

ORDINANCE NO. 3442

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

**STATLER ANNEXATION No. 2
APPROXIMATELY 0.051 ACRES
RIGHT-OF-WAY LOCATED ALONG BUFFALO DRIVE**

WHEREAS, on the 5th 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. 2

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:

COMMENCING 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 Commencement, S 00°06'50" W along the East line of said Tract 39, a distance of 1.00 feet; thence departing said East line, 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 the TRUE POINT OF BEGINNING and the beginning of a 62.58 foot radius non-tangent curve, concave Northwest; thence from said Point of Beginning, Southwesterly 48.87 feet along the arc of said curve, through a central angle of 44°44'21", having a long chord bearing of S 23°15'30" W and a chord length of 47.63 feet; thence S 45°24'00" W along a line 2.00 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 407.78 feet; thence S 51°54'00" W along said parallel line, a distance of 295.80

feet; thence N 38°06'00" W a distance of 1.00 feet; thence S 51°54'00" W along a line 1.00 feet South of and parallel with the Northerly right of way for said Buffalo Drive, a distance of 593.62 feet to a point being the beginning of a 121.00 foot radius non-tangent curve, concave Northwest; thence Southwesterly 55.69 feet along the arc of said curve, through a central angle of 26°22'19", having a long chord bearing of S 66°25'26" W with a chord length of 55.20 feet; thence S 79°36'36" W along a line 1.00 South of and parallel with the North line of said Buffalo Drive, a distance of 429.19 feet; thence N 10°23'24" W a distance of 1.00 feet to a point on the Northerly line of said Buffalo Drive; thence N 79°36'36" E along said Northerly line, a distance of 429.19 feet to a point being the beginning of a 120.00 foot radius non-tangent curve, concave Northwest; thence Northeasterly 55.23 feet along the arc of said curve, through a central angle of 26°22'19", having a long chord bearing of N 66°22'19" E with a chord length of 54.75 feet; thence N 52°54'57" E along the Northerly line of said Buffalo Drive, a distance of 593.61 feet; thence N 51°54'00" E along the Northerly line of said Buffalo Drive, a distance of 398.54 feet; thence leaving said Northerly line, S 38°06'00" E a distance of 1.00 feet; thence N 51°54'00" E along a line 1.00 feet South of and parallel with the Northerly line of said Buffalo Drive, a distance of 294.75 feet; thence N 45°24'00" E along said parallel line, a distance of 407.72 feet to a point being the beginning of a 61.58 foot radius curve, concave Northwest; thence Northeasterly 48.07 feet along the arc of said curve, through a central angle of 44°43'42", having a long chord bearing of N 23°16'02" E and a chord length of 46.86 feet; thence N 89°59'28" E along a line 1.00 feet South of and parallel with the North line of said Tract 39, a distance of 1.00 feet, more or less, to the Point of Beginning.

CONTAINING 2,290.00 Square Feet or 0.051 Acres, more or less, as described.

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

INTRODUCED on first reading on the 5th day of June, 2002.

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

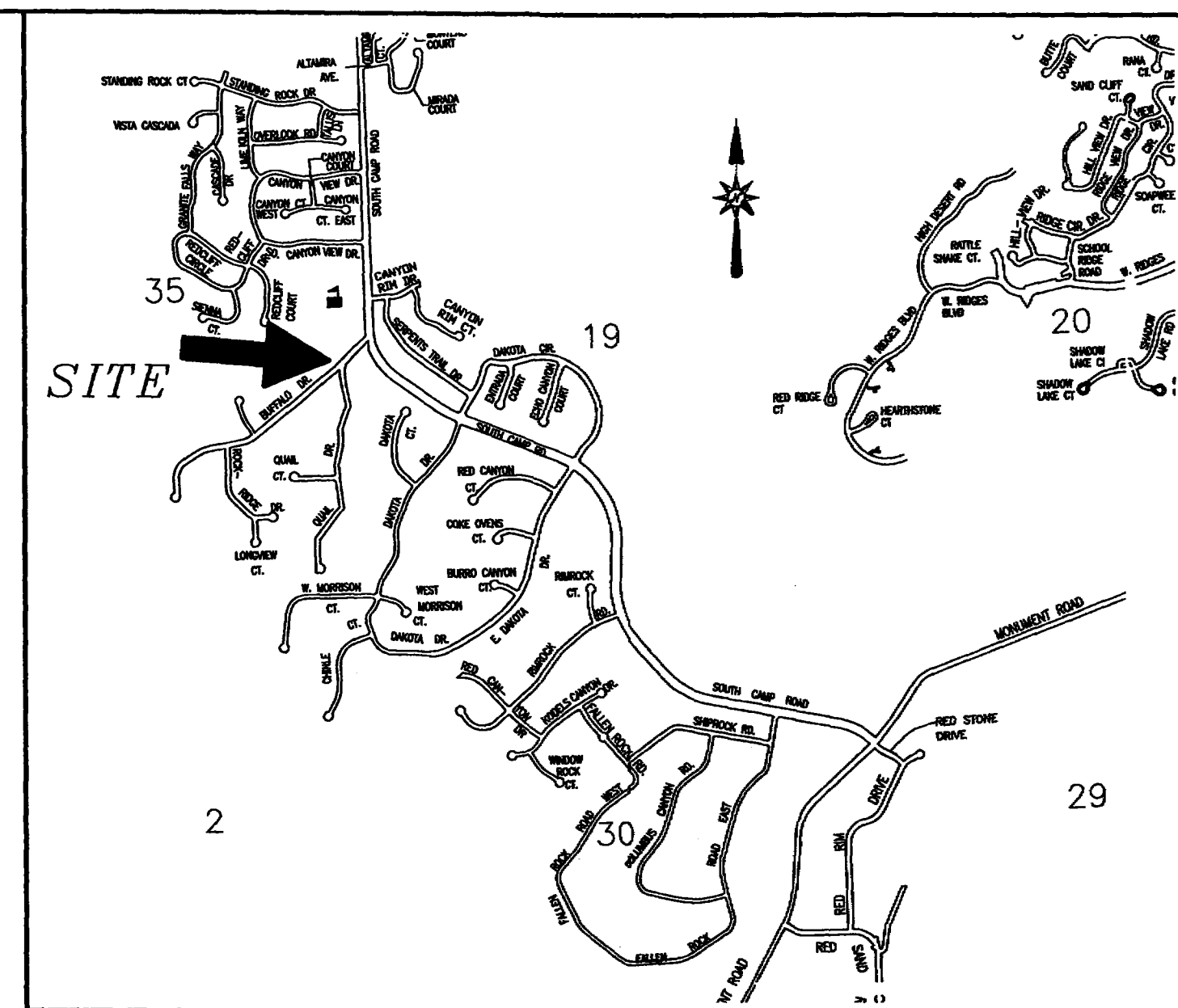
Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk

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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

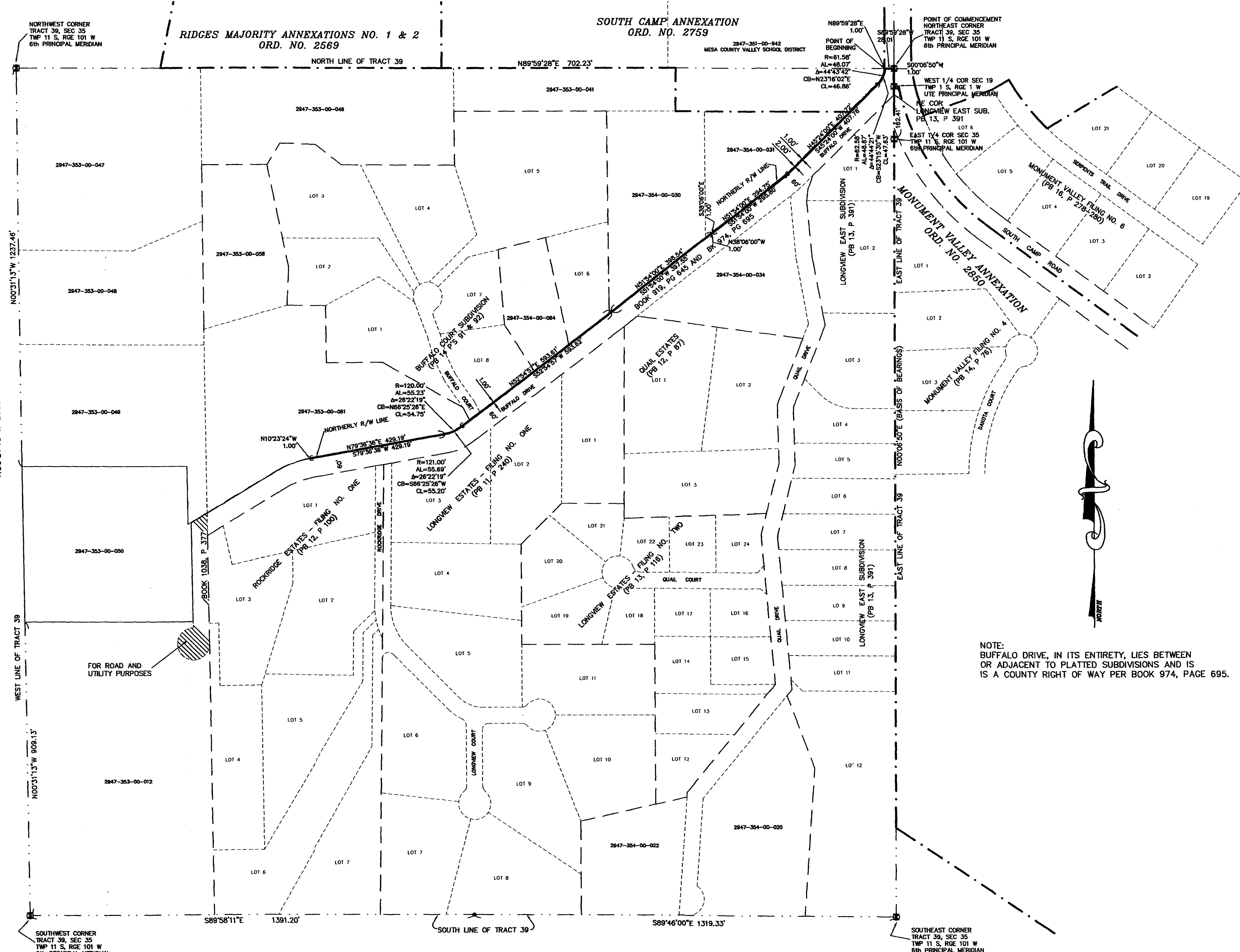
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NOTE
 IT IS THE INTENT OF THE LEGAL DESCRIPTION(S) AND THE BEARINGS AND DIMENSIONS SHOWN HEREON TO DESCRIBE LANDS LYING COMPLETELY WITHIN THE LIMITS OF THE EXISTING PUBLIC RIGHT OF WAY FOR BUFFALO DRIVE. DISCREPANCIES AND ERRORS EXIST IN THE ALIGNMENT 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 plat 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.

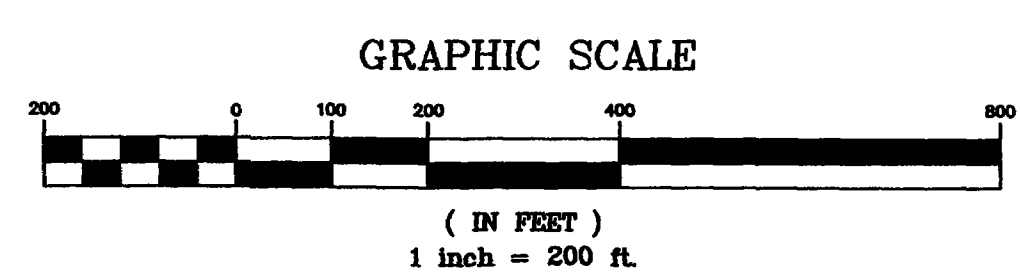
COLORADO NATIONAL MONUMENT

COLORADO NATIONAL MONUMENT

AREA OF ANNEXATION

ANNEXATION PERIMETER	4459.60 FT.
CONTIGUOUS PERIMETER	751.54 FT.
AREA IN SQUARE FEET	2,229.0
AREA IN ACRES	0.051

ORDINANCE NO.	EFFECTIVE DATE
3442	August 18th, 2002



LEGEND

ANNEXATION BOUNDARY	— — — — —
EXISTING CITY LIMITS	— — — — —
SECTION OR ALIQUOT CORNER	⊙
ANGLE POINT	⊙

PETER T. KRIGER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 732829
 Senior Registered Technician
 City of Grand Junction
 Date: July 24, 2002

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	PTK	DATE	5-09-2002
DESIGNED BY		DATE	
CHECKED BY	TW	DATE	
APPROVED BY		DATE	

SCALE
 1" = 200'

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

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