

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4944**

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

**REDLANDS 360 ANNEXATION**

**APPROXIMATELY 237.57 ACRES LOCATED SOUTH OF THE REDLANDS PARKWAY AND  
HIGHWAY 340 INTERSECTION**

**WHEREAS**, on the 20<sup>th</sup> day of May 2020, 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 15<sup>th</sup> day of July 2020; 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:

**REDLANDS 360 ANNEXATION**

A tract of land located in portions of the South Half of the Northwest Quarter (S ½ NW ¼), the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼), the North Half of the Southeast Quarter (N ½ SE ¼), and the Northeast Quarter (NE ¼) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows and depicted in Exhibit A;

BEGINNING at the East Quarter corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian, whence the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of said Section 18 bears South 00°38'29" East, a distance of 1312.69 feet, for a basis of bearing with all bearings contained herein relative thereto; thence along the East line of the NE ¼ SE ¼ of said Section 18, South 00°38'29" East, a distance of 1312.69 feet to the Southeast corner of the said NE ¼ SE ¼ of said Section 18; thence along the South line of the said NE ¼ SE ¼ and the South line of the NW ¼ SE ¼ of Section 18, South 89°44'21" West, a distance of 2633.27 feet, to the SW corner of said NW ¼ SE ¼ of Section 18; thence along the West line of the said NW ¼ SE ¼, North 00°18'07" West, a distance of 1318.44 feet, to the Center Quarter Corner (C ¼) of said Section 18; thence along the South line of the SE ¼ NW ¼, South 89°52'29" West, a distance of 1131.96 feet, to the point on the centerline of the



Redlands Water and Power Company Second Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline the following five (5) courses: 1) thence North 39°27'14" West, a distance of 133.57 feet; 2) thence North 09°06'14" West, a distance of 192.56 feet; 3) thence North 01°57'46" East, a distance of 108.17 feet; 4) thence North 20°06'46" East, a distance of 228.20 feet; 5) thence North 31°31'14" West, a distance of 341.77 feet, to a point of intersection with the centerline of the Redlands Water and Power Company First Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline of the Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 55°01'46" East, a distance of 403.97 feet; 2) thence North 65°29'46" East, a distance of 441.63 feet, to a point on the North line of the SE ¼ NW ¼ of Section 18; thence along the said North line of the SE ¼ NW ¼ of said Section 18, North 89°41'38" East, a distance of 598.71 feet, to the Northwest corner of the SW ¼ NE ¼ of said Section 18; thence North 22°24'45" West, a distance of 361.73 feet to a point on the centerline of said Redlands Water and Power Company First Lift Canal; thence along said centerline of Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 48°35'51" East, a distance of 56.08 feet; 2) thence North 21°40'15" East, a distance of 54.16 feet to a point on the Southwesterly boundary of South Easter Hill Subdivision, as recorded in Plat Book 9, Page 61 of the Mesa County Records; thence along the said boundary of said South Easter Hill Subdivision the following eight (8) courses: 1) thence South 58°54'45" East, a distance of 248.17 feet; 2) thence South 32°20'45" East, a distance of 329.00 feet; 3) thence South 05°18'15" West, a distance of 68.10 feet; 4) thence South 06°48'15" West, a distance of 230.30 feet; 5) thence South 68°21'45" East, a distance of 165.00 feet; 6) thence South 74°39'45" East, a distance of 130.10 feet; 7) thence North 44°02'15" East, a distance of 866.20 feet; 8) thence North 40°26'15" East, a distance of 38.18 feet; thence South 07°39'15" West, a distance of 85.86 feet; thence South 23°04'45" East, a distance of 64.50 feet; thence South 67°03'45" East, a distance of 64.03 feet; thence North 72°43'15" East, a distance of 112.51 feet; thence North 85°45'15" East, a distance of 152.14 feet; thence North 21°21'15" East, a distance of 102.82 feet; thence North 40°26'15" East, a distance of 185.00 feet, to a point on the Southerly right-of-way line of South Broadway; thence along the said Southerly right-of-way line, South 49°33'45" East, a distance of 592.43, to a point of intersection with the North line of the SE ¼ NE ¼ of said Section 18; thence along the said North line of SE ¼ NE ¼, North 89°57'50" East, a distance of 511.84 feet, to the Northeast corner of the SE ¼ NE ¼ of said Section 18; thence along the East line of the Said SE ¼ NE ¼ Section 18, South 00°01'53" East, a distance of 236.65 feet, to a point of intersection on the South right-of-way line of South Broadway and the centerline of 23 Road, as described in Book 940, Page 197 of the Mesa County Records; thence along the Westerly right-of-way of said 23 Road the following five (5) courses: 1) thence North 80°35'30" West a distance of 25.34 feet; 2) thence South 00°01'53" East, a distance of 466.71 feet; 3) thence along the arc of a non-tangent curve to the left, having a delta angle of 120°00'00", with a radius of 50.00 feet, an arc length of 104.72 feet, a chord bearing of South 00°01'53" East, and a chord length of 86.60 feet; 4) thence South 00°01'53" East, a distance of 6.70 feet; 5) thence North 89°58'07" East, a distance of 25.00 feet, to a point on the East line of the said SE ¼ NE ¼ Section 18; thence along the said East line of the SE ¼ NE ¼ Section 18, South 00°01'53" East, a distance of 527.43 feet, to the E ¼ corner of said Section 18, the POINT OF BEGINNING, Mesa County, Colorado. TOGETHER WITH, the NW ¼ SW ¼, of Section 17, Township 1 South, Range 1 West of the Ute Meridian, Mesa County Colorado.


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

**INTRODUCED** on first reading on the 20<sup>th</sup> day of May 2020 and ordered published in pamphlet form.

**ADOPTED** on second reading the 15<sup>th</sup> day of July 2020 and ordered published in pamphlet form.

  
\_\_\_\_\_  
President of the Council

Attest:

  
\_\_\_\_\_  
City Clerk





# Exhibit A

## REDLANDS 360 ANNEXATION

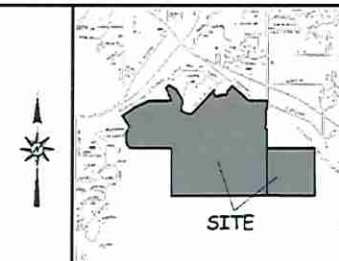
LYING IN THE N 1/2 SE 1/4, NE 1/4, SE 1/4 NW 1/4 OF SECTION 18, AND NW 1/4 SW 1/4 OF SECTION 17,  
TWP 1 SOUTH, R6E 1 WEST, UTE PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

### DESCRIPTION

A tract of land located in portions of the South Half of the Northwest Quarter (S 1/2 NW 1/4), the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4), the North Half of the Southeast Quarter (N 1/2 SE 1/4), and the Northeast Quarter (NE 1/4) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows;

BEGINNING at the East Quarter corner of Section 18, Township 1 South, Range 1 West of the Ute Meridian, whence the Southeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 18 bears South 00°38'29" East, a distance of 1312.69 feet, for a basis of bearing with all bearings contained herein relative thereto; thence along the East line of the NE 1/4 SE 1/4 of said Section 18, South 00°38'29" East, a distance of 1312.69 feet to the Southeast corner of the said NE 1/4 SE 1/4 of said Section 18; thence along the South line of the said NE 1/4 SE 1/4 and the South line of the NW 1/4 SE 1/4 of Section 18, South 89°44'21" West, a distance of 2633.27 feet, to the SW corner of said NW 1/4 SE 1/4 of Section 18; thence along the West line of the said NW 1/4 SE 1/4, North 00°18'07" West, a distance of 1318.44 feet, to the Center Quarter Corner (C 1/4) of said Section 18; thence along the South line of the SE 1/4 NW 1/4, South 89°52'29" West, a distance of 1131.96 feet, to the point on the centerline of the Redlands Water and Power Company Second Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline the following five (5) courses: 1) thence North 39°27'14" West, a distance of 133.57 feet; 2) thence North 09°06'14" West, a distance of 192.56 feet; 3) thence North 01°57'46" East, a distance of 108.17 feet; 4) thence North 20°06'46" East, a distance of 228.20 feet; 5) thence North 31°31'14" West, a distance of 341.77 feet, to a point of intersection with the centerline of the Redlands Water and Power Company First Lift Canal, as recorded in Book 1175, Page 192; thence along the said centerline of the Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 55°01'46" East, a distance of 403.97 feet; 2) thence North 65°29'46" East, a distance of 441.63 feet, to a point on the North line of the SE 1/4 NW 1/4 of Section 18; thence along the said North line of the SE 1/4 NW 1/4 of said Section 18, North 89°41'38" East, a distance of 598.71 feet, to the Northwest corner of the SW 1/4 NE 1/4 of said Section 18; thence North 22°24'45" West, a distance of 361.73 feet to a point on the centerline of said Redlands Water and Power Company First Lift Canal; thence along said centerline of Redlands Water and Power Company First Lift Canal the following two (2) courses: 1) thence North 48°35'51" East, a distance of 56.08 feet; 2) thence North 21°40'15" East, a distance of 54.16 feet to a point on the Southwesterly boundary of South Easter Hill Subdivision, as recorded in Plat Book 9, Page 61 of the Mesa County Records; thence along the said boundary of said South Easter Hill Subdivision the following eight (8) courses: 1) thence South 58°54'45" East, a distance of 248.17 feet; 2) thence South 32°20'45" East, a distance of 329.00 feet; 3) thence South 05°18'15" West, a distance of 68.10 feet; 4) thence South 06°48'15" West, a distance of 230.30 feet; 5) thence South 68°21'45" East, a distance of 165.00 feet; 6) thence South 74°39'45" East, a distance of 130.10 feet; 7) thence North 44°02'15" East, a distance of 866.20 feet; 8) thence North 40°26'15" East, a distance of 38.18 feet; thence South 07°39'15" West, a distance of 85.86 feet; thence South 23°04'45" East, a distance of 64.50 feet; thence South 67°03'45" East, a distance of 64.03 feet; thence North 72°43'15" East, a distance of 112.51 feet; thence North 85°45'15" East, a distance of 152.14 feet; thence North 21°21'15" East, a distance of 102.82 feet; thence North 40°26'15" East, a distance of 185.00 feet, to a point on the Southerly right-of-way line of South Broadway; thence along the said Southerly right-of-way line, South 49°33'45" East, a distance of 592.43, to a point of intersection with the North line of the SE 1/4 NE 1/4 of said Section 18; thence along the said North line of SE 1/4 NE 1/4, North 89°57'50" East, a distance of 511.84 feet, to the Northeast corner of the SE 1/4 NE 1/4 of said Section 18; thence along the East line of the Said SE 1/4 NE 1/4 Section 18, South 00°01'53" East, a distance of 236.65 feet, to a point of intersection on the South right-of-way line of South Broadway and the centerline of 23 Road, as described in Book 940, Page 197 of the Mesa County Records; thence along the Westerly right-of-way of said 23 Road the following five (5) courses: 1) thence North 80°35'30" West a distance of 25.34 feet; 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TOGETHER WITH, the NW 1/4 SW 1/4, of Section 17, Township 1 South, Range 1 West of the Ute Meridian, Mesa County Colorado.



LOCATION MAP. NOT-TO-SCALE

ABBREVIATION	POINT OF COMMENCEMENT
P.O.C.	POINT OF BEGINNING
R.G.E.	RANGE OF WAY
R.G.W.	RANGE
S.E.C.	SECTION
T.M.P.	TOWNSHIP
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Ac.	ACRES
RAD.	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHL	CHORD BEARING
BLN	BLIND
PD	PLAT BOOK
SH	SUBDIVISION
SH	TRACT

AREA OF ANNEXATION	
ANNEXATION PERIMETER	17,301.66 FT.
CIRCULAR PERIMETER	1,206.75 FT.
AREA IN ACRES	16,340.095 AC.
	371.306

The Sketch and Description contained herein have been derived from subdivision plats and other descriptions as they appear in the office of the Mesa County Clerk and hereunder, this plat does not constitute a deed return, and is not intended to be shown as a means for establishing or verifying property boundaries.

ORDINANCE NO.

0000

EFFECTIVE DATE

0000

PRELIMINARY

JOB 1 0000 100 No. 10000  
Professional Land Surveyor for the  
State of Colorado

0000

THIS IS NOT A BOUNDARY SURVEY

NOTICE:  
According to Colorado law you must maintain any legal action based upon any defect in this survey within three years after any "first discovery" of such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate of this survey.

DRAWN BY: ASH DATE: 04-04-2000  
DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHECKED BY: JLB DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE  
1" = 200'

**Grand Junction**  
ENGINEERING & SURVEYING

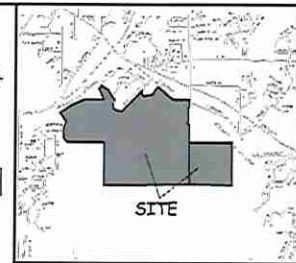
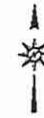
PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

REDLANDS 360  
ANNEXATION

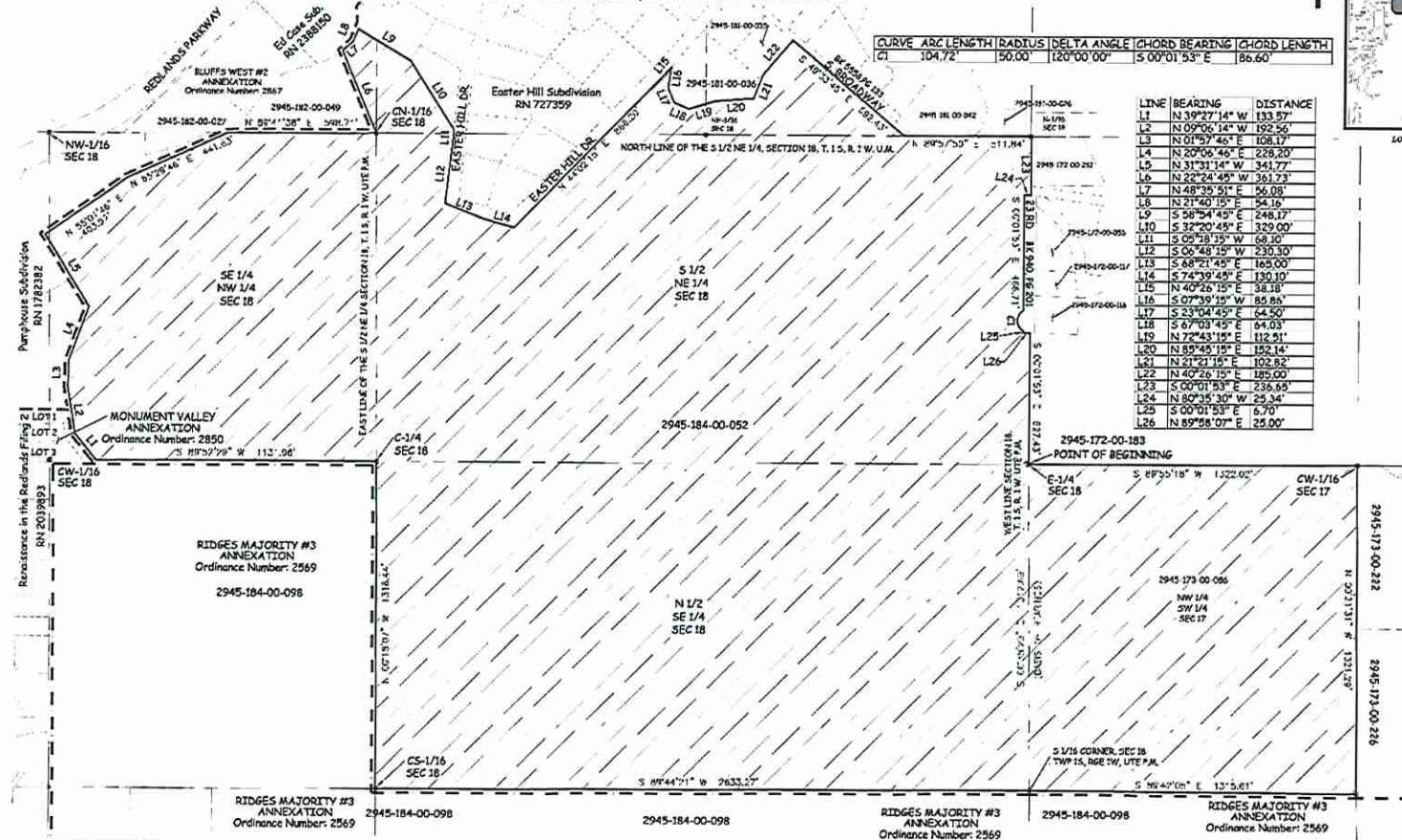
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# REDLANDS 360 ANNEXATION

LYING IN THE N 1/2 SE 1/4, NE 1/4, SE 1/4 NW 1/4 OF SECTION 18, AND NW 1/4 SW 1/4 OF SECTION 17,  
TWP 1 SOUTH, RGE 1 WEST, UTE PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	104.72'	50.00'	120°00'00"	S 00°01'53" E	86.60'



LINE	BEARING	DISTANCE
L1	N 39°27'14" W	133.57'
L2	N 09°06'14" W	192.56'
L3	N 01°57'45" E	108.17'
L4	N 20°00'45" E	228.20'
L5	N 31°31'14" W	341.77'
L6	N 22°24'45" W	361.73'
L7	N 48°35'51" E	56.08'
L8	N 21°40'15" E	54.19'
L9	S 50°54'45" E	248.17'
L10	S 32°20'45" E	329.00'
L11	S 09°18'15" W	68.10'
L12	S 06°48'15" W	230.30'
L13	S 68°21'45" E	165.00'
L14	S 74°39'45" E	130.10'
L15	N 40°26'15" E	38.18'
L16	S 07°38'15" W	85.88'
L17	S 23°04'45" E	64.50'
L18	S 67°03'45" E	64.03'
L19	N 72°43'45" E	112.83'
L20	N 59°49'15" E	152.14'
L21	N 21°21'15" E	102.82'
L22	N 40°26'15" E	185.00'
L23	S 00°01'53" E	236.65'
L24	N 80°35'30" W	25.34'
L25	S 00°01'53" E	6.70'
L26	N 89°58'07" E	25.00'

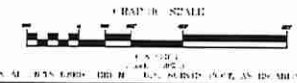
- ABBREVIATIONS:
- P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - W.O.B. POINT OF BEGINNING
  - S.O.D. SECTION
  - D.M. DIMENSION
  - HT. HEIGHT
  - U.P.M. UTE PRINCIPAL MERIDIAN
  - R.A.D. RADIUS
  - S.F. SQUARE FEET
  - S.C. CENTRAL ANGLE
  - MO. MILE
  - A.C. ARC LENGTH
  - CH. CHORD BEARING
  - CH. CHORD LENGTH
  - HO. HORIZONTAL
  - V. VERTICAL
  - BL. BOUNDARY
  - PC. POINT

The Survey and Description contained herein have been derived from measurements made and data furnished by the owner, and the accuracy of the same is not guaranteed by the Surveyor. It is the responsibility of the owner to verify the accuracy of the data furnished by them. This map is preliminary and should not be used as a basis for establishing or settling property boundary lines.

PREPARED BY: [Name]

CHECKED BY: [Name]

DATE: [Date]



ORDINANCE NO. [Blank]

EFFECTIVE DATE [Blank]

**THIS IS NOT A BOUNDARY SURVEY**

**PRELIMINARY**

DESIGNED BY [Name]

DRAWN BY [Name]

CHECKED BY [Name]

DATE [Date]

NOTICE:	DRAWN BY: [Name]	DATE: 02-24-2020
	DESIGNED BY: [Name]	DATE: [Blank]
	CHECKED BY: [Name]	DATE: [Blank]
	APPROVED BY: [Name]	DATE: [Blank]

SCALE:	[Graphic Scale]
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**Grand Junction**  
PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

**REDLANDS 360 ANNEXATION**

2  
OF  
2



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4944 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20<sup>th</sup> day of May 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 15<sup>th</sup> day of July 2020, at which Ordinance No. 4944 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 17<sup>th</sup> day of July 2020.

  
\_\_\_\_\_  
Deputy City Clerk

Published: May 22, 2020  
Published: July 17, 2020  
Effective: August 16, 2020

