CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4128

**AN ORDINANCE VACATING EXCESS RIGHTS-OF-WAY
LOCATED ALONG INDIAN ROAD, LANG DRIVE, AND WINTERS AVENUE IN THE
INDIAN ROAD INDUSTRIAL SUBDIVISION**

<u>**Recitals**</u>

A vacation of the dedicated right-of-way for has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance and dedication documents.
2. The Indian Road Industrial Subdivision Filing No. 2 plat must be approved and recorded for this ordinance to be effective.

Dedicated right-of-way to be vacated:

<u>**Parcel 1**</u>

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the Center Quarter (C¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center East Sixteenth (CE1/16th) corner of said Section 24 bears South 89 degrees 46 minutes 10 seconds East, a distance of 1319.45 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89 degrees 46 minutes 10 seconds East, a distance of 448.28 feet, along the South line of the SW¼ NE¼ said Section 24; thence North 00 degrees 13 minutes 50 seconds East, a distance of 30.00 feet to the North right-of-way line of C½ Road, as defined on plat of said Indian Road Industrial Subdivision, to the POINT OF BEGINNING; thence along the West right-of-way line of Indian Road, as defined on the plat of said Indian Road Industrial Subdivision, along a non-tangent curve to the left,

having a delta angle of 02 degree 26 minutes 05 seconds, with a radius of 25.00 feet, an arc length of 1.06 feet, with a chord bearing of North 89 degrees 00 minutes 47 seconds East, with a chord length of 1.06 feet; thence South 45 degrees 11 minutes 07 seconds West, a distance of 0.03 feet; thence North 89 degrees 46 minutes 10 seconds West, a distance of 1.04 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.01 square feet, as described.

Parcel 2

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the Center Quarter (C¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center East Sixteenth (CE1/16th) corner of said Section 24 bears South 89 degrees 46 minutes 10 seconds East, a distance of 1319.45 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89 degrees 46 minutes 10 seconds East, a distance of 448.28 feet, along the South line of the SW¼ NE¼ said Section 24; thence North 00 degrees 13 minutes 50 seconds East, a distance of 30.00 feet to the North right-of-way line of C½ Road, as defined on plat of said Indian Road Industrial Subdivision; thence South 89 degrees 46 minutes 10 seconds East, a distance of 1.04 feet; thence North 45 degrees 11 minutes 07 seconds East, a distance of 33.88 feet to the POINT OF BEGINNING; thence, along the Westerly right of way of Indian Road, as shown on said plat of Indian Road Industrial Subdivision, the following four (4) courses: (1) along a non-tangent curve to the left, having a delta angle of 02 degrees 26 minutes 05 seconds, with a radius of 25.00 feet, an arc length of 1.06 feet, with a chord bearing of North 01 degrees 21 minutes 27 seconds East, with a chord length of 1.06 feet; (2) North 00 degrees 08 minutes 24 seconds East, a distance of 104.83 feet; (3) along a curve to the right, having a delta angle of 47 degrees 40 minutes 33 seconds, with a radius of 360.08 feet, an arc length of 299.62 feet, with a chord bearing of North 23 degrees 58 minutes 41 seconds East, with a chord length of 291.05 feet; (4) along a curve to the left, having a delta angle of 47 degrees 40 minutes 33 seconds, with a radius of 300.08 feet, an arc length of 249.70 feet, with a chord bearing of North 23 degrees 58 minutes 41 seconds East, with a chord length of 242.56 feet, to a point at the beginning of a curve at the intersection of the West right-of-way line of Indian Road and the South right-of-way line of Winters Avenue; thence along said curve at the intersection curve to the left, having a delta angle of 90 degrees 00 minutes 00 seconds, with a radius of 25.00 feet, an arc length of 39.27 feet, with a chord bearing of North 44 degrees 51 minutes 35 seconds West, with a chord length of 35.36 feet; thence, along the said South right-of-way line of Winters Avenue the following five (5) courses: (1) North 89 degrees 51 minutes 36 seconds West, a distance of 60.00 feet; (2) along a curve to the right, having a delta angle of 44 degrees 19 minutes 37 seconds, with a radius of 390.86 feet, an arc length of 302.39 feet, with a chord bearing of North 67 degrees 41 minutes 47 seconds West, with a chord length of 294.90 feet; (3) along a curve to the left, having a delta angle of 44 degrees19 minutes 37 seconds, with a radius of 330.86 feet, an arc length of 255.97

feet, with a chord bearing of North 67 degrees 41 minutes 47 seconds West, with a chord length of 249.63 feet; (4) North 89 degrees 51 minutes 36 seconds West, a distance of 44.90 feet; (5) along a curve to the left, having a delta angle of 02 degrees 21 minutes 11 seconds, with a radius of 25.00 feet, an arc length of 1.03 feet, with a chord bearing of South 88 degrees 57 minutes 48 seconds West, with a chord length of 1.03 feet; thence North 45 degrees 08 minutes 02 seconds East, a distance of 7.81 feet; thence South 89 degrees 51 minutes 36 seconds East, a distance of 39.91 feet; thence along a curve to the right, having a delta angle of 44 degrees 19 minutes 37 seconds, with a radius of 336.86 feet, an arc length of 260.61 feet, with a chord bearing of South 67 degrees 41 minutes 47 seconds East, with a chord length of 254.16 feet; thence along a curve to the left, having a delta angle of 44 degrees 19 minutes 37 seconds, with a radius of 384.86 feet, an arc length of 297.75 feet, with a chord bearing of South 67 degrees 41 minutes 47 seconds East, with a chord length of 290.38 feet; thence South 89 degrees 51 minutes 36 seconds East, a distance of 66.00 feet; thence South 44 degrees 51 minutes 36 seconds East, a distance of 35.36 feet; thence South 00 degrees 08 minutes 24 seconds West, a distance of 6.00 feet; thence along a curve to the right, having a delta angle of 47 degrees 40 minutes 33 seconds, with a radius of 306.08 feet, an arc length of 254.69 feet, with a chord bearing of South 23 degrees 58 minutes 41 seconds West, with a chord length of 247.41 feet; thence along a curve to the left, having a delta angle of 47 degrees 40 minutes 33 seconds, with a radius of 354.08 feet, an arc length of 294.63 feet, with a chord bearing of South 23 degrees 58 minutes 41 seconds West, with a chord length of 286.20 feet; thence South 00 degrees 08 minutes 24 seconds West, a distance of 99.88 feet; thence South 45 degrees 11 minutes 07 seconds West, a distance of 8.51 feet to the POINT OF BEGINNING.

Said parcel containing an area of 8038 square feet or 0.185 acres, as described.

Parcel 3

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the Center Quarter (C¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center North Sixteenth (CN1/16th) corner of said Section 24 bears North 00 degrees 07 minutes 40 seconds East, a distance of 1320.14 feet, for a basis of bearings with all bearings contained herein relative thereto; thence North 00 degrees 07 minutes 40 seconds East, a distance of 852.64 feet, along the West line of the SW¼ NE¼ said Section 24; thence South 89 degrees 52 minutes 20 seconds East, a distance of 30.00 feet to the West right-of-way line of 27½ Road, as defined on plat of said Indian Road Industrial Subdivision, to the POINT OF BEGINNING; thence along the South right-of-way line of Winters Avenue along a non-tangent curve to the right, having a delta angle of 02 degrees 21 minutes 11 seconds, with a radius of 25.00 feet, an arc length of 1.03 feet, with a chord bearing of North 01 degrees 18 minutes 15 seconds East, and a chord length of 1.03 feet,; thence South 45 degrees 08 minutes 02 seconds West, a distance of 0.03 feet; thence South 00 degrees 07 minutes 40 seconds West, a distance of 1.01 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.01 square feet, as described.

Parcel 4

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the Center Quarter (C¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center East Sixteenth (CE1/16th) corner of said Section 24 bears South 89 degrees 46 minutes 10 seconds East, a distance of 1319.45 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89 degrees 46 minutes 10 seconds East, a distance of 558.28 feet, along the South line of the SW¼ NE¼ said Section 24; thence North 00 degrees 13 minutes 50 seconds East, a distance of 30.00 feet to the North right-of-way line of C½ Road, as defined on plat of said Indian Road Industrial Subdivision, to the POINT OF BEGINNING; thence along the East right-of-way line of Indian Road, as defined on the plat of said Indian Road Industrial Subdivision, along a non-tangent curve to the right, having a delta angle of 02 degrees 14 minutes 46 seconds, with a radius of 25.00 feet, an arc length of 0.98 feet, with a chord bearing of North 88 degrees 38 minutes 47 seconds West, and a chord length of 0.98 feet; thence South 44 degrees 48 minutes 53 seconds East, a distance of 0.03 feet; thence South 89 degrees 46 minutes 10 seconds East, a distance of 0.96 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.01 square feet, as described.

Parcel 5

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the Center Quarter (C¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center East Sixteenth (CE1/16th) corner of said Section 24 bears South 89 degrees 46 minutes 10 seconds East, a distance of 1319.45 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89 degrees 46 minutes 10 seconds East, a distance of 558.28 feet, along the South line of the SW¼ NE¼ said Section 24; thence North 00 degrees 13 minutes 50 seconds East, a distance of 30.00 feet to the North right-of-way line of C½ Road, as defined on plat of said Indian Road Industrial Subdivision; thence along the East right-of-way line of Indian Road, as defined on the plat of said Indian Road Industrial Subdivision, the following two (2) courses: (1) North 89 degrees 46 minutes 10 seconds West, a distance of 0.96 feet; (2) North 44 degrees 48 minutes 53 seconds West, a distance of 33.94 feet to the POINT OF BEGINNING; thence along the East right-of-way line of Indian Road, as defined on the plat of said Indian Road Industrial Subdivision, the following four (4) courses: (1) along a curve to the right, having a delta angle of 02 degrees 14 minutes 46 seconds, with a radius of 25.00 feet, an arc length of 0.98 feet,

with a chord bearing of North 00 degrees 58 minutes 59 seconds West, with a chord length of 0.98 feet; (2) North 00 degrees 08 minutes 24 seconds East, a distance of 105.00 feet; (3) along a curve to the right, having a delta angle of 47 degrees 40 minutes 33 seconds, with a radius of 300.08 feet, an arc length of 249.70 feet, with a chord bearing of North 23 degrees 58 minutes 41 seconds East, with a chord length of 242.56 feet; (4) along a curve to the left, having a delta angle of 47 degrees 40 minutes 34 seconds, with a radius of 360.08 feet, an arc length of 299.62 feet, with a chord bearing of North 23 degrees 58 minutes 40 seconds East, with a chord length of 291.05 feet, to a point at the beginning of a curve at the intersection of the East right-of-way line of Indian Road and the South line of Winters Avenue; thence along a curve to the right, having a delta angle of 90 degrees 00 minutes 00 seconds, with a radius of 25.00 feet, an arc length of 39.27 feet, with a chord bearing of North 45 degrees 08 minutes 24 seconds East, with a chord length of 35.36 feet; thence South 89 degrees 51 minutes 36 seconds East, a distance of 215.00 feet, along said South right-of-way line of Winters Avenue, to a point on the East property line of said Indian Road Industrial Subdivision; thence North 00 degrees 08 minutes 24 seconds East, a distance of 60.00 feet, along said East property line of said Indian Road Industrial Subdivision; thence North 89 degrees 51 minutes 36 seconds West, a distance of 215.00 feet, along the North right-of-way line of said Winters Avenue, to a point at the beginning of a curve at the intersection of the East right-of-way line of Indian Road and the North line of Winters Avenue; thence along a curve to the right, having a delta angle of 90 degrees 00 minutes 00 seconds, with a radius of 25.00 feet, an arc length of 39.27 feet, with a chord bearing of North 44 degrees 51 minutes 36 seconds West, with a chord length of 35.36 feet; thence along the East right-of-way line of Indian Road, as defined on the plat of said Indian Road Industrial Subdivision, the following three (3) courses: (1) along a curve to the left, having a delta angle of 47 degrees 50 minutes 47 seconds, with a radius of 372.65 feet, an arc length of 311.19 feet, with a chord bearing of North 23 degrees 47 minutes 00 seconds West, with a chord length of 302.23 feet; (2) along a curve to the right, having a delta angle of 47 degrees 43 minutes 36 seconds, with a radius of 313.24 feet, an arc length of 260.93 feet, with a chord bearing of North 23 degrees 47 minutes 45 seconds West, with a chord length of 253.45 feet; (3) North 00 degrees 06 minutes 38 seconds East, a distance of 543.31 feet, to a point at the beginning of an arc at the intersection of the East right-of-way line of said Indian Road and the South right-of-way line of Lang Drive, as defined on the plat of said Indian Road Industrial Subdivision, to a point at the beginning of an arc at the intersection of the East right-of-way line of said Indian Road and the South right-of-way line of Lang Drive, as defined on the plat of said Indian Road Industrial Subdivision; thence along said curve to the right, having a delta angle of 90 degrees 02 minutes 48 seconds, with a radius of 25.00 feet, an arc length of 39.29 feet, with a chord bearing of North 45 degrees 08 minutes 02 seconds East, and a chord length of 35.37 feet; thence South 89 degrees 50 minutes 34 seconds East, a distance of 108.44 feet, along the said South right-of-way line of Lang Drive; thence North 00 degrees 03 minutes 44 seconds East, a distance of 6.00 feet; thence North 89 degrees 50 minutes 34 seconds West, a distance of 114.45 feet; thence South 45 degrees 08 minutes 02 seconds West, a distance of 35.34 feet; thence South 00 degrees 06 minutes 38 seconds West, a distance of 549.34 feet; thence along a curve to the left, having a delta angle of 47 degrees 43 minutes 36

seconds, with a radius of 319.25 feet, an arc length of 265.93 feet, with a chord bearing of South 23 degrees 47 minutes 46 seconds East, with a chord length of 258.31 feet; thence along a curve to the right, having a delta angle of 47 degrees 50 minutes 48 seconds, with a radius of 366.65 feet, an arc length of 306.18 feet, with a chord bearing of South 23 degrees 47 minutes 00 seconds East, with a chord length of 297.36 feet; thence South 00 degrees 08 minutes 24 seconds West, a distance of 110.00 feet; thence along a curve to the right, having a delta angle of 47 degrees 40 minutes 33 seconds, with a radius of 354.08 feet, an arc length of 294.63 feet, with a chord bearing of South 23 degrees 58 minutes 41 seconds West, with a chord length of 286.20 feet; thence along a curve to the left, having a delta angle of 47 degrees 40 minutes 33 seconds, with a radius of 306.08 feet, an arc length of 254.69 feet, with a chord bearing of South 23 degrees 58 minutes 41 seconds West, with a chord length of 247.41 feet; thence South 00 degrees 08 minutes 24 seconds West, a distance of 99.95 feet; thence South 44 degrees 48 minutes 53 seconds East, a distance of 8.52 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.614 acres, as described.

Parcel 6

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the Center Quarter (C¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center North Sixteenth (CN1/16th) corner of said Section 24 bears North 00 degrees 07 minutes 40 seconds East, a distance of 1320.14 feet, for a basis of bearings with all bearings contained herein relative thereto; thence North 00 degrees 07 minutes 40 seconds East, a distance of 962.63 feet, along the West line of the SW¼ NE¼ said Section 24; thence South 89 degrees 52 minutes 20 seconds East, a distance of 30.00 feet to the East right-of-way line of 27½ Road, as defined on plat of said Indian Road Industrial Subdivision, to the POINT OF BEGINNING; thence along the North right-of-way line of Winters Avenue along a non-tangent curve to the left, having a delta angle of 02 degrees 19 minutes 39 seconds, with a radius of 25.00 feet, an arc length of 1.02 feet, with a chord bearing of South 01 degrees 02 minutes 10 seconds East, and a chord length of 1.02 feet; thence North 44 degrees 51 minutes 58 seconds West, a distance of 0.03 feet; thence North 00 degrees 07 minutes 40 seconds East, a distance of 1.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.01 square feet, as described.

Parcel 7

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the Center Quarter (C¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center North Sixteenth (CN1/16th) corner of said Section 24 bears North 00 degrees 07 minutes 40 seconds East, a distance of 1320.14 feet, for a basis of bearings with all bearings contained herein relative thereto; thence North 00 degrees 07 minutes 40 seconds East, a distance of 962.63 feet, along the West line of the SW¼ NE¼ said Section 24; thence South 89 degrees 52 minutes 20 seconds East, a distance of 30.00 feet to the East right-of-way line of 27½ Road, as defined on plat of said Indian Road Industrial Subdivision; thence South 00 degrees 07 minutes 40 seconds West, a distance of 1.00 feet; thence South 44 degrees 51 minutes 58 seconds East, a distance of 33.92 feet; to the POINT OF BEGINNING; thence along the North line of Winters Avenue, as defined on said plat of Indian Road Industrial Subdivision the following five (5) courses: (1) along a non-tangent curve to the left, having a delta angle of 02 degrees 19 minutes 39 seconds, with a radius of 25.00 feet, an arc length of 1.02 feet, with a chord bearing of South 88 degrees 41 minutes 47 seconds East, and a chord length of 1.02 feet; (2) South 89 degrees 51 minutes 36 seconds East, a distance of 44.92 feet; (3) along a curve to the right, having a delta angle of 44 degrees 19 minutes 37 seconds, with a radius of 390.86 feet, an arc length of 302.39 feet, with a chord bearing of South 67 degrees 41 minutes 47 seconds East, and a chord length of 294.90 feet; (4) along a curve to the left, having a delta angle of 44 degrees 19 minutes 37 seconds, with a radius of 330.86 feet, an arc length of 255.97 feet, with a chord bearing of South 67 degrees 41 minutes 47 seconds East, and a chord length of 249.63 feet; (5) South 89 degrees 51 minutes 36 seconds East, a distance of 60.00 feet, to the beginning of an arc at the intersection of the North line of said Winters Avenue and the West line of Indian Road, as defined on said plat of Indian Road Industrial Subdivision; thence along said curve bearing to the left, having a delta angle of 90 degrees 00 minutes 00 seconds, with a radius of 25.00 feet, an arc length of 39.27 feet, with a chord bearing of North 45 degrees 08 minutes 24 seconds East, and a chord length of 35.36 feet; thence along the West right-of-way line of said Indian Road the following three (3) courses: (1) along a curve to the left, having a delta angle of 47 degrees 50 minutes 48 seconds, with a radius of 312.65 feet, an arc length of 261.09 feet, with a chord bearing of North 23 degrees 47 minutes 00 seconds West, and a chord length of 253.57 feet; (2) along a curve to the right, having a delta angle of 47 degrees 43 minutes 36 seconds, with a radius of 373.30 feet, an arc length of 310.95 feet, with a chord bearing of North 23 degrees 47 minutes 59 seconds West, and a chord length of 302.04 feet; (3) North 00 degrees 06 minutes 38 seconds East, a distance of 543.44 feet, to a point at the beginning of an arc at the intersection of the West line of said Indian Road right-of-way and the South right-of-way line of Lang Drive, as defined on said plat of Indian Road Industrial Subdivision; thence along said curve to the left, having a delta angle of 89 degrees 57 minutes 12 seconds, with a radius of 25.00 feet, an arc length of 39.25 feet, with a chord bearing of North 44 degrees 51 minutes 58 seconds West, and a chord length of 35.34 feet; thence North 89 degrees 50 minutes 34 seconds West, a distance of 108.48 feet, along said South right-of-way line of Lang Drive; thence North 00 degrees 09 minutes 30 seconds East, a distance of 6.00 feet; thence South 89 degrees 50 minutes 34 seconds East, a distance of 114.45 feet; thence South 44 degrees 51 minutes 58 seconds East, a distance of 35.34 feet; thence South 00 degrees 06 minutes 38 seconds West, a distance of 549.41 feet;

thence along a curve to the left, having a delta angle of 47 degrees 43 minutes 36 seconds, with a radius of 367.29 feet, an arc length of 305.95 feet, with a chord bearing of South 23 degrees 47 minutes 58 seconds East, and a chord length of 297.18 feet; thence along a curve to the right, having a delta angle of 47 degrees 50 minutes 48 seconds, with a radius of 318.65 feet, an arc length of 266.10 feet, with a chord bearing of South 23 degrees 47 minutes 00 seconds East, and a chord length of 258.43 feet; thence South 00 degrees 08 minutes 24 seconds West, a distance of 6.00 feet; thence South 45 degrees 08 minutes 24 seconds West, a distance of 35.36 feet; thence North 89 degrees 51 minutes 36 seconds West, a distance of 66.00 feet; thence along a curve to the right, having a delta angle of 44 degrees 19 minutes 37 seconds, with a radius of 336.86 feet, an arc length of 260.61 feet, with a chord bearing of North 67 degrees 41 minutes 47 seconds West, and a chord length of 254.16 feet; thence along a curve to the left, having a delta angle of 44 degrees 19 minutes 37 seconds, with a radius of 384.86 feet, an arc length of 297.75 feet, with a chord bearing of North 67 degrees 41 minutes 47 seconds West, and a chord length of 290.38 feet; thence North 89 degrees 51 minutes 36 seconds West, a distance of 39.92 feet; thence North 44 degrees 51 minutes 58 seconds West, a distance of 8.52 feet to the POINT OF BEGINNING.

Said parcel containing an area of 11626 square feet or 0.267 acres, as described.

Parcel 8

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the North Quarter (N¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center North Sixteenth (CN1/16th) corner of said Section 24 bears South 00 degrees 09 minutes 32 seconds West, a distance of 1319.35 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89 degrees 58 minutes 31 seconds East, a distance of 330.00 feet, along the North line of the NW¼ NE¼ said Section 24, to the Northwest corner of said Indian Road Industrial Subdivision; thence South 89 degrees 58 minutes 31 seconds East, a distance of 162.78 feet, along the North line of said Indian Road Industrial Subdivision, to the centerline of Indian Road right-of-way, as defined on plat of said Indian Road Industrial Subdivision; thence South 00 degrees 06 minutes 37 seconds West, a distance of 58.75 feet; thence North 89 degrees 53 minutes 23 seconds West, a distance of 36.07 feet, to a point on the West right-of-way line of Indian Road, the POINT OF BEGINNING; thence along said West right-of-way line of Indian Road the following two (2) courses: (1) along a non-tangent curve to the right, having a delta angle of 40 degrees 47 minutes 14 seconds, with a radius of 25.00 feet, an arc length of 17.80 feet, with a chord bearing of South 20 degrees 17 minutes 00 seconds East, and a chord length of 17.42 feet; (2) South 00 degrees 06 minutes 37 seconds West, a distance of 647.03 feet, to a point at the beginning of an arc at the intersection of said West right-of-way line of Indian Road and the North right-of-way line of Lang Drive, as defined on said plat of said Indian Road Industrial Subdivision; thence along said curve to the right, having a delta angle of 90 degrees 02 minutes 49 seconds, with a radius of

25.00 feet, an arc length of 39.29 feet, with a chord bearing of South 45 degrees 08 minutes 01 seconds West, and a chord length of 35.37 feet; thence North 89 degrees 50 minutes 34 seconds West, a distance of 108.39 feet, along said North right-of-way line of said Lang Drive, to the West boundary line of said Indian Road Industrial Subdivision; thence South 00 degrees 09 minutes 30 seconds West, a distance of 6.00 feet; thence South 89 degrees 50 minutes 34 seconds East, a distance of 114.41 feet; thence North 45 degrees 08 minutes 01 seconds East, a distance of 35.34 feet; thence North 00 degrees 06 minutes 37 seconds East, a distance of 655.40 feet; thence North 40 degrees 40 minutes 37 seconds West, a distance of 18.48 feet to the POINT OF BEGINNING.

Said parcel containing an area of 4735 square feet or 0.109 acres, as described.

Parcel 9

A Parcel of land located in Indian Road Industrial Subdivision, as recorded in Plat Book 12, Page 43, Mesa County records, and being more particularly described as follows:

COMMENCING at the North Quarter (N¼) corner of Section 24, Township 1 South, Range 1 West, Ute Meridian, whence the Center North Sixteenth (CN1/16th) corner of said Section 24 bears South 00 degrees 09 minutes 32 seconds West, a distance of 1319.35 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89 degrees 58 minutes 31 seconds East, a distance of 330.00 feet, along the North line of the NW¼ NE¼ said Section 24, to the Northwest corner of said Indian Road Industrial Subdivision; thence South 89 degrees 58 minutes 31 seconds East, a distance of 162.78 feet, along the North line of said Indian Road Industrial Subdivision, to the centerline of Indian Road right-of-way, as defined on plat of said Indian Road Industrial Subdivision; thence South 00 degrees 06 minutes 37 seconds West, a distance of 58.75 feet; thence North 89 degrees 53 minutes 20 seconds East, a distance of 36.05 feet, to a point on the East right-of-way line of Indian Road, the POINT OF BEGINNING; thence along said East right-of-way line of Indian Road the following two (2) courses: (1) along a curve to the left, having a delta angle of 40 degrees 42 minutes 40 seconds, with a radius of 25.00 feet, an arc length of 17.76 feet, with a chord bearing of South 20 degrees 27 minutes 57 seconds West, and a chord length of 17.39 feet; (2) South 00 degrees 06 minutes 37 seconds West, a distance of 647.28 feet, to a point at the beginning of an arc at the intersection of said East right-of-way line of Indian Road and the North right-of-way line of Lang Drive, as defined on plat of said Indian Road Industrial Subdivision; thence along said curve to the left, having a delta angle of 89 degrees 57 minutes 11 seconds, with a radius of 25.00 feet, an arc length of 39.25 feet, with a chord bearing of South 44 degrees 51 minutes 59 seconds East, and a chord length of 35.34 feet, to the North right-of-way line of said Lang Drive; thence South 89 degrees 50 minutes 34 seconds East, a distance of 108.43 feet, along said North right-of-way line to a point on the East boundary line of said Indian Road Industrial Subdivision; thence South 00 degrees 03 minutes 44 seconds West, a distance of 6.00 feet; thence North 89 degrees 50 minutes 34 seconds West, a distance of 114.41 feet; thence North 44 degrees 51 minutes 59 seconds West, a distance of

35.37 feet; thence North 00 degrees 06 minutes 37 seconds East, a distance of 655.56 feet; thence North 40 degrees 49 minutes 17 seconds East, a distance of 18.48feet to the POINT OF BEGINNING.

Said parcel containing an area of 4736 square feet or 0.109 acres, as described.

Introduced for first reading on this 15th day of October, 2007

PASSED and ADOPTED this 5th day of November, 2007.

ATTEST:

/s/ James J. Doody
President of City Council

/s/ Stephanie Tuin
City Clerk