

BELLA VISTA #2 ANNEXATION

DESCRIPTION

A TRACT OF LAND IN THE SE1/4 OF SECTION 35, TOWNSHIP 1 NORTH RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 35; THENCE N00°06'W ALONG THE WEST LINE OF BELLA VISTA SUBDIVISION, AS RECORDED IN PLAT BOOK 9 AT PAGE 63 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, A DISTANCE OF 1319.90 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF BELLA VISTA SUBDIVISION A DISTANCE OF 864.5 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF THE FIRST ADDITION TO BELLA VISTA SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 83 OF THE MESA COUNTY CLERK AND RECORDER; THENCE S89°55'E ALONG THE NORTH LINE OF THE FIRST ADDITION TO BELLA VISTA SUBDIVISION A DISTANCE OF 451.10 FEET TO THE NE CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 35; THENCE S00°07'W ALONG THE EAST LINE OF THE SE1/4 SE1/4 OF SAID SECTION 35 A DISTANCE OF 684.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF KIMBERLY DRIVE, AS EXTENDED; THENCE N89°58'W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 637.65 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 3, OF THE FIRST ADDITION TO BELLA VISTA SUBDIVISION; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WEST A DISTANCE OF 403.40 FEET TO A POINT OF CURVATURE; THENCE 55.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.0 FEET, A CENTRAL ANGLE OF 90°06', AND A LONG CHORD WHICH BEARS S45°03'W A DISTANCE OF 49.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF VICTOR DRIVE; THENCE S00°06'E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 460.23 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, S08°32'E A DISTANCE OF 101.10 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF BELLA VISTA SUBDIVISION; THENCE SOUTH A DISTANCE OF 40.0 FEET TO A POINT ON THE SOUTH LINE OF THE SE1/4 SE1/4 OF SAID SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SE1/4 SE1/4 A DISTANCE OF 251.6 FEET TO THE POINT OF BEGINNING.

— Annexation Boundary
 - - - Existing City Limits

AREA OF ANNEXATION

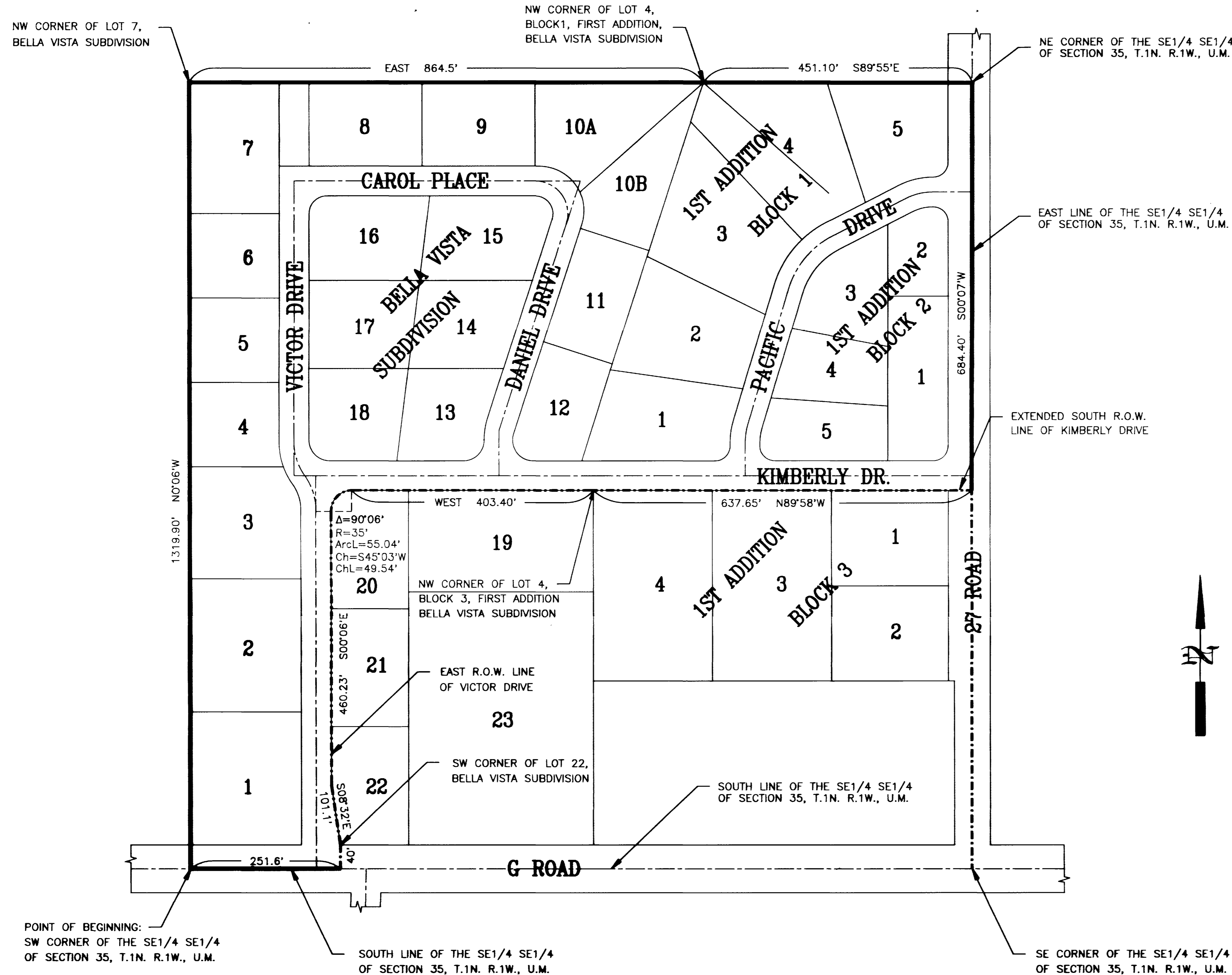
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|----------------------|-------------|
| Annexation Perimeter | 5268.91 FT. |
| Contiguous Perimeter | 1697.42 FT. |
| Area in Square Feet | 1,051,856 |
| Area in Acres | 24.15 |

ORDINANCE NUMBER
2600

EFFECTIVE DATE
NOVEMBER 8, 1992

The Description(s) contained herein have been derived from subdivision plats and deed description 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.

James L. Shanks
 JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES



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|-------------|------|----------------|-----------|------|------|
| DESCRIPTION | DATE | DRAWN BY | McCUTCHEN | DATE | 7/92 |
| REVISION | | CHECKED BY | T.W. | DATE | 7/92 |
| REVISION | | APPROVED BY | J.L.S. | DATE | 7/92 |
| REVISION | | FIELD BOOK NO. | | PAGE | |

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

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|---------------------------|--|-------------|
| BELLA VISTA #2 ANNEXATION | | SHEET NO. 1 |
| | | OF 1 |
| FILE NO. BELVIST2.DWG | | |