

BLUFFS WEST NO.2 ANNEXATION

DESCRIPTION
A parcel of land located in the SE 1/4 and SW 1/4 of Section 7, the NE 1/4 and NW 1/4 of Section 18, Township 1 South, Range 11 West of the 6th Meridian and in the N 1/2 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:

Beginning at the East 1/4 corner of said Section 7, thence crossing the West 1/2 of 23 Road, along the North line of tract "A" of the Bluffs West Estates Tract No. Three as recorded in Plat Book 12 of Page 464 of the records of the Mesa County Clerk and Recorder, crossing the Redlands Parkway and along the North line of tract "D" of said Bluffs West Estates Tract No. Three N 89°57'00" W a distance of 834.69 feet to the Northwest corner of said tract "D"; thence along the West line of said tract "D" a distance of 209.31 feet to a point on the Westerly Right-of-Way line of the Redlands Parkway; thence along said Westerly Right-of-Way line the following three courses:

- 1) S 89°47'00" W a distance of 942.58 feet;
- 2) N 00°29'15" W a distance of 307.42 feet;
- 3) S 89°50'51" W a distance of 681.63 feet;
- 4) N 24°54'14" W a distance of 222.64 feet;
- 5) S 17°46'11" W a distance of 121.64 feet; thence along the Westerly line of said parcel of land the following two courses:
- 1) S 34°13'33" W a distance of 332.76 feet;
- 2) S 05°27'52" W a distance of 254.33 feet; thence continuing along the Westerly line of said parcel of land and extending across South Broadway; S 19°23'22" W a distance of 381.89 feet to a point 1.00 foot North of the South Right-of-Way line of said South Broadway; thence along a line 1.00 foot North of said South Broadway the following three courses:

- 1) S 89°47'00" W a distance of 942.58 feet;
- 2) N 00°29'15" W a distance of 307.42 feet;
- 3) S 89°50'51" W a distance of 681.63 feet;
- 4) N 24°54'14" W a distance of 222.64 feet;
- 5) S 17°46'11" W a distance of 121.64 feet; thence along the Westerly line of said parcel of land the following two courses:
- 1) S 34°13'33" W a distance of 332.76 feet;
- 2) S 05°27'52" W a distance of 254.33 feet; thence continuing along the Westerly line of said parcel of land and extending across South Broadway; S 19°23'22" W a distance of 381.89 feet to a point 1.00 foot North of the South Right-of-Way line of said South Broadway; thence along a line 1.00 foot North of said South Broadway the following three courses:
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C 1/4 CORNER SEC 7 T1S, R11W, U4M

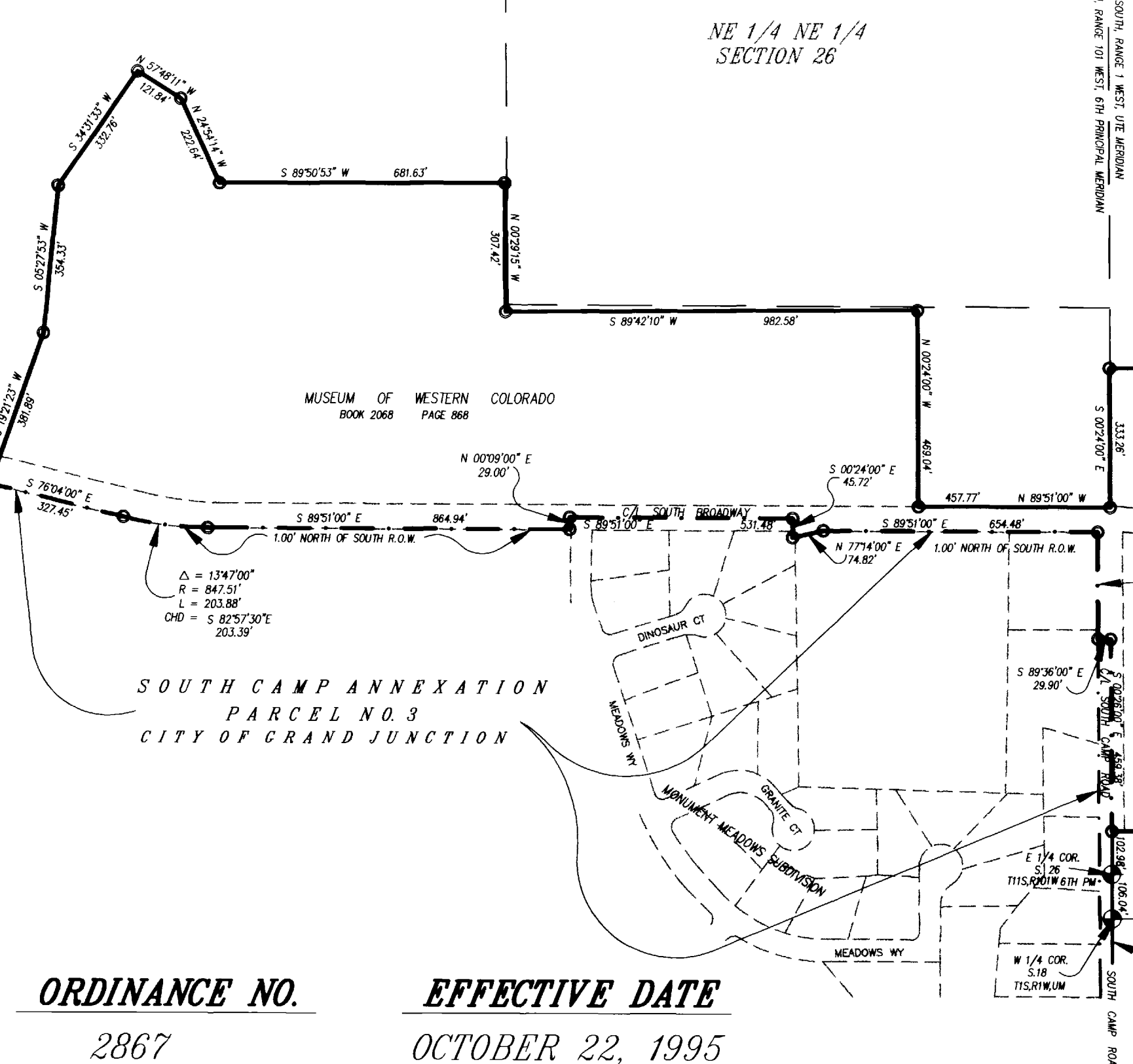
E 1/4 CORNER SEC 7 T1S, R11W, U4M

SE CORNER NE 1/4 SE 1/4 SEC 7 T1S, R11W, U4M

SECTION 26
T1S, R101W, 6TH P M

SECTION 7
T1S, R11W, U4M

SECTION 18
T1S, R11W, U4M



ORDINANCE NO.
2867

EFFECTIVE DATE
OCTOBER 22, 1995

AREA OF ANNEXATION
Annexation Perimeter 27,846.01 FL
Contiguous Perimeter 5,984.95 FL
Area in Square Feet 8,020,160.40
Area in Acres 184.12

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
JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

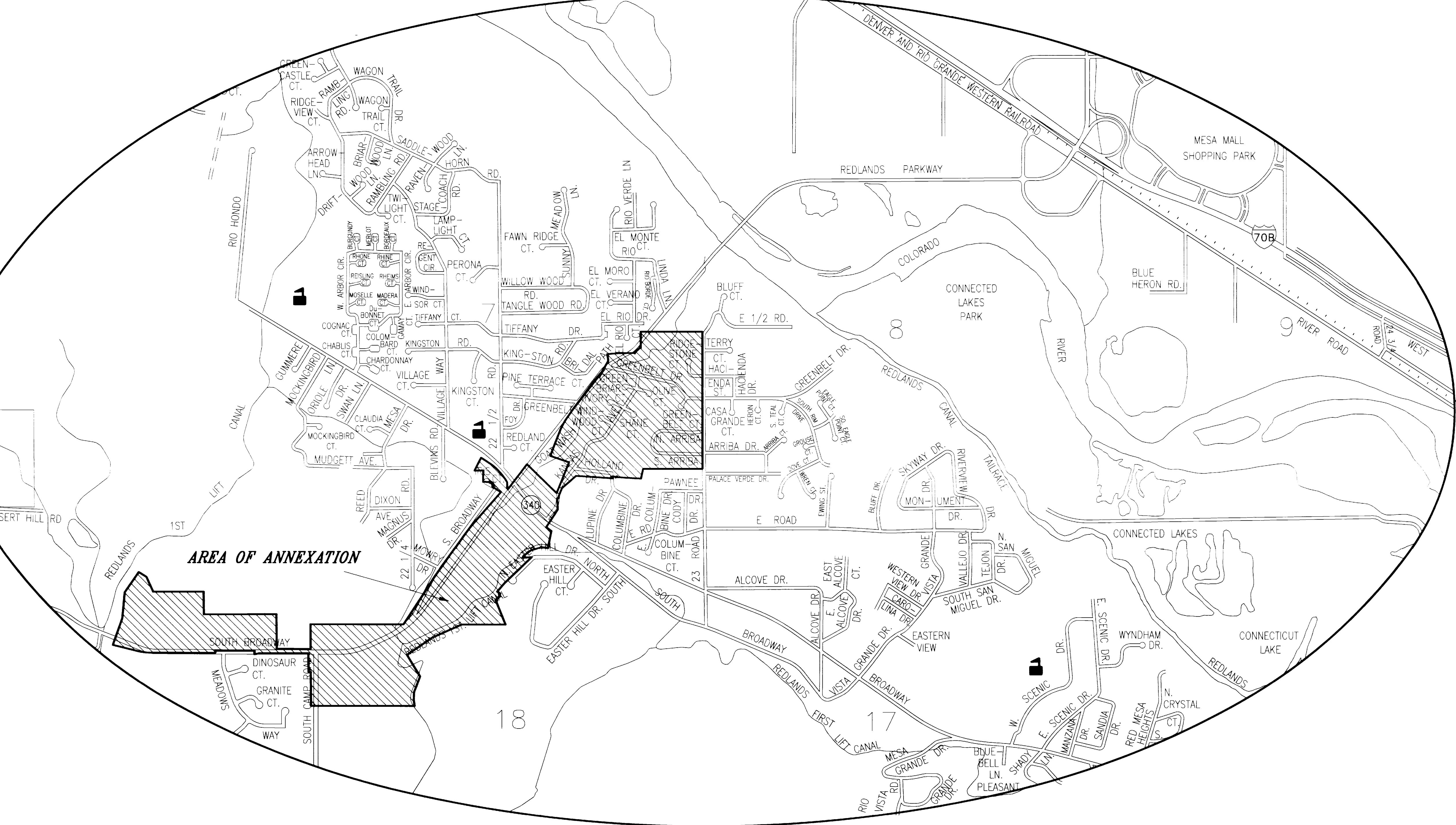
REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	08-03-95	SCALE
REVISION			CHECKED BY	TW	DATE	08-03-95	1" = 300'
REVISION			APPROVED BY		DATE		
REVISION			FIELD BOOK NO.		PAGE		

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

BLUFFS WEST NO.2 ANNEXATION

SHEET NO. 2
OF 2
FILE NO. BW-2.DWG

BLUFFS WEST NO.2 ANNEXATION



VICINITY MAP

REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	08-03-95	SCALE
REVISION			CHECKED BY	TW	DATE <td>08-03-95</td> <td rowspan="3">N.T.S.</td>	08-03-95	N.T.S.
REVISION			APPROVED BY		DATE		
REVISION			FIELD BOOK NO.		PAGE		

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
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BLUFFS WEST NO.2 ANNEXATION

SHEET NO. 1
OF 2
FILE NO. BLVFN2.DWG