

**ORDINANCE NO. 3443
CITY OF GRAND JUNCTION, COLORADO**

**STATLER ANNEXATION No. 3
APPROXIMATELY 5.775 ACRES**

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. 3

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 49°21'51" W a distance of 1164.11 feet to a point 1.00 feet South of, as measured at right angle thereto, the Northerly line of that certain 60.0 foot right of way for Buffalo Drive, as same is described in Book 974, Page 695, Public Records of Mesa County, Colorado, and being the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, S 37°05'03" E a distance of 1.00 feet; thence S52°54'57"W along a line 2.00 feet South of and parallel with the Northerly line of said Buffalo Drive, a distance of 593.63 feet to a point being the beginning of a 122.00 foot radius non-tangent curve, concave Northwest; thence Southwesterly 56.15 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 55.66 feet; thence S 79°36'36" W along a line 2.00 feet South of and parallel with the Northerly line of said Buffalo Drive, a distance of 430.19 feet; thence N 10°23'24" W a distance of 1.00 feet to a point being the beginning of a 309.00 foot radius non-tangent curve, concave South; thence Westerly 108.28 feet along the arc of

said curve, through a central angle of 20°04'41", having a long chord bearing of S 69°23'08" W with a chord length of 107.73 feet; thence S 59°20'47" W a distance of 314.10 feet to a point on the West line of that certain 50.0 foot parcel of land for road and utility purposes, as described in Book 1038, Page 377, Public Records of Mesa County, Colorado; thence S; 00°31'13" E along said West line and being parallel with the West line of said Tract 39, a distance of 304.74 feet; thence N 89°53'12" W a distance of 525.04 feet, more or less, to a point on the West line of said Tract 39, said point lying 909.13 feet North of, as measured along the West line of said Tract 39, the Southwest corner of said Tract 39; thence N 00°31'13" W along the West line of said Tract 39, also being the East line of the Colorado National Monument, a distance of 479.68 feet; thence S 89°53'13" E a distance of 515.00 feet to a point on the West line of that certain parcel of land described in Book 1189, Page 839, Public Records of Mesa County, Colorado; thence S 00°31'12" E along the West line of said parcel, a distance of 179.72 feet to a point on the Westerly extension of the Northerly line of said Buffalo Drive; thence N 59°20'47" E along the Northerly line of said Buffalo Drive, a distance of 325.13 feet to a point being the beginning of a 310.00 foot radius non-tangent curve, concave South; thence Westerly 109.64 feet along the arc of said curve, through a central angle of 20°15'49", having a long chord bearing of N 69°28'41" E with a chord length of 109.07 feet; thence S 10°23'24" E a distance of 1.00 feet; thence N 79°36'36" E along a line 1.00 feet South of and parallel with the Northerly line of said Buffalo Drive, a distance of 429.19 feet to a point being the beginning of a 121.00 foot radius non-tangent curve, concave Northwest; thence Northeasterly 55.69 feet along the arc of said curve, through a central angle of 26°22'19", having a long chord bearing of N 66°25'26" E with chord length of 55.20 feet; thence N 52°54'57" E a distance of 593.62 feet, more or less, to the Point of Beginning.

CONTAINING 251,563.0 Square Feet or 5.775 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.

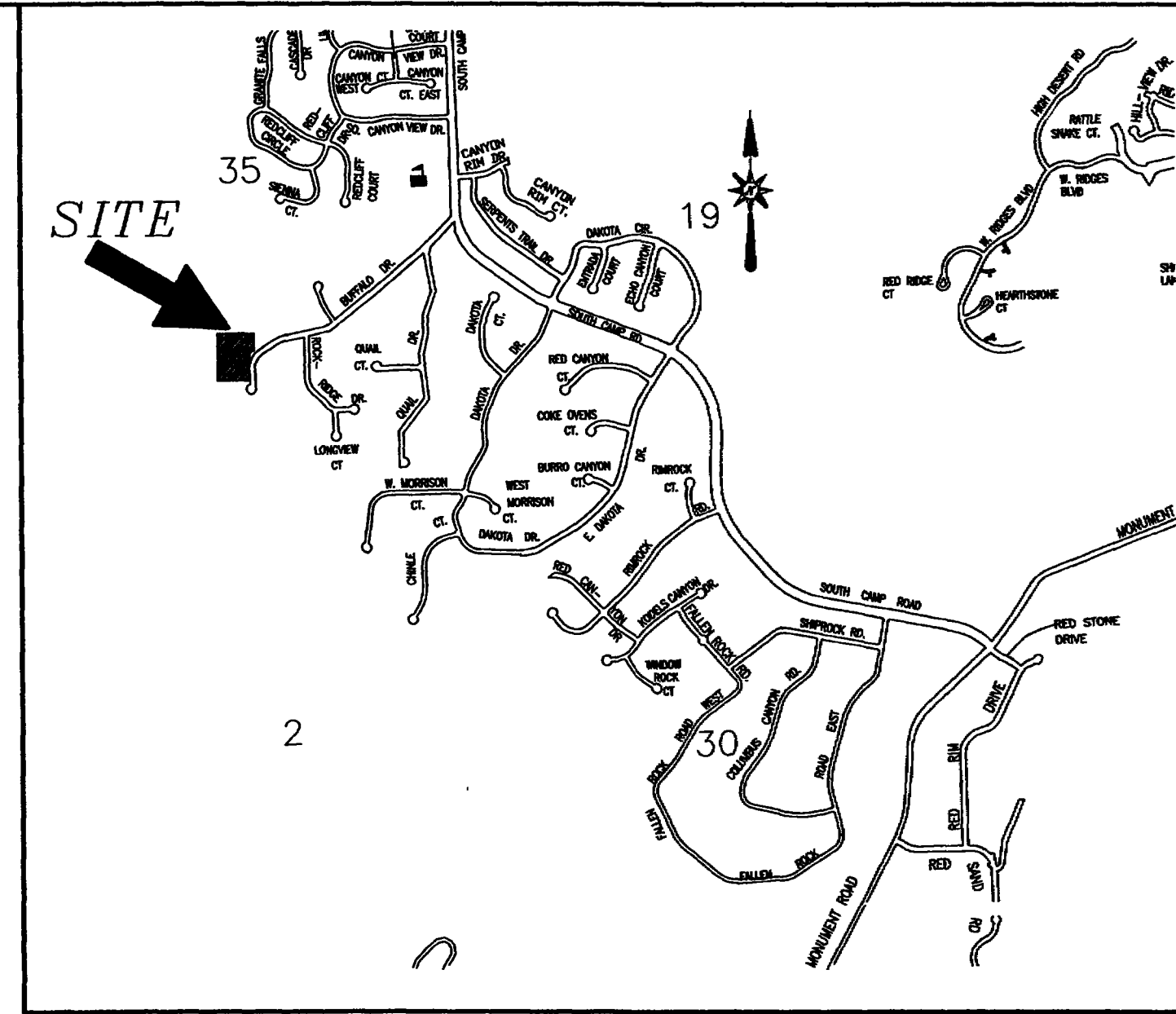
Attest:

/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk

STATLER ANNEXATION NO. 3

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

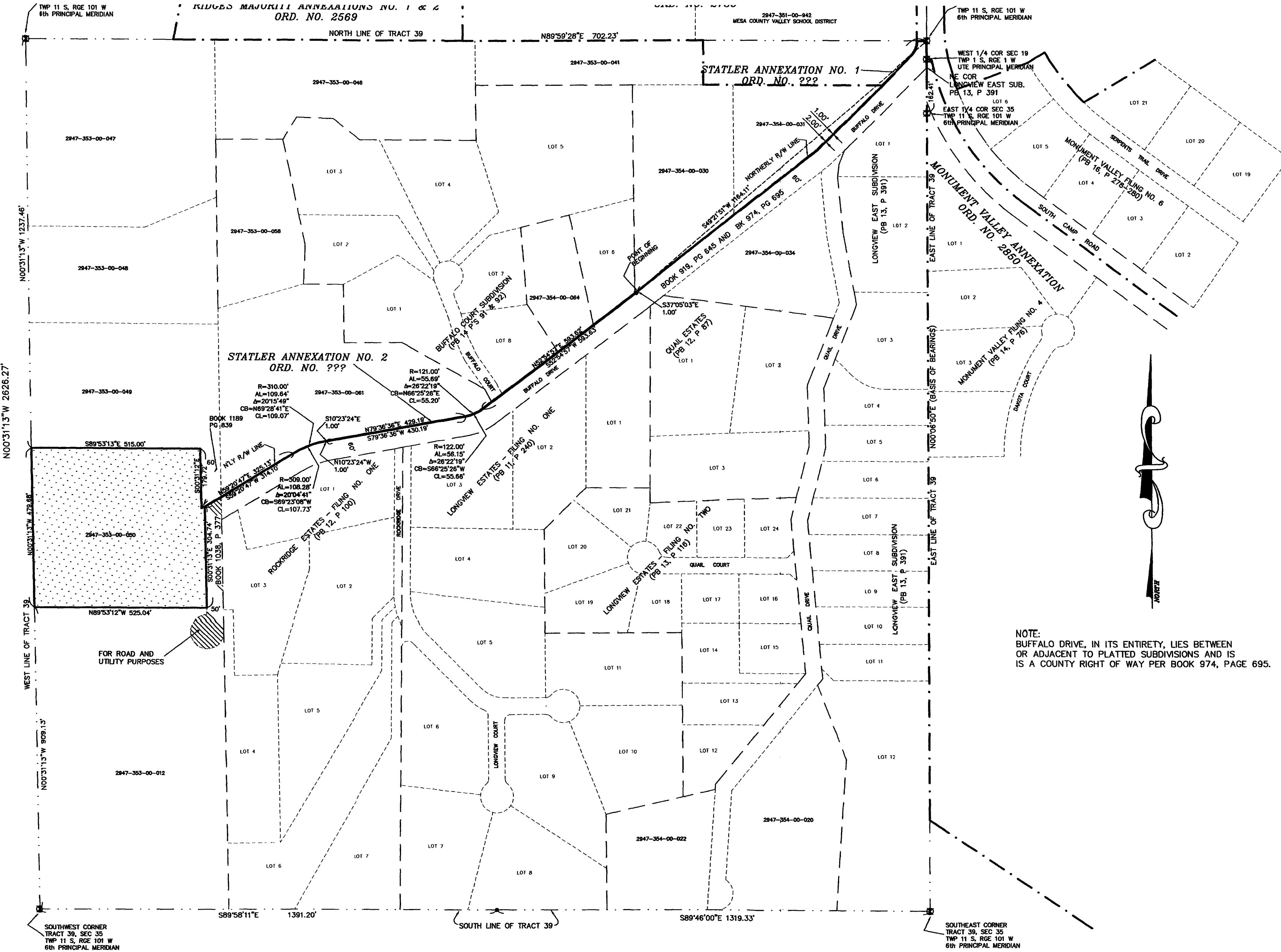
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CONTAINING 251,563.0 Square Feet or 5.775 Acres, more or less, as described.

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 AND OTHER PARCELS OF LAND. 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.

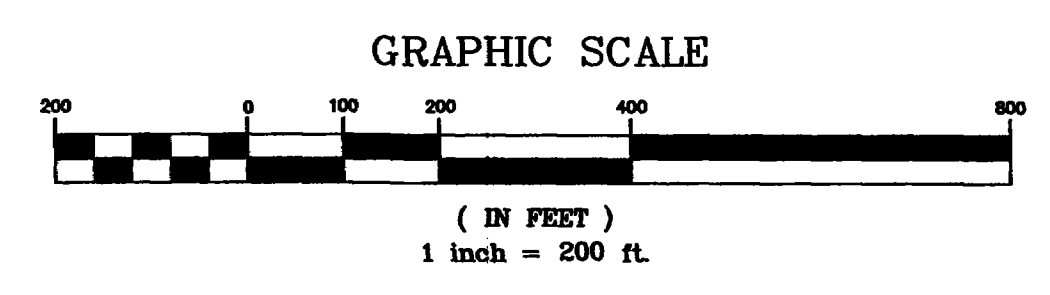
COLORADO NATIONAL MONUMENT

COLORADO NATIONAL MONUMENT

AREA OF ANNEXATION

ANNEXATION PERIMETER	5022.80 FT.
CONTIGUOUS PERIMETER	1,079.50 FT.
AREA IN SQUARE FEET	251,563.0
AREA IN ACRES	5.78

ORDINANCE NO.	EFFECTIVE DATE
3443	August 18th, 2002



LEGEND

ANNEXATION BOUNDARY	
EXISTING CITY LIMITS	
SECTION OR ALIQUOT CORNER	
ANGLE POINT	

Peter T. Kriebel
Professional Land Surveyor No. 22824
Senior Real Estate Broker
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 errors.

DRAWN BY	PTK	DATE	??
DESIGNED BY		DATE	
CHECKED BY	PTK	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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