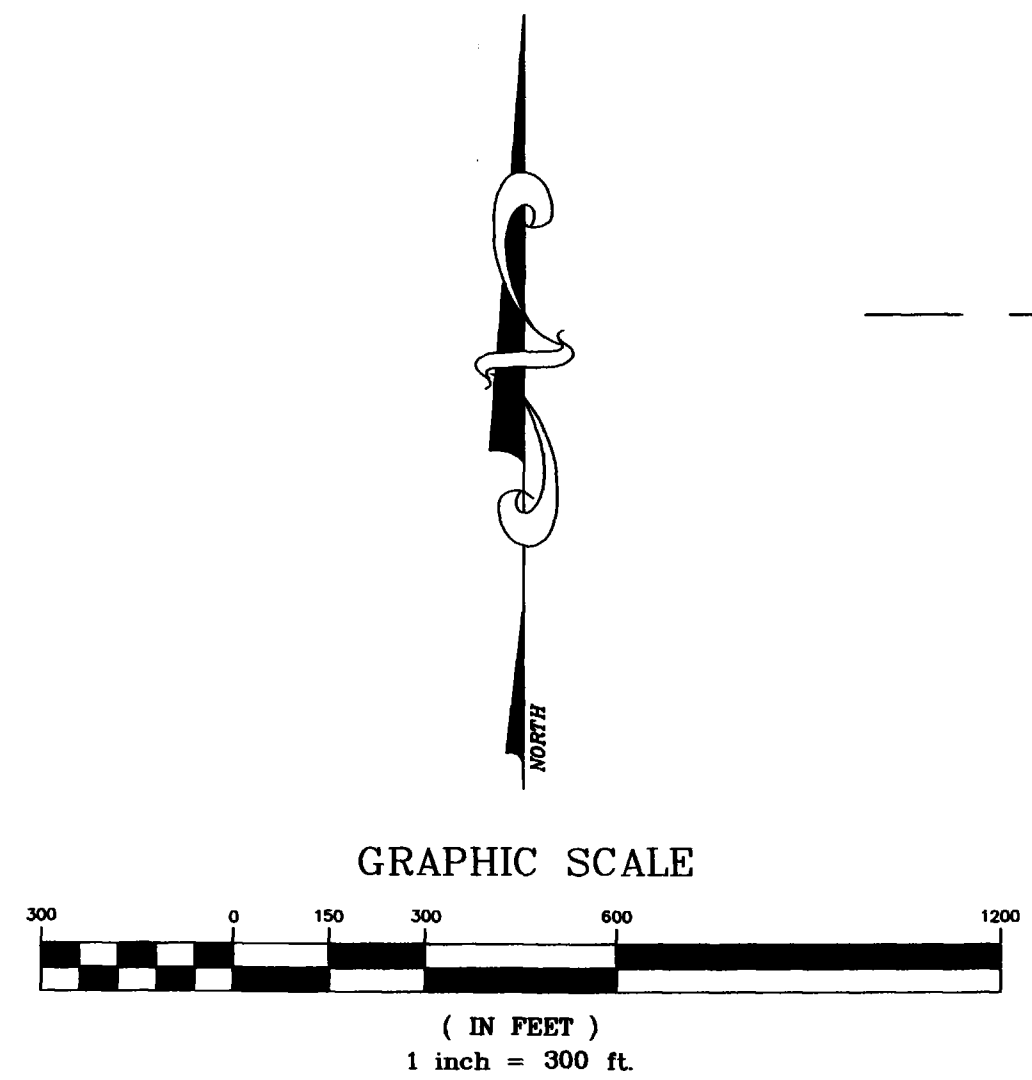


# G ROAD NORTH ENCLAVE ANNEXATION

SITUATE IN SECTIONS 26, 34 & 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, U.M.  
COUNTY OF MESA, STATE OF COLORADO

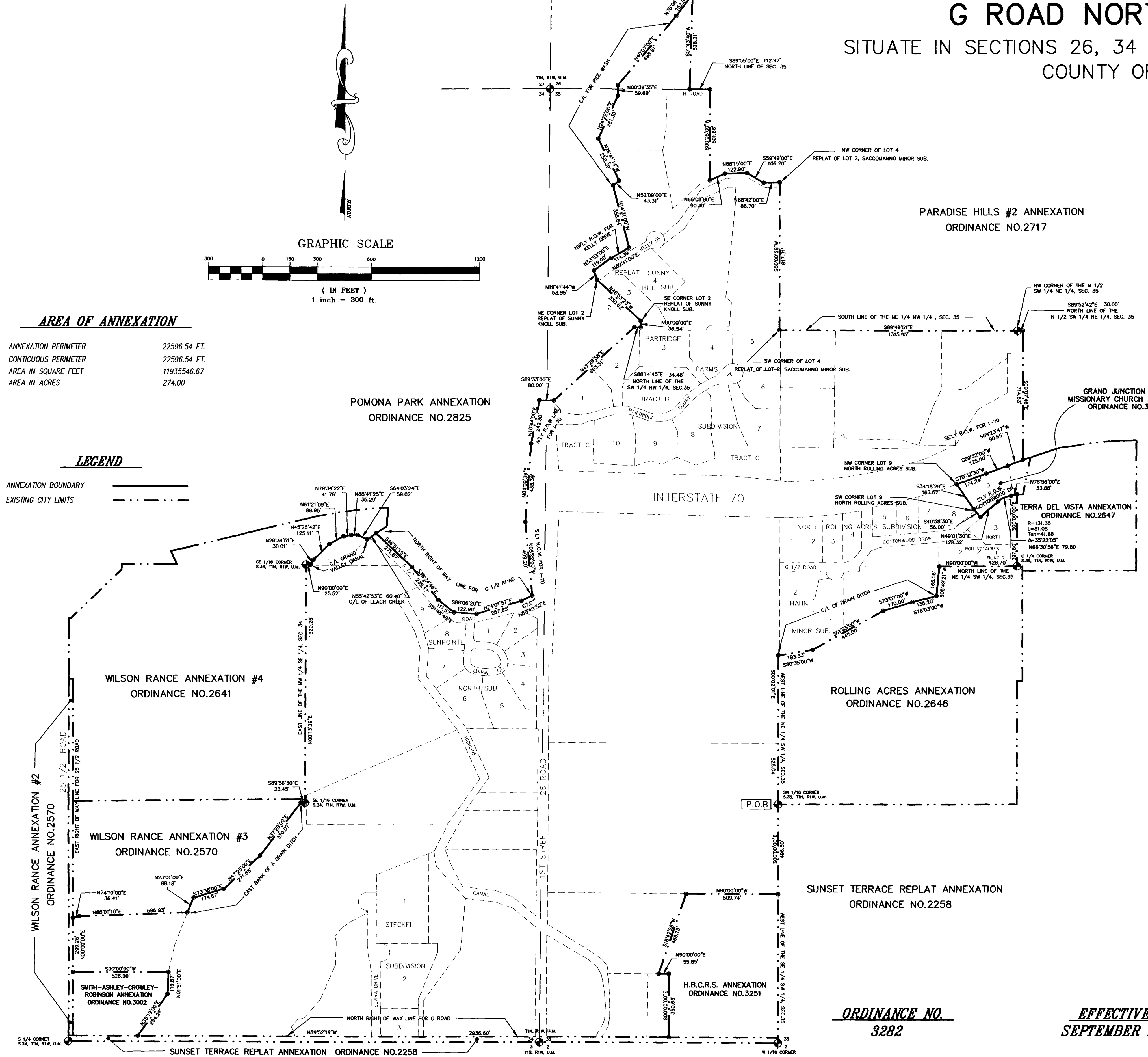


**AREA OF ANNEXATION**

ANNEXATION PERIMETER	22596.54 FT.
CONTIGUOUS PERIMETER	22596.54 FT.
AREA IN SQUARE FEET	11935546.67
AREA IN ACRES	274.00

**LEGEND**

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -



**LEGAL DESCRIPTION**

A parcel of land situate in Sections 26, 34 & 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SW 1/16 corner of said Section 35, Township 1 North, Range 1 West; thence S 00°00'00" E along the west line of the SE 1/4 SW 1/4 of said Section 35 a distance of 496.50 feet to a point; thence N 90°00'00" W a distance of 509.74 feet to a point; thence S 18°42'28" W a distance of 466.13 feet to a point; thence N 90°00'00" E a distance of 55.85 feet to a point; thence S 00°00'00" E a distance of 350.85 feet to a point on the north right of way line for G Road; thence N 89°52'19" W along the north right of way line for said G Road a distance of 2936.60 feet to a point; thence N 35°19'00" E a distance of 284.25 feet to a point; thence N 01°51'00" E a distance of 119.87 feet to a point; thence S 90°00'00" W a distance of 526.90 feet to a point on the east right of way line for 25 1/2 Road; thence N 00°00'00" E along the east right of way line for said 25 1/2 Road a distance of 299.25 feet to a point; thence N 74°10'00" E a distance of 36.41 feet to a point; thence N 88°01'10" E a distance of 596.93 feet to a point on the east bank of a Drain Ditch; thence along the east bank of said Drain Ditch the following 4 courses:

- 1) N 23°01'00" E a distance of 88.18 feet to a point;
- 2) N 73°38'00" E a distance of 174.67 feet to a point;
- 3) N 47°25'00" E a distance of 271.65 feet to a point;
- 4) N 37°29'00" E a distance of 370.07 feet to a point;

thence S 89°56'30" E a distance of 23.45 feet to the SE 1/16 corner of Section 34, Township 1 North, Range 1 West; thence N 00°13'29" E along the east line of the NW 1/4 SE 1/4 of said Section 34 a distance of 1320.25 feet to the CE 1/16 corner of said Section 34; thence N 90°00'00" E a distance of 25.52 feet to a point on the centerline for the Grand Valley Canal; thence along the centerline for said Grand Valley Canal the following 6 courses:

- 1) N 29°34'51" E a distance of 30.01 feet to a point;
- 2) N 45°25'42" E a distance of 125.11 feet to a point;
- 3) N 61°21'09" E a distance of 89.95 feet to a point;
- 4) N 79°34'22" E a distance of 41.76 feet to a point;
- 5) N 88°41'25" E a distance of 35.29 feet to a point;
- 6) S 64°03'24" E a distance of 59.02 feet to a point on the centerline for Leach Creek;

thence N 55°42'53" E along the centerline for said Leach Creek a distance of 60.40 feet to a point on the north right of way line for G 1/2 Road; thence along the north right of way line for said G 1/2 Road the following 6 courses:

- 1) S 46°51'15" E a distance of 271.87 feet to a point;
- 2) S 38°24'46" E a distance of 235.17 feet to a point;
- 3) S 51°46'49" E a distance of 111.57 feet to a point;
- 4) S 86°06'20" E a distance of 122.96 feet to a point;
- 5) N 74°01'57" E a distance of 257.85 feet to a point;
- 6) N 63°49'52" E a distance of 67.07 feet to a point on the southerly right of way line for I-70; thence N 05°22'00" W along said southerly right of way line a distance of 409.20 feet to a point; thence crossing said I-70 N 04°09'39" E a distance of 435.39 feet to a point on the northerly right of way line for said I-70; thence along the northerly right of way line for said I-70 the following 2 courses:

- 1) N 10°44'00" E a distance of 242.30 feet to a point;
- 2) S 89°33'00" E a distance of 80.00 feet to a point;

thence N 47°29'58" E a distance of 603.31 feet to a point on the north line of the SW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West; thence S 88°14'45" E along the north line of said SW 1/4 NW 1/4 a distance of 34.48 feet to a point; thence N 00°00'00" E a distance of 36.54 feet to the southeast corner of Lot 2 of Replat of Sunny Knoll Subdivision; thence N 46°53'23" W along the northeasterly boundary line of said Lot 2 a distance of 330.62 feet to the northeast corner of said Lot 2; thence N 19°41'44" W a distance of 53.85 feet to a point on the northerly right of way line for Kelly Drive; thence along the northerly right of way line for said Kelly Drive the following 2 courses:

- 1) N 53°53'00" E a distance of 119.00 feet to a point;
- 2) N 59°41'00" E a distance of 114.39 feet to a point;

thence N 14°31'00" W a distance of 355.84 feet to a point on the centerline for Rice Wash; thence along the centerline for said Rice Wash the following 6 courses:

- 1) N 52°09'00" E a distance of 43.31 feet to a point;
- 2) N 26°41'14" W a distance of 258.09 feet to a point;
- 3) N 24°22'00" E a distance of 265.10 feet to a point;
- 4) N 00°39'35" E a distance of 59.69 feet to a point;
- 5) N 40°07'00" E a distance of 498.81 feet to a point;
- 6) N 36°06'10" E a distance of 152.56 feet to a point;

thence S 01°43'40" W a distance of 528.21 feet to a point on the north line of said Section 35; thence S 89°55'00" E along the north line of said Section 35 a distance of 112.92 feet to a point; thence S 00°05'00" W a distance of 501.66 feet to a point; thence N 66°08'00" E a distance of 90.30 feet to a point; thence N 88°15'00" E a distance of 122.90 feet to a point; thence S 59°49'00" E a distance of 106.20 feet to a point; thence N 88°42'00" E a distance of 88.70 feet to the northwest corner of Lot 4 of Replat of Lot 2, Saccamanno Minor Subdivision; thence S 00°00'28" W along the west boundary line of said Lot 4 a distance of 817.31 feet to the southwest corner of said Lot 4; thence S 89°49'51" E along the south line of the NE 1/4 NW 1/4 of said Section 35 a distance of 1315.95 feet to the northwest corner of the N 1/2 SW 1/4 NE 1/4 of said Section 35; thence S 89°52'42" E along the north line of the N 1/2 SW 1/4 NE 1/4 of said Section 35 a distance of 30.00 feet to a point; thence S 00°07'46" E a distance of 714.63 feet to a point on the southeasterly right of way line for I-70; thence along the southeasterly right of way line for said I-70 the following 3 courses:

- 1) S 69°23'47" W a distance of 90.65 feet to a point;
- 2) S 89°32'00" W a distance of 125.00 feet to a point;
- 3) S 70°32'30" W a distance of 174.24 feet to the northwest corner of Lot 9 of North Rolling Acres Subdivision;

thence S 34°18'29" E along the westerly boundary line of said Lot 9 a distance of 167.57 feet to the southerly right of way line for Cottonwood Drive; thence along the southerly right of way line for said Cottonwood Drive the following 3 courses:

- 1) N 49°01'30" E a distance of 128.32 feet to a point;
- 2) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°22'05" and a long chord bearing N 66°30'56" E a distance of 79.80 feet to a point;
- 3) N 76°56'00" E a distance of 33.88 feet to a point on the north-south centerline for said Section 35;

thence S 00°00'00" E along said north-south centerline a distance of 397.60 feet to the C 1/4 corner of said Section 35; thence N 90°00'00" W along the north line of the NE 1/4 SW 1/4 of said Section 35 a distance of 428.70 feet to a point; thence S 05°49'21" W a distance of 165.56 feet to the centerline of a Drain Ditch; thence along the centerline of said Drain Ditch the following 4 courses:

- 1) S 76°03'00" W a distance of 135.20 feet to a point;
- 2) S 73°07'00" W a distance of 170.00 feet to a point;
- 3) S 61°03'00" W a distance of 445.00 feet to a point;
- 4) S 80°35'00" W a distance of 193.33 feet to a point;

thence S 00°02'01" E along the west line of the NE 1/4 SW 1/4 of said Section 35 a distance of 826.04 feet to the point of beginning.

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 constitutes a legal survey, and is not intended to constitute a means for establishing or verifying property boundaries.

*Stuart R. Pace*  
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



**ORDINANCE NO.**  
3282

**EFFECTIVE DATE**  
SEPTEMBER 17, 2000

DRAWN BY	SRP	DATE	6-27-2000
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE  
1" = 300'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING AND TECHNICAL SERVICES DIVISIONS  
CITY OF GRAND JUNCTION, COLORADO

G ROAD NORTH ENCLAVE ANNEXATION

Notice: According to Colorado law you have 60 days from the effective date shown hereon to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite all defects and/or errors.