

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3145

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

**WHEELING CORRUGATED
APPROXIMATELY 16.31 ACRES
LOCATED AT 2749 HIGHWAY 50**

WHEREAS, on the 7th day of April, 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 19th day of May, 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:

**Perimeter Boundary Legal Description
WHEELING CORRUGATED ANNEXATION**

A parcel of land situate in the NE 1/4 SW 1/4 and in the NW 1/4 SE 1/4 of Section 25, 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 southwest corner of the E 1/2 NE 1/4 SW 1/4 of said Section 25; thence N 00°05'35" E along the west line of the E 1/2 NE 1/4 SW 1/4 of said Section 25 a distance of 261.21 feet to a point; thence leaving the west line of said E 1/2 NE 1/4 SW 1/4 S 89°57'00" E a distance of 119.28 feet to a point; thence N 28°17'00" E a distance of 625.54 feet to a point on the southerly right of way line for U.S. Highway 50; thence N 73°15'30" E along the southerly right of way line for said U.S. Highway 50 a distance of 12.44 feet to a point; thence leaving said southerly right of way line and crossing said U.S. Highway 50 N 19°38'43" E a distance of 279.86 feet to a point on the northerly right of way line for said U.S. Highway 50; thence along said northerly right of way line the following 3 courses:

S 69°23'00" E a distance of 179.09 feet to a point;

S 65°05'30" E a distance of 200.50 feet to a point;

S 69°29'00" E a distance of 797.16 feet to a point; thence leaving said northerly right of way line and crossing said U.S. Highway 50 S 11°28'13" W a distance of 255.33 feet to a point on the southerly right of way line for said U.S. Highway 50; thence along said southerly right of way line the following 3 courses:

N 69°23'00" W a distance of 832.20 feet to a point;
N 73°40'30" W a distance of 188.70 feet to a point;
N 69°23'00" W a distance of 10.14 feet to a point; thence leaving the southerly right of way line for said U.S. Highway 50 S 35°54'00" E along the westerly line of a parcel of land as found described in Book 894 at Page 255 of the records of the Mesa County Clerk and Recorder a distance of 76.74 feet to a point; thence along the westerly right of way line for 27 1/2 Road as found described in Book 891 at Page 566 of the records of said Mesa County Clerk and Recorder the following 6 courses:
S 00°00'00" W a distance of 44.61 feet to a point;
S 21°03'00" E a distance of 55.67 feet to a point;
S 12°57'00" E a distance of 514.89 feet to a point;
S 36°00'00" W a distance of 59.68 feet to a point;
S 75°00'00" W a distance of 83.00 feet to a point;
S 00°00'00" W a distance of 20.96 feet to a point on the south line of the W 1/2 NW 1/4 SE 1/4 of said Section 25; thence N 89°56'37" W along said south line a distance of 3.29 feet to the CS 1/16 corner of said Section 25; thence S 89°57'48" W along the south line of the E 1/2 NE 1/4 SW 1/4 of said Section 25 a distance of 564.90 feet to a point; thence leaving said south line N 00°05'35" E a distance of 133.00 feet to a point; thence S 89°57'48" W a distance of 75.00 feet to a point; thence S 00°05'35" W a distance of 133.00 feet to a point on the south line of said E 1/2 NE 1/4 SW 1/4; thence S 89°57'48" W along said south line a distance of 20.00 feet to the point of beginning, containing 16.31 acres more or less.

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

INTRODUCED on first reading on the 7th day of April, 1999.

ADOPTED and ordered published this 19th day of May, 1999.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

LEGAL DESCRIPTION

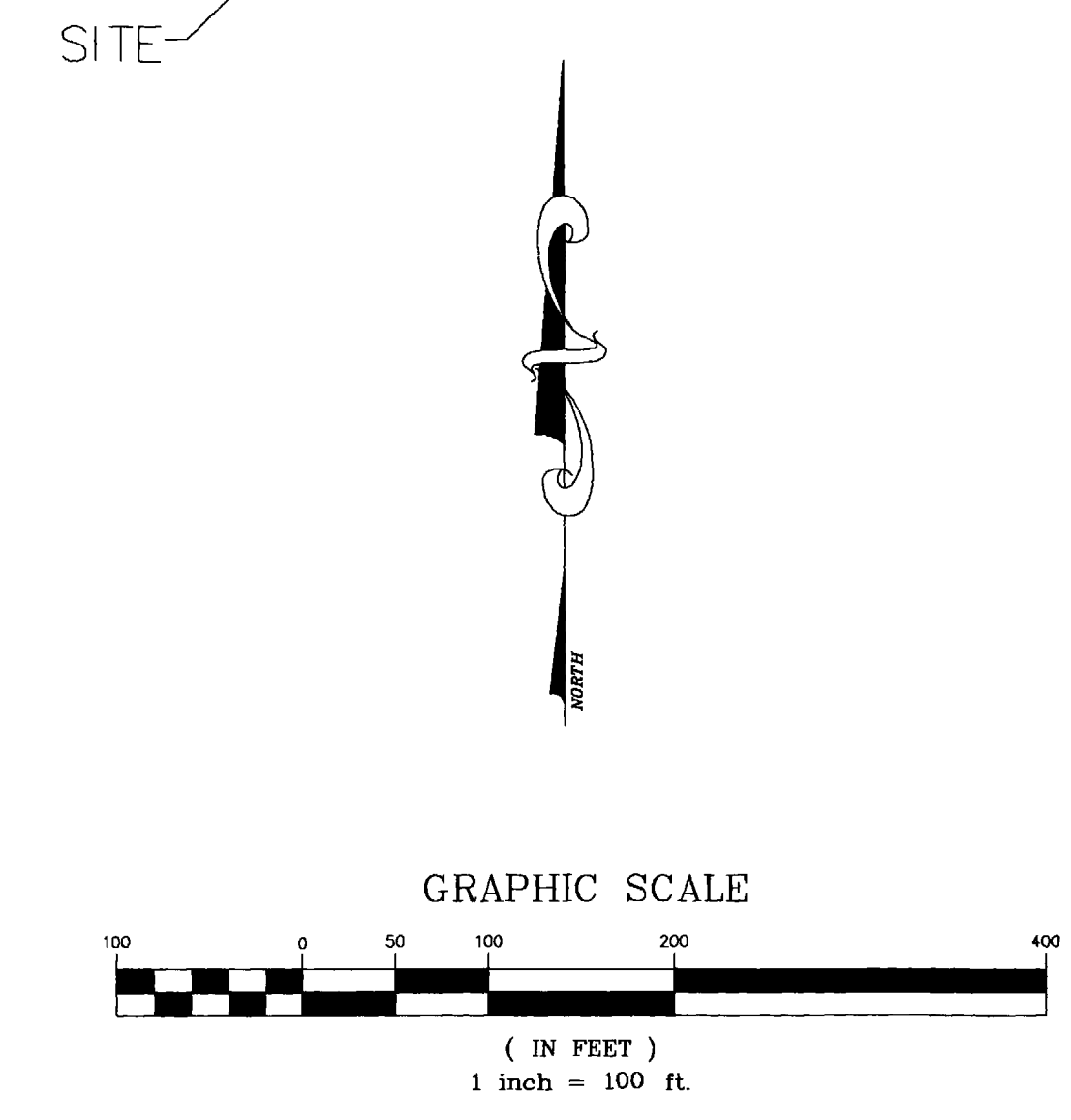
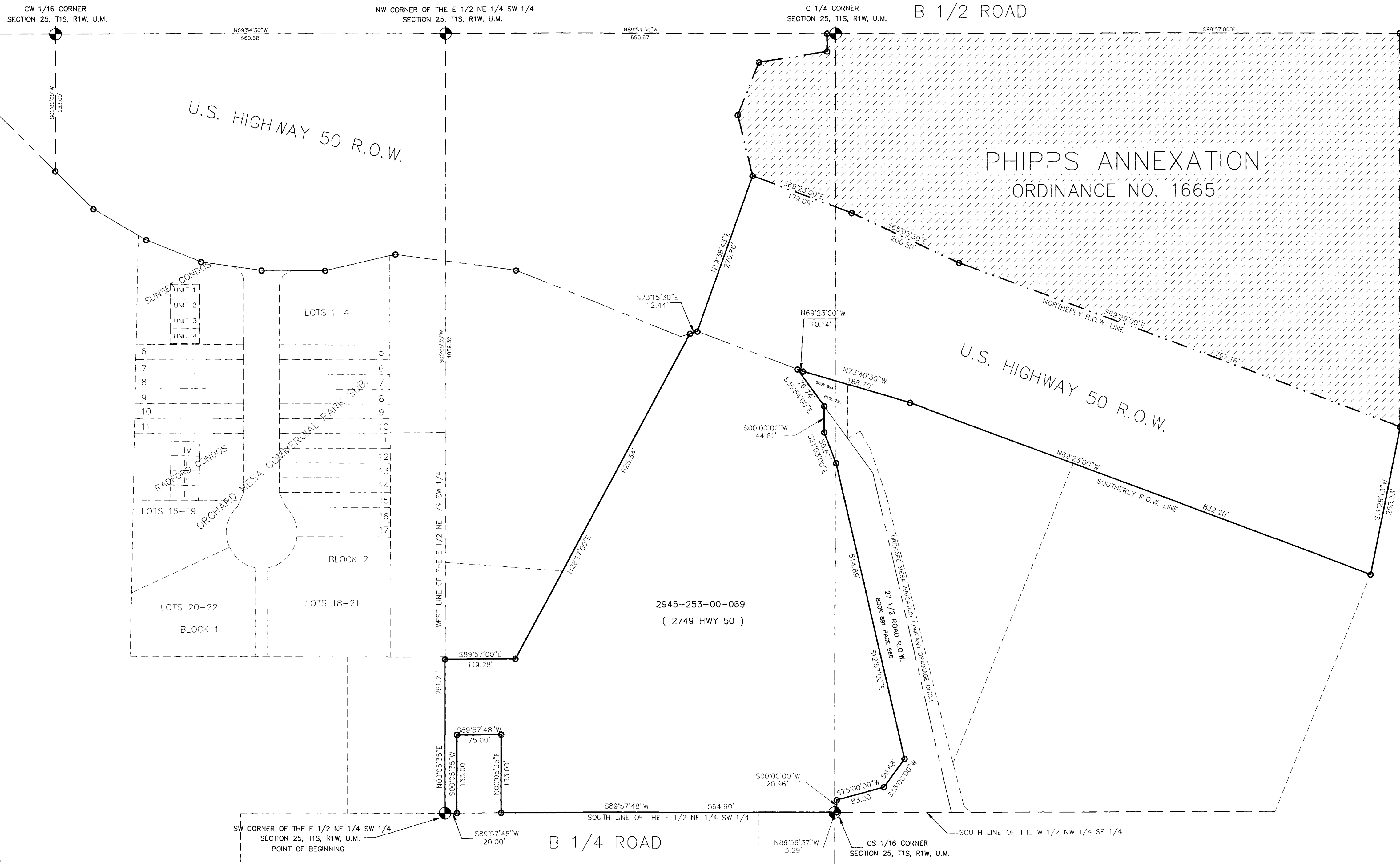
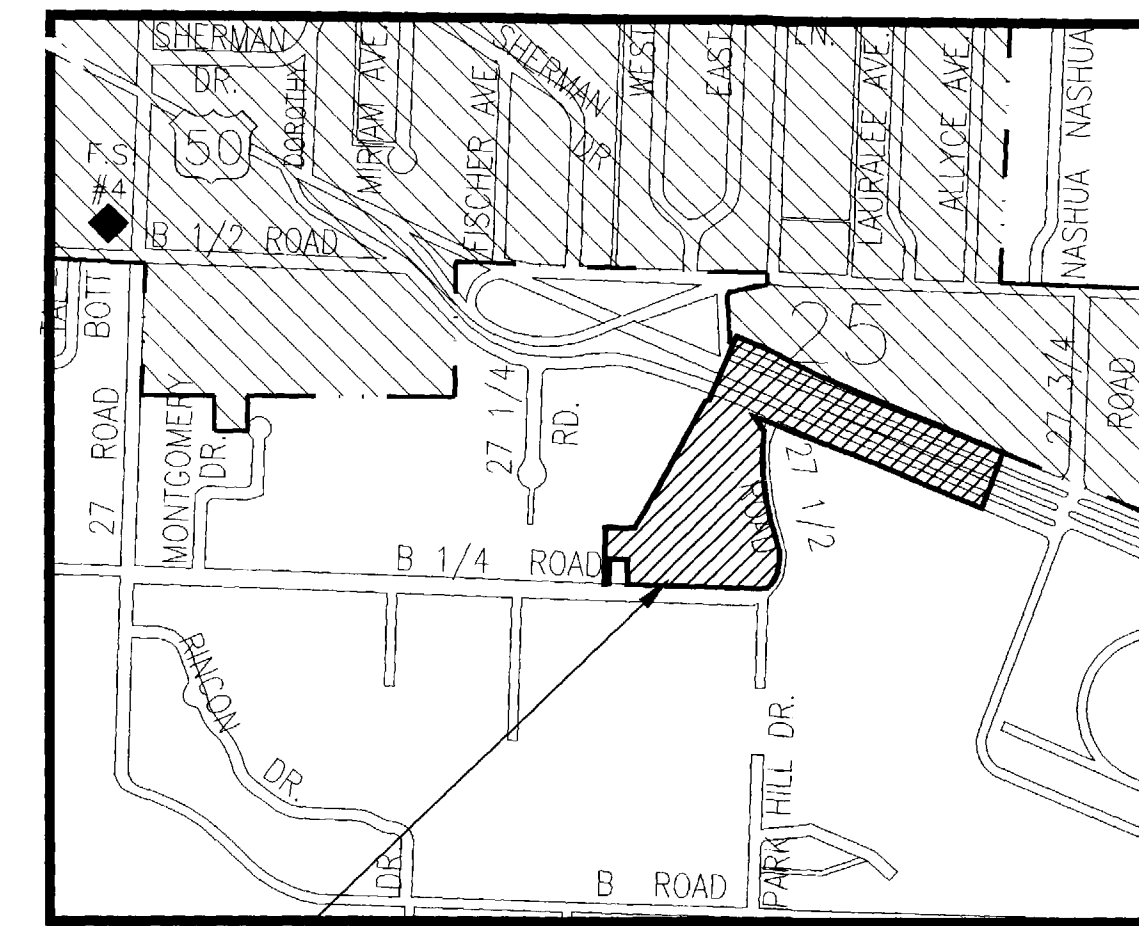
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WHEELING CORRUGATED ANNEXATION

SITUATE IN THE E 1/2 NE 1/4 SW 1/4 & IN THE W 1/2 NW 1/4 SE 1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 1 WEST, U.M. COUNTY OF MESA, STATE OF COLORADO



AREA OF ANNEXATION

ANNEXATION PERIMETER	5546.19 FT.
CONTIGUOUS PERIMETER	1176.75 FT.
AREA IN SQUARE FEET	710457.68
AREA IN ACRES	16.31

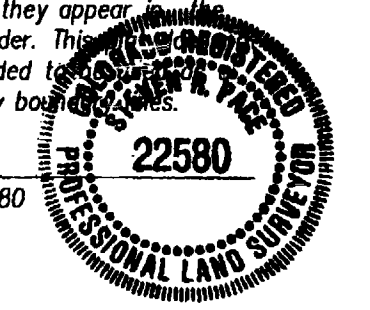
LEGEND

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

ORDINANCE NO. 3145 EFFECTIVE DATE 6-20-99

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 constitute any means for establishing or verifying property boundaries.

Star R. Pace
 SENIOR REAL ESTATE TECHNICIAN, PLS 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 all defects and or errors.

DRAWN BY SRP	DATE 3-31-99	SCALE
DESIGNED BY	DATE	1" = 100'
CHECKED BY	DATE	
APPROVED BY	DATE	

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