

# WILSON RANCH ANNEXATION NO. 4



## DESCRIPTION

A tract of land located in a part of the E1/2 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being more particularly described as follows:

Commencing at the Northwest corner of the SE1/4 of said Section 34, thence North 90°00'00" East along the North line of the SE1/4 of said Section 34 a distance of 537.29 feet to the True Point of Beginning; thence continuing North 90°00'00" East along said North line of the SE1/4 of Section 34 a distance of 58.94 feet to a point on the North and East bank of the Grand Valley Canal; thence continuing North 90°00'00" East along said North line of the SE1/4 of Section 34 a distance of 12.60 feet; thence North 25°08'30" West a distance of 82.68 feet to a point on the South right-of-way of Interstate 70; thence along said South right-of-way of Interstate 70 the following 6 courses and distances:

- 1) along the arc of a curve to the left whose radius is 2,965.00 feet and whose long chord bears North 79°15'22" East 60.20 feet;
- 2) North 76°40'49" East 305.10 feet;
- 3) North 75°40'19" East 175.00 feet;
- 4) North 76°39'26" East 229.99 feet;
- 5) North 76°41'12" East 64.92 feet;
- 6) along the arc of a curve to the right whose radius is 2,765.00 feet and whose long chord bears North 82°45'20" East 393.80 feet to a point on the centerline of Leach Creek;

thence along said centerline of Leach Creek by the following 2 courses and distances:

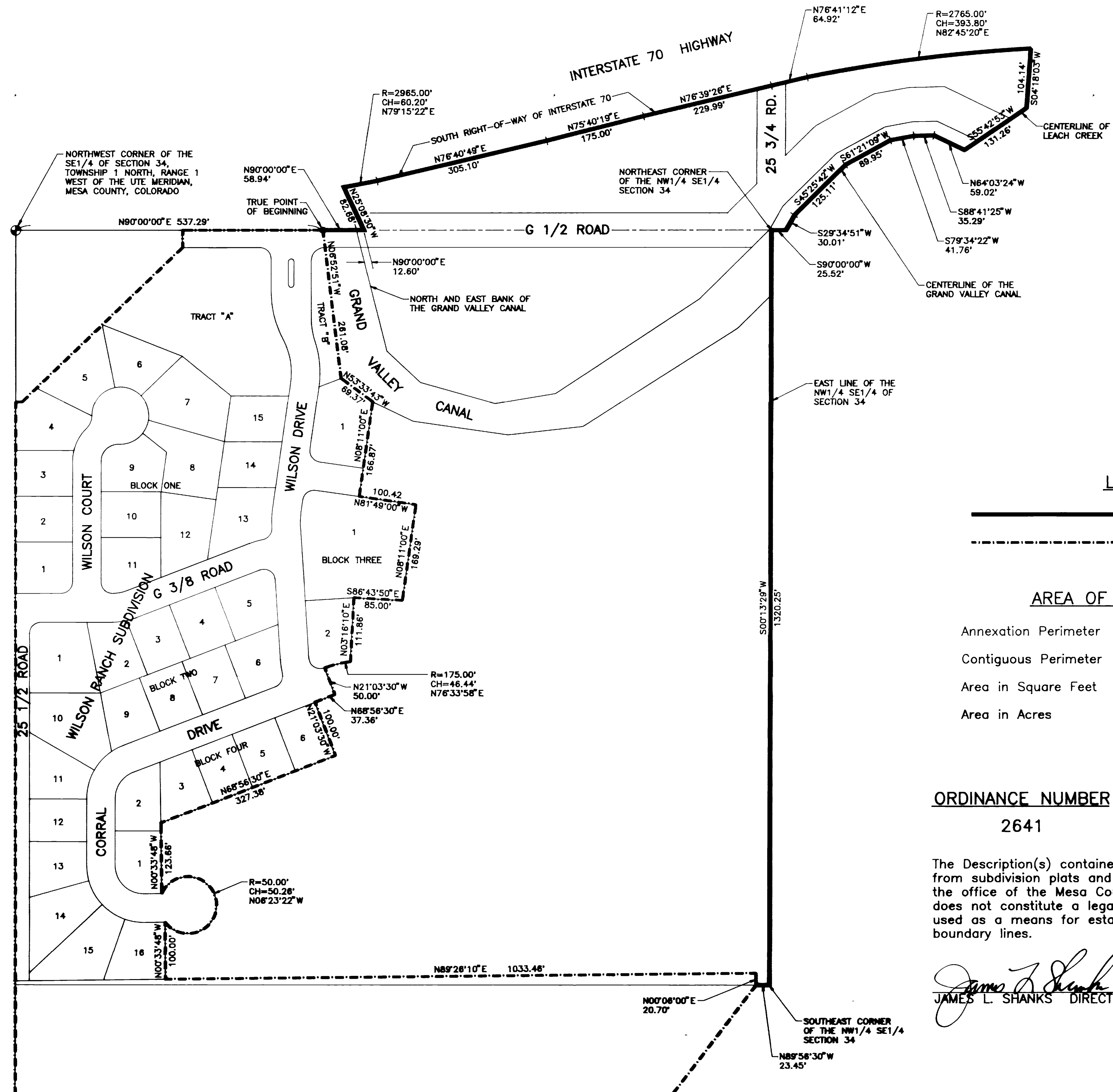
- 1) South 04°18'03" West 104.14 feet;
- 2) South 55°42'53" West 131.26 feet to the centerline of the Grand Valley Canal;

thence along said centerline of the Grand Valley Canal by the following 6 courses and distances:

- 1) North 64°03'24" West 59.02 feet;
- 2) South 88°41'25" West 35.29 feet;
- 3) South 79°34'22" West 41.76 feet;
- 4) South 61°21'09" West 89.95 feet;
- 5) South 45°25'42" West 125.11 feet;
- 6) South 29°34'51" West 30.01 feet to a point on the North line of the SE1/4 of said Section 34;

thence South 90°00'00" West along said North line of the SE1/4 of Section 34 a distance of 25.52 feet to the Northeast corner of the NW1/4 SE1/4 of said Section 34; thence South 00°13'29" West along the East line of the NW1/4 SE1/4 of said Section 34 a distance of 1,320.25 feet to the Southeast corner of the NW1/4 SE1/4 of said Section 34; thence North 89°56'30" West along the South line of the NW1/4 SE1/4 of said Section 34 a distance of 23.45 feet; thence North 00°06'00" East a distance of 20.70 feet; thence South 89°26'12" West a distance of 1,033.46 feet to the Southeast corner of Lot 16 in Block 2 of Wilson Ranch Filing No. One as recorded in Plat Book 13 at Pages 282 & 283 in the office of the Mesa County Clerk and Recorder; thence along the Eastern Boundary of said Wilson Ranch Filing No. One the following 15 courses and distances:

- 1) North 00°33'48" West 100.00 feet;
- 2) along the arc of a non-tangent curve to the left whose radius is 50.00 feet and whose long chord bears North 06°23'22" West 50.26 feet;
- 3) North 00°33'48" West 123.66 feet;
- 4) North 68°56'30" East 327.38 feet;
- 5) North 21°03'30" West 100.00 feet;
- 6) North 68°56'30" East 37.36 feet;
- 7) North 21°03'30" West 50.00 feet;
- 8) along the arc of a non-tangent curve to the right whose radius is 175.00 feet and whose long chord bears North 78°33'58" East 46.44 feet;
- 9) North 03°16'10" East 111.86 feet;
- 10) South 86°43'50" East 85.00 feet;
- 11) North 08°11'00" East 169.29 feet;
- 12) North 81°49'00" West 100.42 feet;
- 13) North 08°11'00" East 166.87 feet;
- 14) North 53°33'43" West 69.37 feet;
- 15) North 06°52'51" West 261.08 feet to the True Point of Beginning.



## LEGEND

- Annexation Boundary
- Existing City Limits

## AREA OF ANNEXATION

Annexation Perimeter	6,434.04 FT.
Contiguous Perimeter	3,064.53 FT.
Area in Square Feet	1,246,927.79
Area in Acres	28.63

## ORDINANCE NUMBER

2641

## EFFECTIVE DATE

FEBRUARY 21, 1993

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.

JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE	DRAWN BY	C.A.K.	DATE	11/13/92
REVISION			CHECKED BY	T.W.	DATE	1/28/93
REVISION			APPROVED BY	J.L.S.	DATE	1/29/93
REVISION			FIELD BOOK NO.		PAGE	

SCALE	
PLAN	PROFILE
HORIZ.	1"=100'
VERT.	

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

WILSON RANCH ANNEX NO. 4	
SHEET NO.	1
OF	1
FILE NO.	WILSON-4.DWG