

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3129

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

**EBERHART ANNEXATION NO. 2
APPROXIMATELY 1.41 ACRES**

**LOCATED AT 543 31 ROAD AND INCLUDING A PORTION OF THE I-70 BUSINESS LOOP
RIGHT-OF-WAY NEAR 31 ROAD AND A PORTION OF THE 31 ROAD RIGHT-OF-WAY**

WHEREAS, on the 3rd day of March, 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 7th day of April, 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:

EBERHART ANNEXATION NO.2

A parcel of land situate in the SE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of Lot 6 of 31 Road Business Park as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence S 00°00'00" W a distance of 238.17 feet to a point on the southerly right of way line for I-70 B; thence N 73°08'27" E along said southerly right of way line a distance of 1.04 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" E a distance of 237.18 feet to a point; thence along a line 1.00 feet south of and parallel with the northerly right of way line for said I-70 B the following 2 courses:

- 1) N 69°03'27" E a distance of 309.73 feet to a point;
- 2) N 72°04'12" E a distance of 164.74 feet to a point; thence N 17°55'48" W a distance of 1.00 feet to a point on the northerly right of way line for said I-70 B; thence N 72°04'12" E along said northerly right of way line a distance of 121.49 feet to a point on the west right of way line for 31 Road; thence N 00°11'04" W along the west right of way line for 31 Road a distance of 260.39 feet to the southeast corner of Lot 1 of said 31 Road Business Park; thence S 73°00'00" W along the southerly line of said Lot 1 a distance of 209.31 feet to the southwest corner of said Lot 1; thence N 00°00'00" E along the west line of said Lot 1 a distance of 156.01 feet to the northwest corner of said Lot 1; thence N 73°03'02" E along the southerly right of way line for E 1/4 Road a distance of 281.84 feet to a point on the east right of way line for 31 Road; thence S 00°11'04" E along the east right of way line for said 31 Road (said east right of way line also being the west boundary line for East Park

Subdivision, Plat Bk. 11, P. 173) a distance of 414.75 feet to a point on the northerly right of way line for said I-70 B; thence leaving said northerly right of way line S 00°11'04" E a distance of 2.10 feet to a point; thence along a line 2.00 feet south of and parallel with the northerly right of way line for said I-70 B the following 2 courses:

- 1) S 72°04'12" W a distance of 359.06 feet to a point;
- 2) S 69°03'27" W a distance of 309.01 feet to a point; thence S 00°00'00" W a distance of 236.19 feet to a point on the southerly right of way line for said I-70 B; thence S 73°08'27" W along said southerly right of way line a distance of 1.04 feet to the point of beginning, containing 1.41 acres more or less.

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

INTRODUCED on first reading on the 3rd day of March, 1999.

ADOPTED and ordered published this 7th day of April, 1999.

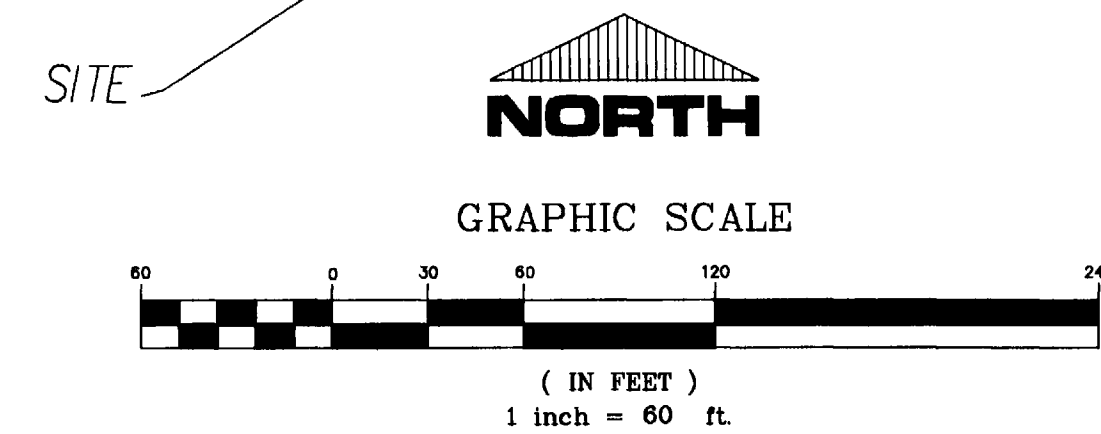
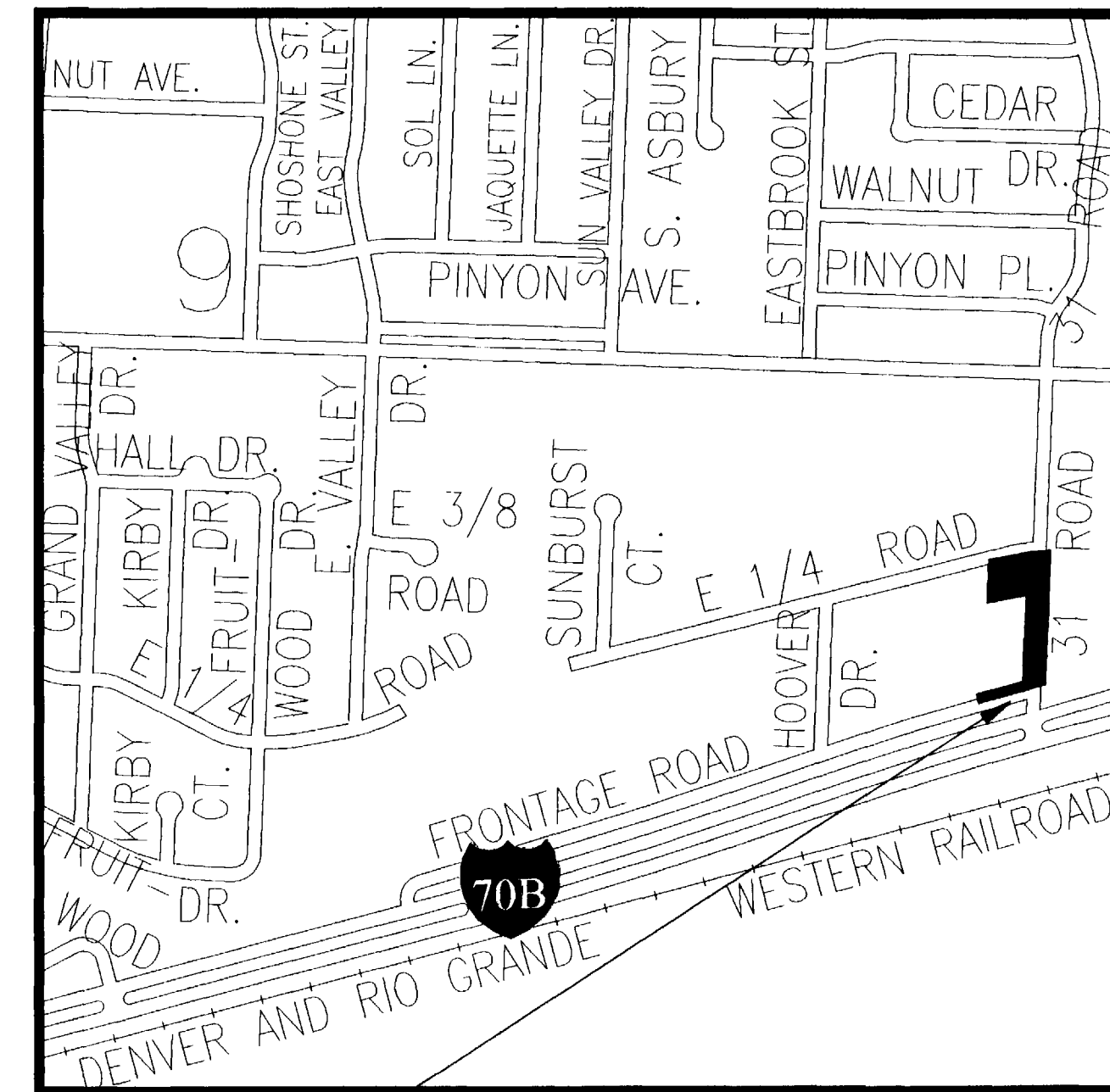
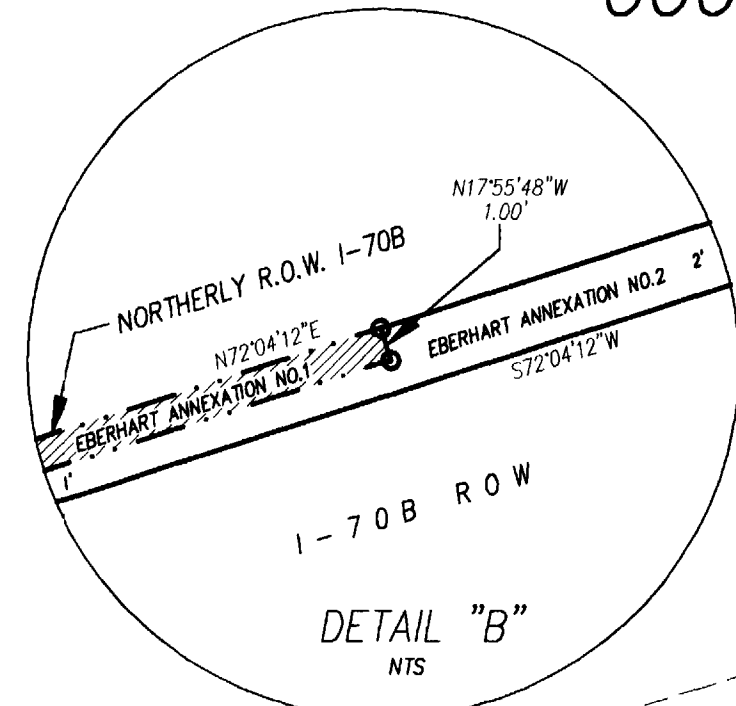
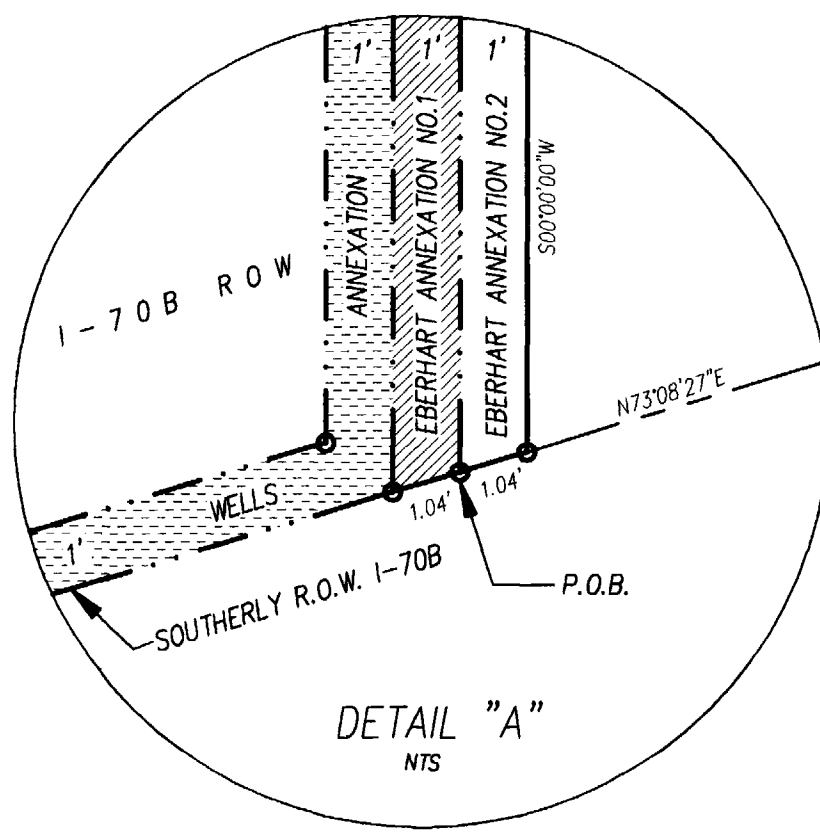
Attest:

/s/ Janet L. Terry
President of the Council

/s/ Stephanie Nye
City Clerk

EBERHART ANNEXATION NO.2

SITUATE IN THE SE 1/4, SECTION 9, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of Lot 6 of 31 Road Business Park as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence S 00°00'00" W a distance of 238.17 feet to a point on the southerly right of way line for I-70 B; thence N 73°08'27" E along said southerly right of way line a distance of 1.04 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" E a distance of 237.18 feet to a point; thence along a line 1.00 feet south of and parallel with the northerly right of way line for said I-70 B the following 2 courses:

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

Stan R. Papp
SENIOR REAL ESTATE TECHNICIAN, PLS 22580

AREA OF ANNEXATION	
ANNEXATION PERIMETER	3063.84 FT.
CONTIGUOUS PERIMETER	712.65 FT.
AREA IN SQUARE FEET	61356.02
AREA IN ACRES	1.41

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

DRAWN BY	SRP	DATE	2-10-99
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

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EFFECTIVE DATE
5-9-99

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