat Book 13 at Page 148 of the records of said Mesa County Clerk and Recorder; thence N 89°48'27" W a distance of 62.00 feet to a point; thence S 00°21'23" E along a line 1.00 feet east of and parallel with the west right of way line for said 28 Road a distance of 659.49 feet to a point; thence N 89°53'49" W along a line 3.00 feet north of and parallel with the south line of the SE 1/4 NE 1/4 of Section 24, Township 1 South, Range 1 West a distance of 1290.58 feet to a point; thence N 89°54'02" W along a line 3.00 feet north of and parallel with the south line of the SW 1/4 NE 1/4 of said Section 24 a distance of 1317.62 feet to a point; thence N 00°00'00" W along a line 2.00 feet east of and parallel with the west line of said SW 1/4 NE 1/4 a distance of 492.14 feet to a point; thence N 90°00'00" E a distance of 1.00 feet to the point of beginning, containing 1.868 acres more or less.

ELITE TOWING ANNEXATION NO. 3

SITUATE IN THE NE 1/4, SECTION 24, T1S, R1W, U.M.
AND IN THE NW 1/4, SECTION 19, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



SITE



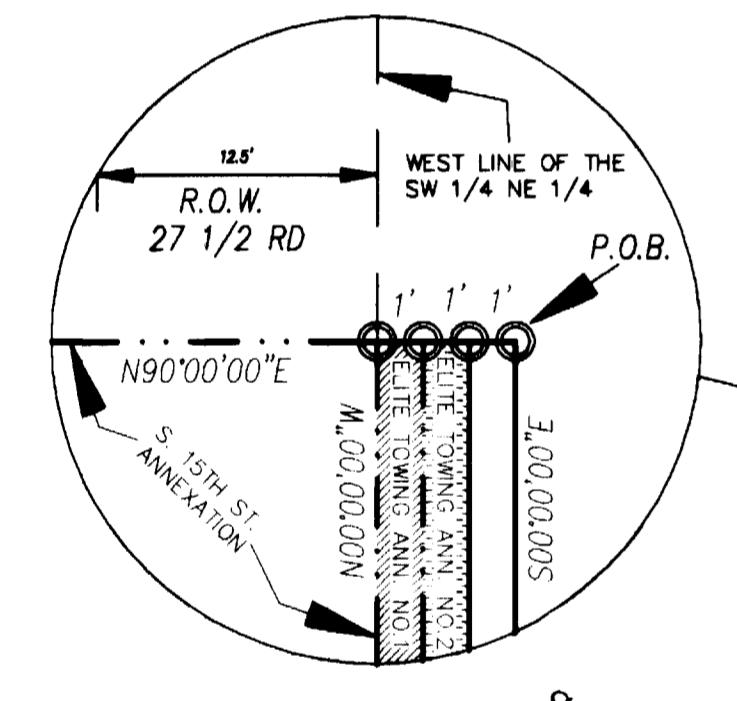
NE 1/4 SEC. 24

AREA OF ANNEXATION

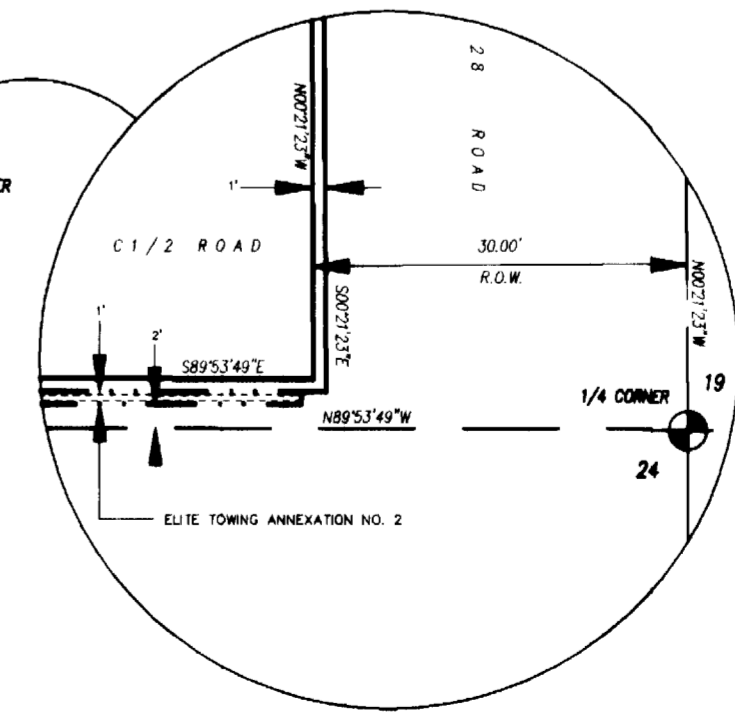
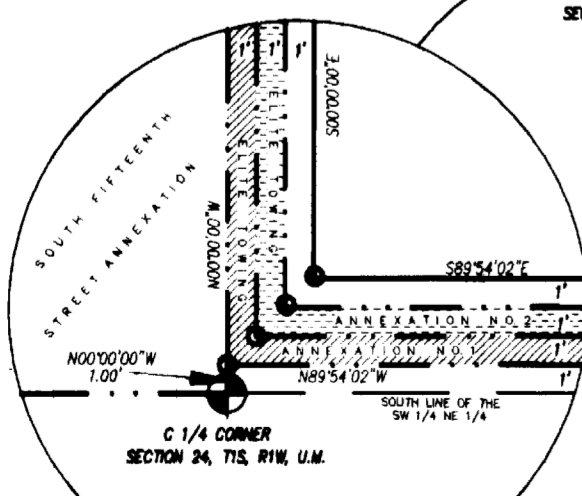
ANNEXATION PERIMETER	9176.02 FT.
CONTIGUOUS PERIMETER	3099.34 FT.
AREA IN SQUARE FEET	81359.23
AREA IN ACRES	1.868

LEGEND

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



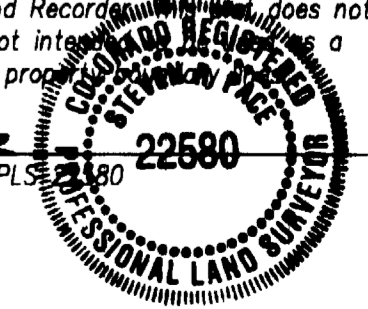
SOUTH FIFTEENTH STREET ANNEXATION
ORDINANCE NO. 2892
EFFECTIVE DATE 12-7-86



ORDINANCE NO. 3103
EFFECTIVE DATE APRIL 4, 1999

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 map does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundaries.

Steve R. P...
SENIOR REAL ESTATE TECHNICIAN, P.L.S. #22580



Notice: According to Colorado law you have 60 days from the effective date shown herein to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite of defects and or errors.

DRAWN BY SRP	DATE 1-13-99	SCALE
DESIGNED BY	DATE	1" = 200'
CHECKED BY	DATE	
APPROVED BY	DATE	

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

ELITE TOWING ANNEXATION NO. 3
1 OF 1
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