## RIM VIEW ESTATES ANNEXATION SITUATE IN THE SOUTH 1/2 OF SECTION 15, & THE NORTH 1/2 SECTIONS 22 & 23 TWP. 11S, RGE. 101W, 6th P.M. COUNTY OF MESA, STATE OF COLORADO sequoia RD PAGE ANNEXATION NO. 4 .RAD=1417.00' ORDINANCE NO. 4085 AL=80.00' CHL=79.99' LEGAL DESCRIPTION CHB=538° 09' 21"E 2947-154-00-124 RAD=1415.00' PAGE ANNEXATION NO. 3 AL=79.90' A certain parcel of land located in the South Half (S1/2) of Section 15 and The North Half (N 1/2) of Sections 22 and 23, Township 11 South, Range CHL=79.89' ORDINANCE NO. 4084 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows: REDWOOD Beginning at the Northeast corner of said Section 22 and assuming the Northerly line of the Northeast Quarter (NE 1/4) of said Section 22 to bear S89°26'44"E with all bearings contained herein relative thereto; thence S89°34'19"E along the Northerly line of the Northwest Quarter (NW 1/4) of said Section 23 a distance of 509.28 feet; thence S00°32'41"W along the Westerly line of Blossom Hill Estates and its Northerly projection, recorded PAGE ANNÉXATION NO. 4 in Plat Book 11, Page 25 of the Mesa County, Colorado public records, a distance of 577.56 feet to the Southwest corner of Lot 4 of said Blossom ORDINANCE NO. 4085 Hill Estates; thence \$89°52'41"W a distance of 25.00 feet; thence N00°32'41"E along the Westerly right of way of 21 1/8 Road as dedicated on said 2947-154-00-019 Blossom Hills Estates a distance of 31,20 feet; thence N89°50'19"W a distance of 338.93 feet to a point on the Easterly line of Retherford Estates, LOCATION recorded in Book 3890, Page 578 of the Mesa County, Colorado public records; thence N00°42'55"E along the Easterly line of said Retherford ELLIE HEIGHTS Estates and the Northerly projection thereof, a distance of 546.18 feet; thence N89°34'19"W along a line being 2.00 feet South of and parallel with KADESH the Northerly line of the NW 1/4 of said Section 23 a distance of 146.99 feet; thence S89°47'50"W a distance of 1125.49 feet; thence 668.50 along E 3/4 RD the arc of a 722.00 foot radius curve concave Northeast, having a central angle of 53°03'02" and a chord bearing N63°35'05"W a distance of 644.88 feet; thence N37°06'43"W along a line being 2.00 feet South of and parallel with the Southerly line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction, a distance of 602.20 feet; thence continuing along said line 79.90 feet along the arc of a 1415.00 foot radius curve concave southwest, having a central angle of 03°14'07" and a chord bearing N38°09'20"W a distance of 79.89' feet; thence N50°13'36"E a distance of 2.00 LOCATION MAP: NOT-TO-SCALE feet to a point on the Northerly line of said Page Annexation No. 3; thence along the Northerly line of said Page Annexation No. 3, 80.00 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of 03°14'06", and a chord bearing S38°09'21"E a distance of 79.99 2947-154-00-020 2947-154-00-120 feet; thence \$37°06'43"E continuing along the Northerly line of said Page Annexation No. 3 a distance of 602.19 feet; thence 666.65 feet along the arc of a 720.00 foot radius curve, concave Northeast, having a central angle of 53°03'01" and a chord bearing \$63°35'05"E a distance of 643.09 feet: thence N89°47'50"E a distance of 1125.50 feet to the Point of Beginning. LOT 5 BLOCK NUMBER 2 2947-154-00-021 2947-154-00-016 PAGE ANNEXATION NO. 4 ORDINANCE NO. 4085 PEONY MINOR SUB ZION ROA PLAT BOOK 14, PAGE 144 RETHERFORD SUBDIVISION FILING NO. 2 PLAT BOOK 14, PAGE 38 **BLOCK NUMBER 1** 2947-154-00-022 -SEE DETAIL "A" PANORAMA SUBDIVISION FILING NO. NE CORNER SECTION 22 589° 26' 44"E 2640.84' NORTH LINE OF NE 1/4 SEC 22, TWP 115, RGE 101W, 6th P.M. TWP 115,RGE 101W N89° 47' 50"E 1125.50' 6TH P.M. 589° 34' 19"E 509.28' -NORTHLINE NW 1/4 SECTION 23 N89° 34' 19"W SOUTH BROADWAY **OUTLOT A** BROCK SUBDIVISION PLAT BOOK 14, PAGE 316 RETHERFORD ESTATES BOOK 3890, PAGE 578 CHATEAU DEUX FLEUVES MINOR SUBDIVISION PLAT BOOK 18, PAGE 210 ×2947-232-00-011 LOT B PAGE ANNEXATION NO. 4 -ORDINANCE NO. 4085 VIVIAN COURT PAGE ANNEXATION NO. 3 POINT OF COMMENCEMENT ORDINANCE NO. 4084 P.O.B. POINT OF BEGINNING R.O.W. RIGHT OF WAY SEC. SECTION SW CORNER TWP. **TOWNSHIP** N89° 50' 19"W 338.93' RGE. RANGE N00° 32' 41"E U.M. UTE MERIDIAN RIM VIEW ESTATES ANNEXATION NO. ORDINANCE NO. XXXX NUMBER SQUARE FEET 2947-232-00-043 CENTRAL ANGLE DETAIL "A" RADIUS ARC LENGTH CHORD LENGTH The Description(s) contained herein have been derived from CHORD BEARING This drawing has been determined to be of sufficient clarity and legibility for subdivision plats and deed descriptions as they appear in the BLOCK recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL office of the Mesa County Clerk and Recorder. This plat does not PLAT BOOK DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and constitute a legal survey, and is not intended to be used as a BOOK Recorder's Office. This stamp, if it appears hereon, is an indication of the means for establishing or verifying property boundary lines. PAGE inability of the Mesa County Clerk and Recorder's Office to create a scanned PRINCIPAL MERIDIAN image that is of comparable quality to the original document. EFFECTIVE DATE ORDINANCE NO. AREA OF ANNEXATION GRAPHIC SCALE December 7th, 2007 4129 PETER T. KRICK, PLS No. 32824 CONTIGUOUS PERIMETER 1,193.67 FT. LEGEND Professional Land Surveyor for the ANNEXATION PERIMETER 7,127.59 FT City of Grand Junction AREA IN SQUARE FEET 204,759\*\*\* ( IN FEET ) AREA IN ACRES THIS IS NOT A BOUNDARY SURVEY 1 inch = 100 ft.DATE: November 7th, 2007 \*\*\*(CONTAINS 31,922 SQUARE FEET WITHIN PUBLIC RIGHTS OF WAY) DRAWN BY TLP DATE 9-06-07 SCALE PUBLIC WORKS According to Colorado law you must commence any legal action based upon any defect in DESIGNED BY AND UTILITIES RIM VIEW ESTATES ANNEXATION this survey wihin three years after you first discover such defect. In no event may any CHECKED BY P.T.K. DATE COLORADO action based upon any defect in this survey be commenced more than ten years from the 1" = 100' REAL ESTATE DIVISION date of the certification shown hereon. 13073300.PDF APPROVED BY \_\_\_\_\_