

# PHIPPS ANNEXATION #2

## DESCRIPTION

A parcel of land in the Southeast quarter (S.E.1/4) of Section 25, Township 1 South, Range 1 West, Ute Meridian. More particularly described as follows:

Beginning at a point on the North right-of-way line of U.S. Highway 6 & 50 which bears S.55°04'27"E. 1165.40 ft. from the Northwest corner of the Southeast quarter (N.W.cor. S.E.1/4) of said Section 25; thence S.69°29'E. along said right-of-way line 367.07 ft.; thence North 794.73 ft. to the centerline of B.5 Rd.; thence N.89°57'00"W. along the centerline of B.5 Rd. 343.79 ft.; thence South 666.38 ft. to the point of beginning. Together with B 1/2 Rd. right-of-way on the North.

## LEGEND

Boundary of existing corporate limits -----  
Boundary of new corporate limits \_\_\_\_\_

## AREA OF ANNEXATION

Boundary contiguous to existing corporate limits \_\_\_\_\_ approx. 730 ft.  
Perimeter of area to be annexed \_\_\_\_\_ approx. 2235 ft.  
Total annexed area in acres \_\_\_\_\_ approx. 6

ORDINANCE NO. 1938

EFFECTIVE DATE: 2-8-1981

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION, COLORADO

PHIPPS ANNEXATION NO.2

DRAWN BY: _____	DATE: _____	HORIZONTAL SCALE 1" = 50'	VERTICAL SCALE _____
CHECKED BY: <u>D.W.</u>	DATE: <u>1-23-81</u>	FIELD BOOK NO _____	SHEET _____
APPROVED BY: _____	DATE: _____	PAGE NO _____	DRWG. NO <u>01-676</u>

