

ORDINANCE NO. 2569

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO THE RIDGES ANNEXATIONS NO. 1, 2, AND 3, WHICH SHALL BE ACCOMPLISHED IN A SERIES APPROXIMATELY THREE SQUARE MILES LOCATED SOUTH AND WEST OF THE RIDGES TO A POINT SOUTHEAST OF TIARA RADO GOLF COURSE, NORTHEAST FROM THE RIDGES TO EXISTING CITY LIMITS AT BRACH'S MARKET AREA

WHEREAS, on the 19th day of February, 1992, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of April, 1992; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO;

That the property situate in Mesa County, Colorado, and described to wit:

RIDGES #1

A TRACT OF LAND BEGINNING AT THE EAST 1/4 CORNER OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN; THENCE WEST ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 2400.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 4599.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 1.00 FT. TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 4599.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 184.42 FT. TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 20; THENCE EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 1.00 FT. TO THE SE CORNER OF SAID SECTION 20; THENCE NORTH ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 2585.42 FT. TO THE POINT OF BEGINNING.

TOTAL PERIMETER 14,370.85 FT.

CONTIGUOUS PERIMETER 2,585.42 FT.

AREA IN SQ./FT. 7,184.42

AREA IN ACRES 0.165

RIDGES #2

A TRACT OF LAND BEGINNING AT THE EAST 1/4 CORNER OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN; THENCE WEST ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO THE TRUE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SAID SECTION 20 A DISTANCE OF 1.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 2399.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 4797.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 1998.0 FT. TO A POINT; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 A DISTANCE OF 4399.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 A DISTANCE OF 4400.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SW 1/4 OF SAID SECTION 20 A DISTANCE OF 2000.0 FT. TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 4799.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 2400 FT. TO THE TRUE POINT OF BEGINNING; AND, ALSO . . .

A TRACT OF LAND COMMENCING AT THE SE CORNER OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN; THENCE WEST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO THE TRUE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 184.42 FT. TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 4599.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT.; THENCE SOUTH PARALLEL WITH WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT.; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 398.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 2098.0 FT. TO A POINT; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 A DISTANCE OF 4799.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 A DISTANCE OF 4800.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SW 14 OF SAID SECTION 20 A DISTANCE OF 2100.0 FT. TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 4998.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 183.42 FT. TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO THE TRUE POINT OF BEGINNING.

TOTAL PERIMETER 51,356.85 FT.

CONTIGUOUS PERIMETER 11,783.43 FT.

AREA IN SQ.FT. 25,677.43

AREA IN ACRES 0.59

RIDGES #3

A TRACT OF LAND IN SECTIONS 16, 17, 18, 19, 20, 21, 29 AND 30, T1S, R1W, OF THE UTE MERIDIAN AND SECTIONS 26, 34 AND 35 T11S, R 101 W, OF THE 6TH PRINCIPAL MERIDIAN BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE E 1/4 CORNER OF SECTION 20, T1S, R1W OF THE UTE MERIDIAN; THENCE WEST ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 2.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 2399.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 4797.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 1998.0 FT. TO A POINT; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 A DISTANCE OF 4399.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 A DISTANCE OF 4400.00 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SW 1/4 OF SAID SECTION 20 A DISTANCE OF 2000.0 FT. TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 199.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 398.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 2098.0 FT. TO A POINT; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 A DISTANCE OF 4799.0 FT. TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 1.0 FT. TO A POINT; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 A DISTANCE OF 4800.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SAID SECTION 20 A DISTANCE OF 2100.0 FT. TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 4998.0 FT. TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 183.42 FT. TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 20; THENCE EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 2.0 FT. TO THE SE CORNER OF SAID SECTION 20; THENCE S 89 DEG. 47 MIN. 09 SEC. E ALONG THE NORTH LINE OF THE NE 1/4 NE 1/4 OF SECTION 29 T1S R1W OF THE UTE MERIDIAN A DISTANCE OF 97.94 FT. TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S 00 DEG. 05 MIN. 35 SEC. E ALONG THE EAST LINE OF THE NE 1/4 NE 1/4 OF SAID SECTION 29 A DISTANCE OF 1306.72 FT. TO THE SE CORNER OF THE NE 1/4 NE 1/4 OF SAID SECTION 29; THENCE N 89 DEG. 44 MIN. 13 SEC. W ALONG THE SOUTH LINE OF THE NE 1/4 NE 1/4 OF SAID SECTION 29 A DISTANCE OF 1321.65 FT. TO THE SW CORNER OF THE NE 1/4 NE 1/4 OF SAID SECTION 29; THENCE N 00 DEG. 07

MIN. 02 W ALONG THE WEST LINE OF THE NE 1/4 NE 1/4 OF SAID SECTION 29 A DISTANCE OF 1306.81 FT. TO THE NW CORNER OF THE NE 1/4 NE 1/4 OF SAID SECTION 29; THENCE N 89 DEG. 43 MIN. W ALONG THE NORTH LINE OF THE NW 1/4 NE 1/4 OF SAID SECTION 29 A DISTANCE OF 1414.76 FT. TO THE NW CORNER OF THE NE 1/4 OF SAID SECTION 29; THENCE N 89 DEG. 43 MIN. 33 SEC. W ALONG THE NORTH LINE OF THE NE 1/4 NW 1/4 OF SECTION 29 A DISTANCE OF 1320.94 FT. TO THE NW CORNER OF THE NE 1/4 NW 1/4 OF SAID SECTION 29; THENCE N 89 DEG. 46 MIN. 02 W ALONG THE NORTH LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 29 A DISTANCE OF 240.32 FT. TO A POINT; THENCE S 00 DEG. 59 MIN. 37 SEC. W A DISTANCE OF 1337.21 FT. TO A POINT ON THE SOUTH LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 29; THENCE N 89 DEG. 42 MIN. 00 SEC. W ALONG THE SOUTH LINE OF THE NW 1/4 NW 1/4 OF SAID SECTION 29 A DISTANCE OF 218.72 FT. TO A POINT; THENCE S 34 DEG. 36 MIN. 00 SEC. W A DISTANCE OF 722.69 FT. TO A POINT; THENCE S 48 DEG. 32 MIN. 30 SEC. W A DISTANCE OF 79.92 FT. TO A POINT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH CAMP ROAD; THENCE NORTHWESTERLY ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY OF SOUTH CAMP ROAD THE FOLLOWING 14 COURSES:

(1) N 45 DEG. 47 MIN. 29 SEC. W A DISTANCE OF 65.40 FT. TO A POINT;
(2) ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 45 DEG. 57 MIN. 29 SEC. W AND A RADIUS OF 766.20 FT. A DISTANCE OF 427.37 FT. TO A POINT; (3) N 77 DEG. 55 MIN. 00 SEC. W A DISTANCE OF 1429.89 FT.; (4) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 77 DEG. 55 MIN. 00 SEC. W AND A RADIUS OF 904.93 FT. A DISTANCE OF 596.75 FT. TO A POINT; (5) N 40 DEG. 08 MIN. 00 SEC. W A DISTANCE OF 457.15 FT. TO A POINT; (6) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 40 DEG. 08 MIN. 00 SEC. W AND A RADIUS OF 904.93 FT. A DISTANCE OF 686.60 FT. TO A POINT; (7) N 03 DEG. 20 MIN. 20 SEC. E A DISTANCE OF 429.95 FT. TO A POINT; (8) ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 03 DEG. 20 MIN. 20 SEC. E AND A RADIUS OF 1004.94 FT. A DISTANCE OF 633.56 FT. TO A POINT; (9) N 32 DEG. 47 MIN. 00 SEC. W A DISTANCE OF 45.59 TO A POINT; (10) ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 32 DEG. 47 MIN. 00 SEC. W AND A RADIUS OF 1004.93 FT. A DISTANCE OF 615.34 FT. TO A POINT; (11) N 67 DEG. 52 MIN. 00 SEC. W A DISTANCE OF 1200.25 FT. TO A POINT; (12) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 67 DEG. 52 MIN. 00 SEC. W AND A RADIUS OF 904.95 FT. A DISTANCE OF 226.82 FT. TO A POINT; (13) N 53 DEG. 30 MIN. 20 SEC. W A DISTANCE OF 573.66 FT.; (14) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 53 DEG. 30 MIN. 20 SEC. W AND A RADIUS OF 666.14 FT. A DISTANCE OF 481.41 FT. TO A POINT; THENCE S 89 DEG. 48 MIN. 47 SEC. W A DISTANCE OF 35.55 FT. TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SECTION 19, T1S R1W TO THE UTE MERIDIAN, SAID POINT LYING 30 FT. EAST OF THE NW CORNER OF THE SW 1/4 OF SAID SECTION 19; THENCE N 00 DEG. 01 MIN. 57 SEC. E PARALLEL WITH THE WEST LINE OF THE NW 1/4 OF SAID SECTION 19 A DISTANCE OF 2572.25 FT. TO A POINT; THENCE N 00 DEG. 22 MIN. 00 SEC. W A DISTANCE OF 169.68 FT. TO A POINT; THENCE N 89 DEG. 38 MIN. 00 SEC. E A DISTANCE OF 10.0 FT. TO A POINT; THENCE N 00 DEG. 22 MIN. 00 SEC. E A DISTANCE OF 149.68 FT. TO A POINT; THENCE S 89 DEG. 38 MIN. 00 SEC. W A DISTANCE OF 40.00 FT.; THENCE N 88 DEG. 22

MIN. 41 SEC. W A DISTANCE OF 123.38 FT. TO A POINT; THENCE WESTERLY ALONG THE SOUTH BANK OF THE REDLANDS WATER AND POWER 2ND LIFT CANAL IN SECTION 26, T11S R 101 W 6TH PRINCIPAL MERIDIAN THE FOLLOWING 12 COURSES:

(1) ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 88 DEG. 22 MIN. 41 SEC. W AND A RADIUS OF 357.01 FT. A DISTANCE OF 153.19 FT. TO A POINT, (2) S 64 DEG. 50 MIN. 38 SEC. W A DISTANCE OF 32.33 FT. TO A POINT; (3) S 60 DEG. 26 MIN. 55 SEC. W A DISTANCE OF 80.02 FT. TO A POINT; (4) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 60 DEG. 26 MIN. 55 SEC. W AND A RADIUS OF 420.06 FT. A DISTANCE OF 221.84 FT. TO A POINT; (5) N 85 DEG. 29 MIN. 50 SEC. W A DISTANCE OF 37.81 FT. TO A POINT; (6) ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 85 DEG. 29 MIN. 50 SEC. W AND A RADIUS OF 365.55 FT. A DISTANCE OF 88.96 FT. TO A POINT OF COMPOUND CURVATURE; (7) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 80 DEG. 33 MIN. 34 SEC. W AND A RADIUS OF 495.17 FT. A DISTANCE OF 321.33 FT. TO A POINT; (8) N 69 DEG. 30 MIN. 00 SEC. W A DISTANCE OF 679.56 FT. TO A POINT; (9) ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 69 DEG. 30 MIN. 00 SEC. W AND A RADIUS OF 365.55 FT. A DISTANCE OF 276.63 FT. TO A POINT; (10) N 36 DEG. 59 MIN. 58 SEC. W A DISTANCE OF 20.00 FT. TO A POINT; (11) S 30 DEG. 11 MIN. 00 SEC. W A DISTANCE OF 34.57 FT. TO A POINT; (12) S 36 DEG. 14 MIN. 00 SEC. W A DISTANCE OF 192.00 FT. TO A POINT; THENCE S 01 DEG. 26 MIN. 11 SEC. W A DISTANCE OF 125.00 FT. TO A POINT, SAID POINT BEING ON THE NORTH LINE OF SECTION 35, T11S R 101 W OF THE 6TH PRINCIPAL MERIDIAN; THENCE S 89 DEG. 35 MIN. 54 SEC. E ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 665.60 FT. TO THE NW CORNER OF LOT 1 OF SAID SECTION 35; THENCE S 00 DEG. 04 MIN. 05 SEC. W ALONG THE WEST LINE OF LOT 1 OF SAID SECTION 35 A DISTANCE OF 1312.03 FT. TO THE SW CORNER OF SAID LOT 1; THENCE S 00 DEG. 10 MIN. 07 SEC. E ALONG THE WEST LINE OF LOT 2 OF SAID SECTION 35 A DISTANCE OF 1318.14 FT. TO THE SW CORNER OF SAID LOT 2; THENCE S 89 DEG. 52 MIN. 15 SEC. W ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 35 A DISTANCE OF 877.27 FT. TO A POINT; THENCE N 11 DEG. 10 MIN. 03 SEC. E A DISTANCE OF 352.67 FT. TO A POINT; THENCE S 89 DEG. 52 MIN. 51 SEC. W A DISTANCE OF 573.07 FT. TO A POINT; THENCE S 48 DEG. 55 MIN. 47 SEC. W A DISTANCE OF 524.31 FT. TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 35; THENCE N 89 DEG. 33 MIN. 15 SEC. W A DISTANCE OF 523.55 FT. TO THE SW CORNER OF THE NW 1/4 OF SAID SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF THE NE 1/4 OF SECTION 34, T11S, R 101 W OF THE 6TH PRINCIPAL MERIDIAN A DISTANCE OF 349.80 FT. TO A POINT; THENCE N 00 DEG. 03 MIN. 25 SEC. E A DISTANCE OF 1323.30 FT.; THENCE N 00 DEG. 02 MIN. 56 SEC. E A DISTANCE OF 772.96 FT. TO A POINT; THENCE N 00 DEG. 02 MIN. 37 SEC. E A DISTANCE OF 546.92 FT. TO A POINT, SAID POINT BEING THE SW CORNER OF SECTION 26, T11S R 101 W OF THE 6TH PRINCIPAL MERIDIAN; THENCE N 00 DEG. 05 MIN. 31 SEC. E A DISTANCE OF 1314.73 FT. TO THE NW CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 26; THENCE S 89 DEG. 51 MIN. 00 SEC. E ALONG THE NORTH LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 26 A DISTANCE OF 558.85 FT. TO A POINT; THENCE S 00 DEG. 09 MIN. 00 SEC. W A DISTANCE OF 91.55 FT. TO A POINT; THENCE N 88 DEG. 23 MIN. 39 SEC. E A DISTANCE

OF 1.95 FT. TO A POINT; THENCE S 00 DEG. 00 MIN. 00 SEC. E A DISTANCE OF 49.99 FT. TO A POINT; THENCE S 01 DEG. 36 MIN. 40 SEC. E A DISTANCE OF 208.70 FT. TO A POINT; THENCE N 88 DEG. 23 MIN. 20 SEC. E A DISTANCE OF 206.94 FT. TO A POINT; THENCE N 01 DEG. 36 MIN. 40 SEC. W A DISTANCE OF 208.70 FT. TO A POINT; THENCE N 88 DEG. 23 MIN. 20 SEC. E A DISTANCE OF 116.89 FT. TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 32 DEG. 48 MIN. 58 SEC. E AND A RADIUS OF 50.00 FT. A DISTANCE OF 156.03 FT. TO A POINT; THENCE N 32 DEG. 49 MIN. 20 SEC. W A DISTANCE OF 92.97 FT. TO A POINT, SAID POINT BEING THE NORTH LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 26, THENCE S 89 DEG. 56 MIN. 00 SEC. E ALONG THE NORTH LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 26 A DISTANCE OF 491.33 FT. TO THE NE CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 26; THENCE S 89 DEG. 31 MIN. 03 SEC. E ALONG THE NORTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 26 A DISTANCE OF 601.56 FT. TO A POINT; THENCE S 89 DEG. 54 MIN. 12 SEC. E ALONG THE NORTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 26 A DISTANCE OF 611.84 FT. TO THE NE CORNER OF THE SE 1/4 SW 1/4 OF SAID SECTION 26; THENCE S 89 DEG. 55 MIN. 12 SEC. E ALONG THE NORTH LINE OF LOT 4 OF SAID SECTION 26 A DISTANCE OF 531.10 FT. TO A POINT; THENCE N 89 DEG. 57 MIN. 48 SEC. E ALONG THE NORTH LINE OF LOT 4 OF SAID SECTION 26 A DISTANCE OF 896.00 FT. TO THE NE CORNER OF SAID LOT 4; THENCE S 00 DEG. 22 MIN. 00 SEC. E A DISTANCE OF 36.02 FT. TO A POINT ON THE WEST LINE SECTION 18 T1S R1W; THENCE S 82 DEG. 35 MIN. 00 SEC. E A DISTANCE OF 325.90 FT. TO A POINT; THENCE N 00 DEG. 22 MIN. 00 SEC. W A DISTANCE OF 317.08 FT. TO A POINT; THENCE S 84 DEG. 57 MIN. 12 SEC. W A DISTANCE OF 323.98 FT. TO A POINT, SAID POINT BEING ON THE EAST LINE OF SAID SECTION 26; THENCE N 00 DEG. 22 MIN. 00 SEC. W ALONG THE EAST LINE OF SAID SECTION 26 A DISTANCE OF 1111.76 FT. TO THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE N 00 DEG. 24 MIN. 00 SEC. W ALONG THE EAST LINE OF SAID SECTION 26 A DISTANCE OF 799.88 FT. TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BROADWAY; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH BROADWAY, THE FOLLOWING 11 COURSES:

(1) S 87 DEG. 11 MIN. 00 SEC. E A DISTANCE OF 573.09 FT. TO A POINT; (2) N 61 DEG. 38 MIN. 00 SEC. E A DISTANCE OF 404.87 FT. TO A POINT; (3) N 74 DEG. 56 MIN. 00 SEC. E A DISTANCE OF 193.61 FT. TO A POINT; (4) N 49 DEG. 43 MIN. 00 SEC. E A DISTANCE OF 16.05 FT. TO A POINT; (5) S 23 DEG. 07 MIN. 59 SEC. E A DISTANCE OF 26.74 FT. TO A POINT; (6) N 64 DEG. 30 MIN. 34 SEC. E A DISTANCE OF 95.29 FT. TO A POINT; (7) N 22 DEG. 56 MIN. 59 SEC. W A DISTANCE OF 25.00 FT. TO A POINT; (8) ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 67 DEG. 03 MIN. 01 SEC. E AND A RADIUS OF 3266.00 FT. A DISTANCE OF 95.00 FT. TO A POINT; (9) N 65 DEG. 23 MIN. 01 SEC. E A DISTANCE OF 76.04 FT. TO A POINT; (10) N 64 DEG. 08 MIN. 01 SEC. E A DISTANCE OF 124.96 FT. TO A POINT; (11) ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 64 DEG. 08 MIN. 01 SEC. E AND A RADIUS OF 1004.93 FT. A DISTANCE OF 75.71 FT. TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE SE 1/4 NW 1/4 OF SECTION 18, T1S R1W OF THE UTE MERIDIAN; THENCE N 89 DEG. 57 MIN. 03 SEC. E ALONG THE NORTH LINE OF THE SE 1/4 NW 1/4 OF SAID SECTION 18 A DISTANCE OF 151.21 FT. TO A POINT; THENCE S 00 DEG. 01 MIN. 59 SEC.

E A DISTANCE OF 90.02 FT. TO A POINT; THENCE N 74 DEG. 47 MIN. 01 SEC. E A DISTANCE OF 150.00 FT. TO A POINT; THENCE N 65 DEG. 24 MIN. 46 SEC. E A DISTANCE OF 122.27 FT. TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE SE 1/4 NW 1/4 OF SAID SECTION 18; THENCE N 89 DEG. 57 MIN. 03 SEC. E ALONG THE NORTH LINE OF THE SE 1/4 NW 1/4 OF SAID SECTION 18 A DISTANCE OF 674.80 FT. TO A POINT; THENCE N 22 DEG. 25 MIN. 01 SEC. W A DISTANCE OF 361.43 FT. TO A POINT; THENCE N 48 DEG. 35 MIN. 59 SEC. E A DISTANCE OF 56.08 FT. TO A POINT; THENCE N 21 DEG. 39 MIN. 59 SEC. E A DISTANCE OF 53.96 TO A POINT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF LOT 25, SOUTH EASTER HILL SUBDIVISION; THENCE S 58 DEG. 55 MIN. 01 SEC. E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 25 A DISTANCE OF 246.83 FT. TO AN ANGLE POINT ON THE SOUTH LINE LOT 11, SOUTH EASTER HILL SUBDIVISION; THENCE S 32 DEG. 21 MIN. 01 SEC. E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 A DISTANCE OF 329.00 FT. TO THE SE CORNER OF SAID LOT 11; THENCE S 05 DEG. 17 MIN. 59 SEC. W ALONG THE WEST RIGHT-OF-WAY LINE OF EASTER HILL DRIVE A DISTANCE OF 68.10 TO A POINT; THENCE S 06 DEG. 47 MIN. 59 SEC. W ALONG THE WEST RIGHT-OF-WAY LINE OF EASTER HILL DRIVE A DISTANCE OF 153.34 FT. TO A POINT; THENCE ALONG THE RIGHT-OF-WAY FOR EASTER HILL DRIVE A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 06 DEG. 47 MIN. 59 SEC. W AND A RADIUS OF 100.00 FT. A DISTANCE OF 131.19 FT. TO A POINT; THENCE S 68 DEG. 22 MIN. 01 SEC. E ALONG THE SOUTH RIGHT-OF-WAY LINE OF EASTER HILL DRIVE A DISTANCE OF 88.04 FT. TO A POINT; THENCE S 74 DEG. 40 MIN. 01 SEC. E ALONG THE SOUTH RIGHT-OF-WAY LINE OF EASTER HILL DRIVE A DISTANCE OF 70.84 FT. TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 74 DEG. 40 MIN. 01 SEC. E AND A RADIUS OF 100.00 FT. A DISTANCE OF 106.99 FT. TO A POINT; THENCE N 44 DEG. 01 MIN. 59 SEC. E ALONG THE EAST RIGHT-OF-WAY LINE OF EASTER HILL DRIVE A DISTANCE OF 465.97 FT. TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 18; THENCE N 89 DEG. 53 MIN. 03 SEC. E ALONG THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 18 A DISTANCE OF 1202.76 FT. TO A POINT; THENCE N 89 DEG. 56 MIN. 59 SEC. E ALONG THE NORTH LINE OF THE SE 1/4 NE 1/4 OF SAID SECTION 18 A DISTANCE OF 512.32 FT. TO THE NE CORNER OF THE SE 1/4 NE 1/4 OF SAID SECTION 18; THENCE S 00 DEG. 03 MIN. 01 SEC. E ALONG THE EAST LINE OF THE SE 1/4 NE 1/4 OF SAID SECTION 18 A DISTANCE OF 1320.19 FT. TO A POINT, SAID POINT BEING THE SE CORNER OF THE SE 1/4 NE 1/4 OF SAID SECTION 18; THENCE S 00 DEG. 39 MIN. 01 SEC. E ALONG THE EAST LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 18 A DISTANCE OF 1311.40 FT. TO THE SE CORNER OF THE NE 1/4 SE 1/4 OF SAID SECTION 18; THENCE S 89 DEG. 44 MIN. 59 SEC. E ALONG THE NORTH LINE OF THE SW 1/4 SW 1/4 OF SECTION 17, T1S R1W OF THE UTE MERIDIAN A DISTANCE OF 1315.58 TO THE NE CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 17; THENCE S 89 DEG. 42 MIN. 56 SEC. E ALONG THE NORTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 17 A DISTANCE OF 709.51 FT. TO A POINT; THENCE S 00 DEG. 23 MIN. 00 SEC. W A DISTANCE OF 9.15 FT. TO A POINT; THENCE S 79 DEG. 28 MIN. 00 SEC. E A DISTANCE OF 147.50 FT. TO A POINT; THENCE S 00 DEG. 20 MIN. 00 SEC. E A DISTANCE OF 140.0 FT. TO A POINT; THENCE S 66 DEG. 03 MIN. 00 SEC. E A DISTANCE OF 300.60 FT. TO A POINT; THENCE S 16 DEG. 12 MIN. 00 SEC. E A DISTANCE OF 22.60 FT. TO A POINT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF RIO VISTA ROAD; THENCE ALONG A

CURVE TO THE RIGHT HAVING A CHORD BEARING OF S 04 DEG. 58 MIN. 00 SEC. W, CHORD LENGTH OF 75.19 FT. AND A RADIUS OF 104.12 FT. A DISTANCE OF 76.93 TO A POINT; THENCE S 26 DEG. 08 MIN. 00 SEC. W OF A DISTANCE OF 3.90 FT. TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S 35 DEG. 56 MIN. 27 SEC. W, CHORD LENGTH OF 134.85 FT. AND A RADIUS OF 395.84 FT. A DISTANCE OF 135.51 FT. TO A POINT; THENCE N 70 DEG. 40 MIN. 00 SEC. W A DISTANCE OF 804.16 FT. TO A POINT; THENCE S 10 DEG. 27 MIN. 59 SEC. W A DISTANCE OF 510.00 FT. TO A POINT; THENCE S 78 DEG. 59 MIN. 02 SEC. E A DISTANCE OF 472.50 FT. TO A POINT; THENCE N 54 DEG. 02 MIN. 01 SEC. E A DISTANCE OF 73.07 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE RIO VISTA DRIVE CUL-DE-SAC; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N 68 DEG. 27 MIN. 00 SEC. E, A CHORD LENGTH OF 96.85 FT. AND A RADIUS OF 50.00 FT. A DISTANCE OF 131.91 FT. TO A POINT; THENCE N 52 DEG. 52 MIN. 00 SEC. E ALONG THE EAST RIGHT-OF-WAY LINE OF RIO VISTA DRIVE A DISTANCE OF 290.20 FT. TO A POINT; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF RIO VISTA DRIVE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N 52 DEG. 52 MIN. 00 SEC. E AND A RADIUS OF 445.84 FT. A DISTANCE OF 82.83 FT. TO A POINT; THENCE S 75 DEG. 55 MIN. 01 SEC. E A DISTANCE OF 225.66 FT. TO A POINT ON THE EAST LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 17; THENCE N 00 DEG. 17 MIN. 01 SEC. W ALONG THE EAST LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 17 A DISTANCE OF 27.43 FT. TO A POINT; THENCE N 89 DEG. 42 MIN. 59 SEC. E A DISTANCE OF 300.00 FT. TO A POINT; THENCE N 00 DEG. 17 MIN. 01 SEC. W A DISTANCE OF 350.00 FT. TO A POINT; THENCE S 89 DEG. 42 MIN. 59 SEC. W A DISTANCE OF 275.00 FT. TO A POINT; THENCE N 00 DEG. 17 MIN. 01 SEC. W A DISTANCE OF 197.87 FT. TO A POINT ON THE NORTH LINE OF THE SW 1/4 SE 1/4 OF SAID SECTION 17; THENCE S 89 DEG. 59 MIN. 12 SEC. E ALONG THE NORTH LINE OF THE SW 1/4 SE 1/4 OF SAID SECTION 17 A DISTANCE OF 861.93 FT. TO A POINT; THENCE N 03 DEG. 30 MIN. 14 SEC. E A DISTANCE OF 199.40 FT. TO A POINT; THENCE N 83 DEG. 54 MIN. 44 SEC. E A DISTANCE OF 343.35 FT. TO A POINT; THENCE S 60 DEG. 13 MIN. 49 SEC. E A DISTANCE OF 371.13 FT. TO A POINT; THENCE N 20 DEG. 00 MIN. 48 SEC. E A DISTANCE OF 451.00 FT. TO A POINT; THENCE N 52 DEG. 19 MIN. 12 SEC. W A DISTANCE OF 111.43 FT. TO A POINT; THENCE N 01 DEG. 52 MIN. 48 SEC. E A DISTANCE OF 88.78 FT. TO A POINT; THENCE S 52 DEG. 19 MIN. 12 SEC. E A DISTANCE OF 88.78 FT. TO A POINT; THENCE S 37 DEG. 40 MIN. 48 SEC. W A DISTANCE OF 8.14 FT. TO A POINT; THENCE S 51 DEG. 16 MIN. 12 SEC. E A DISTANCE OF 635.71 FT. TO A POINT; THENCE S 69 DEG. 41 MIN. 12 SEC. E A DISTANCE OF 187.25 FT. TO A POINT; THENCE S 50 DEG. 03 MIN. 15 SEC. E A DISTANCE OF 259.01 FT. TO A POINT; THENCE N 44 DEG. 52 MIN. 00 SEC. E A DISTANCE OF 81.50 FT. TO THE NW CORNER OF THE SW 1/4 SW 1/4 OF SECTION 16, T1S R1W OF THE UTE MERIDIAN; THENCE N 44 DEG. 52 MIN. 00 SEC. E A DISTANCE OF 280.70 FT. TO A POINT; THENCE N 15 DEG. 28 MIN. 00 SEC. E A DISTANCE OF 355.59 FT. TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 340; THENCE S 74 DEG. 37 MIN. 00 SEC. E ALONG THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 340 A DISTANCE OF 324.10 FT. TO A POINT; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 74 DEG. 37 MIN. 00 SEC. E AND A RADIUS OF 2825.0 FT. A DISTANCE OF 137.87 FT. TO A POINT; THENCE S 16 DEG. 11 MIN. 49 SEC.

W A DISTANCE OF 174.56 FT. TO A POINT; THENCE S 02 DEG. 56 MIN. 26 SEC. E A DISTANCE OF 146.96 FT. TO A POINT; THENCE S 75 DEG. 29 MIN. 32 SEC. E A DISTANCE OF 409.92 FT. TO A POINT; THENCE S 89 DEG. 52 MIN. 33 SEC. E A DISTANCE OF 67.84 FT. TO A POINT; THENCE S 75 DEG. 23 MIN. 00 SEC. E A DISTANCE OF 43.49 FT. TO A POINT; THENCE N 89 DEG. 57 MIN. 00 SEC. E A DISTANCE OF 104.00 FT. TO A POINT ON THE WEST LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 16; THENCE N 00 DEG. 09 MIN. 26 SEC. E ALONG THE WEST LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 16 A DISTANCE OF 10.57 FT. TO THE NW CORNER OF THE SE 1/4 SW 1/4 OF SAID SECTION 16; THENCE N 89 DEG. 30 MIN. 06 SEC. E ALONG THE NORTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 16 A DISTANCE OF 208.00 FT. TO A POINT; THENCE N 16 DEG. 45 MIN. 00 SEC. E A DISTANCE OF 13.63 FT. TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 340; THENCE N 17 DEG. 39 MIN. 52 SEC. E A DISTANCE OF 199.88 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 340; THENCE N 59 DEG. 22 MIN. 00 SEC. W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 110.00 FT. TO A POINT; THENCE N 68 DEG. 36 MIN. 00 SEC. E A DISTANCE OF 490.40 FT. TO A POINT, THENCE S 62 DEG. 42 MIN. 00 SEC. E A DISTANCE OF 262.84 FT. TO A POINT; THENCE N 42 DEG. 17 MIN. 00 SEC. E A DISTANCE OF 333.30 FT. TO A POINT; THENCE N 55 DEG. 58 MIN. 00 SEC. E A DISTANCE OF 248.92 FT. TO A POINT; THENCE N 00 DEG. 00 MIN. 00 SEC. E A DISTANCE OF 487.19 FT. TO A POINT; THENCE S 50 DEG. 40 MIN. 00 SEC. E A DISTANCE OF 32.46 FT. TO A POINT ON THE WEST LINE OF NW 1/4 SE 1/4 OF SAID SECTION 16; THENCE S 00 DEG. 10 MIN. 52 SEC. W ALONG SAID WEST LINE OF SECTION 16 A DISTANCE OF 86.89 FT. TO A POINT; THENCE S 65 DEG. 57 MIN. 12 SEC. A DISTANCE OF 76.36 FT. TO A POINT; THENCE S 68 DEG. 48 MIN. 37 SEC. E A DISTANCE OF 112.27 FT. TO A POINT; THENCE S 86 DEG. 40 MIN. 51 SEC. E A DISTANCE OF 140.76 FT. TO A POINT; THENCE S 67 DEG. 42 MIN. 24 SEC. E A DISTANCE OF 159.06 FT. TO A POINT; THENCE S 70 DEG. 55 MIN. 45 SEC. E A DISTANCE OF 116.77 FT. TO A POINT; THENCE S 67 DEG. 47 MIN. 24 SEC. E A DISTANCE OF 118.65 FT. TO A POINT; THENCE S 63 DEG. 13 MIN. 06 SEC. E A DISTANCE OF 119.79 FT. TO A POINT; THENCE 69 DEG. 34 MIN. 48 SEC. E A DISTANCE OF 262.54 FT. TO A POINT; THENCE S 84 DEG. 11 MIN. 17 SEC. E A DISTANCE OF 173.94 FT. TO A POINT; THENCE S 64 DEG. 12 MIN. 09 SEC. E A DISTANCE OF 108.47 FT. TO A POINT; THENCE S 62 DEG. 31 MIN. 23 SEC. E A DISTANCE OF 361.84 FT. TO A POINT; THENCE N 17 DEG. 03 MIN. 47 SEC. E A DISTANCE OF 82.34 FT. TO A POINT; THENCE S 22 DEG. 30 MIN. 00 SEC. E A DISTANCE OF 134.00 FT. TO A POINT; THENCE S 74 DEG. 15 MIN. 00 SEC. E A DISTANCE OF 71.00 FT. TO A POINT; THENCE S 79 DEG. 10 MIN. 00 SEC. E A DISTANCE OF 185.00 FT. TO A POINT; THENCE S 00 DEG. 26 MIN. 57 SEC. E A DISTANCE OF 251.00 FT. TO A POINT; THENCE S 55 DEG. 33 MIN. 00 SEC. E A DISTANCE OF 210.00 FT. TO A POINT; THENCE S 00 DEG. 26 MIN. 57 SEC. E A DISTANCE OF 34.00 FT. TO A POINT; THENCE S 89 DEG. 53 MIN. 53 SEC. E A DISTANCE OF 91.00 FT. TO A POINT; THENCE S 00 DEG. 38 MIN. 09 SEC. E A DISTANCE OF 24.50 FT. TO A POINT; THENCE S 58 DEG. 50 MIN. 00 SEC. E A DISTANCE OF 474.62 FT. TO A POINT ON THE EAST LINE OF SE 1/4 OF SAID SECTION 16; THENCE S 00 DEG. 17 MIN. 23 SEC. W ALONG SAID EAST LINE A DISTANCE OF 138.14 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 340; THENCE S 69 DEG. 13 MIN. 00 SEC. W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 41.12 FT. TO A

POINT; THENCE N 57 DEG. 00 MIN. 00 SEC. W A DISTANCE OF 741.22 FT. TO THE NE CORNER OF LOT 16, BLOCK 1, MAYS SUBDIVISION; THENCE N 54 DEG. 30 MIN. 00 SEC. W ALONG THE NORTHEASTERLY LINE OF LOT 15, BLOCK 1, MAYS SUBDIVISION, A DISTANCE OF 189.92 FT. TO THE NE CORNER OF LOT 14, BLOCK 1, MAYS SUBDIVISION; THENCE N 75 DEG. 15 MIN. 00 SEC. W ALONG THE NORTHERLY LINE OF SAID LOT 14 A DISTANCE OF 120.00 FT. TO THE NORTHERLY MOST CORNER OF SAID LOT 14; THENCE S 68 DEG. 03 MIN. 00 SEC. W ALONG THE NORTHWESTERLY LINES OF LOTS 12, 13, AND 14, BLOCK 1, MAYS SUBDIVISION, A DISTANCE OF 345.65 FT. TO THE NW CORNER OF LOT 12, BLOCK 1, MAYS SUBDIVISION; THENCE S 10 DEG. 47 MIN. 00 SEC. W ALONG THE WEST LINES OF LOTS 10 AND 11, BLOCK 1, MAYS SUBDIVISION A DISTANCE OF 193.26 FT. TO THE WESTERN MOST CORNER OF SAID LOT 10; THENCE S 79 DEG. 13 MIN. 00 SEC. E A DISTANCE OF 23.60 FT.; THENCE S 27 DEG. 45 MIN. 00 SEC. E A DISTANCE OF 109.50 FT. TO THE NW CORNER OF LOT 9, BLOCK 1, MAYS SUBDIVISION; THENCE S 10 DEG. 47 MIN. 00 SEC. W A DISTANCE OF 224.6 FT. TO THE SW CORNER OF SAID LOT 9; THENCE N 79 DEG. 13 MIN. 00 SEC. W A DISTANCE OF 91.50 FT. TO A POINT; THENCE S 10 DEG. 47 MIN. 00 SEC. W A DISTANCE OF 324.76 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 340; THENCE N 87 DEG. 25 MIN. 13 SEC. W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 36.42 FT. TO A POINT; THENCE N 09 DEG. 52 MIN. 00 SEC. E A DISTANCE OF 853.00 FT. TO A POINT; THENCE NORTH A DISTANCE OF 236.80 FT. TO A POINT; THENCE N 66 DEG. 27 MIN. 00 SEC. W A DISTANCE OF 303.50 FT. TO A POINT; THENCE N 50 DEG. 45 MIN. 00 SEC. W A DISTANCE OF 240.50 FT. TO A POINT; THENCE N 74 DEG. 15 MIN. 00 SEC. A DISTANCE OF 209.00 FT. TO A POINT; THENCE SOUTH A DISTANCE OF 164.60 FT. TO A POINT; THENCE S 66 DEG. 50 MIN. 00 SEC. W A DISTANCE OF 241.00 FT. TO A POINT; THENCE S 78 DEG. 15 MIN. 00 SEC. W A DISTANCE OF 300.00 FT. TO A POINT; THENCE S 08 DEG. 05 MIN. 00 SEC. W A DISTANCE OF 252.50 FT. TO A POINT ON THE NORTH LINE OF THE SW 1/4 SE 1/4 OF SAID SECTION 16; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 115.60 FT. TO THE NW CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 16; THENCE WEST ALONG THE NORTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 16 A DISTANCE OF 152.46 FT. TO A POINT; THENCE S 72 DEG. 57 MIN. 15 SEC. W A DISTANCE OF 251.40 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 340; THENCE N 65 DEG. 32 MIN. 41 SEC. W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 178.01 FT. TO A POINT ON THE NORTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 16; THENCE N 89 DEG. 46 MIN. 20 SEC. W ALONG SAID NORTH LINE A DISTANCE OF 525.13 FT. TO A POINT ON THE NORTH LINE OF LOT 7, POLAND HEIGHTS SUBDIVISION REPLAT, SAID POINT IS ALSO LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 340; THENCE S 65 DEG. 33 MIN. 00 SEC. E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 211.94 FT.; THENCE S 24 DEG. 17 MIN. 56 SEC. W 117.83 FT. TO A BOLT TAGGED LS5837 FOR THE SE CORNER OF LOT 7 OF POLAND HEIGHTS SUBDIVISION; THENCE ALONG THE ARC OF A 50.00 FT. RADIUS NON-TANGENT CURVE TO THE LEFT, WHICH ARC SUBTENDS A CHORD BEARING S 55 DEG. 22 MIN. 18 SEC. W 85.68 FT. TO A REBAR TAGGED LS5837 FOR THE SOUTHERN MOST CORNER OF SAID LOT 7; THENCE N 33 DEG. 24 MIN. 28 SEC. W A DISTANCE OF 159.41 FT. TO A REBAR FOR AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID LOT 7; THENCE S 62 DEG. 28 MIN. 48 SEC. W A DISTANCE OF 125.53 FT. TO A REBAR FOR A POINT ON LINE BETWEEN LOTS 5 AND 6 OF SAID

SUBDIVISIONS; THENCE S 62 DEG. 28 MIN. 17 SEC. W A DISTANCE OF 98.46 FT. TO A REBAR FOR A POINT ON LINE ON THE WESTERLY LINE OF SAID LOT 5; THENCE S 00 DEG. 09 MIN. 26 SEC. W ALONG THE WEST LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 16 A DISTANCE OF 1100.69 FT. TO THE SW CORNER OF THE SE 1/4 SW 1/4 OF SAID SECTION 16; THENCE S 89 DEG. 31 MIN. 30 SEC. E ALONG THE SOUTH LINE OF THE SE 1/4 SW 1/4 OF SAID SECTION 16 A DISTANCE OF 1067.62 FT. TO A POINT, SAID POINT BEING THE NW CORNER OF LOT 3, BLOCK 4, COUNTRY CLUB PARK SUBDIVISION; THENCE S 19 DEG. 56 MIN. 37 SEC. W ALONG THE WESTERLY LINE OF SAID COUNTRY CLUB PARK, A DISTANCE OF 1260.62 FT. TO A POINT; THENCE S 52 DEG. 20 MIN. 01 SEC. W A DISTANCE OF 230.25 FT. TO THE SE CORNER OF THE NE 1/4 NW 1/4 OF SECTION 21, T1S R1W OF THE UTE MERIDIAN; THENCE S 09 DEG. 11 MIN. 10 SEC. E A DISTANCE OF 161.77 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELLA PAGO DRIVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BELLA PAGO DRIVE THE FOLLOWING 9 COURSES:

(1) S 32 DEG. 58 MIN. 56 SEC. W A DISTANCE OF 149.88 FT. TO A POINT; (2) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 32 DEG. 58 MIN. 56 SEC. W AND A RADIUS OF 332.96 FT. A DISTANCE OF 137.54 FT. TO A POINT; (3) S 56 DEG. 38 MIN. 55 SEC. W A DISTANCE OF 249.81 FT.; (4) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 56 DEG. 38 MIN. 55 SEC. W AND A RADIUS OF 591.00 FT. A DISTANCE OF 143.21 FT. TO A POINT; (5) S 70 DEG. 31 MIN. 55 SEC. W A DISTANCE OF 209.82 FT. TO A POINT; (6) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 70 DEG. 31 MIN. 55 SEC. W AND A RADIUS OF 135.84 FT. A DISTANCE OF 118.55 FT. TO A POINT; (7) N 59 DEG. 28 MIN. 05 SEC. W A DISTANCE OF 149.92 FT. TO A POINT; (8) ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N 59 DEG. 28 MIN. 05 SEC. W AND A RADIUS OF 128.77 FT. A DISTANCE OF 116.87 FT. TO A POINT; (9) ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF N 22 DEG. 12 MIN. 42 SEC. W, A CHORD LENGTH OF 98.23 FT. AND A RADIUS OF 50.00 FT. A DISTANCE OF 138.24 FT. TO A POINT; THENCE N 66 DEG. 03 MIN. 54 SEC. W A DISTANCE OF 238.35 FT. TO A POINT ON THE WEST LINE OF THE SE 1/4 NW 1/4 OF SAID SECTION 21; THENCE N 00 DEG. 30 MIN. 35 SEC. E ALONG SAID WEST LINE A DISTANCE OF 243.34 FT. TO THE NW CORNER OF THE SE 1/4 NW 1/4 OF SAID SECTION 21; THENCE N 00 DEG. 30 MIN. 35 SEC. W ALONG THE WEST LINE OF THE NE 1/4 NW 1/4 OF SAID SECTION 21 A DISTANCE OF 335.05 FT. TO A POINT; THENCE N 89 DEG. 48 MIN. 21 SEC. W A DISTANCE OF 1300.72 FT. TO A POINT ON THE WEST LINE OF THE NW 1/4 OF SAID SECTION 21; THENCE S 00 DEG. 13 MIN. 43 SEC. W ALONG SAID WEST LINE A DISTANCE OF 1652.68 FT. TO THE POINT OF BEGINNING, EXCEPT THE SW 1/4 NE 1/4 OF SECTION 19, T1S R1W OF THE UTE MERIDIAN.

TOTAL PERIMETER 87,361.80 FT.

CONTIGUOUS PERIMETER 39,573.42 FT.

AREA IN SQ. FT. 101,182,393.35

AREA IN ACRES 2,322.83

AREA IN SQ. MILES 3.63

be and is hereby annexed to the City of Grand Junction, Colorado.

PASSED and ADOPTED this 15 day of April, 1992.

Attest:

President of the Council

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2569, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 1st day of April, 1992, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of April, 1992.

Theresa F. Martinez

Theresa F. Martinez, CMC
Acting City Clerk

Published: April 3, 1992

Published: April 17, 1991

Effective: May 17, 1992

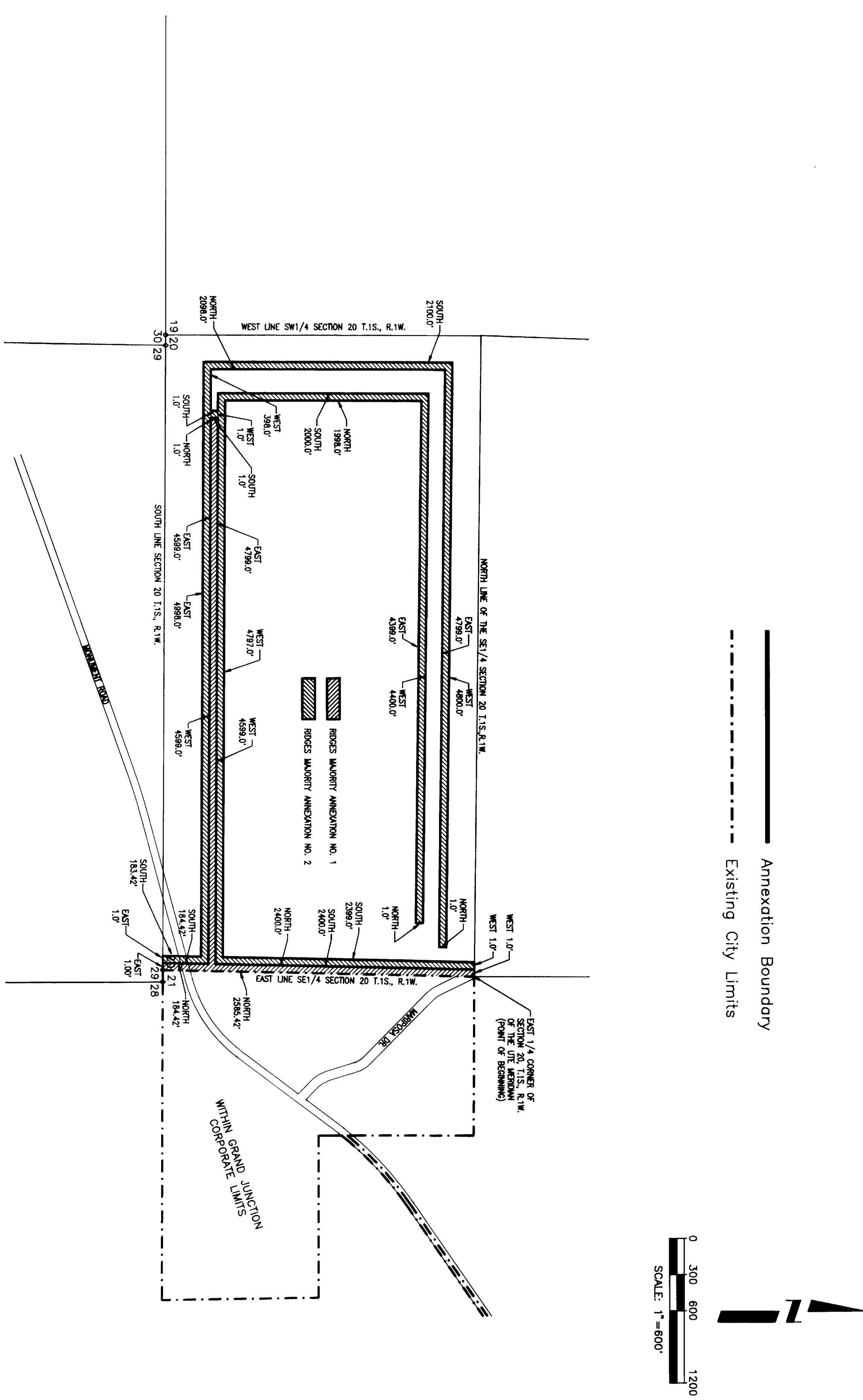
RIDGES MAJORITY ANNEXATION NOS. 1 & 2

LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S89°44'00"E	97.94	L78	N15°28'00"E	355.59
L2	N89°42'00"W	218.72	L79	N15°28'00"E	355.59
L3	S48°32'30"W	79.92	L80	S16°11'49"W	174.56
L4	N45°57'28"W	65.40	L81	S10°56'28"E	146.96
L5	N32°42'00"W	43.59	L82	S75°28'33"E	409.82
L6	N00°22'00"W	10.00	L83	S89°52'33"E	67.48
L7	N89°58'00"E	148.68	L84	N89°52'00"E	104.00
L8	N00°22'00"W	10.00	L85	N00°59'28"E	10.57
L9	N89°58'00"E	148.68	L86	N89°50'00"E	208.00
L10	N00°22'00"W	10.00	L87	N19°43'00"E	128.84
L11	N89°58'00"E	148.68	L88	N11°34'00"W	110.00
L12	S84°50'58"W	32.33	L89	N59°22'00"W	282.84
L13	S60°28'55"W	80.07	L90	S82°42'00"E	282.84
L14	N85°28'50"W	37.81	L91	S82°42'00"E	282.84
L15	N85°28'50"W	37.81	L92	N42°17'00"E	333.30
L16	N85°28'50"W	37.81	L93	N55°58'00"E	248.92
L17	N85°28'50"W	37.81	L94	N55°58'00"E	248.92
L18	S46°14'00"W	192.00	L95	S00°10'52"W	86.89
L19	S01°28'11"W	125.00	L96	S65°57'12"E	76.58
L20	N11°10'00"E	352.67	L97	S88°48'37"E	112.27
L21	S00°09'00"W	91.53	L98	S98°40'37"E	140.08
L22	S00°09'00"W	91.53	L99	S70°55'43"E	116.77
L23	S00°09'00"W	91.53	L100	S67°47'24"E	118.65
L24	S01°58'40"E	208.70	L101	S67°47'24"E	118.65
L25	N89°52'00"E	208.94	L102	S63°13'08"E	119.79
L26	N01°36'40"W	208.70	L103	S89°34'48"E	252.54
L27	N12°49'20"W	92.97	L104	S89°34'48"E	252.54
L28	N12°49'20"W	92.97	L105	S64°12'09"E	108.47
L29	S00°22'00"E	36.07	L106	S62°31'23"E	361.84
L30	S82°35'00"E	325.90	L107	N17°03'47"E	82.34
L31	N00°22'00"W	371.08	L108	S22°30'00"E	134.00
L32	N00°22'00"W	371.08	L109	S22°30'00"E	134.00
L33	N74°56'00"E	183.61	L110	S79°10'00"E	185.00
L34	N48°43'00"E	16.05	L111	S00°28'57"E	251.00
L35	S23°07'58"E	28.74	L112	S55°33'00"E	210.00
L36	N44°30'58"E	95.29	L113	S00°28'57"E	34.00
L37	N44°30'58"E	95.29	L114	S00°28'57"E	34.00
L38	N65°23'01"E	76.94	L115	S00°38'09"E	24.50
L39	N64°08'01"E	124.96	L116	S00°17'23"W	138.14
L40	N89°57'03"E	151.21	L117	S89°13'00"W	41.12
L41	S00°10'52"W	150.02	L118	N54°35'00"W	189.92
L42	N65°23'01"E	122.14	L119	S89°03'00"W	345.85
L43	N22°25'01"W	361.43	L120	S10°47'00"W	192.28
L44	N48°33'58"E	36.08	L121	S78°13'00"E	23.60
L45	N48°33'58"E	36.08	L122	S74°45'00"E	22.90
L46	N27°33'59"E	53.88	L123	S74°45'00"E	22.90
L47	S32°27'01"E	329.00	L124	N19°13'00"W	81.50
L48	S05°17'59"W	68.10	L125	S10°47'00"W	324.78
L49	S06°47'58"W	153.34	L126	N87°25'13"W	38.42
L50	S06°47'58"W	153.34	L127	N87°25'13"W	38.42
L51	S06°47'58"W	153.34	L128	N00°50'00"W	208.00
L52	S06°47'58"W	153.34	L129	N50°45'00"W	220.50
L53	S79°28'00"E	147.50	L130	N74°15'00"W	209.00
L54	S00°20'00"E	140.00	L131	S00°00'00"E	184.60
L55	S00°20'00"E	140.00	L132	S00°00'00"E	184.60
L56	S00°20'00"E	140.00	L133	S66°55'00"E	241.00
L57	S00°20'00"E	140.00	L134	S00°00'00"W	117.83
L58	N54°03'01"E	73.07	L135	S00°00'00"W	117.83
L59	N52°55'00"E	290.20	L136	S27°57'15"W	251.40
L60	N52°55'00"E	290.20	L137	S00°00'00"W	152.48
L61	N89°42'59"E	343.35	L138	S46°14'00"W	181.00
L62	N89°42'59"E	343.35	L139	S85°33'00"E	252.50
L63	N00°17'01"W	350.00	L140	S00°00'00"W	115.60
L64	N00°17'01"W	350.00	L141	S24°17'56"W	117.83
L65	S89°42'58"W	275.00	L142	N33°24'28"W	159.41
L66	N00°17'01"W	197.00	L143	S82°28'18"W	128.53
L67	N00°17'01"W	197.00	L144	S82°28'18"W	128.53
L68	N83°52'44"E	343.35	L145	S52°20'01"W	230.25
L69	S60°19'49"E	371.13	L146	S09°11'10"E	161.77
L70	N57°18'12"W	111.43	L147	S32°58'58"W	149.88
L71	N07°59'45"E	88.78	L148	S56°38'55"W	248.81
L72	N07°59'45"E	88.78	L149	S56°38'55"W	248.81
L73	S37°40'48"W	81.14	L150	N69°28'05"W	148.92
L74	S69°41'17"E	187.25	L151	N68°03'54"W	328.35
L75	S50°03'15"E	258.07	L152	N00°30'35"E	243.34
L76	N44°29'00"E	81.50	L153	N00°30'35"E	243.34
L77	N44°29'00"E	289.10			

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	904.95	228.82	114.07	180.41	140°10'W	140°10'
C2	357.01	153.18	77.78	90.30	15°15"W	24°35'00"
C3	420.84	221.84	113.57	178.27	57°31'15"W	30°15'51"
C4	265.15	38.74	19.37	26.52	148°51'24"W	31°30'50"
C5	365.55	145.32	72.66	145.32	N81°49'02"E	43°31'33"
C6	50.00	156.03	477.08	98.89	N57°47'03"E	178°47'57"
C7	3268.00	95.00	47.51	95.00	S88°13'01"W	01°40'00"
C8	1004.85	137.17	68.58	120.88	S50°13'02"E	25°10'00"
C9	100.00	106.99	58.28	101.98	N74°40'59"E	61°18'00"
C10	100.00	78.83	40.31	504.56	504°56'00"W	42°19'58"
C11	365.84	135.51	68.42	134.85	S35°56'27"W	19°38'52"
C12	44.81	194.31	104.15	194.31	N42°42'00"E	18°00'00"
C13	44.81	194.31	104.15	194.31	N42°42'00"E	18°00'00"
C14	2825.00	137.87	68.85	137.86	S73°13'08"E	02°27'47"
C15	50.00	102.80	83.08	85.68	S55°22'18"W	11°35'06"
C16	332.86	137.54	69.78	138.58	S44°48'58"W	23°40'02"
C17	31.90	114.43	57.25	114.43	N82°28'05"W	5°30'00"
C18	31.90	114.43	57.25	114.43	N82°28'05"W	5°30'00"
C19	128.77	118.87	62.81	132.80	N33°28'05"W	52°30'03"
C20	50.00	138.24	282.21	98.23	N22°17'42"W	158°24'28"



ORDINANCE NUMBER **2569**
EFFECTIVE DATE **MAY 17, 1992**

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.

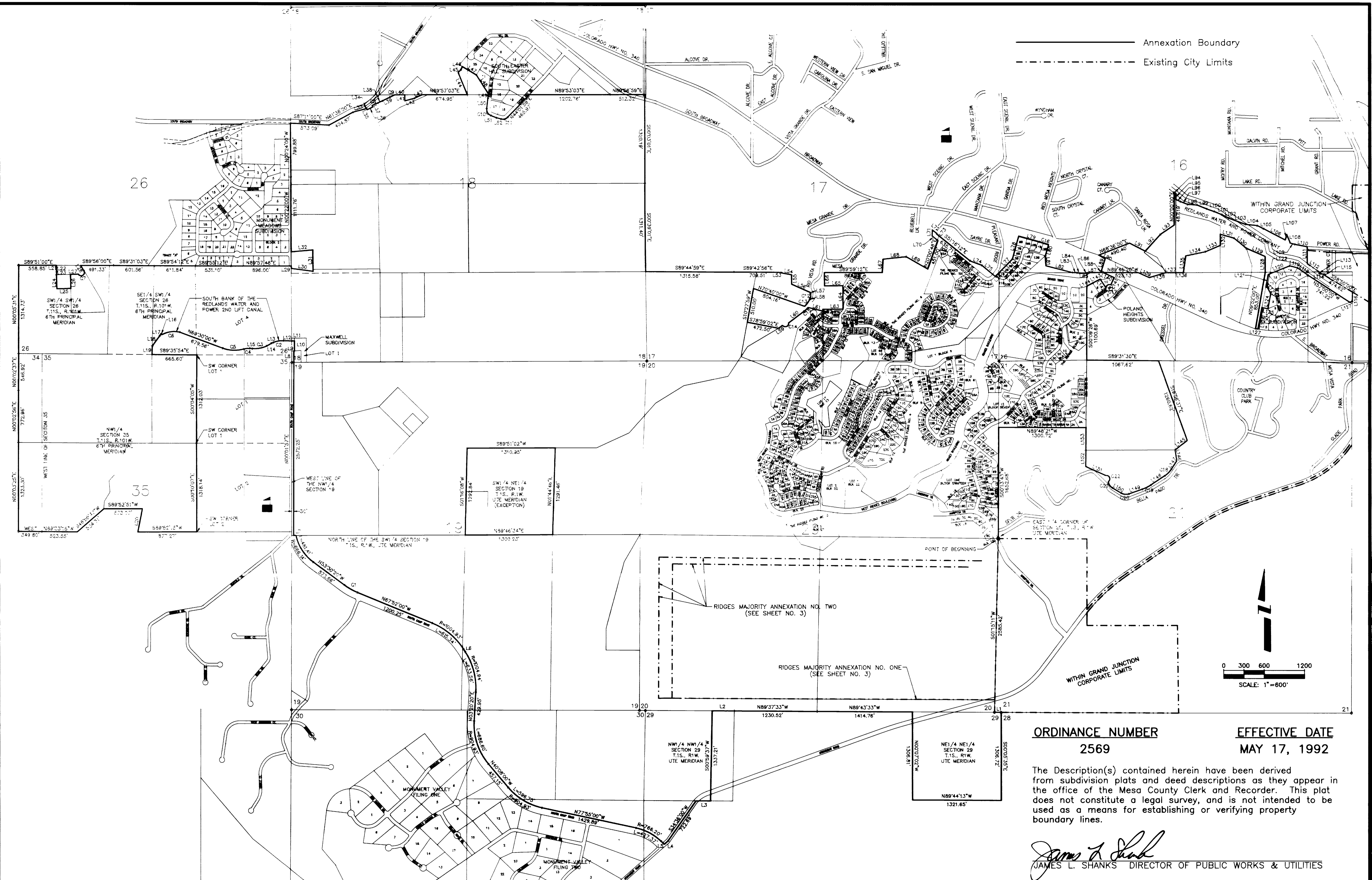
James L. Shanks
JAMES L. SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES

DESCRIPTION	DATE	DRAWN BY	C.A.K.	DATE	2/92	SCALE	PROFILE
REVISION A		CHECKED BY	T.W.	DATE	2/92	HORIZ. 1"=600'	
REVISION A		APPROVED BY	J.L.S.	DATE	2/92	VERT.	
REVISION A		FIELD BOOK NO.		PAGE			

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

RIDGES MAJORITY ANNEXATION NOS. 1 & 2

— Annexation Boundary
 - - - Existing City Limits



ORDINANCE NUMBER
 2569

EFFECTIVE DATE
 MAY 17, 1992

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	C.A.K.	DATE	2/92
REVISION			CHECKED BY	T.W.	DATE	2/92
REVISION			APPROVED BY	J.L.S.	DATE	2/92
REVISION			FIELD BOOK NO.		PAGE	

SCALE	
PLAN	PROFILE
HORIZ. 1"=600'	HORIZ.
	VERT.

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

RIDGES MAJORITY ANNEXATION NO. 3

SHEET NO.	2
FILE NO.	3
THE RIDGE.DWG	

ORDINANCE NO 2599

DEANNEXING AND DISCONNECTING PROPERTY FROM THE CITY OF GRAND JUNCTION
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION

That the property described on the attached is hereby deannexed and disconnected from the City of Grand Junction

PASSED AND ADOPTED this 16th day of September, 1992

Attest

NAME

President of the Council
Theresa F Martinez

Acting City Clerk

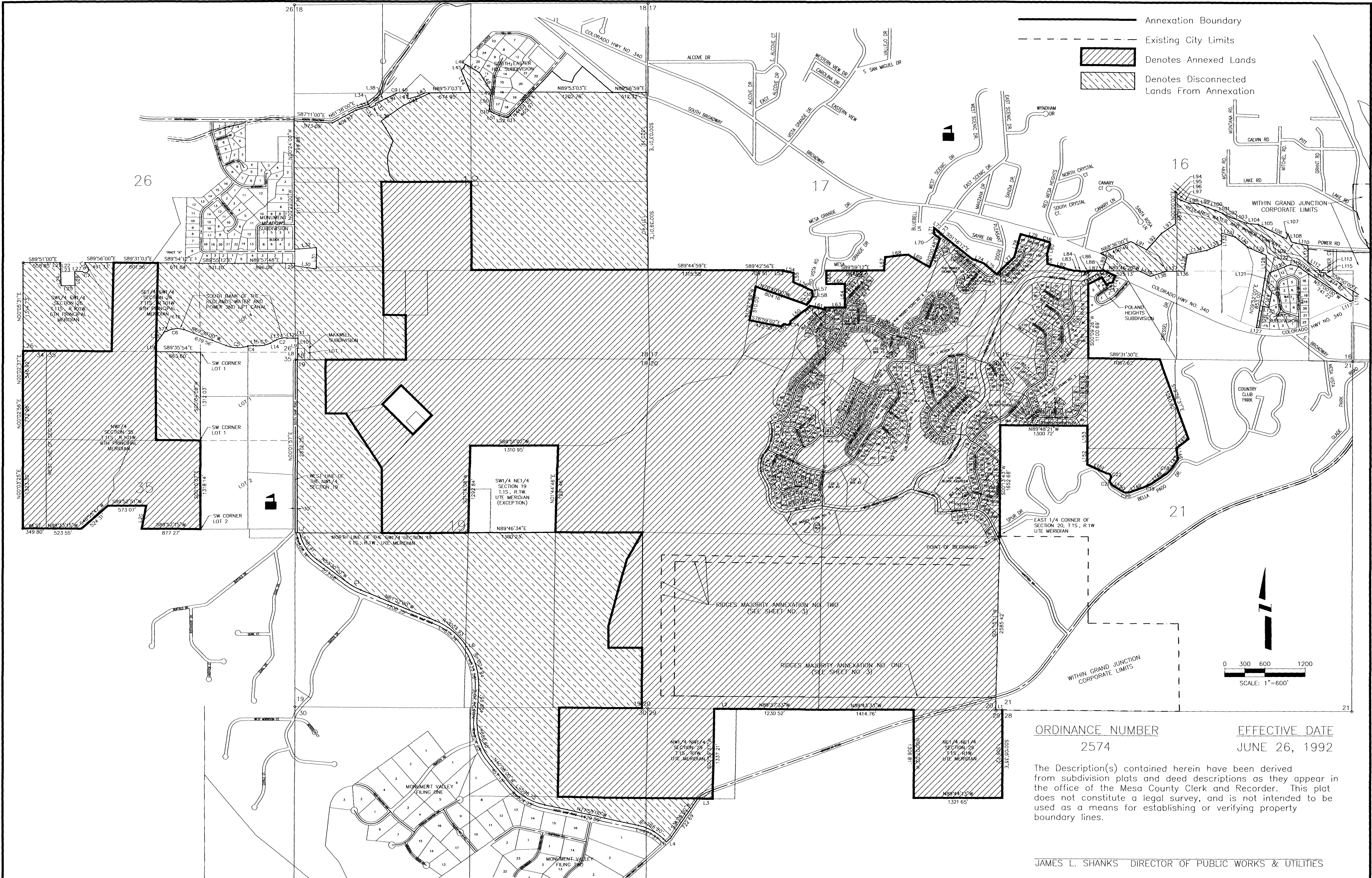
The NW 1/4 NW 1/4 and the S 1/2 NW 1/4 and the W 1/2 NE 1/4 NW 1/4 section 35 T11S R101W and the W 1/2 SE 1/4 SW 1/4 Section 26 T11S R101W except beginning S 89 deg 54 min 21 sec W 1411 89 ft from the SE corner tract 37 in said section 35 thence S 89 deg 52 min 15 sec W 1327 55 ft thence S 89 deg 54 min 06 sec W 447 72 ft thence N 49 deg 21 min 29 sec E 517 13 ft thence N 04 deg 53 min 52 sec E 122 72 ft thence N 31 deg 52 min 38 sec E 159 58 ft thence N 04 deg 25 min 39 sec W 168 58 ft thence N 42 deg 06 min 20 sec E 129 19 ft thence N 20 deg 43 min 45 sec E 227 47 ft thence N 24 deg 36 min 30 sec E 274 91 ft thence N 89 deg 57 min 41 se E 1015 64 ft thence S 00 deg 10 min 08 sec E 1318 14 ft to the point of beginning

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No 2599, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 2nd day of September, 1992, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 17th day of September, 1992

Theresa F Martinez

Theresa F Martinez, CMC
Acting City Clerk
Published September 4, 1992
Published September 18, 1992
Effective October 18, 1992

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- Annexation Boundary
- - - Existing City Limits
- Denotes Annexed Lands
- Denotes Disconnected Lands From Annexation

ORDINANCE NUMBER 2574 EFFECTIVE DATE JUNE 26, 1992

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 DIRECTOR OF PUBLIC WORKS & UTILITIES

REVISION	DESCRIPTION	DATE
REVISION		
REVISION		
REVISION		

DRAWN BY	C.A.K.	DATE	6/92
CHECKED BY	T.W.	DATE	6/92
APPROVED BY	J.L.S.	DATE	6/92
FIELD BOOK NO.		PAGE	

SCALE	
PLAN	1" = 600'
HORIZ	
VERT.	

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

THE RIDGES ANNEXATION FINAL PLAT
SHEET NO. 1 OF 1
FILE NO. REANNEX.DWG

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3566

**AN ORDINANCE DISCONNECTING CERTAIN LANDS, REFERRED TO AS THE
FILES PROPERTY**

**FILES DE-ANNEXATION
APPROXIMATELY 38.9 ACRES
LOCATED ON MONUMENT ROAD, WEST OF MARIPOSA DRIVE**

RECITALS: The Files have requested that their 38.9 acres located on Monument Road, West of Mariposa Drive, be de-annexed from the City of Grand Junction. The property is not within the Persigo 201 boundary, and will, therefore, not be served by sewer. The portion of the property south of Monument Road has a land use designation of Residential Rural, 5 to 35 acres per unit and should not develop at urban densities.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

Files De-annexation

A certain parcel of land lying in Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, EXCEPT that certain 60.00 foot right of way for Monument Road, as same was conveyed to the County of Mesa by instrument recorded October 1, 1971 in Book 964, Page 653, Public Records of Mesa County, Colorado.

CONTAINS 38.93 Acres, (1,695,668.8 Sq. Ft.) more or less, as described.

CONTAINING 38.9 Acres, more or less, as described

Be and is hereby de-annexed and disconnected from the City of Grand Junction, in accordance with and pursuant to Grand Junction Code of Ordinances section 2-27, and shall be effective upon the exclusion of the property from the Persigo 201 sewer service boundary.

INTRODUCED on first reading on the 6th day of August, 2003 and ordered published.

PASSED and ADOPTED on second reading this 20th day of August, 2003.

Attest:

Stephanie Lee
City Clerk

Harry R. Butler
President of the Council Pro Tem

Site Location Map

Figure 1

