

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3660**

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

**CASTANHA ANNEXATION No. 3**

**APPROXIMATELY 1.188 ACRES**

**RIGHT-OF-WAY ALONG 22 ½ ROAD**

**WHEREAS**, on the 7th day of July, 2004, 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 18th day of August, 2004; 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:

**CASTANHA ANNEXATION NO. 3**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the intersection of the West line of Redlands Village Acres Filing No. 1, as same is recorded in Plat Book 11, Page 23, Public Records of Mesa County, Colorado and the Easterly projection of the South Right of Way for Perona Court, as depicted on Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado, being the Northeast corner of the Bogart Annexation, City of Grand Junction Ordinance No. 3603 and assuming the East line of the NW 1/4 of said Section 7 bears S 00°28'40" E with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, N 00°28'40" W along the West line of said Redlands Village Acres Filing No. 1, a distance of 459.26 feet; thence N 90°00'00" W a distance of 10.00 feet to a point on the East line of the NW 1/4 of said Section 7 and the POINT OF BEGINNING; thence from said Point of Beginning, S 00°28'40" E along the East line of the NW 1/4 of said Section 7, a distance of 329.20 feet; thence N 89°35'49" W a distance of 10.00 feet; thence S 00°28'40" E a distance of 90.09 feet; thence N 89°27'40" W a distance of 40.01 feet to a point being the Southeast corner of Lot 1, Block 8, Redlands Village Filing NO. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado; thence N 00°28'40" W along the East line of said Block 8, a distance of 1052.73 feet to a point being the beginning of a 25.00 foot radius curve, concave Southwest, being a portion of the Southerly right of way for Saddle Horn Road, as same is shown on said Redlands Village Filing No. 4; thence N 89°31'20" E a distance of 50.00 feet to a point on the East line of the NW 1/4 of said Section 7; thence S 00°28'40" E along the East line of the NW 1/4 of said Section 7, a distance of 634.30 feet, more or less, to the Point of Beginning.

CONTAINING 1.188 Acres (51,757.6 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 7<sup>th</sup> day of July, 2004 and ordered published.

**ADOPTED** on second reading this 18<sup>th</sup> day of August, 2004.

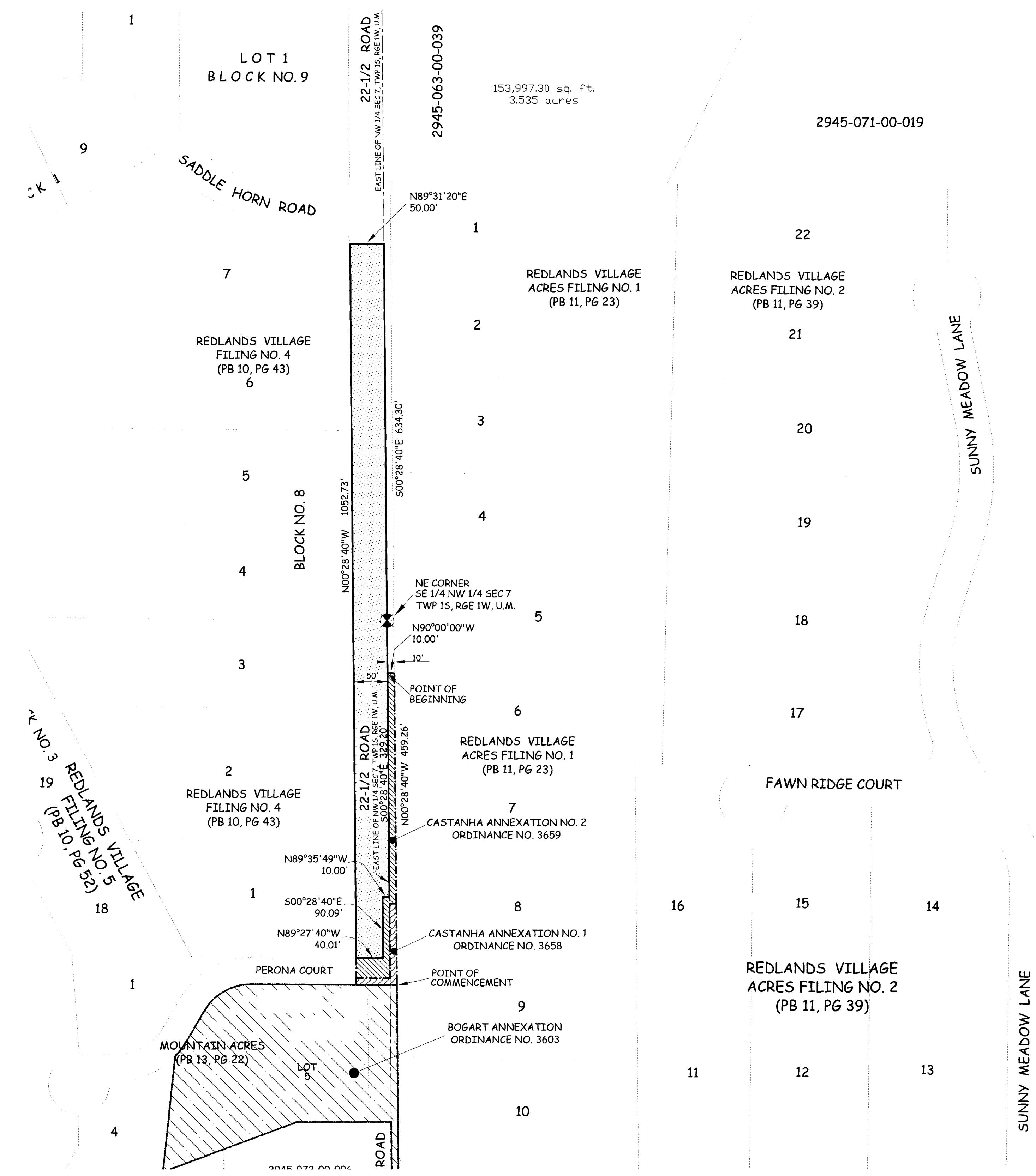
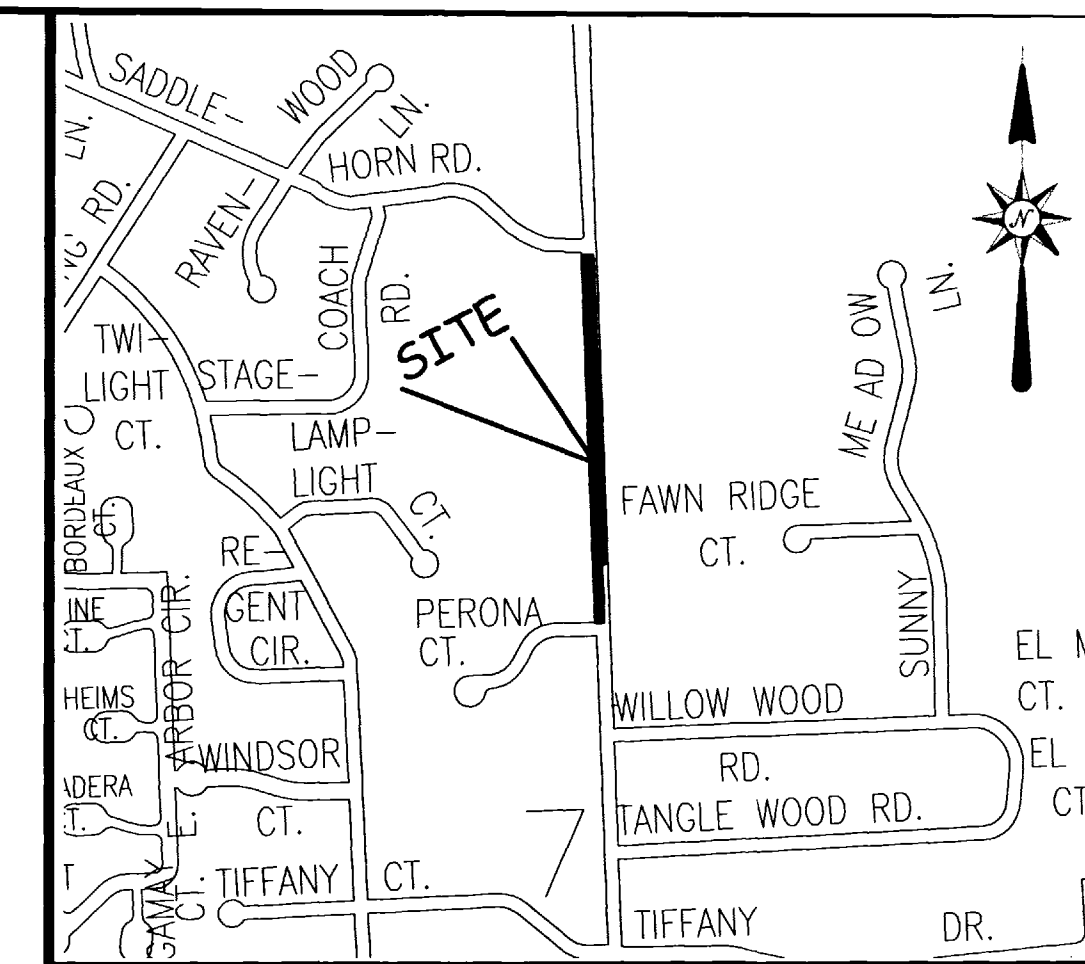
/s/ Bruce Hill  
President of the Council

Attest:

/s/ Stephanie Tuin  
City Clerk

# CASTANHA ANNEXATION NO. 3

SITUATE IN THE NW 1/4 OF SECTION 7, T1S, R1W, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



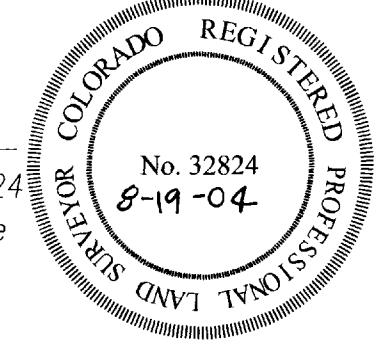
## LEGAL DESCRIPTION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the intersection of the West line of Redlands Village Acres Filing No. 1, as same is recorded in Plat Book 11, Page 23, Public Records of Mesa County, Colorado and the Easterly projection of the South Right of Way for Perona Court, as depicted on Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado, being the Northeast corner of the Bogart Annexation, City of Grand Junction Ordinance No. 3603 and assuming the East line of the NW 1/4 of said Section 7 bears S 00°28'40" E with all other bearings herein being relative thereto; thence from said Point of Commencement, N 00°28'40" W along the West line of said Redlands Village Acres Filing No. 1, a distance of 459.26 feet; thence N 90°00'00" W a distance of 10.00 feet to a point on the East line of the NW 1/4 of said Section 7 and the POINT OF BEGINNING; thence from said Point of Beginning, S 00°28'40" E along the East line of the NW 1/4 of said Section 7, a distance of 329.20 feet; thence N 89°35'49" W a distance of 10.00 feet; thence S 00°28'40" E a distance of 90.09 feet; thence N 89°27'40" W a distance of 40.01 feet to a point being the Southeast corner of Lot 1, Block 8, Redlands Village Filing No. 4, as same is recorded in Plat Book 10, Page 43, Public Records of Mesa County, Colorado; thence N 00°28'40" W along the East line of said Block 8, a distance of 1052.73 feet to a point being the beginning of a 25.00 foot radius curve, concave Southwest, being a portion of the Southerly right of way for Saddle Horn Road, as same is shown on said Redlands Village Filing No. 4; thence N 89°31'20" E a distance of 50.00 feet to a point on the East line of the NW 1/4 of said Section 7; thence S 00°28'40" E along the East line of the NW 1/4 of said Section 7, a distance of 634.30 feet, more or less, to the Point of Beginning.

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.

*Peter T. Krick*  
 PETER T. KRICK, PLS No. 32824  
 Professional Land Surveyor for the  
 City of Grand Junction  
 DATE: August 19th, 2004

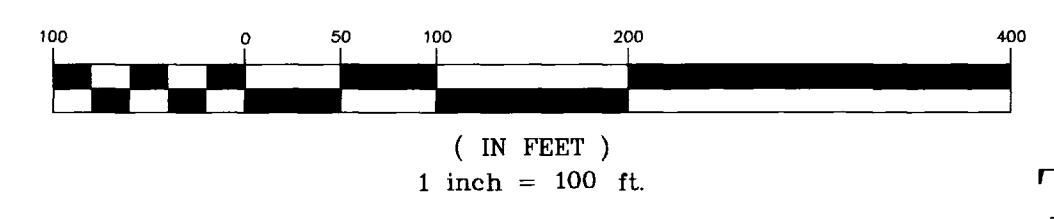


### AREA OF ANNEXATION

|                      |             |
|----------------------|-------------|
| ANNEXATION PERIMETER | 2,206.33 FT |
| CONTIGUOUS PERIMETER | 469.30 FT   |
| AREA IN SQUARE FEET  | 51,757.6    |
| AREA IN ACRES        | 1.188       |

### LEGEND

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



ORDINANCE NO.  
 3660

EFFECTIVE DATE  
 September 19th, 2004

THIS IS NOT A BOUNDARY SURVEY

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 hereon.

|             |        |      |            |
|-------------|--------|------|------------|
| DRAWN BY    | P.T.K. | DATE | 06-08-2004 |
| DESIGNED BY |        | DATE |            |
| CHECKED BY  | T.W.   | DATE | 06-08-2004 |
| APPROVED BY |        | DATE |            |

SCALE  
 1" = 100'



PUBLIC WORKS  
 AND UTILITIES  
 REAL ESTATE DIVISION

CASTANHA ANNEXATION NO. 3