

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3244

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
MILLER ANNEXATION NO. 2**

**APPROXIMATELY 0.58 ACRES
LOCATED AT 2978 Gunnison Avenue**

WHEREAS, on the 15th day of March, 2000, 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 May, 2000; 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:

MILLER ANNEXATION NO. 2

A parcel of land situate in the NE 1/4 of Section 17, 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 southeast corner of Lot 8 of Banner Industrial Park Subdivision as found recorded in Plat Book 11 at Page 362 of the records of the Mesa County Clerk and Recorder; thence S 89°58'41" E along the north right of way line for Gunnison Avenue a distance of 831.41 feet to the True Point of Beginning of the parcel described herein; thence leaving said north right of way line S 00°01'19" W a distance of 30.00 feet to a point; thence S 89°58'41" E along a line 30.00 feet south of and parallel with the north right of way line for said Gunnison Avenue a distance of 188.58 feet to a point; thence S 00°03'55" E a distance of 30.00 feet to a point on the south right of way line for said Gunnison Avenue; thence N 89°58'41" W along said south right of way line a distance of 10.00 feet to a point; thence leaving the south right of way line for said Gunnison Avenue N 00°01'19" E a distance of 15.00 feet to a point; thence N 89°58'41" W along a line 15.00 feet north of and parallel with the south right of way line for said Gunnison Avenue a distance of 674.63 feet to a point; thence N 00°01'19" E a distance of 45.00 feet to a point on the north right of way line for said Gunnison Avenue; thence S

89°58'41" E along said north right of way line a distance of 496.00 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 March, 2000.

ADOPTED and ordered published this 5th day of May, 2000.

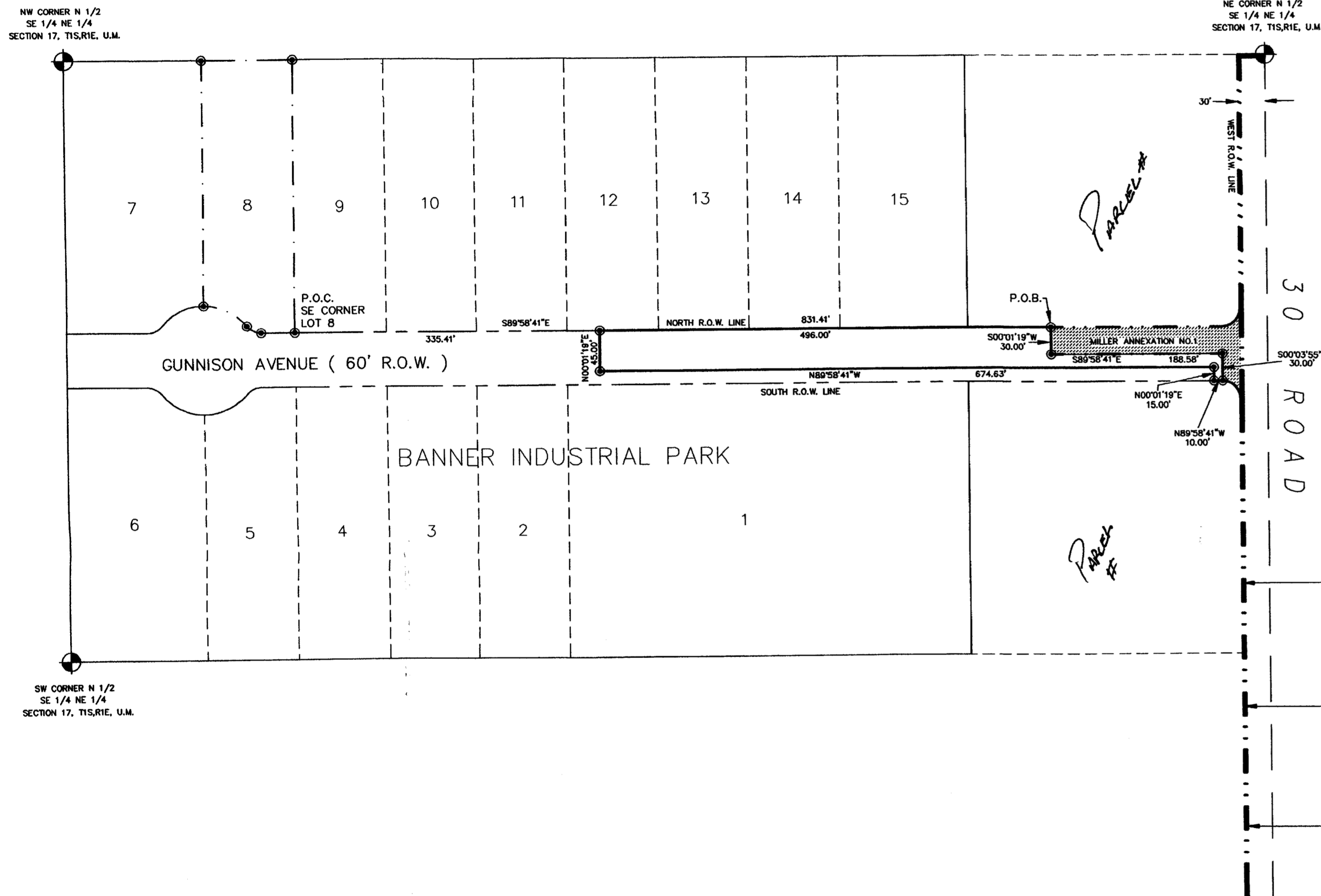
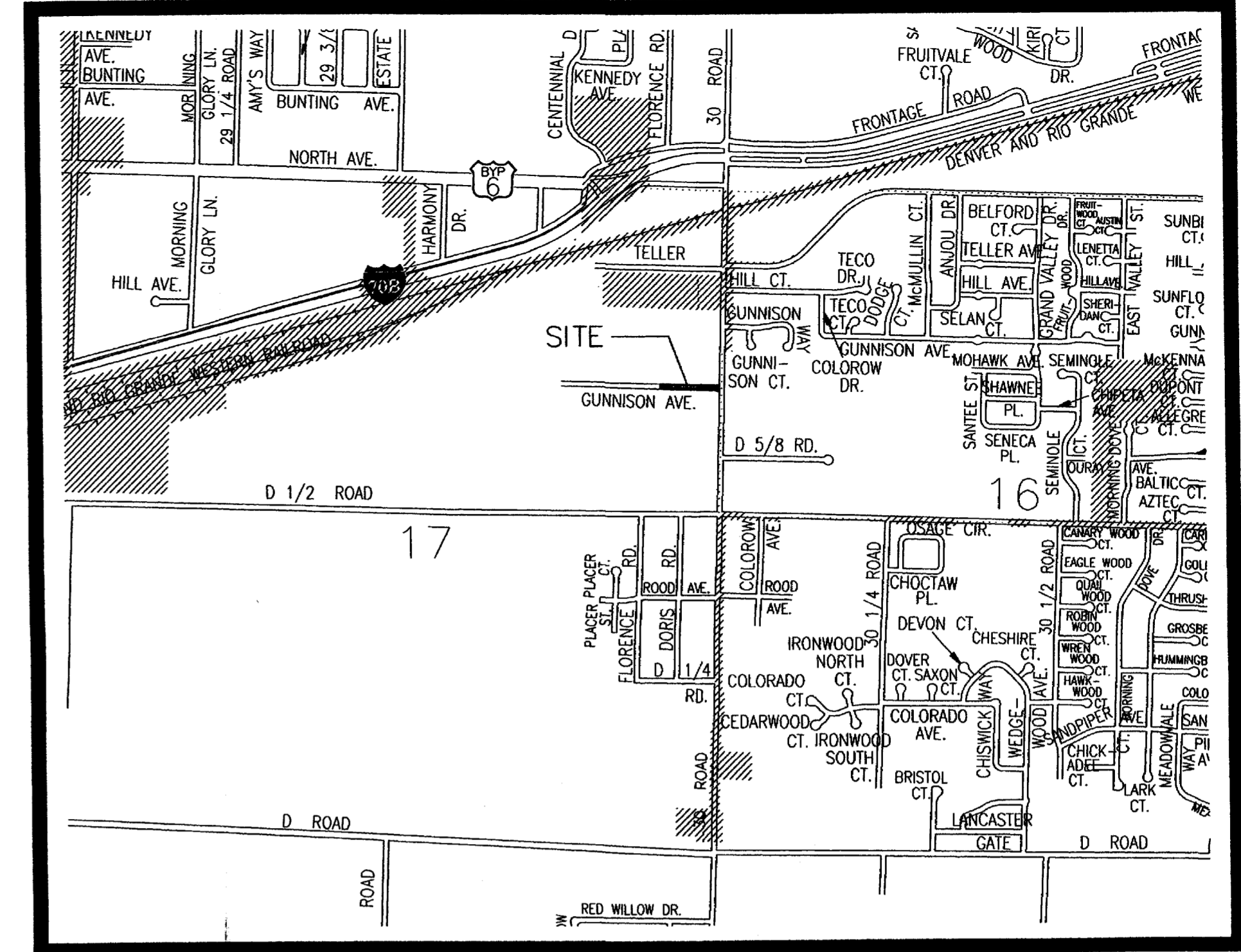
Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

MILLER ANNEXATION NO.2

SITUATE IN THE NE 1/4 OF SECTION 17, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



- FRUITVALE MEADOWS ANNEXATION NO.1
ORDINANCE NO. 3097
1.00' STRIP LYING EAST OF AND
PARALLEL WITH THE WEST R.O.W
LINE FOR 30 ROAD
- FRUITVALE MEADOWS ANNEXATION NO.2
ORDINANCE NO. 3098
1.00' STRIP LYING 1.00 FEET EAST OF AND
PARALLEL WITH THE WEST R.O.W
LINE FOR 30 ROAD
- FRUITVALE TEXACO ANNEXATION
ORDINANCE NO. 3171
1.00' STRIP LYING 2.00 FEET EAST OF AND
PARALLEL WITH THE WEST R.O.W
LINE FOR 30 ROAD

LEGAL DESCRIPTION

A parcel of land situate in the NE 1/4 of Section 17, 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 southeast corner of Lot 8 of Banner Industrial Park Subdivision as found recorded in Plat Book 11 at Page 362 of the records of the Mesa County Clerk and Recorder; thence S 89°58'41" E along the north right of way line for Gunnison Avenue a distance of 831.41 feet to the True Point of Beginning of the parcel described herein; thence leaving said north right of way line S 00°01'19" W a distance of 30.00 feet to a point; thence S 89°58'41" E along a line 30.00 feet south of and parallel with the north right of way line for said Gunnison Avenue a distance of 188.58 feet to a point; thence S 00°03'55" E a distance of 30.00 feet to a point on the south right of way line for said Gunnison Avenue; thence N 89°58'41" W along said south right of way line a distance of 10.00 feet to a point; thence leaving the south right of way line for said Gunnison Avenue N 00°01'19" E a distance of 15.00 feet to a point; thence N 89°58'41" W along a line 15.00 feet north of and parallel with the south right of way line for said Gunnison Avenue a distance of 674.63 feet to a point; thence N 00°01'19" E a distance of 45.00 feet to a point on the north right of way line for said Gunnison Avenue; thence S 89°58'41" E along said north right of way line a distance of 496.00 feet to the point of beginning.

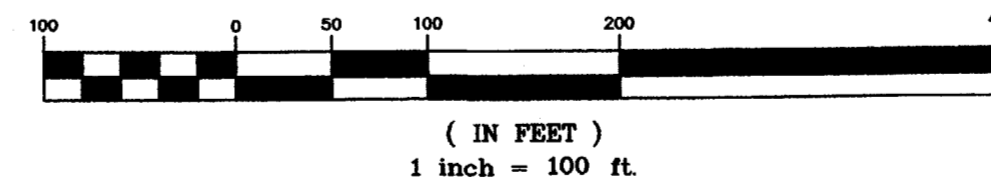
AREA OF ANNEXATION

ANNEXATION PERIMETER	1489.21 FT.
CONTIGUOUS PERIMETER	248.58 FT.
AREA IN SQUARE FEET	25298.89
AREA IN ACRES	.58

LEGEND

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

GRAPHIC SCALE



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.

SENIOR REAL ESTATE TECHNICIAN, PLS 22580

ORDINANCE NO.

3244

EFFECTIVE DATE

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

MILLER ANNEXATION NO.2

MILLER2.DWG

Notice: According to Colorado law you have 60 days from the effective date shown hereon 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 2-8-2000
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

SCALE
1" = 100'