

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3357

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

LASER JUNCTION ANNEXATION

APPROXIMATELY 3.606 ACRES

Located at 2547 River Road and including a portion of the River Trail

WHEREAS, on the 18th day of July, 2001, 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 18th day of July, 2001; 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 situated in Mesa County, Colorado, and described to wit:

A parcel of land situated in the N ½ of the NW ¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows: Beginning at a point whence the Northeast corner of said Section 15 bears 734.32 feet North 0°40' West along the west line of the NE ¼ of the NW ¼ of said Section 15 and 3967.8 feet South 89°50' East along the North line of said section 15; thence North 84°29' East 170.54 feet, more or less, to the County Road; Thence South 40°47' East 160.48 feet along the County Road; Thence South 84°29' West 1176.54 feet, more or less, to the Colorado River; thence North 46°10' West 203.10 feet along the Colorado River; thence South 89°52' East 234.27 feet; Thence North 84°29' East 812.51 feet, more or less, to the Point of Beginning; as described in Book 2775 at Page 344 Mesa County records and including that parcel of land conveyed to the City of Grand Junction in the instrument recorded January 10, 1994 in Book 2040 at Page 526, Mesa County records.

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

INTRODUCED on first reading on the 16th day of May, 2001.

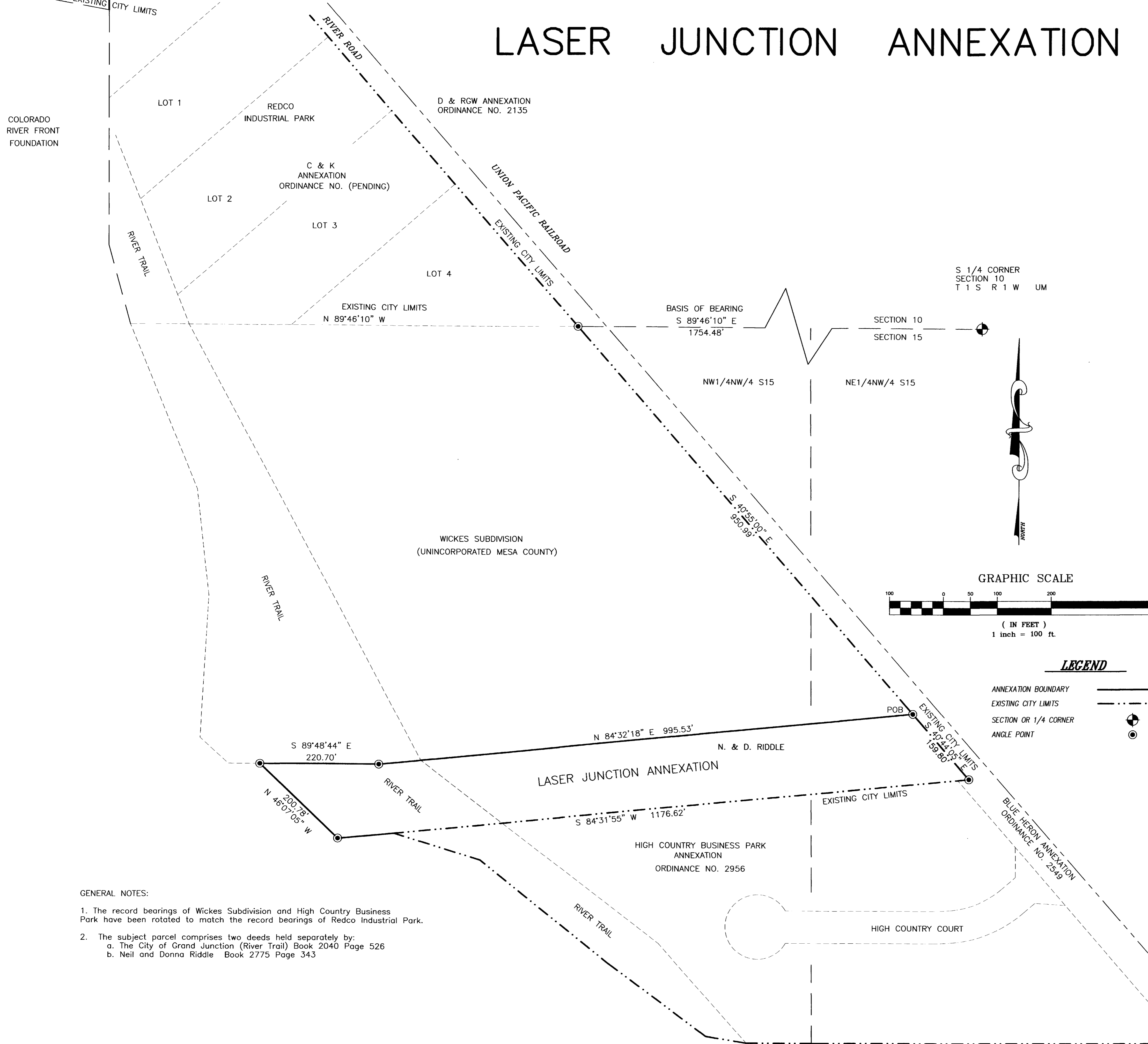
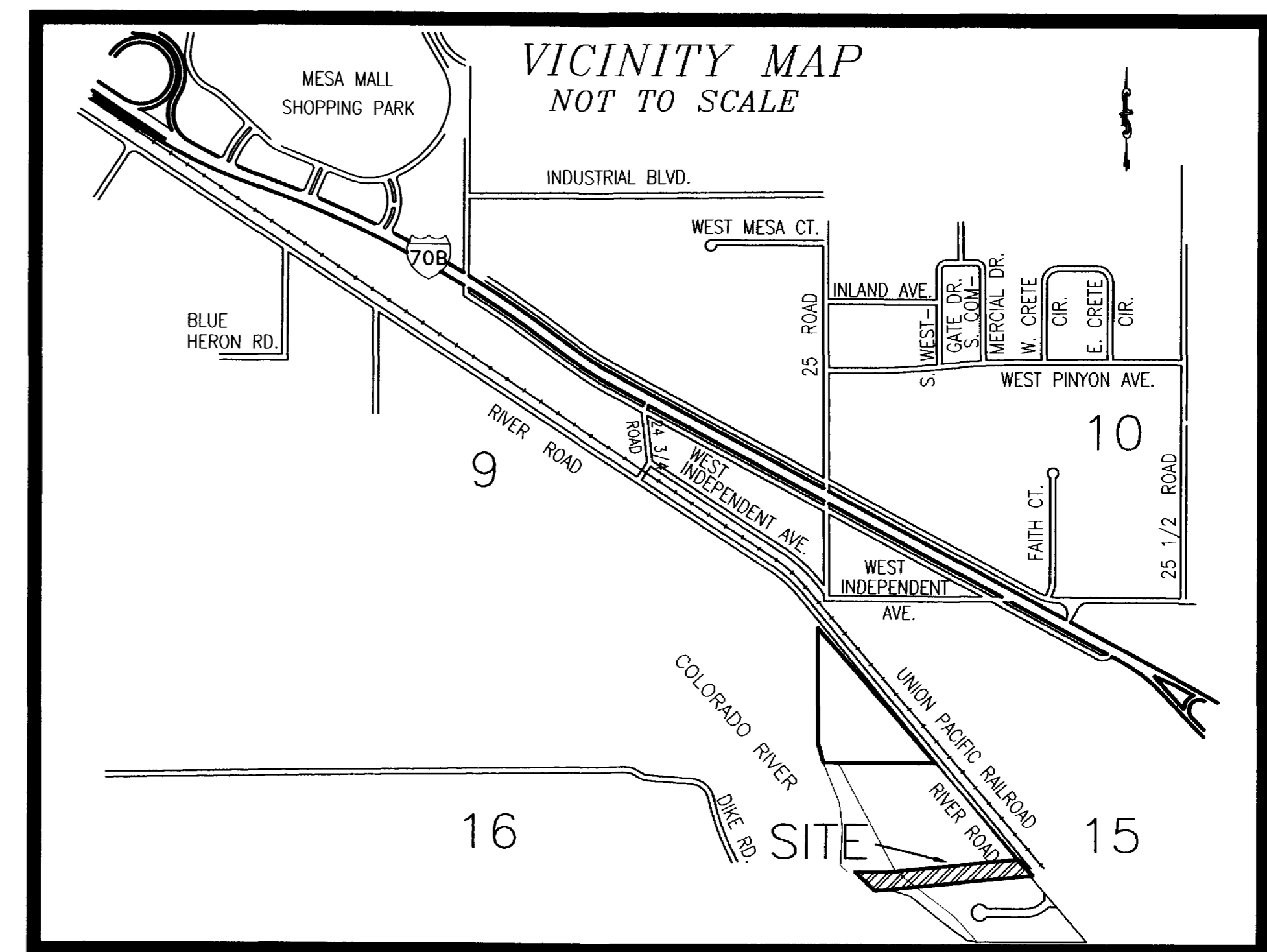
ADOPTED and ordered published this 18th day of July, 2001.

/s/ Cindy Enos-Martinez
President of the Council

Attest:

/s/ Stephanie Nye
City Clerk

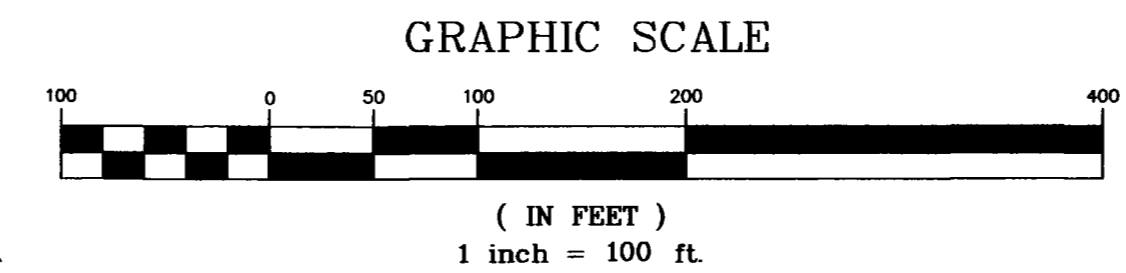
LASER JUNCTION ANNEXATION



LEGAL DESCRIPTION

That certain parcel of land situate in the NW1/4 of Section 15, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, the perimeter of which is more particularly described as follows:

Commencing at the southeast corner of Redco Industrial Park, as recorded in Plat Book 13 at Page 16 of the Mesa County real property records, from whence the North 1/4 Corner of said Section 15 bears S89°46'10"E a distance of 1754.48 feet; thence S40°55'00"E a distance of 950.99 feet to the southeasterly corner of Wickes Subdivision, as recorded in Plat Book 13 at Page 78 of the Mesa County real property records and the point of beginning; thence S40°44'05"E, along the right-of-way line of River Road, a distance of 159.80 feet to the northeasterly corner of High Country Business Park, as recorded in Plat Book 13 at Page 271 of the Mesa County real property records; thence departing said River Road S84°31'55"W, on the northerly line of said High Country Business Park, for a distance of 1176.62 feet more or less to the right bank of the Colorado River; thence along said river bank N46°07'05"W a distance of 200.78 feet to the southerly line of said Wickes Subdivision; thence S89°48'44"E, on said southerly line, a distance of 220.70 feet; thence N84°32'18"E, on said southerly line, a distance of 995.53 feet to the beginning.



LEGEND

- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS
- SECTION OR 1/4 CORNER
- ANGLE POINT

AREA OF ANNEXATION

ANNEXATION PERIMETER	2753.44 FT.
CONTIGUOUS PERIMETER	1231.33 FT.
AREA IN SQUARE FEET	157,068
AREA IN ACRES	3.606

ORDINANCE NO.

3357

EFFECTIVE DATE

August 17, 2001

GENERAL NOTES:

1. The record bearings of Wickes Subdivision and High Country Business Park have been rotated to match the record bearings of Redco Industrial Park.
2. The subject parcel comprises two deeds held separately by:
 - a. The City of Grand Junction (River Trail) Book 2040 Page 526
 - b. Neil and Donna Riddle Book 2775 Page 343

Richard A. Mason
 Professional Land Surveyor No. 18469
 Rolland Engineering

DRAWN BY RAM DATE 5-05-2001
 DESIGNED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 APPROVED BY _____ DATE _____

SCALE
 1" = 100'

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

LASER JUNCTION ANNEXATION

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.