

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3441**

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

**STATLER ANNEXATION No. 1  
APPROXIMATELY 0.020 ACRES  
RIGHT-OF-WAY LOCATED ALONG BUFFALO DRIVE**

**WHEREAS**, on the 5<sup>th</sup> day of June, 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 July, 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:

**STATLER ANNEXATION NO. 1**

A certain parcel of land lying in Tract 39 of Section 35, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

**BEGINNING** at the Northeast corner of said Tract 39, and considering the East line of said Tract 39 to bear S 00°06'50" W with all bearing contained herein being relative thereto; thence from said Point of S 00°06'50" W along the East line of said Tract 39, a distance of 80.22 feet to a point being the Northeast corner of Longview East Subdivision, as same is recorded in Plat Book 13, page 391 of the Public Records of Mesa County, Colorado; thence departing said East line, N 89°53'10z" W along a line 1.00 West of and parallel with the East line of said Tract 39, a distance of 79.22 feet; thence S 89°59'28" W along a line 1.00 feet South of and parallel with the North line of said Tract 39, a distance of 28.01 feet to a point being the beginning of a 61.58 foot radius non-tangent curve, concave Northwest; thence 61.58 feet Southwesterly along the arc of said curve, through a central angle of 44°43'42", having a long chord bearing of S 23°16'02" W and a chord length of 46.86 feet; thence S 45°24'00" W along a line 1.00 feet

South of and parallel with the Northerly line of that certain 60.0 foot right of way for Buffalo Drive, as same is described in Book 974, Page 695 of the Public Records of Mesa County, Colorado, a distance of 407.72 feet; thence continuing along a line 1.00 feet South of said North line, S 51°54'00" W a distance of 294.75 feet; thence departing said line, N 38°06'00" W a distance of 1.00 feet to a point on the Northerly line of said Buffalo Drive; thence N 51°54'00" E along said Northerly line of Buffalo Drive, a distance of 294.69 feet; thence continuing along said Northerly line of Buffalo Drive, N 45°24'00" E a distance of 407.67 feet to a point being the beginning of a 60.58 feet radius curve, concave Northwest; thence 48.28 feet Northeasterly along the arc of said curve, through a central angle of 45°39'33", having a long chord bearing of N 22°48'07" E with a chord length of 47.01 feet to a point on the North line of said Tract 39; thence N 89°59'28" E along said North line of Tract 39, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 859.31 Square Feet or 0.020 Acres, more or less, as described.

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

**INTRODUCED** on first reading on the 5<sup>th</sup> day of June, 2002.

**ADOPTED** and ordered published this 17<sup>th</sup> day of July, 2002.

Attest:

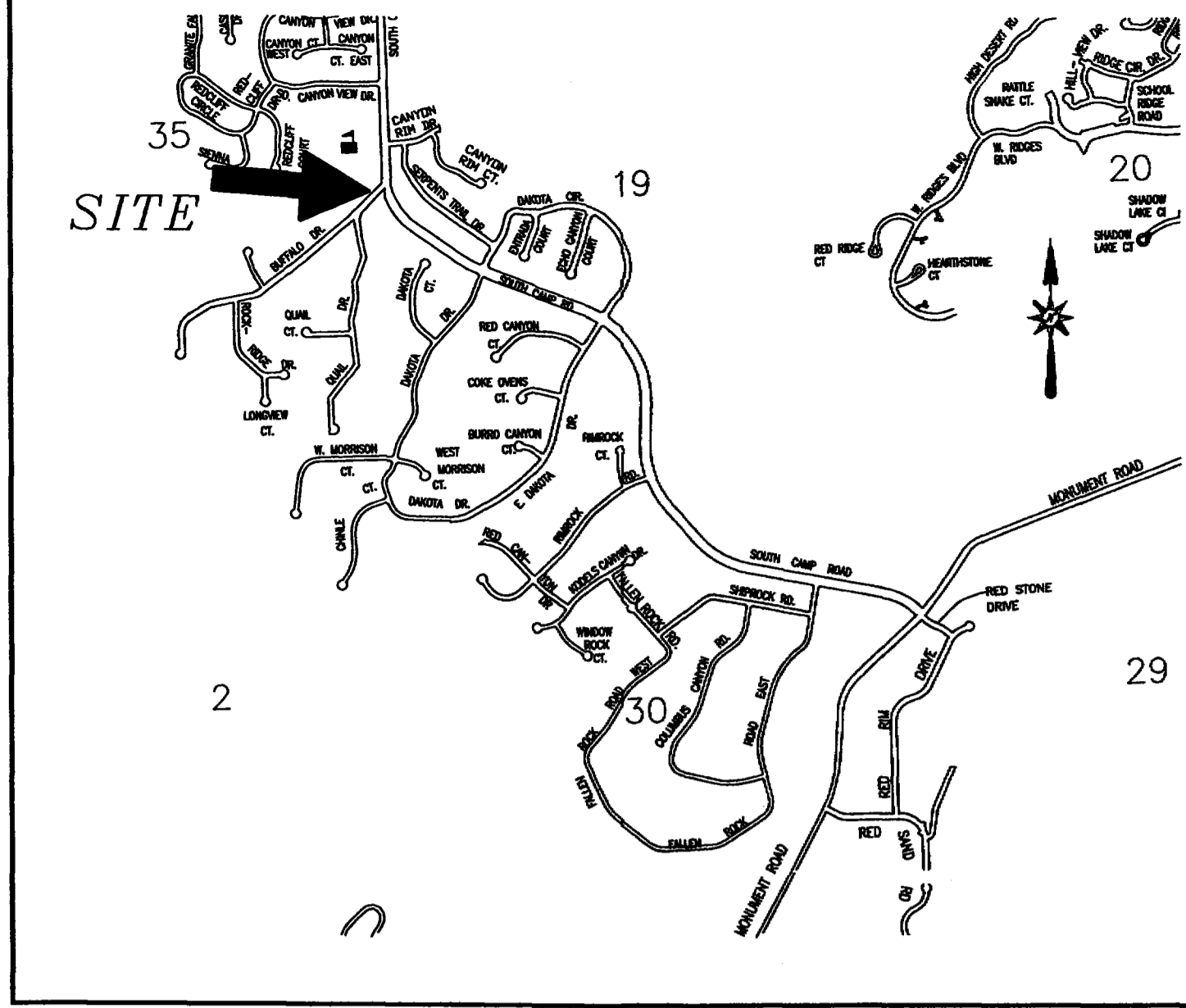
/s/ Cindy Enos-Martinez  
President of the

Council

/s/ Stephanie Tuin  
City Clerk

# STATLER ANNEXATION NO. 1

SITUATE IN TRACT 39 OF SECTION 35, T11S, R101W, 6th PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

### Legal Description

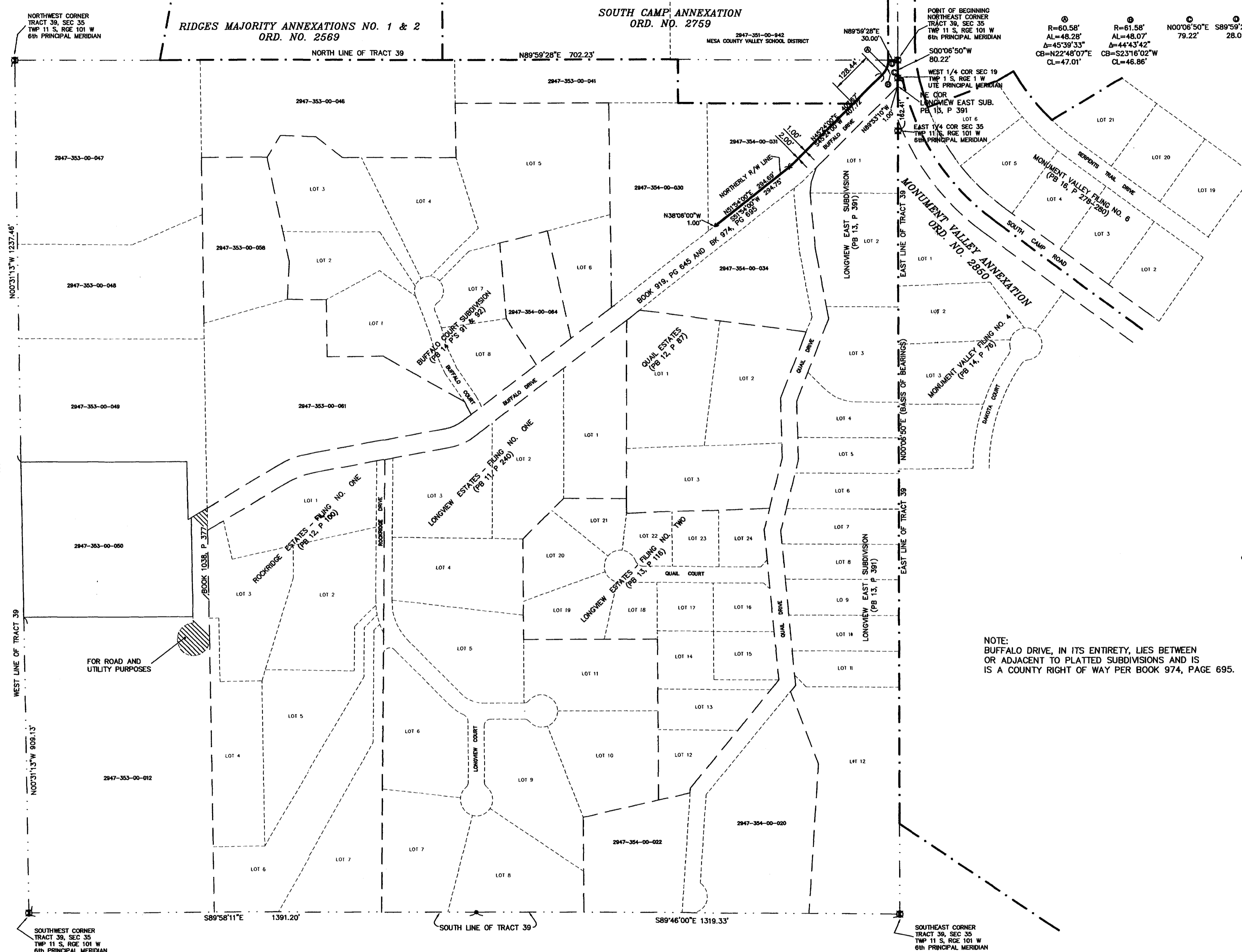
A certain parcel of land lying in Tract 39 of Section 35, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of said Tract 39, and considering the East line of said Tract 39 to bear S 00°06'50" W with all bearing contained herein being relative thereto; thence from said Point of Beginning, S 00°06'50" W along the East line of said Tract 39, a distance of 80.22 feet to a point being the Northeast corner of Longview East Subdivision, as same is recorded in Plat Book 13, Page 391 of the Public Records of Mesa County, Colorado; thence departing said East line, N 89°53'10" W a distance of 1.00 feet; thence N 00°06'50" E along a line 1.00 feet West of and parallel to the East line of said Tract 39, a distance of 79.22 feet; thence S 89°59'28" W along a line 1.00 feet South of and parallel to the North line of said Tract 39, a distance of 28.01 feet to a point being the beginning of a 61.58 foot radius non-tangent curve, concave Northwest; thence 61.58 feet Southwesterly along the arc of said curve, through a central angle of 44°43'42", having a long chord bearing of S 23°16'02" W and a chord length of 46.86 feet; thence S 45°24'00" W along a line 1.00 feet South of and parallel to the Northerly line of that certain 60.0 foot right of way for Buffalo Drive, as same is described in Book 974, Page 695 of the Public Records of Mesa County, Colorado, a distance of 407.72 feet; thence continuing along a line 1.00 feet South of said Northerly line, S 51°54'00" W a distance of 294.75 feet; thence departing said line, N 38°06'00" W a distance of 1.00 feet to a point on the Northerly line of said Buffalo Drive; thence N 51°54'00" E along said Northerly line of Buffalo Drive, a distance of 294.69 feet; thence continuing along said Northerly line of Buffalo Drive, N 45°24'00" E a distance of 407.67 feet to a point being the beginning of a 60.58 feet radius curve, concave Northwest; thence 48.28 feet Northeasterly along the arc of said curve, through a central angle of 45°39'33", having a long chord bearing of N 22°48'07" E with a chord length of 47.01 feet to a point on the North line of said Tract 39; thence N 89°59'28" E along said North line of Tract 39, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 859.31 Square Feet or 0.020 Acres, more or less, as described.

**NOTE**  
IT IS THE INTENT OF THE LEGAL DESCRIPTION(S) AND THE BEARINGS AND DIMENSIONS SHOWN HEREON TO DESCRIBE LANDS LYING COMPLETELY WITHIN THE LIMITS OF THE EXISTING PUBLIC RIGHT OF WAY FOR BUFFALO DRIVE. DISCREPANCIES AND ERRORS EXIST IN THE ALIGNMENT AND LOCATION OF THE PUBLIC RIGHT OF WAY FOR BUFFALO DRIVE BASED ON THE COMPARISON OF RECORDED PLATS, DEEDS AND THE RECORD INSTRUMENTS WHICH DESCRIBE BUFFALO DRIVE.

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 plot does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



**NOTE:**  
BUFFALO DRIVE, IN ITS ENTIRETY, LIES BETWEEN OR ADJACENT TO PLATTED SUBDIVISIONS AND IS A COUNTY RIGHT OF WAY PER BOOK 974, PAGE 695.

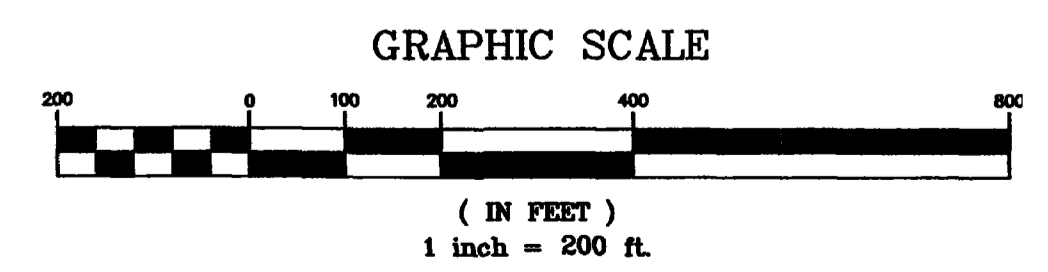
COLORADO NATIONAL MONUMENT

COLORADO NATIONAL MONUMENT

### AREA OF ANNEXATION

ANNEXATION PERIMETER	1720.62 FT.
CONTIGUOUS PERIMETER	286.94 FT.
AREA IN SQUARE FEET	859.31
AREA IN ACRES	0.020

**ORDINANCE NO.** 3441  
**EFFECTIVE DATE** August 18th, 2002



### LEGEND

- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS
- SECTION OR ALIQUOT CORNER
- ANGLE POINT

DRAWN BY PTK DATE 5-09-2002  
DESIGNED BY DATE  
CHECKED BY IW DATE  
APPROVED BY DATE

SCALE  
1" = 200'

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

STATLER ANNEXATION NO. 1

**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.

Peter T. Krick  
Professional Land Surveyor No. 32824  
Senior Real Estate Technician 32824  
City of Grand Junction  
Date: July 24, 2002