

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3499

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

RED TAIL RIDGE ANNEXATION NO. 1

APPROXIMATELY 3.1399 ACRES

LOCATED WITHIN THE HIGHWAY 50 SOUTH RIGHT-OF-WAY

WHEREAS, on the 15th day of January, 2003, 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 19th day of February, 2003; 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 certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter (NE 1/4) of said Section 32 and assuming the West line of the NE 1/4 of said Section 32 bears S 00°02'43" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 89°52'02" E along the North line of the NE 1/4 of said Section 32 a distance of 1319.33 feet; thence S 00°11'54" E a distance of 30.00 feet; thence S 89°52'02" W along a line 30.00 feet South of and parallel to the North line of the NE 1/4 of said Section 32, a distance of 1319.21 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32 a distance of 629.98 feet; thence N

89°48'18" E a distance of 30.00 feet to a point being the Northwest corner of Lot 1, Country Estates, as same is recorded in Plat Book 11, Page 129, Public Records of Mesa County, Colorado; thence S 00°02'43" E along the East right of way for 29 1/2 Road, being a line 30.00 feet East of and parallel to, the West line of the NE 1/4 of said Section 32, also being the West line of said Country Estates, a distance of 989.93 feet to a point being the Southwest corner of Lot 7 of said Country Estates; thence S 89°42'52" W a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32, a distance of 990.01 feet to a point being the Center of said Section 32; thence S 63°44'41" E through the right of way for Highway 50, a distance of 750.00 feet; thence S 26°15'19" W a distance of 2.00 feet; thence N 63°44'41" W a distance of 751.24 feet; thence N 00°02'43" W along a line 2.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, a distance of 331.24 feet; thence S 89°57'17" W a distance of 31.00 feet to a point being the Southeast corner of Lot 2, Replat of Lot 5 Country Home Estates, as same is recorded in Plat Book 13, Page 522, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 33.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Replat of Lot 5 Country Home Estates, a distance of 406.47 feet; thence N 89°57'17" E, along the North line of said Replat of Lot 5 Country Home Estates, a distance of 3.00 feet to a point being the Southeast corner of Lot 4, Country Home Estates, as same is recorded in Plat Book 12, Page 211, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 30.00 West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Country Home Estates, a distance of 583.46 feet to a point being the Northeast corner of Lot 1 of said Country Home Estates; thence N 89°49'17" E a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence N 00°02'43" W along the West line of the NE 1/4 of said Section 29, a distance of 410.01 feet; thence S 89°51'27" W a distance of 25.00 feet; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 25.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of the Baldwin Subdivision Second Filing, as same is recorded in Plat Book 11, Page 102, Public Records of Mesa County, Colorado, a distance of 859.92 feet to a point being the beginning of a 20.00 foot radius curve, concave Southwest; thence Northwesterly along the arc of said curve, through a central angle of 90°05'57", a distance of 31.45 feet; thence S 89°51'20" W, along the South right of way for B Road, being a line 30.00 feet South of and parallel to, the North line of the Northwest Quarter (NW 1/4) of said Section 32, also being the North line of said Baldwin Subdivision Second Filing, a distance of 366.02 feet; thence N 00°08'40" W a distance of 30.00 feet to a point on the North line of the NW

1/4 of said Section 32; thence N 89°51'18" E along the North line of the NW 1/4 of said Section 32, a distance of 411.10 feet, more or less, to the Point of Beginning.

CONTAINING 3.1399 Acres (136,774.35 Square Feet) more or less, as described be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 15th day of January, 2003.

ADOPTED and ordered published this 19th day of February, 2003.

Attest:

/s/ Cindy Enos-Martinez
President of the Council

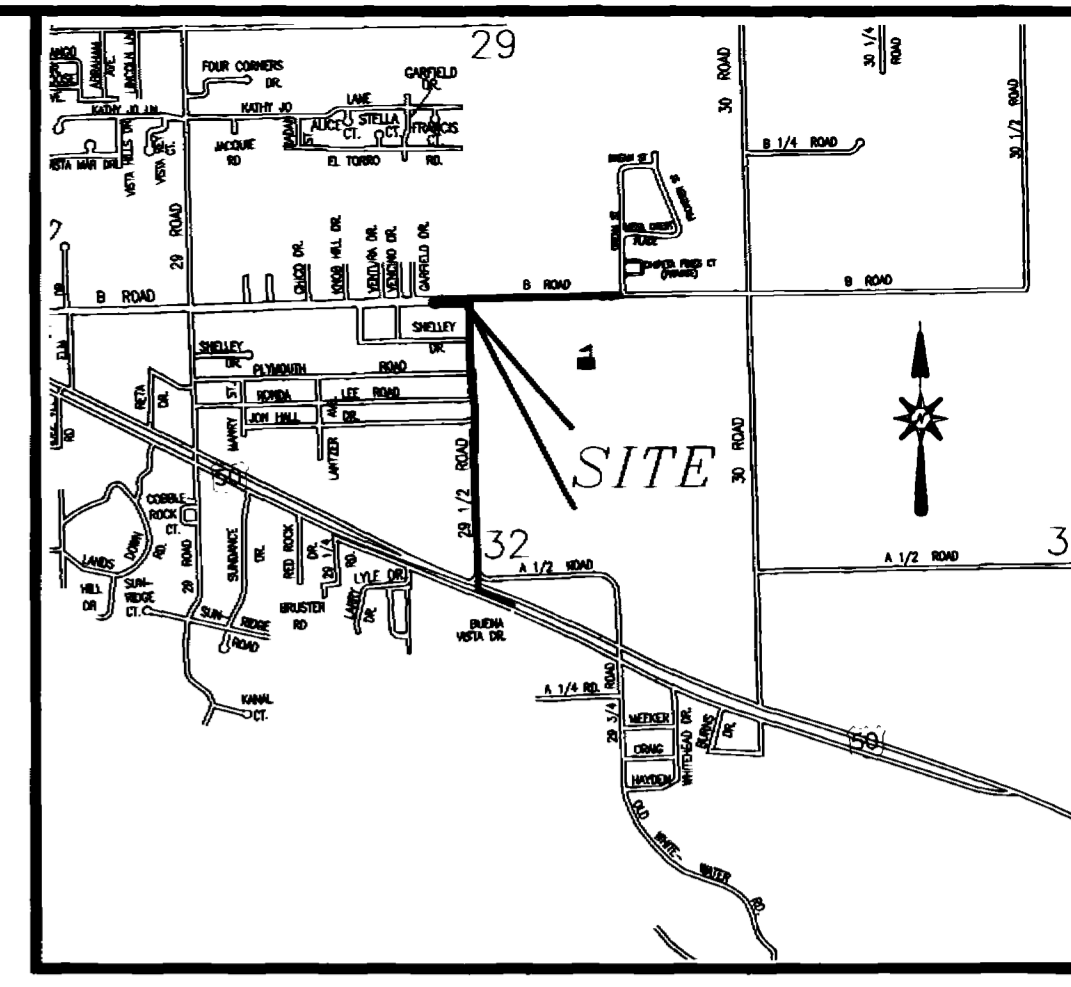
/s/ Stephanie Tuin
City Clerk



RED TAIL RIDGE ANNEXATION NO. 1

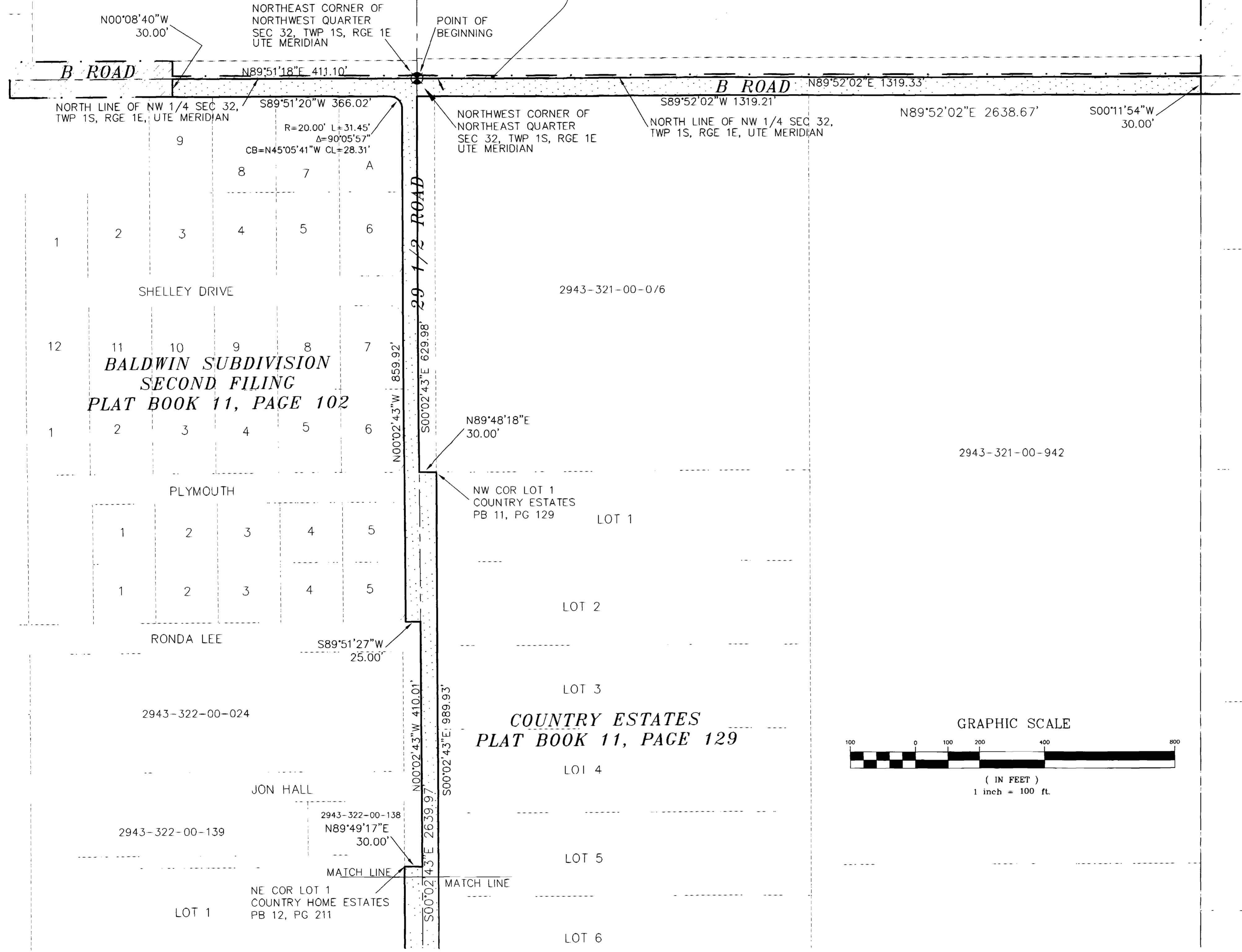
SITUATE IN SECTION 32, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2



LOCATION MAP: NOT-TO-SCALE

CHIPETA PINES ANNEXATION NO. 2 ORDINANCE NO. 3191

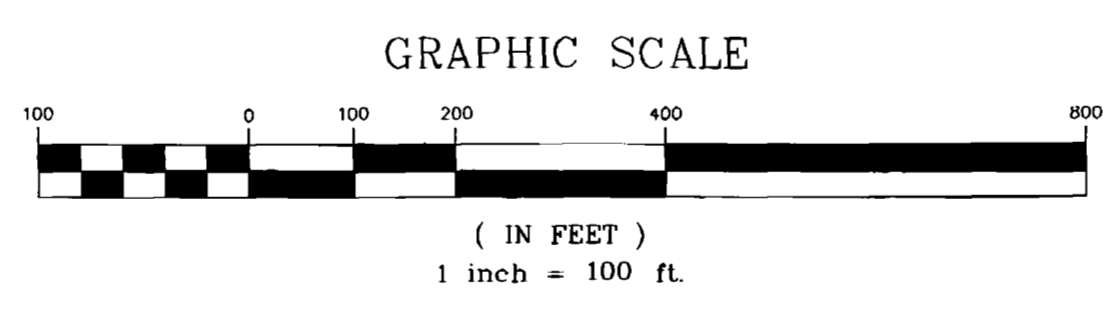


LEGAL DESCRIPTION AMENDED

A certain parcel of land lying in Section 32, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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CONTAINING 3.1399 Acres (136,774.35 Square Feet) more or less, as described.



AREA OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	10,360.38 FT	ANNEXATION BOUNDARY	—————
CONTIGUOUS PERIMETER	1,730.43 FT.	EXISTING CITY LIMITS	- - - - -
AREA IN SQUARE FEET	136,774.35		
AREA IN ACRES	3.1399		

ORDINANCE NO. 3499
EFFECTIVE DATE March 23, 2003

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. 32824
Professional Land Surveyor for Colorado
City of Grand Junction
DATE: February 21, 2003

THIS IS NOT A BOUNDARY SURVEY
DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

DRAWN BY P.T.K. DATE 12-02-2002
DESIGNED BY DATE
CHECKED BY I.W. DATE
APPROVED BY DATE

SCALE
1" = 100'

RED TAIL RIDGE
ANNEXATION NO. 1

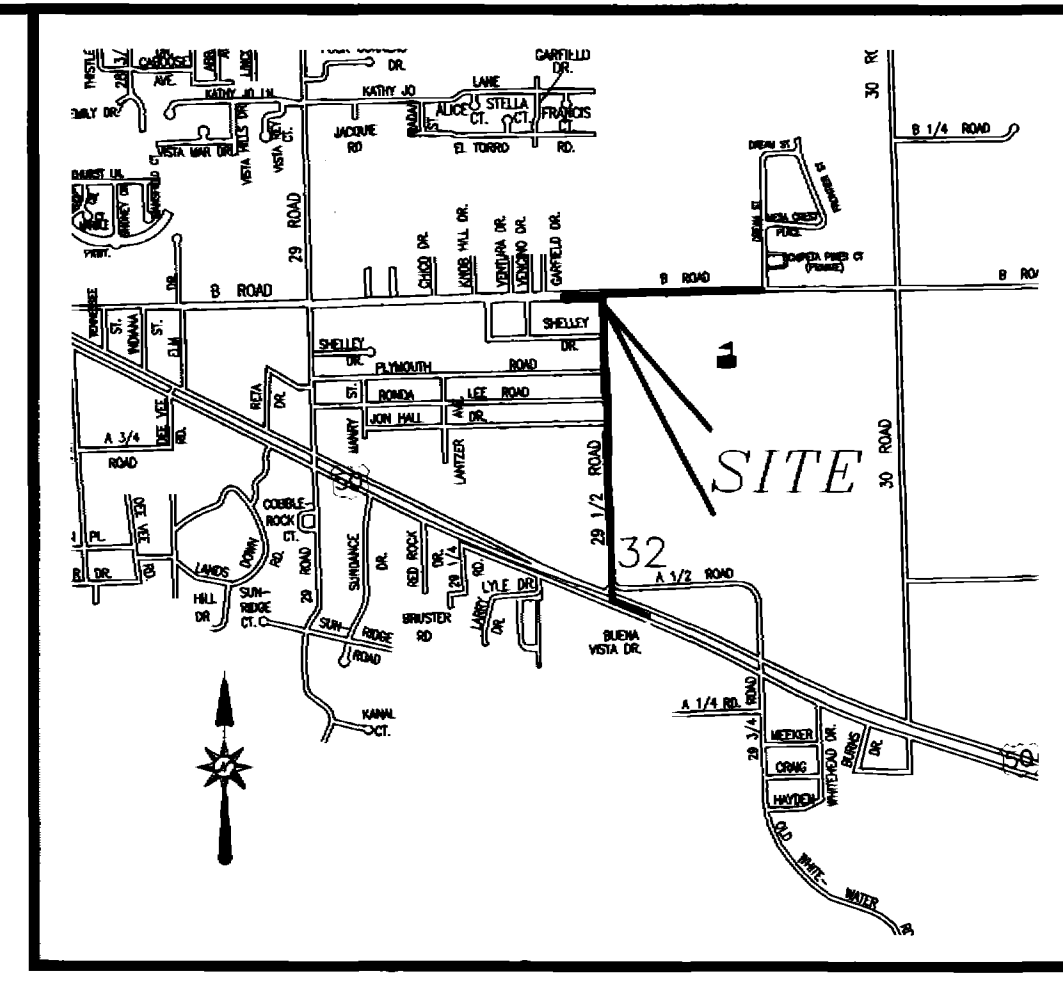
REVISOR: 2-07-2003



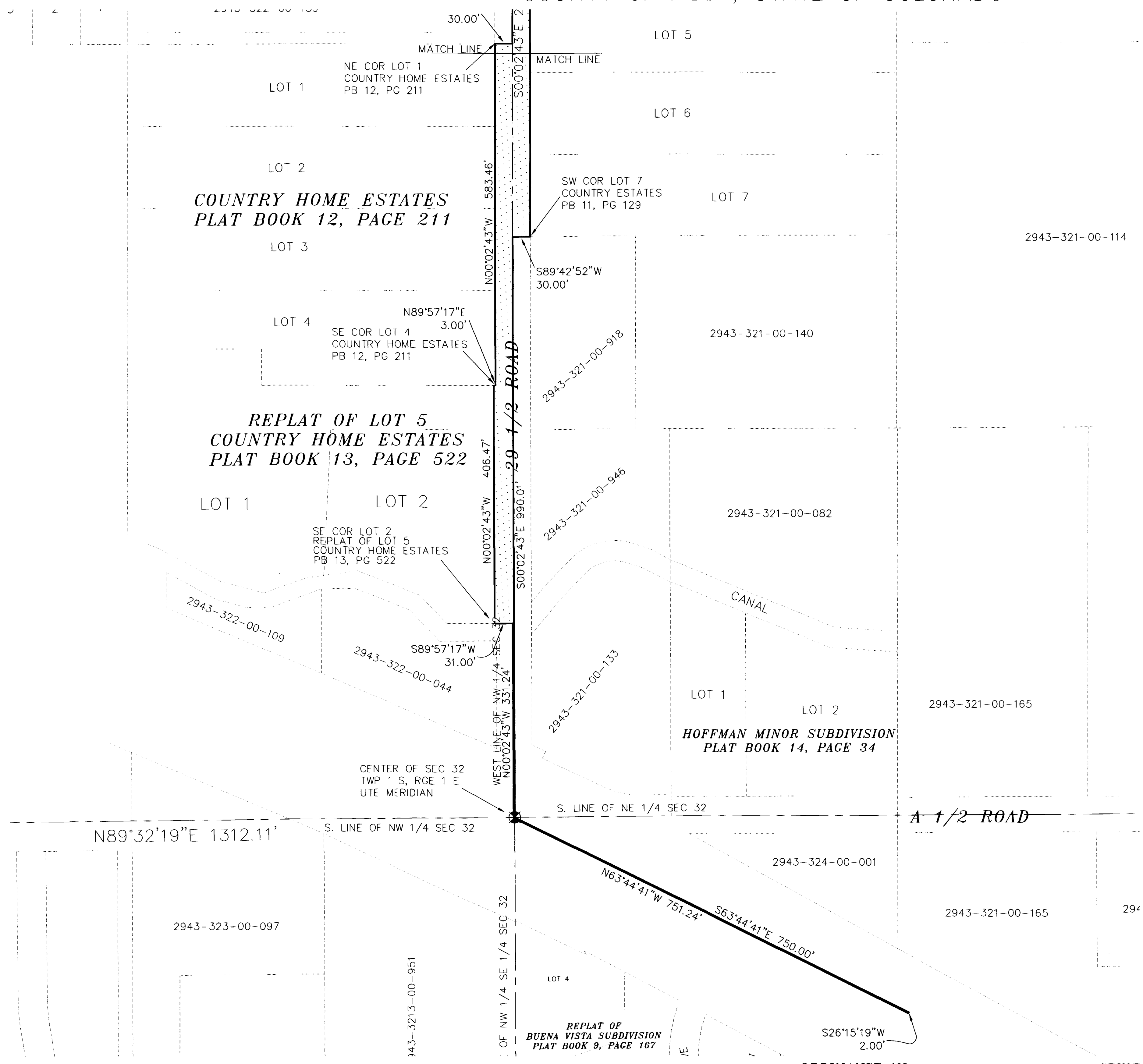
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COUNTY OF MESA, STATE OF COLORADO

SHEET 2 OF 2

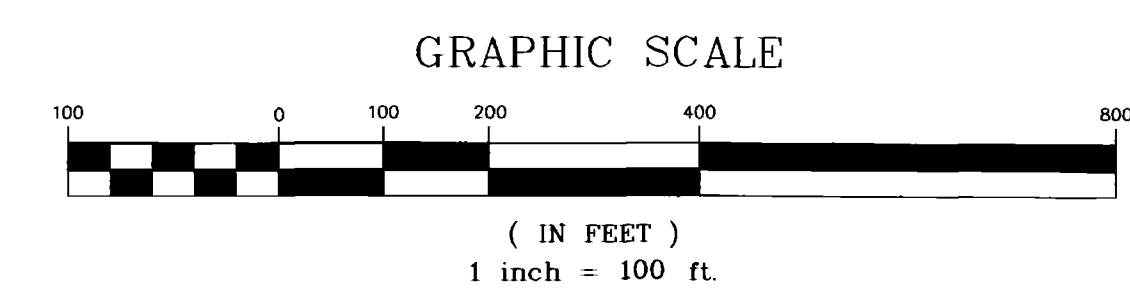
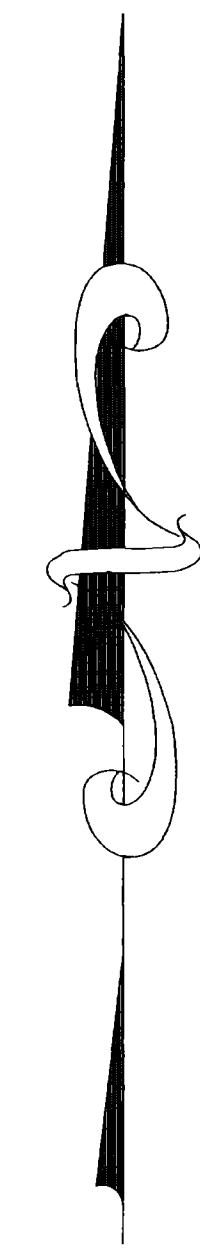


LOCATION MAP: NOT-TO-SCALE



LEGAL DESCRIPTION

See Sheet 1 of 2



AREA OF ANNEXATION

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LEGEND

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

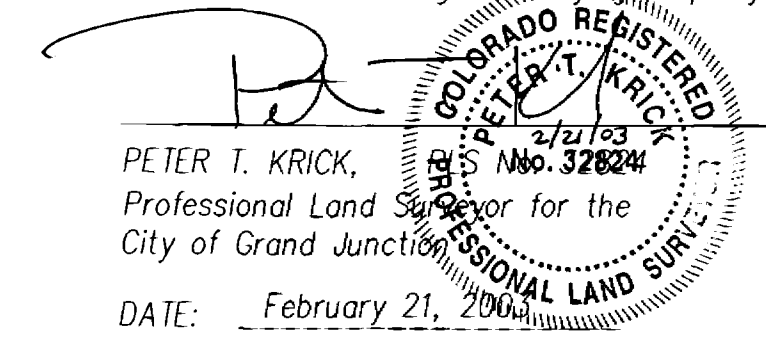
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