

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 119-95

A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS TO BE  
ACCOMPLISHED IN A SERIES  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
AND SETTING A HEARING ON SUCH ANNEXATION  
WHICH INCLUDES VARIOUS PARCELS BETWEEN RIGGS HILL  
AND PERSIGO WASTEWATER TREATMENT PLANT INCLUDING  
INDEPENDENCE VALLEY AND MONUMENT VILLAGE SHOPPING CENTER

INDEPENDENCE VALLEY #1 ANNEXATION  
LOCATED ALONG SOUTH BROADWAY FROM SOUTH CAMP  
ROAD TO TIARA RADO GOLF COURSE

AND

INDEPENDENCE VALLEY #2 ANNEXATION  
LOCATED AT TIARA RADO GOLF COURSE

AND

INDEPENDENCE VALLEY #3 ANNEXATION  
LOCATED NORTH OF TIARA RADO GOLF COURSE  
BETWEEN RIO HONDO AND 20 ROAD

AND

INDEPENDENCE VALLEY #4 ANNEXATION  
LOCATED SOUTH AND WEST OF THE  
PERSIGO WASTEWATER TREATMENT PLANT

WHEREAS, on the 6th day of December, 1995, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following properties situate in Mesa County, Colorado, and described as follows:

(legal description attached)

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

That a hearing will be held on the 17th day of January, 1996 in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the

Municipal Annexation Act of 1965.

**ADOPTED** this 6th day of December, 1995.

Attest:

/s/ Ron Maupin  
President of the Council

/s/ Stephanie Nye  
City Clerk

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

— /s/ Stephanie Nye  
City Clerk

Published: December 8, 1995

December 15, 1995

December 22, 1995

December 29, 1995 - publication canceled as petition was  
withdrawn by City Council on 12-20-95

DESCRIPTION  
INDEPENDENCE VALLEY NO.1

A parcel of land situate in the North 1/2 of Section 26, in the Southwest 1/4 of Section 23 and in the Southeast 1/4 of Section 22 all in Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 26, thence N 01°36'17" E along the East line of said Section 26 a distance of 847.50 feet to a point on the North right-of-way line of South Broadway and True Point of Beginning of the parcel described herein; thence N 87°52'57" W along the North right-of-way line of said South Broadway a distance of 457.77 feet to the Southeasternmost corner of a parcel of land as described in Book 1589 at Page 441 of the records of the Mesa County Clerk and Recorder; thence along the Easterly, Northerly and Westerly boundary of said parcel of land the following 9 courses:

- 1) N 01°36'17" E a distance of 469.04 feet;
- 2) N 88°17'33" W a distance of 982.58 feet;
- 3) N 01°31'09" E a distance of 307.42 feet;
- 4) N 88°08'50" W a distance of 681.64 feet;
- 5) N 22°53'57" W a distance of 222.64 feet;
- 6) N 55°47'54" W a distance of 121.84 feet;
- 7) S 36°31'50" W a distance of 332.76 feet;
- 8) S 07°28'10" W a distance of 354.33 feet;

9) S 21°21'40" W a distance of 312.56 feet to a point on the North right-of-way line of said South Broadway; thence crossing said South Broadway S 21°21'40" W a distance of 60.27 feet to a point on the South right-of-way line of said South Broadway; thence along said South right-of-way line the following 3 courses:

- 1) S 74°03'43" E a distance of 366.13 feet;
- 2) 204.12 feet along the arc of a curve concave to the North, having a radius of 848.51 feet and a chord which bears S 80°57'13" E a distance of 203.63 feet;
- 3) S 87°50'43" E a distance of 865.14 feet to a point on the Westerly right-of-way line of Meadows Way; thence S 02°11'17" W along the Westerly right-of-way line of said Meadows Way a distance of 132.11 feet to a point on the Southernmost boundary of a parcel of land as described in Book 2068 at Page 868 of the records of the Mesa County Clerk and Recorder; thence along said Southernmost boundary the following 5 courses:
  - 1) S 70°46'55" W a distance of 364.53 feet;
  - 2) S 83°41'55" W a distance of 177.90 feet;

3) N 80°06'05" W a distance of 627.50 feet;

4) N 81°48'05" W a distance of 156.20 feet;

5) N 51°26'05" W a distance of 272.00 feet; thence along the East line of said parcel of land and extending to a point on the centerline of South Broadway ( said point also being the Southeast corner of Lot 2, Hayes Spring Subdivision ( Minor ) as recorded in Plat Book 13 at Page 382 of the records of the Mesa County Clerk and Recorder ) N 01°08'55" E a distance of 191.87 feet; thence along the Westerly boundary of said Lot 2 the following 11 courses:

1) N 74°15'12" W a distance of 25.55 feet;

2) N 00°28'48" E a distance of 79.21 feet;

3) N 60°52'12" W a distance of 209.45 feet;

4) N 34°48'12" W a distance of 114.37 feet;

5) N 15°21'12" W a distance of 176.82 feet;

6) N 36°53'12" W a distance of 150.54 feet;

7) N 10°27'12" W a distance of 151.35 feet;

8) N 19°05'48" E a distance of 237.15 feet;

9) N 13°23'12" W a distance of 126.62 feet;

10) N 46°26'12" W a distance of 94.45 feet;

11) N 48°38'12" W a distance of 45.06 feet to the Southwest corner of Lot 1 of said Hayes Spring Subdivision ( Minor ); thence along the Westerly boundary of said Lot 1 the following 5 courses:

1) N 48°38'12" W a distance of 82.44 feet;

2) N 59°24'12" W a distance of 110.40 feet;

3) N 06°52'12" W a distance of 78.90 feet;

4) N 37°10'12" W a distance of 81.60 feet;

5) S 40°03'48" W a distance of 62.24 feet to the Westernmost corner of said Lot 1; thence along the Southeasterly line of a parcel of land as described in Book 1140 at Page 107 of the records of the Mesa County Clerk and Recorder S 40°03'48" W a distance of 291.75 feet to the Southeasternmost corner of said parcel of land; thence N 88°27'12" W along the South line of said parcel of land a distance of 183.46 feet to the Southwest corner of said parcel of land; thence along the West line of said parcel of land and extending across Desert Hills Road N

00°52'12" W a distance of 594.50 feet to a point on the North right-of-way line of said Desert Hills Road; thence along said North right-of-way line N 88°02'12" W a distance of 179.38 feet; thence continuing along said North right-of-way line N 86°26'40" W a distance of 1335.14 feet to a point; thence leaving said North right-of-way line N 01°12'00" E a distance of 55.04 feet to a point on the North right-of-way line of South Broadway; thence N 86°26'40" W along said North right-of-way line a distance of 969.74 feet to the beginning of a curve concave to the Northeast having a radius of 318.10 feet; thence 490.87 feet along the arc of said curve and Northeasterly right-of-way line of said South Broadway, the chord of which bears N 42°14'10" W a distance of 443.60 feet to a point; thence N 01°58'20" E along the East right-of-way line of said South Broadway a distance of 11.40 feet to the Westernmost corner of a parcel of land as described in Book 2022 at Page 455-456 of the records of the Mesa County Clerk and Recorder; thence leaving said East right-of-way line and along a line as described in said Book 2022 at Page 455-456 S 89°50'31" E a distance of 400.00 feet to a point on the Westerly boundary of a parcel of land as described in said Book 2022 at Page 455-456; thence S 86°26'40" E a distance of 2580.83 feet to a point on the East line of said parcel of land; thence along the East line of said parcel of land S 00°59'32" W a distance of 389.52 feet to a point on the North right-of-way line of said Desert Hills Road; thence S 88°02'12" E along said North right-of-way line a distance of 205.77 feet to a point; thence leaving said North right-of-way line S 02°52'33" W a distance of 25.00 feet to a point on the centerline of said Desert Hills Road; thence along said centerline S 88°02'12" E a distance of 762.67 feet to the Northeast corner of Lot 1 of said Hayes Spring Subdivision ( Minor ); thence S 01°06'48" W a distance of 535.35 feet to the Northeast corner of Lot 2 of said Hayes Spring Subdivision ( Minor ); thence S 01°06'48" W along the East line of said Lot 2 a distance of 784.47 feet to a point; thence leaving the East line of said Lot 2 N 75°07'50" E a distance of 68.30 feet to a point on the Westerly right-of-way line of the Redlands Water and Power First Lift Canal ( said Westerly right-of-way line was based off a line 30 feet West of and parallel with a centerline that was scaled off the Mesa County Assessors Map ); thence along said Westerly right-of-way line the following 13 courses:

- 1) N 12°50'57" E a distance of 277.27 feet;
- 2) N 40°06'08" E a distance of 135.94 feet;
- 3) N 54°02'45" E a distance of 149.09 feet;
- 4) N 36°42'24" E a distance of 79.28 feet;
- 5) N 04°03'56" W a distance of 227.46 feet;
- 6) N 59°33'52" E a distance of 270.88 feet;
- 7) N 30°40'14" E a distance of 157.73 feet;
- 8) N 85°12'11" E a distance of 120.92 feet;

- 9) S 56°20'45" E a distance of 181.81 feet;
- 10) S 88°31'18" E a distance of 110.00 feet;
- 11) N 50°01'47" E a distance of 127.08 feet;
- 12) N 44°01'51" E a distance of 258.43 feet;
- 13) N 21°50'10" E a distance of 63.65 feet to the North 1/4 corner of said Section 26; thence along the West line of Lot 1 of said Section 26 S 01°31'09" W a distance of 1325.29 feet to the North 1/16 corner of said Section 26; thence S 88°17'33" E along the South line of said Lot 1 a distance of 1435.33 feet to the Northeast corner of Lot 2 of said Section 26; thence along the East line of said Lot 2 S 01°36'17" W a distance of 477.62 feet to the point of beginning. Said parcel of land contains 78.77 acres more or less.

Excepting therefrom the following described parcel of land which was previously annexed to the City of Grand Junction as part of the South Camp Annexation pursuant to City Ordinance No.2759.

A parcel of land situate in the Northwest 1/4 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 26, thence N 69°17'31" W a distance of 2825.77 feet to a point on the South right-of-way line of South Broadway and True Point of Beginning of the parcel described herein; thence leaving said South right-of-way line N 21°21'40" E a distance of 1.00 feet; thence N 74°05'57" W along a line 1.00 feet North of and parallel with said South right-of-way line a distance of 94.54 feet; thence S 01°08'55" W a distance of 1.03 feet to a point on said South right-of-way line; thence S 74°05'57" E along said South right-of-way line a distance of 94.18 feet to the point of beginning. Said parcel contains 0.002 acres more or less.

#### INDEPENDENCE VALLEY NO.2

A parcel of land situate in the Southeast 1/4 of Section 22 and in the Southwest 1/4 of Section 23 all in Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, lying within a parcel of land as described in Book 2022 at Page 455-456 of the records of the Mesa County Clerk and Recorder and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22, thence N 02°04'39" E along the North-South centerline of said Section 22 a distance of 400.00 feet to a point; thence S 85°43'31" E a distance of 10.00 feet to a point; thence S 87°55'21" E a distance of 40.00 feet to a Westernmost corner of a parcel of land as described in said Book 2022 at Page 455-456 ; thence S 89°50'31" E along a line as described in said Book 2022 at Page 455-456 a distance

of 400.00 feet to a point on the Westerly boundary of a parcel of land as described in said Book 2022 at Page 455-456; thence S 86°26'40" E a distance of 2580.83 feet to a point on the Easterly boundary of said parcel of land as described in said Book 2022 at Page 455-456 and True Point of Beginning of the parcel described herein; thence N 86°26'40" W a distance of 2555.83 feet; thence N 03°33'20" E a distance of 100.00 feet; thence S 86°26'40" E a distance of 2526.33 feet; thence N 00°59'32" E a distance of 100.10 feet; thence N 86°26'40" W a distance of 2521.85 feet; thence N 03°33'20" E a distance of 100.00 feet; thence S 86°26'40" E a distance of 2517.38 feet; thence N 00°59'32" E a distance of 100.10 feet; thence N 86°26'40" W a distance of 2112.90 feet; thence N 03°33'20" E a distance of 54.09 feet; thence S 86°26'40" E a distance of 2135.50 feet to a point on the Easterly boundary line of said parcel of land as described in said Book 2022 at Page 455-456; thence S 00°59'32" W along said Easterly boundary line a distance of 454.55 feet to the True Point of Beginning. Said parcel contains 14.47 acres more or less.

### INDEPENDENCE VALLEY NO.3

A parcel of land situate in Sections 15,22 and 23, Township 11 South, Range 101 West of the 6th Principal Meridian and in Sections 35 and 36, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of Section 22, Township 11 South, Range 101 West of the 6th P.M., thence N 02°04'39" E along the North-South centerline of said Section 22 a distance of 400.00 feet to a point; thence S 85°43'31" E a distance of 10.00 feet to a point; thence S 87°55'21" E a distance of 40.00 feet to the Westernmost corner of a parcel of land as described in Book 2022 at Page 455-456 of the records of the Mesa County Clerk and Recorder; thence S 89°50'31" E along a line described in said Book 2022 at Page 455-456 a distance of 400.00 feet to the True Point of Beginning of the parcel described herein; thence S 86°26'32" E a distance of 25.00 feet; thence N 03°33'20" E a distance of 100.00 feet; thence S 86°26'40" E a distance of 2526.33 feet; thence N 00°59'32" E a distance of 100.10 feet; thence N 86°26'40" W a distance of 2521.85 feet; thence N 03°33'20" E a distance of 100.00 feet; thence S 86°26'40" E a distance of 2517.38 feet; thence N 00°59'32" E a distance of 100.10 feet; thence N 86°26'40" W a distance of 2112.90 feet; thence N 03°33'20" E a distance of 54.09 feet; thence S 86°26'40" E a distance of 2135.50 feet to a point on the East line of a parcel of land as described in said Book 2022 at Page 455-456; thence N 02°20'28" W along the East line of said parcel of land a distance of 456.34 feet to the Northeast corner of said parcel of land; thence N 87°34'37" W along the North line of said parcel of land a distance of 318.89 feet to a point on the East line of said Section 22; thence continuing along said North line N 86°56'50" W a distance of 2093.27 feet to the Southeast corner of a parcel of land as described in Book 1212 at Page 153 of the records of said Mesa County Clerk and Recorder; thence N 01°44'08" E along the East line of



said parcel of land a distance of 382.15 feet to a point; thence S 86°51'33" E along a line described in said Book 1212 at Page 153 a distance of 101.83 feet to the Southwest corner of Lot 7 of Corral De Terra Subdivision as recorded in Plat Book 13 at Page 124 of the records of said Mesa County Clerk and Recorder; thence N 02°06'28" E along the West line of said Lot 7 a distance of 311.18 feet to a point on the South right-of-way line of Corral De Terra Drive; thence along said South right-of-way line N 87°30'32" W a distance of 179.91 feet to a point; thence crossing said Corral De Terra Drive, along the East line of Lots 1,2 and 3 of The Overlook Subdivision as recorded in Plat Book 13 at Page 5 of said Mesa County Clerk and Recorder, and crossing the South 1/2 of E 1/2 Road N 02°24'34" E a distance of 615.32 feet to a point on the North line of the SE 1/4 of said Section 22; thence N 87°35'26" W along the North line of said SE 1/4 a distance of 213.99 feet to the Southeast corner of a parcel of land as described in Book 1152 at Page 761 of the records of said Mesa County Clerk and Recorder; thence N 01°57'44" E along the East line of said parcel of land a distance of 140.20 feet to the Northeast corner of said parcel of land; thence N 88°02'16" W along the North line of said parcel of land a distance of 282.00 feet to a point on the North-South centerline of said Section 22; thence along said North-South centerline N 01°57'44" E a distance of 851.69 feet to a point; thence crossing the West 1/2 of 20 1/2 Road and along the Southerly and Westerly boundary of a parcel of land as described in Book 1968 at Page 596 thru 598 of the records of said Mesa County Clerk and Recorder the following 3 courses:

1) N 88°02'15" W a distance of 71.00 feet;

2) N 64°44'59" W a distance of 103.32 feet;

3) N 11°51'53" W a distance of 293.01 feet to a point; thence N 02°27'16" E a distance of 20.00 feet to a point on the North line of right-of-way as vacated per document recorded in Book 1163 at Page 20 of the records of said Mesa County Clerk and Recorder; thence S 87°32'44" E along said North line a distance of 235.76 feet to a point on the North-South centerline of said Section 22; thence S 87°36'19" E along the North right-of-way line of E 3/4 Road a distance of 738.23 feet to a point on the Westerly boundary of Tamarack Subdivision as recorded in Plat Book 13 at Page 235 of said Mesa County Clerk and Recorder; thence along the Westerly, Northerly and Easterly boundary of said Tamarack Subdivision the following 11 courses:

1) N 21°21'44" E a distance of 47.37 feet;

2) N 58°33'44" E a distance of 136.00 feet;

3) N 09°58'44" E a distance of 65.00 feet;

4) N 52°01'44" E a distance of 75.54 feet;

5) N 00°07'44" E a distance of 145.13 feet;

6) N 36°31'44" E a distance of 99.18 feet;

7) N 76°09'44" E a distance of 133.25 feet;

8) S 45°21'16" E a distance of 152.43 feet;

9) S 22°49'16" E a distance of 288.61 feet;

10) S 06°37'44" W a distance of 92.13 feet;

11) S 19°27'44" W a distance of 58.27 feet; thence S 88°21'16" E a distance of 62.80 feet to a point on the West right-of-way line of 20 3/4 Road; thence N 02°00'44" E along said West right-of-way line a distance of 542.74 feet to a point; thence crossing said 20 3/4 Road and along the South line of a parcel of land as described in Book 1301 at Page 994 of the records of said Mesa County Clerk and Recorder S 87°43'16" E a distance of 920.98 feet to the Southeast corner of said parcel of land; thence along the East boundary of said parcel of land the following 3 courses:

1) N 02°12'34" E a distance of 557.01 feet;

2) N 87°31'58" W a distance of 20.00 feet;

3) N 02°12'34" E a distance of 199.45 feet to a point on the South right-of-way line of Colorado State Highway No.340; thence along said South right-of-way line and extending across said Colorado State Highway No.340 S 88°36'33" E a distance of 1076.14 feet to a point that is 1.00 feet Southwest of the Northeasterly right-of-way line of said Colorado State Highway No.340; thence along a line 1.00 feet Southwest of and parallel with said Northeasterly right-of-way line the following 4 courses:

1) 713.62 feet along the arc of a curve concave to the Southwest having a radius of 1185.00 feet and whose chord bears S 48°56'50" E, 702.88 feet;

2) N 58°17'29" E a distance of 35.00 feet;

3) 181.58 feet along the arc of a curve concave to the Southwest having a radius of 1220.00 feet and whose chord bears S 27°23'48" E, 181.41 feet;

4) S 23°10'01" E a distance of 119.26 feet; thence S 62°32'31" E a distance of 1.63 feet to a point on the Northeasterly right-of-way line of said Colorado State Highway No.340; thence along said Northeasterly right-of-way line the following 5 courses:

1) S 24°28'42" E a distance of 143.08 feet;

2) S 04°48'42" E a distance of 108.27 feet;

3) S 24°07'31" E a distance of 360.91 feet;

4) 830.39 feet along the arc of a curve concave to the Northeast having

a radius of 1392.50 feet and whose chord bears S 40°56'17" E, 818.14 feet;

5) S 55°39'42" E a distance of 934.06 feet to the Southwest corner of a parcel of land as described in Book 1019 at Page 891 of the records of the Mesa County Clerk and Recorder; thence

N 33°29'29" E along the Westerly line of said parcel of land a distance of 283.27 feet to a point on the West right-of-way line of Rio Hondo Road; thence N 06°30'29" E along the West right-of-way line of said Rio Hondo Drive a distance of 1746.87 feet to a point; thence N 06°30'29" E along the East line of a parcel of land as described in Book 1365 at Page 102-103 of the records of said Mesa County Clerk and Recorder a distance of 265.00 feet to the Northeast corner of said parcel of land; thence S 62°23'29" W along the Northerly line of said parcel of land a distance of 222.80 feet to a point; thence continuing along the Northerly line of said parcel of land, crossing 21 1/2 Road and along the Northerly line of a parcel of land as described in Book 893 at Page 662 of the records of said Mesa County Clerk and Recorder S 78°54'29" W a distance of 460.34 feet to a point; thence N 02°24'29" E a distance of 48.64 feet to a point on the centerline of Lime Kiln Gulch; thence along the centerline of said Lime Kiln Gulch the following 4 courses:

1) S 76°18'03" W a distance of 477.59 feet;

2) N 63°54'24" W a distance of 59.49 feet;

3) S 59°34'12" W a distance of 374.83 feet;

4) S 71°46'29" W a distance of 396.56 feet to a point; thence N 62°32'31" W a distance of 49.40 feet to a point on the Northeasterly right-of-way line of said Colorado State Highway No.340; thence along said Northeasterly right-of-way line the following 4 courses:

1) N 23°10'01" W a distance of 118.90 feet;

2) 182.73 feet along the arc of a curve concave to the Southwest having a radius of 1221.00 feet and whose chord bears N 27°25'13" W a distance of 182.56 feet;

3) S 58°17'29" W a distance of 35.00 feet;

4) 713.42 feet along the arc of a curve concave to the Southwest having a radius of 1186.00 feet and whose chord bears N 48°58'34" W, 702.71 feet; thence crossing said Colorado State Highway No.340 N 88°36'33" W a distance of 1077.32 feet to a point; thence S 02°12'34" W a distance of 1.00 feet to a point on the South right-of-way line of said Colorado State Highway No.340; thence along said South right-of-way line the following 2 courses:

1) N 88°32'05" W a distance of 767.58 feet;

2) 98.21 feet along the arc of a curve concave to the North having a radius of 756.30 feet and whose chord bears N 84°53'06" W, 98.14 feet

to a point; thence S 02°24'13" W along the centerline of 20 3/4 Road a distance of 472.30 feet to a point; thence crossing the West 1/2 of said 20 3/4 Road and along the South and Westerly boundary of Brock Subdivision as recorded in Plat Book 12 at Page 271 of the records of said Mesa County Clerk and Recorder the following 4 courses:

1) N 87°34'34" W a distance of 252.29 feet;

2) N 02°02'03" E a distance of 254.93 feet;

3) N 30°04'57" W a distance of 198.64 feet;

4) N 20°54'26" E a distance of 162.88 feet to a point on the Southwesterly right-of-way line of said Colorado State Highway No.340; thence along said Southwesterly right-of-way line the following 7 courses:

1) 280.00 feet along the arc of a curve concave to the Northeast having a radius of 756.30 feet and whose chord bears N 45°41'49" W, 278.40 feet;

2) N 35°05'49" W a distance of 319.00 feet;

3) N 63°01'49" W a distance of 341.60 feet;

4) 772.90 feet along the arc of a curve concave to the Southwest having a radius of 1232.50 and whose chord bears N 53°03'49" W, 760.30 feet;

5) N 45°53'19" W a distance of 204.90 feet;

6) 218.65 feet along the arc of a curve concave to the South having a radius of 1332.50 feet and whose chord bears N 83°43'49" W, 218.40 feet;

7) N 88°25'49" W a distance of 439.00 feet to the Northeast corner of a parcel of land as described in Book 915 at Page 575 of the records of said Mesa County Clerk and Recorder; thence along the East line of said parcel of land S 02°52'41" W a distance of 195.11 feet to the Southeast corner of said parcel of land; thence along the Southerly line of said parcel of land N 73°44'19" W a distance of 224.97 feet to the Southwest corner of said parcel of land; thence along the West line of said parcel of land N 00°03'41" E a distance of 195.00 feet to the Northwest corner of said parcel of land and Southerly right-of-way line of said Colorado State Highway No.340; thence N 64°08'19" W along said Southerly right-of-way line a distance of 3.00 feet; thence 23.24 feet along said Southerly right-of-way line and arc of a curve concave to the Northeast having a radius of 1482.50 feet and whose chord bears N 83°16'06" W, 23.24 feet; thence crossing said Colorado State Highway No.340 and along the East right-of-way line of 20 1/4 Road which is 20.00 feet East of and parallel with the West line of the NE 1/4 SW 1/4 of Section 15, Township 11 South, Range 101 West, N 03°06'33" E a distance of 1397.54 feet; thence continuing along said East right-of-way line which is 20.00 feet East of and parallel with the West line of

the SE 1/4 NW 1/4 of said Section 15, N 02°42'07" E a distance of 225.64 feet to a point on the South boundary of a parcel of land as described in Book 1185 at Page 189 of the records of the Mesa County Clerk and Recorder; thence along the South boundary of said parcel of land the following 3 courses:

1) S 87°42'51" E a distance of 679.29 feet;

2) N 02°17'09" E a distance of 240.00 feet;

3) S 87°42'51" E a distance of 600.00 feet to a point on the West right-of-way line of 20 1/2 Road; thence N 03°10'09" E along said West right-of-way line which is 20.00 feet West of and parallel with the East line of the SE 1/4 NW 1/4 of said Section 15 a distance of 598.56 feet to a point; thence crossing said 20 1/2 Road and along the North boundary of Forest Hills Subdivision as recorded in Plat Book 9 at Page 25 of the records of said Mesa County Clerk and Recorder S 85°30'27" E a distance of 1365.01 feet to a point on the West line of Lot 17, Block 20, Panorama Subdivision Filing No.7 as recorded in Plat Book 10 at Page 34 of the records of said Mesa County Clerk and Recorder; thence along the West line of Lots 17 and 18, Block 20 of said Panorama Subdivision Filing No.7 N 01°28'33" E a distance of 274.54 feet to the Northwest corner of said Lot 18, Block 20; thence S 87°25'57" E along the North line of said Lot 18, Block 20 a distance of 270.00 feet to the Southwest corner of Lot 19, Block 20 of said Panorama Subdivision Filing No.7; thence along the Westerly line of said Lot 19, Block 20 the following 4 courses:

1) N 30°21'27" W a distance of 102.20 feet;

2) N 03°29'33" E a distance of 85.00 feet;

3) N 14°30'33" E a distance of 115.50 feet;

4) N 50°10'26" W a distance of 153.44 feet; thence N 29°58'43" W a distance of 108.88 feet to Manhole No.4 of Tiara Rado Interceptor Sewer Line; thence along said Tiara Rado Interceptor Sewer Line the following 4 courses:

1) N 06°11'39" W a distance of 133.31 feet;

2) N 40°29'57" E a distance of 99.86 feet;

3) N 77°52'04" E a distance of 105.51 feet;

4) N 03°57'28" E a distance of 423.05 feet to a point on the North line of said Section 15; thence N 03°57'28" E along the East line of a parcel of land as described in Book 1664 at Page 120 of the records of the Mesa County Clerk and Recorder a distance of 1220.00 feet to a point on the South bank of the Colorado River prior to 1983 ( said South bank location was scaled from the Mesa County Assessor Map ); thence along the South bank of said Colorado River the following 7 courses:

1) N 49°15'09" W a distance of 368.62 feet;

2) N 87°37'33" W a distance of 50.00 feet;

3) S 73°36'18" W a distance of 184.83 feet;

4) N 87°29'27" W a distance of 110.00 feet;

5) S 75°47'55" W a distance of 208.67 feet;

6) S 86°47'50" W a distance of 301.43 feet to a point on the North line of Lot 8, Section 35, Township 1 North, Range 2 West; thence along the North line of said Lot 8 N 87°29'27" W a distance of 471.62 feet to the Northeast corner of the SW 1/4 SE 1/4 of said Section 35; thence N 87°29'27" W along the North line of said SW 1/4 SE 1/4 a distance of 390.91 feet to the Northwest corner of a parcel of land as described in said Book 1664 at Page 120; thence continuing along the North line of said SW 1/4 SE 1/4 N 87°29'27" W a distance of 938.10 feet to the Northwest corner of said SW 1/4 SE 1/4; thence S 02°06'02" W along the West line of said SW 1/4 SE 1/4 a distance of 1304.33 feet to the South 1/4 corner of said Section 35; thence N 87°55'05" W along the South line of the SE 1/4 SW 1/4 of said Section 35 ( said South line also being the North boundary of Independence Valley Subdivision Filing No.1 as recorded in Plat Book 14 at Page 72 of the records of said Mesa County Clerk and Recorder ) a distance of 1319.45 feet to the Northwest corner of Section 15, Township 11 South, Range 101 West ( said Northwest corner also being the Northwest corner of said Independence Valley Subdivision Filing No.1 ); thence

S 02°14'00" W along the West line of said Section 15 and West boundary of said Independence Valley Subdivision Filing No.1 a distance of 1087.27 feet to the Northwest corner of Independence Valley Subdivision Filing No.2 as recorded in Plat Book 14 at Page 267 to 269 of said Mesa County Clerk and Recorder; thence S 02°13'59" W along the West boundary of said Independence Valley Subdivision Filing No.2 and West line of said Section 15 a distance of 1320.68 feet to the West 1/4 corner of said Section 15; thence continuing along the West boundary of said Independence Valley Subdivision Filing No.2 and West line of said Section 15 and extending across Colorado State Highway No.340 S 03°13'25" W a distance of 586.78 feet to a point on the Southwesterly right-of-way line of said Colorado State Highway No.340; thence along said Southwesterly right-of-way line the following 2 courses:

1) S 42°12'04" E a distance of 530.30 feet;

2) 711.19 feet along the arc of curve concave to the Northeast having a radius of 1482.50 feet and whose chord bears

S 55°56'40" E, 704.39 feet to a point on the North line of the SW 1/4 SW 1/4 of said Section 15; thence N 87°27'29" W along the North line of said SW 1/4 SW 1/4 a distance of 540.39 feet to the Easterly right-of-way line of the Redlands Water and Power Company First Lift Canal; thence along said Easterly right-of-way line the following 2 courses:

1) S 08°11'16" E a distance of 35.94 feet;

2) S 13°49'16" E a distance of 753.50 feet to a point; thence S 76°10'44" W a distance of 50.00 feet to the Westerly right-of-way line of said Redlands Water and Power Company First Lift Canal; thence along said Westerly right-of-way line the following 4 courses:

1) N 13°49'16" W a distance of 80.10 feet;

2) S 11°23'44" W a distance of 18.40 feet;

3) S 41°46'44" W a distance of 56.50 feet;

4) S 33°15'16" E a distance of 95.00 feet; thence leaving said Westerly right-of-way line N 87°25'16" W a distance of 618.00 feet to a point on the West line of the SW 1/4 SW 1/4 of said Section 15; thence along said West line S 03°14'58" W a distance of 497.70 feet to the Southwest corner of said Section 15; thence S 87°29'43" E along the South line of said Section 15 a distance of 1319.80 feet to the Northwest corner of the NE 1/4 NW 1/4 of Section 22, Township 11 South, Range 101 West; thence S 03°18'16" W along the West line of said NE 1/4 NW 1/4 a distance of 1333.22 feet to the Southwest corner of said NE 1/4 NW 1/4; thence S 03°14'16" W along the centerline of right-of-way as vacated per document recorded in Book 1163 at Page 20 of the records of the Mesa County Clerk and Recorder a distance of 677.23 feet to the Southwest corner of a parcel of land as described in Book 1727 at Page 596 of the records of said Mesa County Clerk and Recorder; thence S 87°09'20" E along the South line of said parcel of land a distance of 362.61 feet to the Northwest corner of Saddleback Subdivision as recorded in Plat Book 14 at Page 140 of the records of said Mesa County Clerk and Recorder; thence S 01°57'44" W along the West boundary of said Saddleback Subdivision and extending to the South line of the SE 1/4 NW 1/4 of said Section 22 ( said South line also being the centerline of South Broadway ) a distance of 652.08 feet; thence S 87°28'20" E along the South line of said SE 1/4 NW 1/4 a distance of 1006.50 feet to the Center 1/4 corner of said Section 22; thence along the North-South centerline of said Section 22 S 02°06'29" W a distance of 564.59 feet to a point; thence S 87°35'26" E a distance of 40.00 feet to a point on the East right-of-way line of 20 1/2 Road; thence S 02°06'29" W along said East right-of-way line which is 40.00 feet East of and parallel with said North-South centerline a distance of 737.99 feet to the Southwest corner of a parcel of land as described in Book 1212 at Page 153 of the records of said Mesa County Clerk and Recorder; thence S 87°01'38" E along the South line of said parcel of land a distance of 163.12 feet to the Northwest corner of a parcel of land as described in Book 2022 at Page 455-456 of the records of said Mesa County Clerk and Recorder; thence along the Westerly boundary of said parcel of land the following 4 courses:

1) S 44°55'07" E a distance of 252.47 feet;

2) S 19°05'53" W a distance of 451.00 feet;

3) S 09°04'07" E a distance of 159.00 feet;

4) S 50°08'31" E a distance of 205.70 feet to the point of beginning. Said parcel contains 625.95 acres more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

( BOOK 2149,PAGE 80 )

A parcel of land situate in the North 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the NE 1/4 NW 1/4 of said Section 15, thence along the South line of said NE 1/4 NW 1/4 S 87°30'37" E a distance of 937.50 feet; thence N 02°01'23" E a distance of 25.00 feet to a point on the North right-of-way line of F 3/4 Road and the True Point of Beginning of the parcel described herein; thence S 87°30'37" E along said North right-of-way line a distance of 402.21 feet; thence leaving said North right-of-way line N 02°01'23" E a distance of 1084.70 feet to a point on the North line of said Section 15; thence N 87°58'51" W along the North line of said Section 15 a distance of 402.21 feet; thence leaving said North line S 02°01'23" W a distance of 1081.40 feet to the point of beginning. Said parcel contains 10.00 acres more or less.

( BOOK 1941,PAGE 804 )

A parcel of land situate in the NE 1/4 NW 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of Section 35, Township 1 North, Range 2 West of the Ute Meridian, thence S 87°45'30" E a distance of 10.50 feet; thence S 02°31'14" W a distance of 1101.50 feet to the Southwest corner of the NE 1/4 NW 1/4 of said Section 15; thence S 87°31'46" E along the South line of said NE 1/4 NW 1/4 a distance of 532.50 feet to the True Point of Beginning of the parcel described herein; thence N 02°00'14" E a distance of 125.00 feet; thence N 68°35'14" E a distance of 200.00 feet; thence N 64°06'14" E a distance of 250.60 feet; thence S 02°00'14" W a distance of 325.00 feet; thence N 87°31'46" W a distance of 405.00 feet to the point of beginning. Said parcel contains 2.04 acres more or less.

( BOOK 1656,PAGE 582 AND BOOK 1818, PAGE 78 & 79 )

A parcel of land situate in the NW 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23, thence S 48°31'29" W a distance of 1496 feet to a point on the Northeasterly right-of-way line of Colorado State Highway No. 340 and True Point of Beginning of the parcel described herein; thence leaving said Northeasterly right-of-way line N 64°32'29" E a distance of 215.00 feet; thence N 22°32'31" W a distance of 227.00 feet; thence S 57°27'29" W a distance of 190.00 feet to a point on the Northeasterly



right-of-way line of said Highway No.340; thence N 24°28'42" W along said Northeasterly right-of-way line a distance of 14.00 feet; thence leaving said Northeasterly right-of-way line N 56°54'29" E a distance of 93.38 feet; thence N 62°32'42" W a distance of 149.74 feet to a point on the Northeasterly right-of-way line of said Colorado State Highway No.340; thence along said Northeasterly right-of-way line the following 3 courses:

- 1) S 24°28'42" E a distance of 144.70 feet;
- 2) S 04°48'42" E a distance of 108.27 feet;
- 3) S 24°07'31" E a distance of 103.44 feet to the point of beginning. Said parcel of land contains 1.17 acres more or less.

#### INDEPENDENCE VALLEY NO.4

A parcel of land situate in the Southwest 1/4 of Section 36 and in the Southeast 1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of said Section 35, thence N 02°02'11" E along the East line of said Section 35 a distance of 1423.16 feet to a point on the South bank of the Colorado River prior to 1983 ( said South bank location was scaled off of the Mesa County Assessor Map ); thence along said South bank the following 3 courses:

- 1) N 49°15'09" W a distance of 18.79 feet;
- 2) N 87°37'33" W a distance of 50.00 feet;
- 3) S 73°36'18" W a distance of 184.83 feet; thence leaving said South bank N 16°23'42" W a distance of 1.00 feet; thence along a line that is 1.00 feet North of and parallel with said South bank the following 3 courses:
  - 1) N 73°36'18" E a distance of 184.99 feet;
  - 2) S 87°37'33" E a distance of 50.51 feet;
  - 3) S 49°15'09" E a distance of 369.40 feet; thence N 64°17'57" E a distance of 1214.99 feet to a point on the Northerly right-of-way line of Interstate Highway No.70; thence along said Northerly right-of-way line and 56.87 feet along the arc of a curve concave to the North having a radius of 2714.79 feet, the chord of which bears S 54°09'34" E a distance of 56.87 feet; thence leaving said Northerly right-of-way line S 64°17'57" W a distance of 1271.65 feet to a point on the East line of a parcel of land as described in Book 1664 at Page 120 of the records of the Mesa County Clerk and Recorder; thence N 03°57'28" E along the East line of said parcel of land a distance of 57.54 feet to a point on the South bank of said Colorado River; thence N 49°15'09" W along said South bank a distance of 349.83 feet to the point of

beginning. Said parcel of land contains 1.44 acres more or less.