

**ORDINANCE NO. 4076**

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

**RIVER BEND ANNEXATION NO. 2**

**APPROXIMATELY 3.13 ACRES**

**LOCATED SOUTH OF DRY FORK WAY, CRYSTAL DRIVE AND SUNNYSIDE  
CIRCLE**

**WHEREAS**, on the 21st day of March, 2007, 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 2nd day of May, 2007; 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:

**RIVER BEND ANNEXATION NO. 2**

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East 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 9 of Block Two of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the North line of said Lot 9 to bear S89°53'44"E with all bearings contained herein relative thereto; thence S00°06'16"W along the East line of said Lot 9 and it's continuation a distance of 114.00 feet to a point on the South line of Sweetwater Avenue; thence S89°53'44"E along said South line a distance of 38.51 feet to the Northeast corner of Lot 2 of Block Three of said River Bend; thence S00°10'56"W along the East line of said Lot 2 a distance of 80.00 feet to the Southeast corner of said Lot 2; thence N89°53'44"W along the

South line of said Lot 2 a distance of 78.00 feet to the Northeast corner of Lot 8 of said Block Three; thence  $S00^{\circ}10'56''W$  along the East line of said Lot 8 a distance of 80.00 to the Southeast corner and a point on the North line of Yampa Way; thence  $S89^{\circ}53'44''E$  along the North line of said Yampa way a distance of 125.04 feet; thence  $S00^{\circ}06'16''W$  a distance of 34.00 feet to the Northeast corner of Lot 5 of Block Four of said River Bend and a point on the South line of said Yampa Way; thence along the South line of said Yampa Way the following three courses: (1)  $N89^{\circ}53'44''W$  a distance of 223.28 feet; (2) 171.49 feet along the arc of a 1635.49 foot radius curve concave North, having a central angle of  $06^{\circ}00'28''$  and a chord bearing  $S86^{\circ}53'30''E$  a distance of 171.41 feet; (3)  $N83^{\circ}53'17''W$  a distance of 136.92 feet to the Northeast corner of Lot 11 of said Block Four; thence  $N06^{\circ}06'43''E$  a distance of 34.00 feet to a point on the North line of said Yampa Way; thence  $S83^{\circ}53'17''E$  along said North line a distance of 49.49 feet to the Southeast corner of Lot 1 of Block Five of said River Bend; thence  $N06^{\circ}06'43''E$  along the East line of said Lot 1 a distance of 110.50 feet to the Northeast corner of said Lot 1; thence  $N83^{\circ}53'17''W$  along the North line of said Lot 1 a distance of 88.49 feet to the Northwest corner of said Lot 1; thence  $N08^{\circ}06'43''E$  along the West line of Tract D a distance of 191.49 feet to the Northwest corner of said Tract D; thence  $S81^{\circ}53'17''E$  along the North line of said Tract D a distance of 32.88 feet to a point on the West line of Crystal Drive; thence  $N81^{\circ}00'16''E$  a distance of 50.00 feet to a point on the East line of said Crystal Drive; thence along said East line 84.95 feet along the arc of a 651.28 foot radius curve concave East, having a central angle of  $07^{\circ}28'23''$  and a chord bearing  $S15^{\circ}00'21''E$  a distance of 84.89 feet to the Northwest corner of Lot 12 of Block Two of said River Bend; thence  $N70^{\circ}06'43''E$  along the North line of said Lot 12 a distance of 75.74 feet to the Southeast corner of Lot 13 of said Block Two; thence  $S89^{\circ}53'44''E$  along the North line of Lots 9 through 12, inclusive, of said Block Two a distance of 267.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 3.13 acres (136,371 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 21st day of March, 2007 and ordered published.

**ADOPTED** on second reading the 2<sup>nd</sup> day of May, 2007.

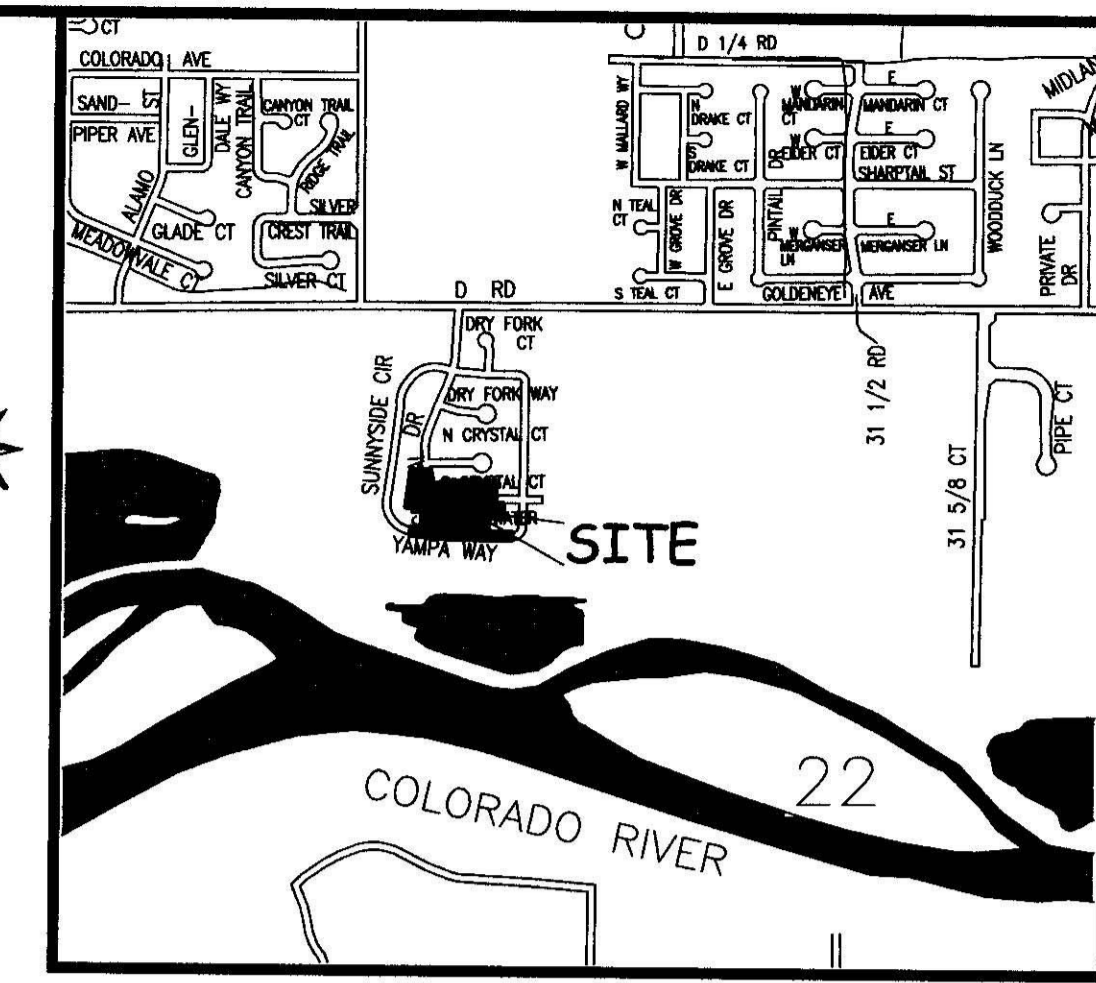
Attest:

/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
City Clerk

# RIVER BEND ANNEXATION NO. 2

SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 22, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



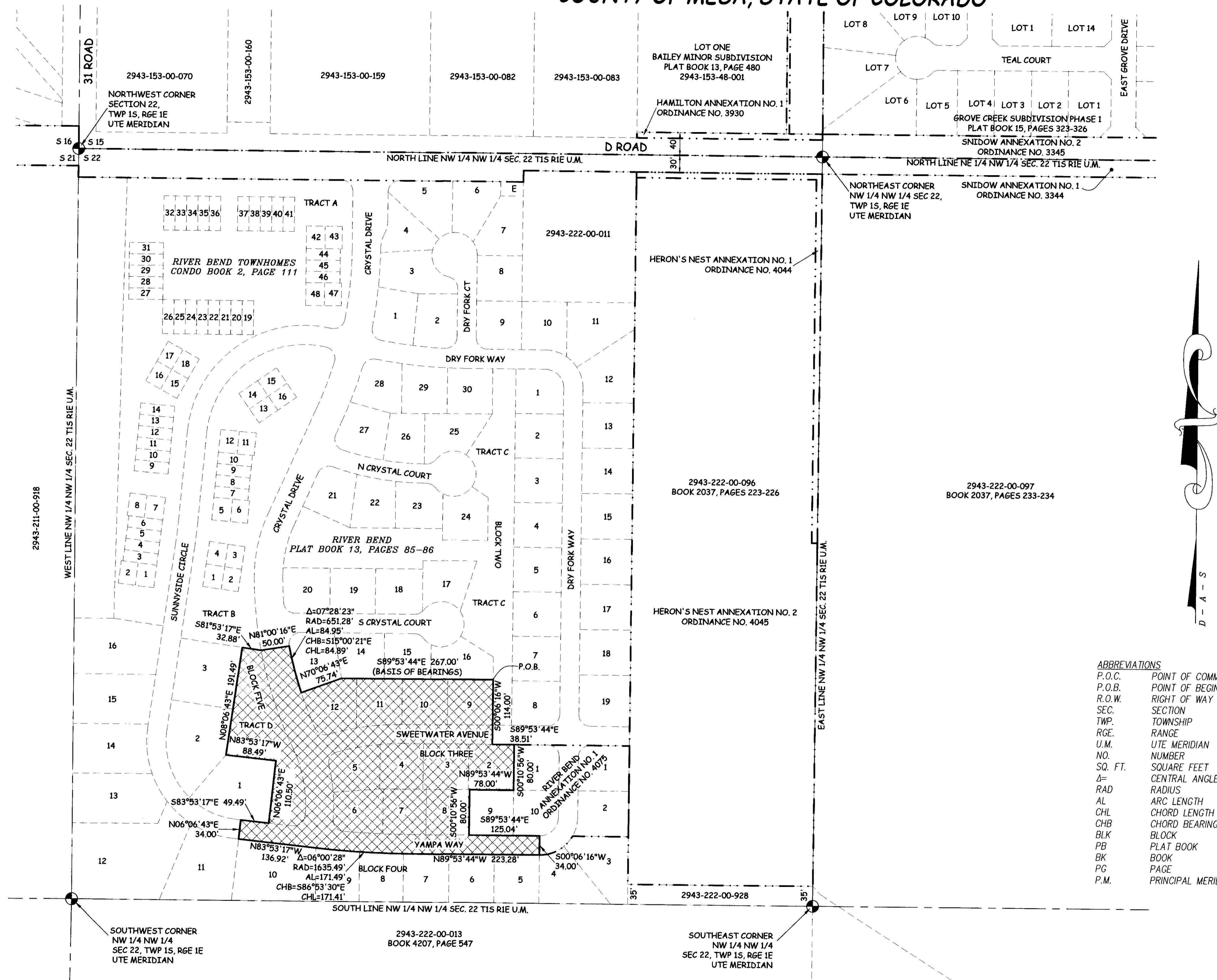
## LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, Township 1 South, Range 1 East 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 9 of Block Two of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the North line of said Lot 9 to bear S89°53'44"E with all bearings contained herein relative thereto; thence S00°06'16"W along the East line of said Lot 9 and its continuation a distance of 114.00 feet to a point on the South line of Sweetwater Avenue; thence S89°53'44"E along said South line a distance of 38.51 feet to the Northeast corner of Lot 2 of Block Three of said River Bend; thence S00°10'56"W along the East line of said Lot 2 a distance of 80.00 feet to the Southeast corner of said Lot 2; thence N89°53'44"W along the South line of said Lot 2 a distance of 78.00 feet to the Northeast corner of Lot 8 of said Block Three; thence S00°10'56"W along the East line of said Lot 8 a distance of 80.00 feet to the Southeast corner and a point on the North line of Yampa Way; thence S89°53'44"E along the North line of said Yampa Way a distance of 125.04 feet; thence S00°06'16"W a distance of 34.00 feet to the Northeast corner of Lot 5 of Block Four of said River Bend and a point on the South line of said Yampa Way; thence along the South line of said Yampa Way the following three courses: (1) N89°53'44"W a distance of 223.28 feet; (2) 171.49 feet along the arc of a 1635.49 foot radius curve concave North, having a central angle of 06°00'28" and a chord bearing S86°53'30"E a distance of 171.41 feet; (3) N83°53'17"W a distance of 136.92 feet to the Northeast corner of Lot 11 of said Block Four; thence N06°06'43"E a distance of 34.00 feet to a point on the North line of said Yampa Way; thence S83°53'17"E along said North line a distance of 49.49 feet to the Southeast corner of Lot 1 of Block Five of said River Bend; thence N06°06'43"E along the East line of said Lot 1 a distance of 110.50 feet to the Northeast corner of said Lot 1; thence N83°53'17"W along the North line of said Lot 1 a distance of 88.49 feet to the Northwest corner of said Lot 1; thence N08°06'43"E along the West line of Tract D a distance of 191.49 feet to the Northwest corner of said Tract D; thence S81°53'17"E along the North line of said Tract D a distance of 32.88 feet to a point on the West line of Crystal Drive; thence N81°00'16"E a distance of 50.00 feet to a point on the East line of said Crystal Drive; thence along said East line 84.95 feet along the arc of a 651.28 foot radius curve concave East, having a central angle of 07°28'23" and a chord bearing S15°00'21"E a distance of 84.89 feet to the Northwest corner of Lot 12 of Block Two of said River Bend; thence N70°06'43"E along the North line of said Lot 12 a distance of 75.74 feet to the Southeast corner of Lot 13 of said Block Two; thence S89°53'44"E along the North line of Lot 9 through 12, inclusive, of said Block Two a distance of 267.00 feet, more or less, to the POINT OF BEGINNING.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
P.M.	PRINCIPAL MERIDIAN

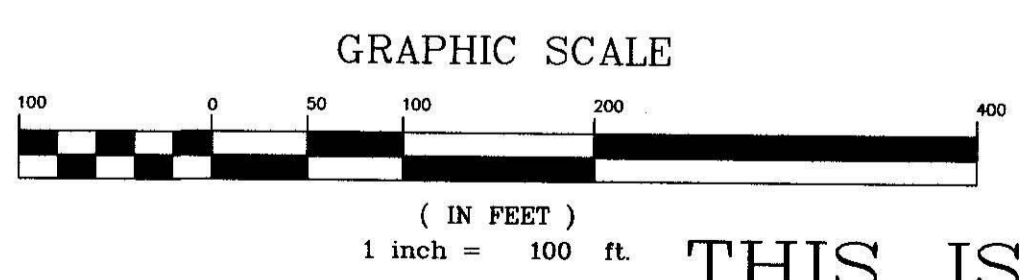


### AREA OF ANNEXATION

CONTIGUOUS PERIMETER	397.04 FT.
ANNEXATION PERIMETER	2065.82 FT
AREA IN SQUARE FEET	136,371***
AREA IN ACRES	3.13

### LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.  
4076

EFFECTIVE DATE  
JUNE 3, 2007

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 herein.

DRAWN BY	CM	DATE	2-28-07
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 100'



PUBLIC WORKS  
AND UTILITIES  
REAL ESTATE DIVISION

RIVER BEND  
ANNEXATION NO. 2  
13071500.tif

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, PLS No. 32824  
 Professional Land Surveyor for the City of Grand Junction  
 DATE: May 7, 2007