

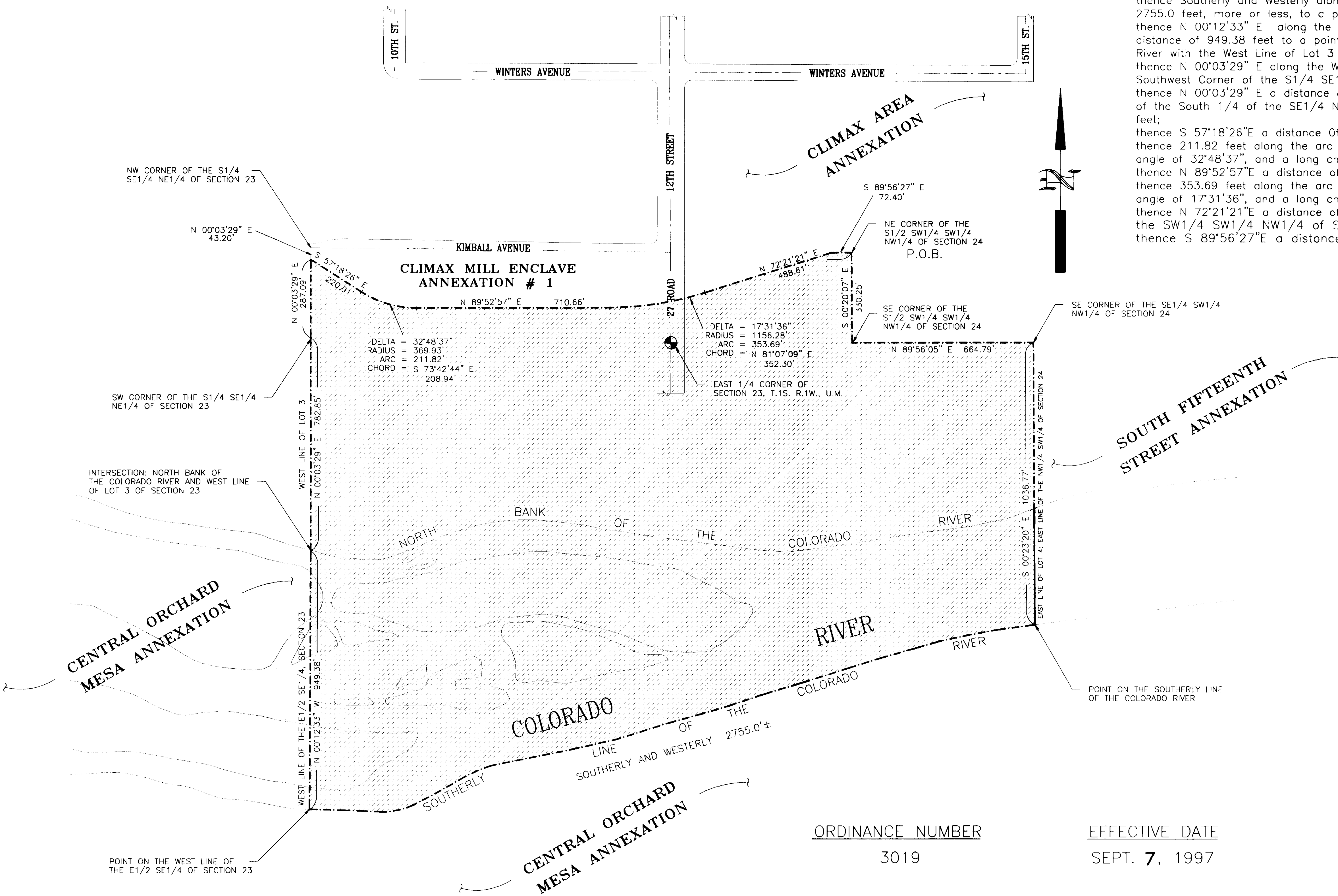
CLIMAX MILL ENCLAVE

ANNEXATION # 2




DESCRIPTION

A tract of land situated in Section 23 and in Section 24, both 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 Northeast Corner of the South 1/2 of the SW1/4 SW1/4 NW1/4 of said Section 24; thence S 00°20'07" E a distance of 330.25 feet to the Southeast Corner of said South 1/2 SW1/4 SW1/4 NW1/4; thence N 89°56'05" E a distance of 664.79 feet to the Southeast Corner of the SE1/4 SW1/4 NW1/4 of said Section 24; thence S 00°23'20" E along the East Line of the NW1/4 SW1/4 of said Section 24 a distance of 1036.77 feet, more or less, to a point on the Southerly Line of the Colorado River; thence Southerly and Westerly along the Southerly Line of the Colorado River a distance of 2755.0 feet, more or less, to a point on the West Line of the East 1/2 of the SE1/4 of Section 23; thence N 00°12'33" E along the West Line of the East 1/2 of the SE1/4 of said Section 23 a distance of 949.38 feet to a point which is the intersection of the North Bank of the Colorado River with the West Line of Lot 3 of said Section 23; thence N 00°03'29" E along the West Line of said Lot 3 a distance of 782.85 feet to the Southwest Corner of the S1/4 SE1/4 NE1/4 of Section 23; thence N 00°03'29" E a distance of 287.09 feet to a point from whence the Northwest Corner of the South 1/4 of the SE1/4 NE1/4 of said Section 23 bears N 00°03'29" E a distance of 43.20 feet; thence S 57°18'26" E a distance of 220.01 feet to a point; thence 211.82 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32°48'37", and a long chord bearing S 73°42'44" E a distance of 208.94 feet; thence N 89°52'57" E a distance of 710.66 feet to a point; thence 353.69 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17°31'36", and a long chord bearing N 81°07'09" E a distance of 352.30 feet; thence N 72°21'21" E a distance of 488.61 feet to a point on the North Line of the South 1/2 of the SW1/4 SW1/4 NW1/4 of Section 24; thence S 89°56'27" E a distance of 72.40 feet to the Point of Beginning.



LEGEND

-  Annexation Boundary
-  Existing City Limits
-  Annexation Area

AREA OF ANNEXATION

Annexation Perimeter	8876.32 FT.
Contiguous Perimeter	8,449.70 FT. *
Area in Square Feet	4,044,267.51
Area in Acres	92.84

NOTE:

* AS PER C.R.S. 31-12-104, CONTIGUITY SHALL NOT BE AFFECTED BY THE EXISTENCE OF A NATURAL WATERWAY. THEREFOR THE ANNEXATION BOUNDARY ACROSS THE COLORADO RIVER IS CONTIGUOUS FOR PURPOSES OF THE ENCLAVE AND THE ANNEXATION AREA IS 100% SURROUNDED BY EXISTING CITY LIMITS.

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

ORDINANCE NUMBER
3019

EFFECTIVE DATE
SEPT. 7, 1997

REVISION	DESCRIPTION	DATE

DRAWN BY	M.A.P.	DATE	07/30/94
CHECKED BY	T.W.	DATE	05/22/97
APPROVED BY	J.L.S.	DATE	05/22/97
FIELD BOOK NO.		PAGE	

SCALE	
PLAN	PROFILE
HORIZ. 1"=200'	HORIZ.
	VERT.

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

CLIMAX MILL ENCLAVE #2 ANNEXATION

SHEET NO.	1
OF	1
FILE NO.	CLIMAX4.DWG