

**ORDINANCE NO. 3775**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
IRWIN/RIVERFRONT ANNEXATION  
APPROXIMATELY 19.69 ACRES  
LOCATED AT 586 RIO VERDE LANE & 616 22 ¾ ROAD**

**WHEREAS**, on the 20<sup>th</sup> day of April, 2005, 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 1<sup>st</sup> day of June, 2005; 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 properties situate in Mesa County, Colorado, and described to wit:

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

**IRWIN/RIVERFRONT ANNEXATION**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6 and the Northeast Quarter (NE 1/4) of Section 7, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 5, Block 3, Plat of Loma Rio Subdivision, as same is recorded in Plat Book 11, Page 316, Public Records of Mesa County, Colorado and assuming the North line of said Loma Rio Subdivision bears N 89°41'00" W with all other bearings contained herein being relative thereto; thence N89°41'00"W, along the North line of said Loma Rio Subdivision, a distance of 638.53 feet to the Northwest corner of said Loma Rio Subdivision; thence N00°07'42"W, along the East line of Redlands Village Acres Filing No. 2, as same is recorded in Plat Book 11, Page 39, Public Records of Mesa County, Colorado, a distance of 160.43 feet; thence S89°48'10"E, a distance of 60.33 feet; thence N00°13'54"W, a distance of 641.63 feet to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 7; thence S89°39'42"E, along the North line of

the NE 1/4 of said Section 7, a distance of 522.14 feet to a point on the Southwesterly line of Lot 2, 23 Road Subdivision, as same is recorded in Plat Book 19, Page 280 and 281, Public Records of Mesa County, Colorado; thence along said Southwesterly line the following three (3) courses: N43°07'28"W, a distance of 311.10 feet; thence N46°05'08"W, a distance of 562.98 feet; thence N45°52'51"W, a distance of 210.11 feet to the Northwest corner of said Lot 2; thence N44°07'09"E, along the North line of said Lot 2, a distance of 245.10 feet to its intersection with the South line of the River Road Annexation, City of Grand Junction Ordinance Number 2901; thence along the South line of said Annexation the following two (2) courses: N01°56'51"W, a distance of 103.79 feet; thence S41°34'52"E, a distance of 1,549.24 feet to a point on the South line of said Lot 2; thence S50°30'52"W, along the South line of said Lot 2, a distance of 232.71 feet to the Southwest corner of said Lot 2; thence N43°07'28"W, along the Southwesterly line of said Lot 2, a distance of 277.78 feet; thence S00°10'29"E, along the West line, and the Northerly projection thereof, of Vista Del Rio Subdivision Filing 2, as same is recorded in Plat Book 14, Page 335, Public Records of Mesa County, Colorado, a distance of 740.71 feet, more or less, to the Point of Beginning.

CONTAINING 19.690 acres (857,718.83 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 20<sup>th</sup> day of April, 2005 and ordered published.

**ADOPTED** on second reading this 1<sup>st</sup> day of June, 2005.

Attest:

/s/: Bruce Hill  
President of the Council

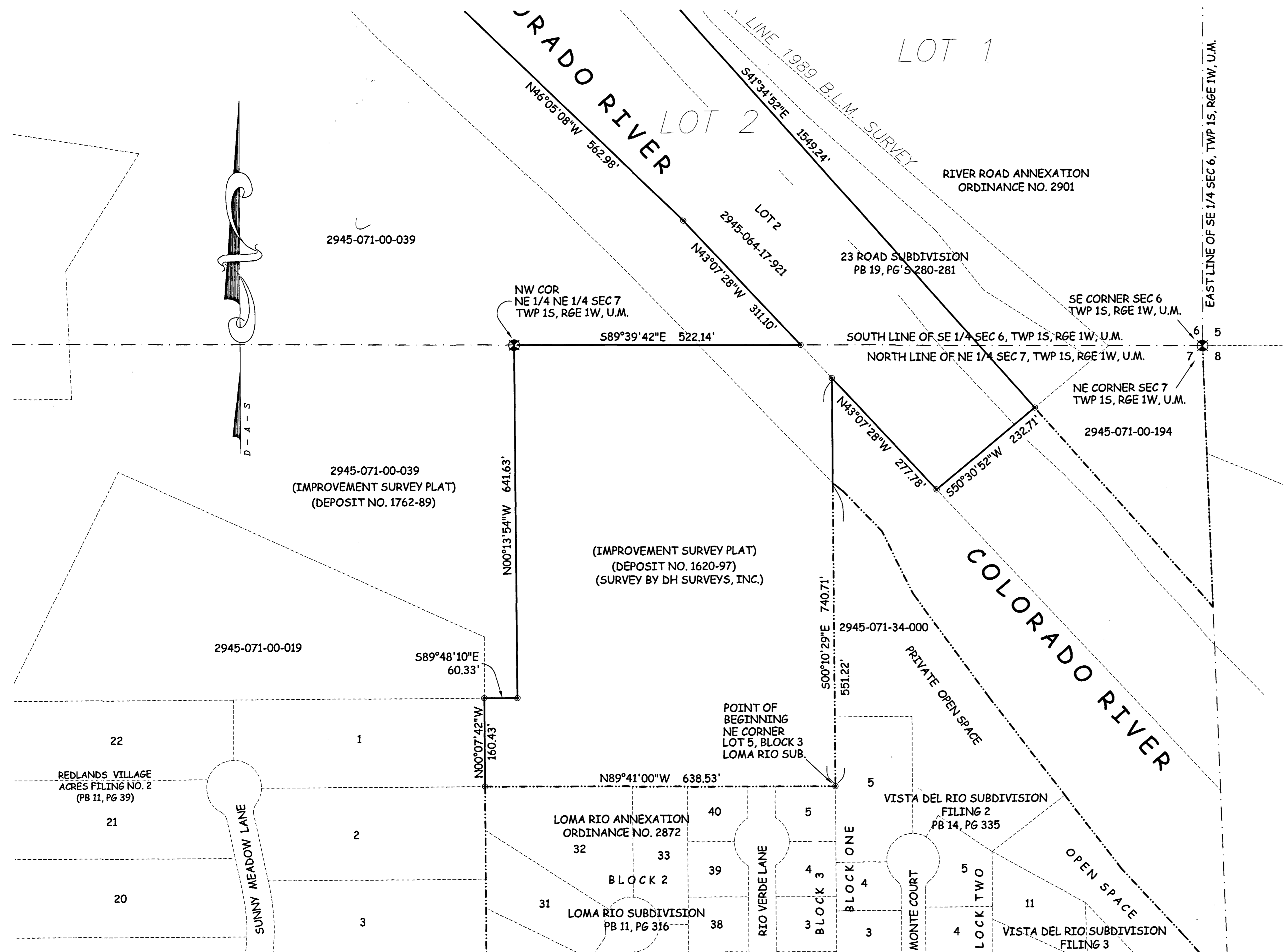
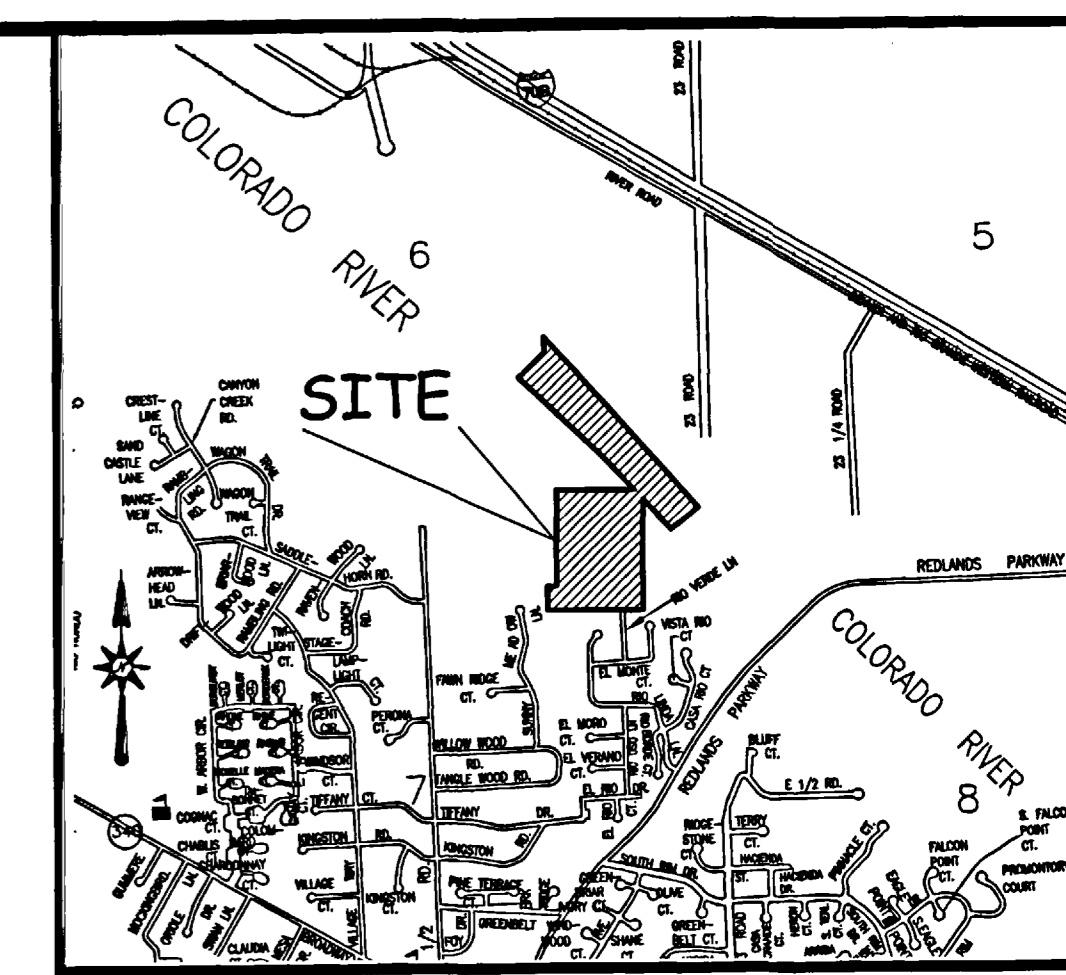
/s/: Stephanie Tuin  
City Clerk

# IRWIN/RIVERFRONT ANNEXATION

SITUATE IN THE SE 1/4 OF SECTION 6 AND THE NE 1/4 OF SECTION 7, T1S, R1W, U.M.

COUNTY OF MESA, STATE OF COLORADO

SHEET 1 OF 2



## LEGAL DESCRIPTION

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6 and the Northeast Quarter (NE 1/4) of Section 7, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

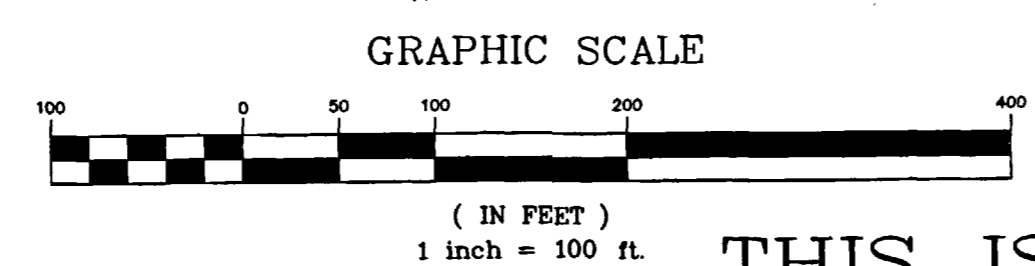
BEGINNING at the Northeast corner of Lot 5, Block 3, Plat of Loma Rio Subdivision, as same is recorded in Plat Book 11, Page 316, Public Records of Mesa County, Colorado and assuming the North line of said Loma Rio Subdivision bears N 89°41'00" W with all other bearings contained herein being relative thereto; thence N89°41'00"W, along the North line of said Loma Rio Subdivision, a distance of 638.53 feet to the Northwest corner of said Loma Rio Subdivision; thence N00°07'42"W, along the East line of Redlands Village Acres Filing No. 2, as same is recorded in Plat Book 11, Page 39, Public Records of Mesa County, Colorado, a distance of 160.43 feet; thence S89°48'10"E, a distance of 60.33 feet; thence N00°13'54"W, a distance of 641.63 feet to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 7; thence S89°39'42"E, along the North line of the NE 1/4 of said Section 7, a distance of 522.14 feet to a point on the Southwesterly line of Lot 2, 23 Road Subdivision, as same is recorded in Plat Book 19, Page 280 and 281, Public Records of Mesa County, Colorado; thence along said Southwesterly line the following three (3) courses: N43°07'28"W, a distance of 311.10 feet; thence N46°05'08"W, a distance of 562.98 feet; thence N45°52'51"W, a distance of 210.11 feet to the Northwest corner of said Lot 2; thence S50°30'52"W, along the South line of said Lot 2, a distance of 232.71 feet to the Southwest corner of said Lot 2; thence N43°07'28"W, along the Southwesterly line of said Lot 2, a distance of 277.78 feet; thence S00°10'29"E, along the West line, and the Northerly projection thereof, of Vista Del Rio Subdivision Filing 2, as same is recorded in Plat Book 14, Page 335, Public Records of Mesa County, Colorado, a distance of 740.71 feet, more or less, to the Point of Beginning.

**AREA OF ANNEXATION**

ANNEXATION PERIMETER	6,257.57 FT.
CONTIGUOUS PERIMETER	2,871.53 FT.
AREA IN SQUARE FEET	857,718.83
AREA IN ACRES	19.690

**LEGEND**

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



**ORDINANCE NO.**  
3775

**EFFECTIVE DATE**  
July 3rd, 2005

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.

*P.T.K.*  
PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the City of Grand Junction  
DATE: June 3rd, 2005

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	02-15-2005
DESIGNED BY		DATE	
CHECKED BY	P.H.	DATE	
APPROVED BY		DATE	

**SCALE**

1" = 100'



**PUBLIC WORKS AND UTILITIES REAL ESTATE DIVISION**

**IRWIN/RIVERFRONT ANNEXATION**  
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