

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3503

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

RED TAIL RIDGE ANNEXATION NO. 2

APPROXIMATELY 10.3800 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 the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Center of said Section 32 and assuming the West line of the NW 1/4 SE 1/4 of said Section 32 bears S 00°05'43" E and all other bearings mentioned herein are relative thereto; thence from said Point of Commencement, S 00°05'43" E along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 2.23 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 63°44'41" E a distance of 749.01 feet; thence N 26°15'19" E a distance of 2.00 feet; thence S 63°44'41" E a distance of 200.00 feet; thence S 26°15'19" W a distance of 4.00 feet; thence N 63°44'41" W a distance of 530.49 feet; thence S 18°28'17" W a distance of 159.04 feet to a point on the East right of way for Buena Vista Drive, as same is shown on the Plat of Buena Vista Subdivision, as recorded in Plat Book 8, Page 38, Public Records of Mesa County, Colorado, said point being the beginning of a 200.00 foot radius curve, concave East, whose long chord bears S 05°15'28" W; thence Southerly along the arc of said curve, through a central angle of 27°26'57", a distance of 95.82

feet; thence S 09°05'43" E a distance of 225.44 feet to a point being the Southwest corner of Lot 2, said Plat of Buena Vista Subdivision; thence N 89°54'17" E a distance of 304.27 feet, more or less, to a point being the Northeast corner of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (SW 1/4 NW 1/4 SE 1/4) of said Section 32; thence S 00°06'23" E a distance of 652.93 feet, more or less, to a point being the Southeast corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32; thence S 89°29'14" W a distance of 654.33 feet, more or less, to a point being the Southwest corner of the SW1/4 NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 657.70 feet, more or less, to a point being the Northwest corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32 and the Southwest corner of Lot 3, Replat of Buena Vista Subdivision, as same is recorded in Plat Book 9, Page 167, Public Records of Mesa County, Colorado; thence N 89°54'17" E a distance of 291.38 feet to the Point of Cusp of a 50.00 foot radius curve, concave East, whose long chord bears N 04°35'43" W; thence Northerly along the arc of said curve, through a central angle of 171°00'00", a distance of 149.23 feet; thence N 09°05'43" W along the West right of way for said Buena Vista Drive, a distance of 116.90 feet to a point being the beginning of a 250.00 foot radius curve, concave East, whose long chord bears N 05°08'31" E; thence Northerly along the arc of said curve, through a central angle of 27°28'21", a distance of 119.87 feet; thence N 18°28'17" E a distance of 12.27 feet, more or less, to a point on the South right of way for Highway 50 as shown on said Replat of Buena Vista Subdivision; thence S 62°21'43" E, along said South right of way, a distance of 48.62 feet; thence N 18°28'17" E a distance of 154.79 feet; thence N 63°44'41" E a distance of 415.51 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W, along said West line, a distance of 2.23 feet, more or less, to the Point of Beginning.

CONTAINING 10.3800 Acres (452,153.79 Sq. Ft.), 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:

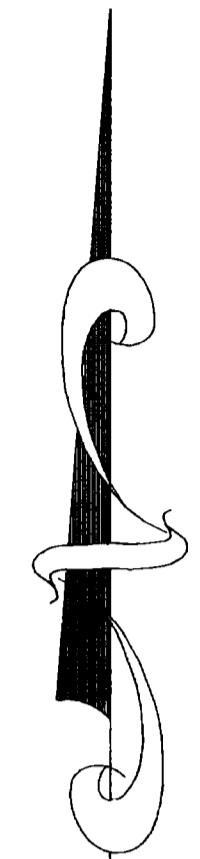
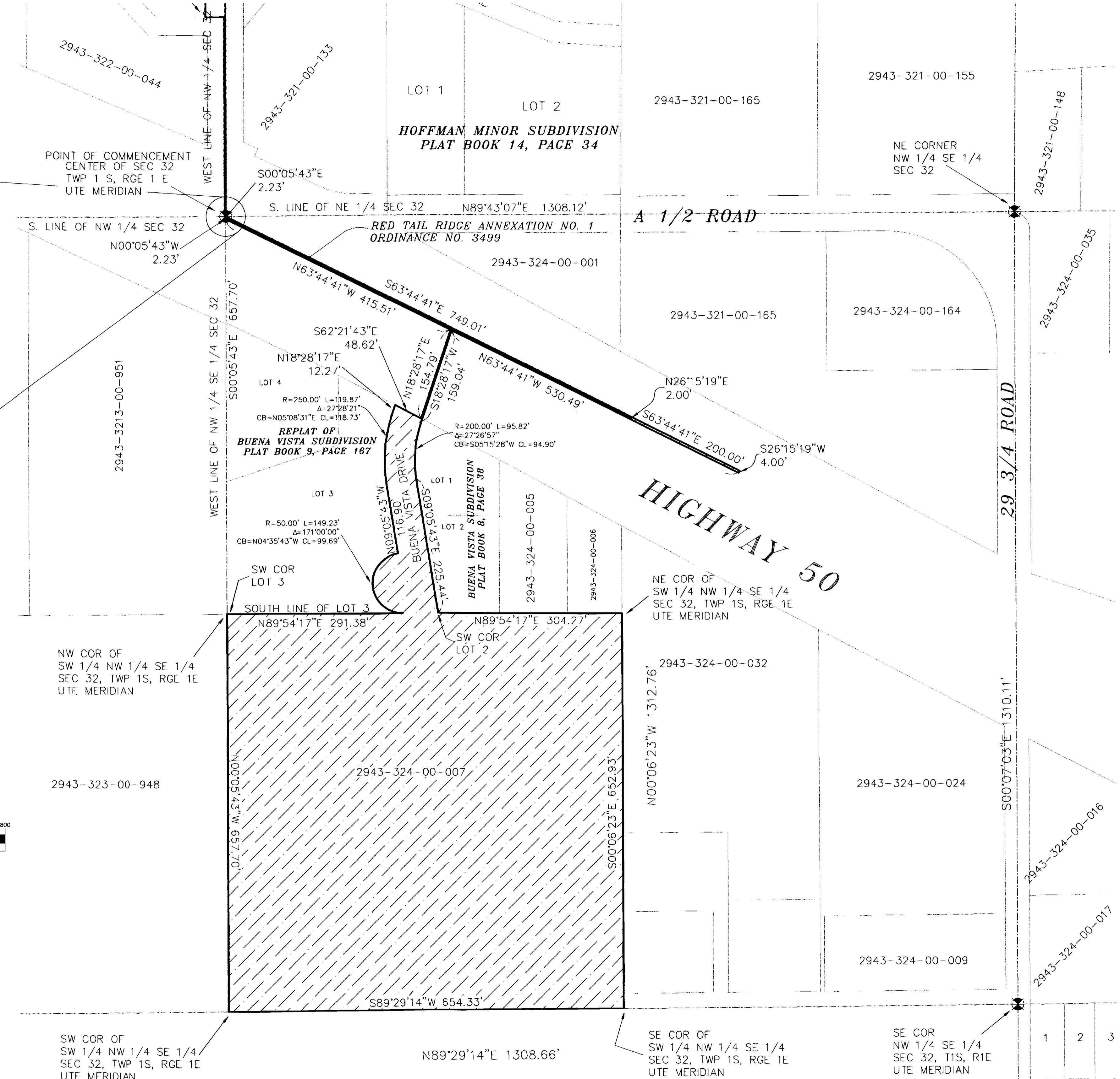
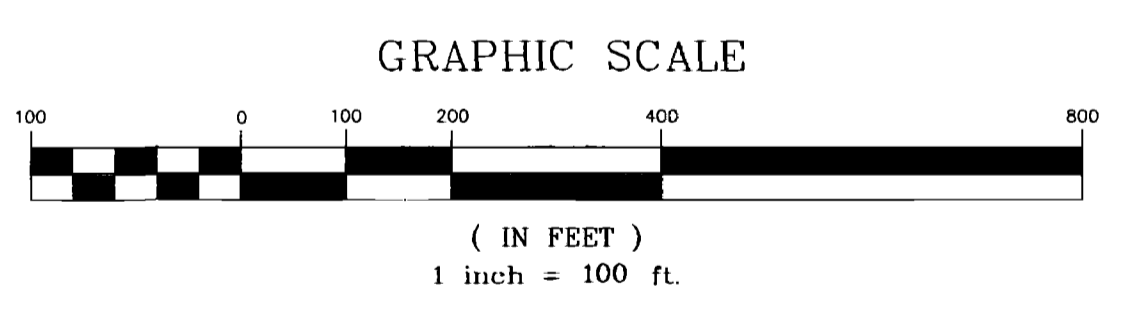
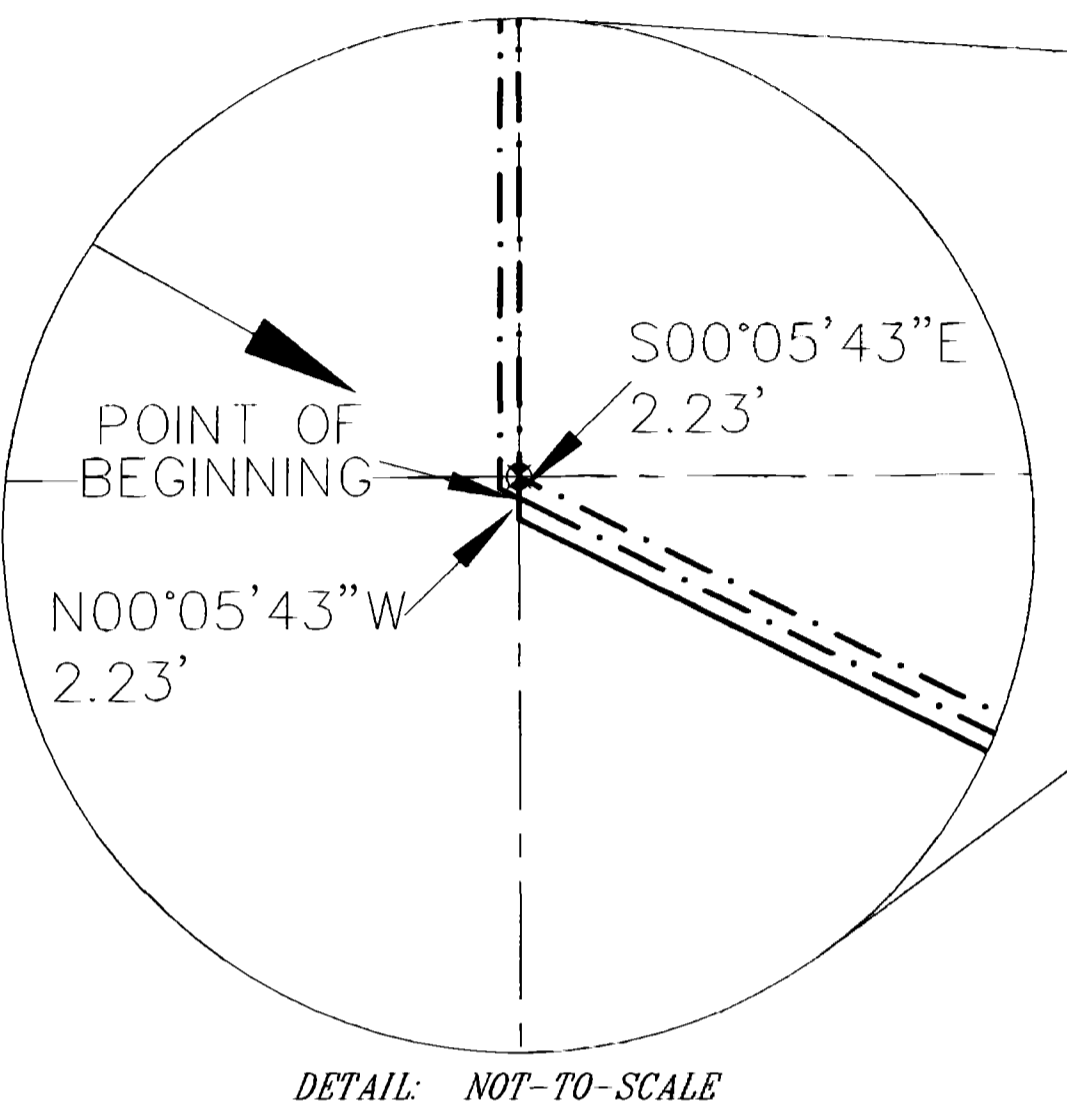
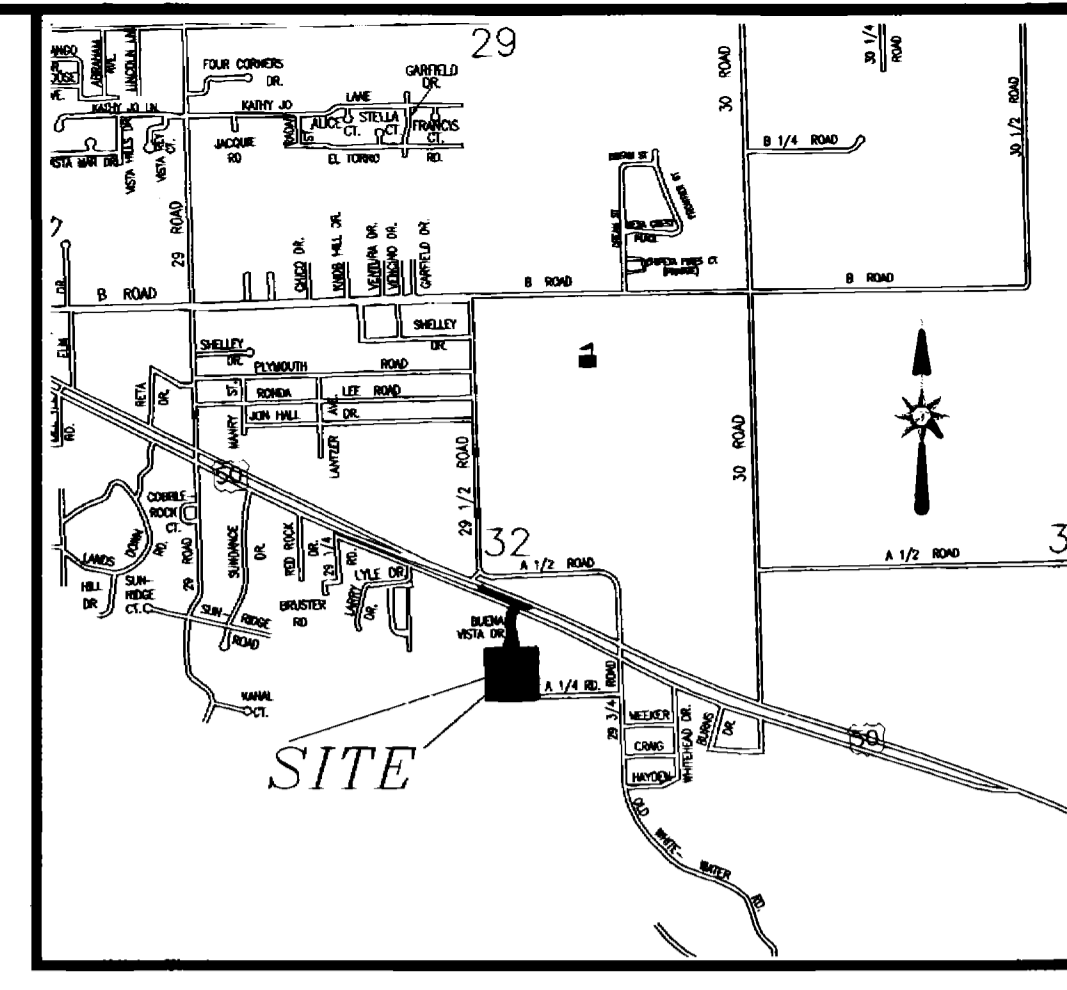
/s/ Cindy Enos-Martinez
President of the Council

/s/ Stephanie Tuin
City Clerk



RED TAIL RIDGE ANNEXATION NO. 2

SITUATE IN NW 1/4 SE 1/4 SECTION 32, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION AMENDED

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Center of said Section 32 and assuming the West line of the NW 1/4 SE 1/4 of said Section 32 bears S 00°05'43" E and all other bearings mentioned herein are relative thereto; thence from said Point of Commencement, S 00°05'43" E along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 2.23 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 63°44'41" E a distance of 749.01 feet; thence N 26°15'19" E a distance of 2.00 feet; thence S 63°44'41" E a distance of 200.00 feet; thence S 26°15'19" W a distance of 4.00 feet; thence N 63°44'41" W a distance of 530.49 feet; thence S 18°28'17" W a distance of 159.04 feet to a point on the East right of way for Buena Vista Drive, as same is shown on the Plat of Buena Vista Subdivision, as recorded in Plat Book 8, Page 38, Public Records of Mesa County, Colorado, said point being the beginning of a 200.00 foot radius curve, concave East, whose long chord bears S 05°15'28" W; thence Southerly along the arc of said curve, through a central angle of 27°26'57", a distance of 95.82 feet; thence S 09°05'43" E a distance of 225.44 feet to a point being the Southwest corner of Lot 2, said Plat of Buena Vista Subdivision; thence N 89°54'17" E a distance of 304.27 feet, more or less, to a point being the Northeast corner of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (SW 1/4 NW 1/4 SE 1/4) of said Section 32; thence S 00°06'23" E a distance of 652.93 feet, more or less, to a point being the Southeast corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32; thence S 89°29'14" W a distance of 654.33 feet, more or less, to a point being the Southwest corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 657.70 feet, more or less, to a point being the Northwest corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32 and the Southwest corner of Lot 3, Replat of Buena Vista Subdivision, as same is recorded in Plat Book 9, Page 167, Public Records of Mesa County, Colorado; thence N 89°54'17" E a distance of 291.38 feet to the Point of Cusp of a 50.00 foot radius curve, concave East, whose long chord bears N 04°35'43" W; thence Northerly along the arc of said curve, through a central angle of 171°00'00", a distance of 149.23 feet; thence N 09°05'43" W along the West right of way for said Buena Vista Drive, a distance of 116.90 feet to a point being the beginning of a 250.00 foot radius curve, concave East, whose long chord bears N 05°08'31" E; thence Northerly along the arc of said curve, through a central angle of 27°28'21", a distance of 119.87 feet; thence N 18°28'17" E a distance of 12.27 feet, more or less, to a point on the South right of way for Highway 50 as shown on said Replat of Buena Vista Subdivision; thence S 62°21'43" E, along said South right of way, a distance of 48.62 feet; thence N 18°28'17" E a distance of 154.79 feet; thence N 63°44'41" E a distance of 415.51 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W, along said West line, a distance of 2.23 feet, more or less, to the Point of Beginning.

CONTAINING 10.3800 Acres (452,153.79 Sq. Ft.), more or less, 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 should not be used as a means for establishing permanent property boundary lines.

PETER T. KRICK, Professional Land Surveyor
No. 32824
2/21/03
City of Grand Junction

DATE: February 21, 2003 REVISED: 2-07-2003

AREA OF ANNEXATION

ANNEXATION PERIMETER	5,545.81 FT
CONTIGUOUS PERIMETER	950.01 FT.
AREA IN SQUARE FEET	452,153.79
AREA IN ACRES	10.3800

LEGEND

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

ORDINANCE NO. 3503

EFFECTIVE DATE March 23, 2003

THIS IS NOT A BOUNDARY SURVEY

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

RED TAIL RIDGE ANNEXATION NO. 2

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 12-18-2002
DESIGNED BY DATE
CHECKED BY J.W. DATE
APPROVED BY DATE

SCALE 1" = 100'