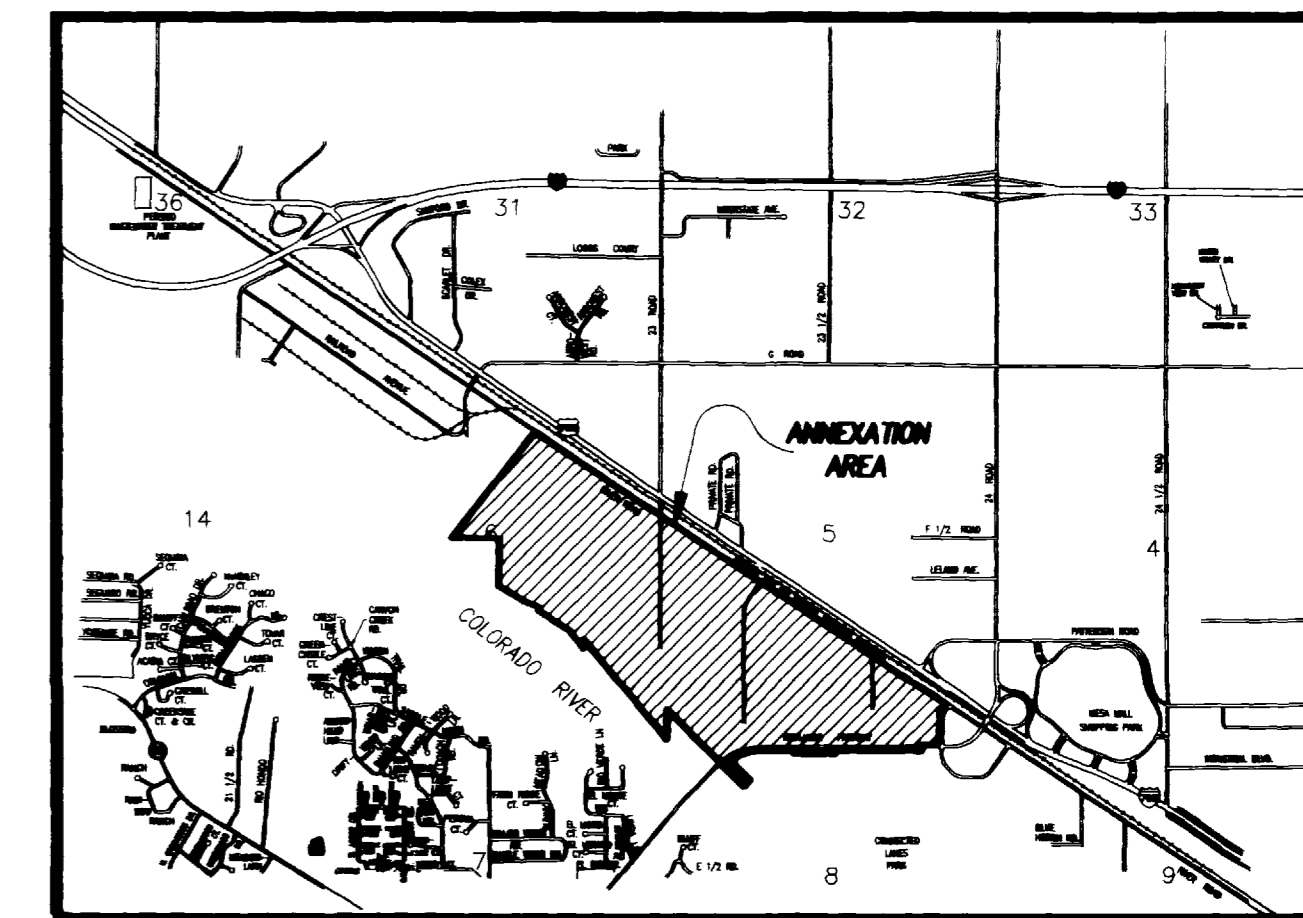


# RIVER ROAD ANNEXATION



## DESCRIPTION

A parcel of land situate in the SE 1/4, SW 1/4 and NW 1/4 of Section 5, in the S 1/2, NW 1/4 and NE 1/4 of Section 8, in the NW 1/4 of Section 7 and in the NW 1/4 and NE 1/4 of Section 8 all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

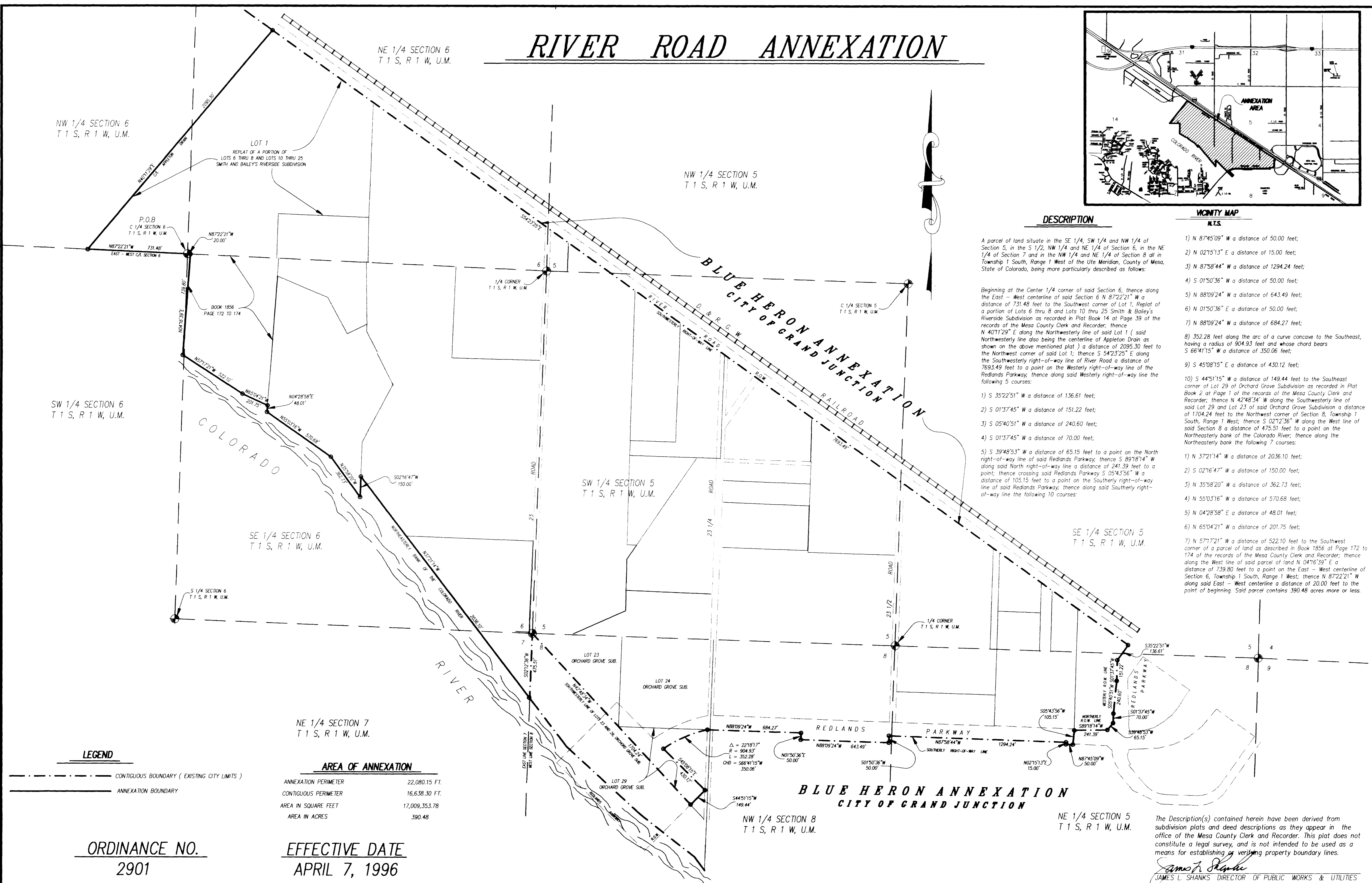
Beginning at the Center 1/4 corner of said Section 6, thence along the East - West centerline of said Section 6 N 87°22'21" W a distance of 731.48 feet to the Southwest corner of Lot 1, Replat of a portion of Lots 6 thru 8 and Lots 10 thru 25 Smith & Bailey's Riverside Subdivision as recorded in Plat Book 14 at Page 39 of the records of the Mesa County Clerk and Recorder; thence N 40°11'29" E along the Northwesterly line of said Lot 1 (said Northwesterly line also being the centerline of Appleton Drain as shown on the above mentioned plat) a distance of 2095.30 feet to the Northwest corner of said Lot 1; thence S 54°23'25" E along the Southwesterly right-of-way line of River Road a distance of 7693.49 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 5 courses:

- 1) S 35°22'51" W a distance of 136.61 feet;
- 2) S 01°37'45" W a distance of 151.22 feet;
- 3) S 05°40'51" W a distance of 240.60 feet;
- 4) S 01°37'45" W a distance of 70.00 feet;

5) S 39°48'53" W a distance of 65.15 feet to a point on the North right-of-way line of said Redlands Parkway; thence S 89°18'14" W along said North right-of-way line a distance of 241.39 feet to a point; thence crossing said Redlands Parkway S 05°43'56" W a distance of 105.15 feet to a point on the Southerly right-of-way line of said Redlands Parkway; thence along said Southerly right-of-way line the following 10 courses:

## VICINITY MAP N.T.S.

- 1) N 87°45'09" W a distance of 50.00 feet;
- 2) N 02°15'13" E a distance of 15.00 feet;
- 3) N 87°58'44" W a distance of 1294.24 feet;
- 4) S 01°50'36" W a distance of 50.00 feet;
- 5) N 88°09'24" W a distance of 643.49 feet;
- 6) N 01°50'36" E a distance of 50.00 feet;
- 7) N 88°09'24" W a distance of 684.27 feet;
- 8) 352.28 feet along the arc of a curve concave to the Southeast, having a radius of 904.93 feet and whose chord bears S 66°41'15" W a distance of 350.06 feet;
- 9) S 45°08'15" E a distance of 430.12 feet;
- 10) S 44°51'15" W a distance of 149.44 feet to the Southeast corner of Lot 29 of Orchard Grove Subdivision as recorded in Plat Book 2 at Page 1 of the records of the Mesa County Clerk and Recorder; thence N 42°48'34" W along the Southwesterly line of said Lot 29 and Lot 23 of said Orchard Grove Subdivision a distance of 1704.24 feet to the Northwest corner of Section 8, Township 1 South, Range 1 West; thence S 02°12'36" W along the West line of said Section 8 a distance of 475.51 feet to a point on the Northeasterly bank of the Colorado River; thence along the Northeasterly bank the following 7 courses:
- 1) N 37°21'14" W a distance of 2036.10 feet;
- 2) S 02°76'47" W a distance of 150.00 feet;
- 3) N 35°58'20" W a distance of 362.73 feet;
- 4) N 55°03'16" W a distance of 570.68 feet;
- 5) N 04°28'58" E a distance of 48.01 feet;
- 6) N 65°04'21" W a distance of 201.75 feet;
- 7) N 57°17'21" W a distance of 522.10 feet to the Southwest corner of a parcel of land as described in Book 1856 at Page 172 to 174 of the records of the Mesa County Clerk and Recorder; thence along the West line of said parcel of land N 04°16'39" E a distance of 739.80 feet to a point on the East - West centerline of Section 6, Township 1 South, Range 1 West; thence N 87°22'21" W along said East - West centerline a distance of 20.00 feet to the point of beginning. Said parcel contains 390.48 acres more or less.



### LEGEND

- CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)
- - - ANNEXATION BOUNDARY

### AREA OF ANNEXATION

ANNEXATION PERIMETER	22,080.15 FT.
CONTIGUOUS PERIMETER	16,638.30 FT.
AREA IN SQUARE FEET	17,009,353.78
AREA IN ACRES	390.48

ORDINANCE NO.  
2901

EFFECTIVE DATE  
APRIL 7, 1996

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		
REVISION		

DRAWN BY	SRP	DATE	12-22-95
CHECKED BY	IW	DATE	01-08-96
APPROVED BY		DATE	
FIELD BOOK NO.		PAGE	

SCALE  
1" = 300'

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

RIVER ROAD ANNEXATION

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

SHEET NO.	1
OF	1
FILE NO.	RIVER.DWG