

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3411

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

RINDERLE ANNEXATION

APPROXIMATELY 11.575 ACRES

**LOCATED AT THE SOUTHEAST CORNER
OF 28 ROAD AND B ½ ROAD**

WHEREAS, on the 6th day of March, 2002, 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 17th day of April, 2002; 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:

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the West Quarter (W ¼) Corner of said Section 30, and considering the North line of the NW ¼ SW ¼ of said Section 30 to bear S 89°54'00" E with all bearings contained herein being relative thereto; thence S 89°54'00" E, along the North line of the NW ¼ SW ¼ of said Section 30, a distance of 2.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°54'00" E along the North line of the NW ¼ SW ¼ of said Section 30, a distance of 1260.45 feet to a point being the Northwest corner of Arrowhead Acres II, a subdivision within the City of Grand Junction, Colorado, as same is recorded in Plat Book 17, Pages 192 and 193, Public Records of Mesa County, Colorado; thence leaving said North line and traversing

Southerly along the West line of said Arrowhead Acres II by the following five (5) numbered courses: S 00°04'00" W a distance of 61.67 feet to a point being the beginning of a 870.00 foot radius curve, concave to the West; thence... Southerly 75.21 feet along said curve, through a central angle of 04°57'13"; thence... S 05°01'13" W a distance of 125.89 feet to a point being the beginning of a 930.00 foot radius curve, concave to the East; thence... Southerly 80.41 feet along said curve, through a central angle of 04°57'13"; thence... S 00°04'00" W a distance of 60.48 feet, more or less, to a point 403.00 South of, as measured a right angle thereto, from the North line of the NW ¼ SW ¼ of said Section 30; thence leaving the West line of said Arrowhead Acres II, N 89°54'00" W along a line parallel with and 403.00 feet South of the North line of the NW ¼ SW ¼ of said Section 30, a distance of 1242.03 feet; thence N 00°03'05" W along a line 2.00 feet East of and parallel with the West line of the NW ¼ SW ¼ of said Section 30, a distance of 403.00 feet, more or less, to the Point of Beginning.

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

INTRODUCED on first reading on the 6th day of March, 2002.

ADOPTED and ordered published this 17th day of April, 2002.

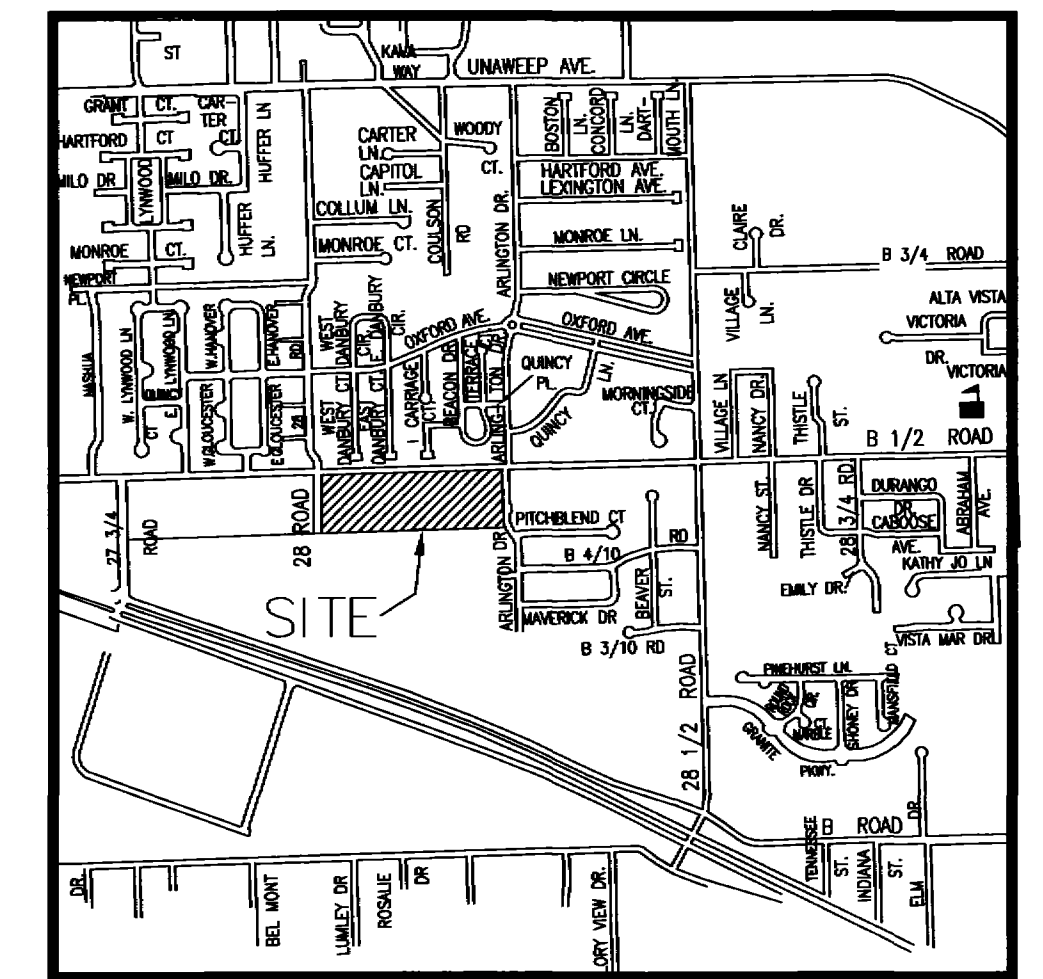
Attest:

/s / Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk

RINDERLE ANNEXATION

SITUATE IN THE NW 1/4 OF THE SW 1/4 OF SECTION 30, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the West Quarter (W 1/4) Corner of said Section 30, and considering the North line of the NW 1/4 SW 1/4 of said Section 30 to bear S 89°54'00" E with all bearings contained herein being relative thereto; thence S 89°54'00" E, along the North line of the NW 1/4 SW 1/4 of said Section 30, a distance of 2.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°54'00" E along the North line of the NW 1/4 SW 1/4 of said Section 30, a distance of 1260.45 feet to a point being the Northwest corner of Arrowhead Acres II, a subdivision within the City of Grand Junction, Colorado, as same is recorded in Plat Book 17, Pages 192 and 193, Public Records of Mesa County, Colorado; thence leaving said North line and traversing Southerly along the West line of said Arrowhead Acres II by the following five (5) numbered courses:

- 1.) S 00°04'00" W a distance of 61.67 feet to a point being the beginning of a 870.00 foot radius curve, concave to the West; thence...
- 2.) Southerly 75.21 feet along said curve, through a central angle of 04°57'13"; thence...
- 3.) S 05°01'13" W a distance of 125.89 feet to a point being the beginning of a 930.00 foot radius curve, concave to the East; thence...
- 4.) Southerly 80.41 feet along said curve, through a central angle of 04°57'13"; thence...
- 5.) S 00°04'00" W a distance of 60.48 feet, more or less, to a point 403.00 South of, as measured a right angle thereto, from the North line of the NW 1/4 SW 1/4 of said Section 30;

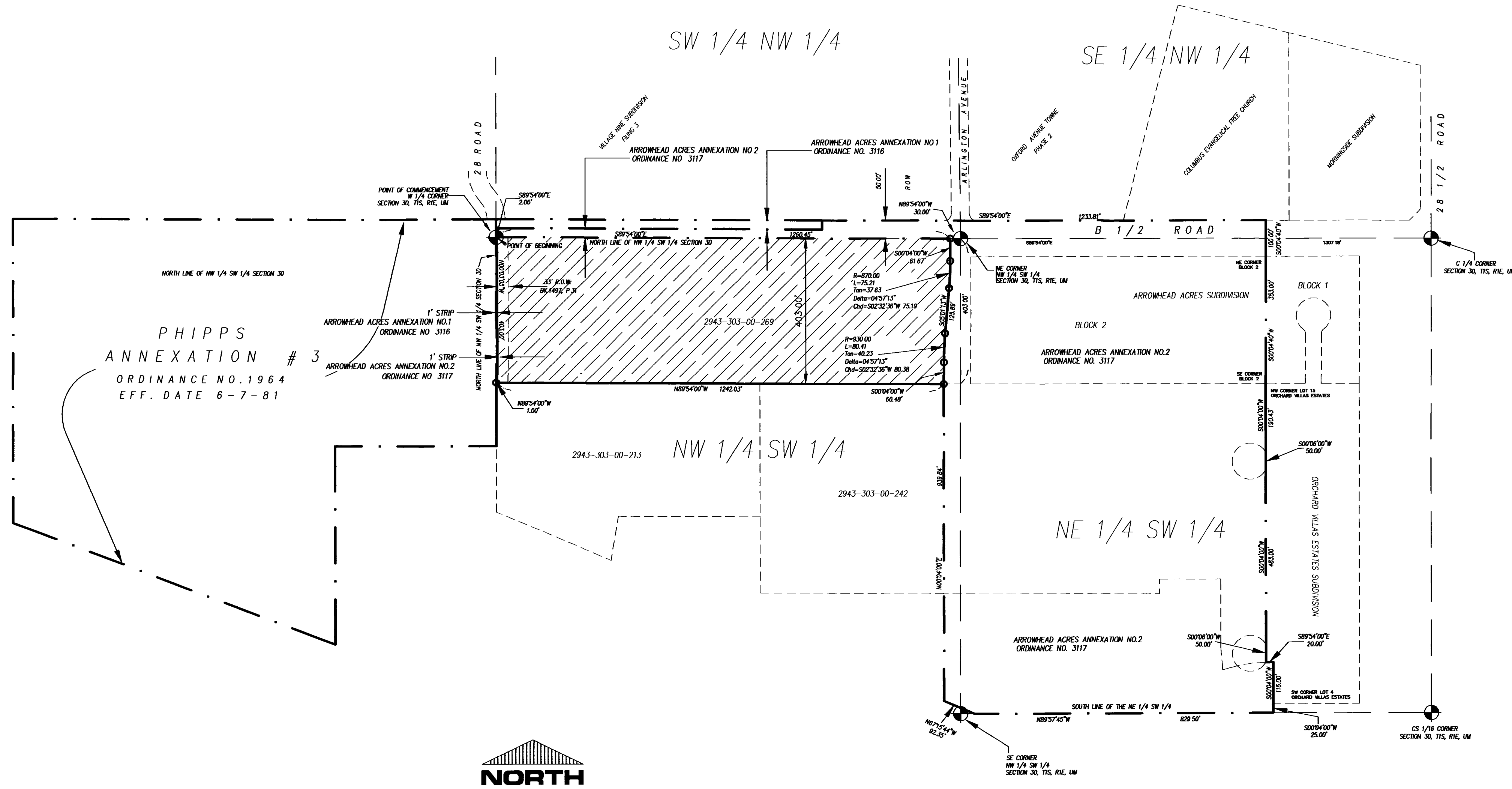
thence leaving the West line of said Arrowhead Acres II, N 89°54'00" W along a line parallel with and 403.00 feet South of the North line of the NW 1/4 SW 1/4 of said Section 30, a distance of 1242.03 feet; thence N 00°03'05" W along a line 2.00 feet East of and parallel with the West line of the NW 1/4 SW 1/4 of said Section 30, a distance of 403.00 feet, more or less, to the Point of Beginning.

SUBJECT TO any easements, restrictions, reservations or rights-of-way of record, if any shall exist.

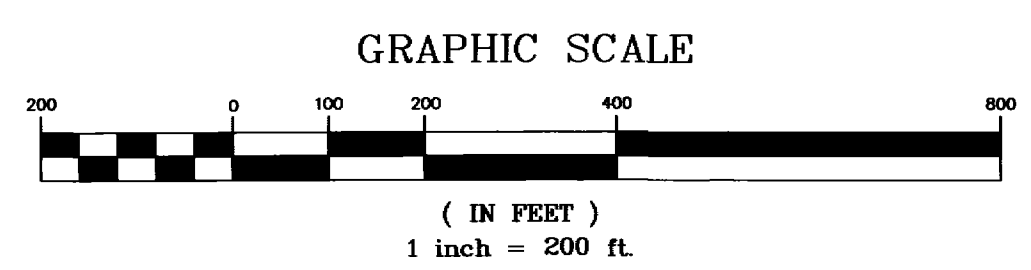
CONTAINING 504,238.0 square feet or 11.575 Acres, as described.

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 boundary lines.

Peter T. Krick
 PETER T. KRICK, PLS No. 3224
 SENIOR REAL ESTATE TECHNICIAN
 DATE: APRIL 19th, 2002



PHIPPS ANNEXATION # 3
 ORDINANCE NO. 1964
 EFF. DATE 6-7-81



AREA OF ANNEXATION

ANNEXATION PERIMETER	2067.10 FT
CONTIGUOUS PERIMETER	1357.94 FT
AREA IN SQUARE FEET	504,238.00
AREA IN ACRES	11.575

LEGEND

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

ORDINANCE NO.
 3411

EFFECTIVE DATE
 MAY 17th, 2002

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

RINDERLE 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.

DRAWN BY P.T.K. DATE 2-19-2002
 DESIGNED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 APPROVED BY _____ DATE _____

SCALE
 1" = 200'