

ORDINANCE NO. 2601

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO ROUND HILL ANNEXATION APPROXIMATELY 39.48 ACRES LOCATED NORTH OF HORIZON DRIVE AND EAST OF 7TH STREET

WHEREAS, on the 5th day of August, 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 16th day of September, 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 with:

Commencing at the Center of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and considering the line between the Center of said Section 2 and the Northwest corner of the SW1/4 NE1/4 of said Section 2 to bear North 00 deg. 00 min. 00 sec. East with all bearings contained herein being relative thereto; thence North 89 deg. 51 min. East a distance of 30.0 feet to the intersection of the East right-of-way for 26.5 Road (North 7th Street) and the South right-of-way for F 1/2 Road for the Point of Beginning; thence North a distance of 60.0 feet to the intersection of the East right-of-way for 26.5 Road and the North right-of-way for F 1/2 Road, said point being the Southernmost corner of Lot 3 of Roundhill Subdivision; thence 40.32 feet along the arc of a 39.83 foot radius curve to the left, said curve being concave to the northwest; thence North 32 deg. 00 min. East a distance of 87.40 feet; thence 461.32 feet along the arc of a 560.00 foot radius curve to the right having a central angle of 47 deg. 11 min. 58 sec. and a long chord which bears North 55 deg. 35 min. 59 sec. East a distance of 448.39 feet to the southwest corner of Lot 8 of Roundhill Subdivision; thence North along the West boundary line of said Lot 8 a distance of 251.65 feet to the Northwest corner of said Lot 8; thence along the boundary line of Roundhill Subdivision the following four (4) courses and distances:

1. North 89 deg. 51 min. East a distance of 177.48 feet;
2. North a distance of 326.24 feet;
3. North 89 deg. 51 min. East a distance of 657.48 feet;
4. South a distance of 982.79 feet to the Southeast corner of

Roundhill Subdivision;

thence East a distance of 165.64 feet to the Easterly right-of-way line of Horizon Drive; thence South 26 deg. 21 min. West along the Easterly right-of-way line of Horizon Drive a distance of 373.2 feet; thence leaving said right-of-way South a distance of 185.62 feet to the Southerly right-of-way of the Independent Ranchman's Ditch and the East line of the NW1/4 SE 1/4 of said Section 2; thence along the Southerly right-of-way of the Independent Ranchman's Ditch the following seven (7) courses and distances:

1. South 50 deg. 49 min. 17 sec. West a distance of 108.34 feet;
2. South 40 deg. 13 min. West a distance of 81.8 feet;
3. South 73 deg. 35 min. West a distance of 64.6 feet;
4. South 51 deg. 39 min. West a distance of 150.0 feet;
5. South 45 deg. 45 min. West a distance of 110.4 feet;
6. South 51 deg. 56 min. West a distance of 132.5 feet;
7. South 49 deg. 53 min. West a distance of 60.00 feet to the Southwesterly right-of-way of abandoned Grand River Valley Railroad (also known as the Interurban Railway);

thence North 52 deg. 30 min. 57 sec. West along said Railroad right-of-way a distance of 634.90 feet to a point which is 569.9 feet South and 265.46 feet East of the Center of said Section 2; thence North a distance of 99.0 feet; thence West a distance of 235.46 feet to the East right-of-way line for 26.5 Road (North 7th Street); thence North along the East right-of-way line for 26.5 Road to the intersection of the South right-of-way of the Grand Valley Highline Canal; thence Easterly along said right-of-way a distance 320 feet, more or less, to a point South of the Southeast corner of Lot 4 of Roundhill Subdivision; thence North to the Southeast corner of Lot 4 of Roundhill Subdivision; thence South 89 deg. 51 min. West along the South boundary of said Lot 4 a distance of 264.52 feet to the Southwest corner of said Lot 4; thence South 89 deg. 51 min. West along the South right-of-way for F 1/2 Road a distance of 55.48 feet to the Point of Beginning.

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

PASSED and ADOPTED this 7th day of October, 1992.

Attest:

NAME

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President of the Council

Neva B. Lockhart, CMC



# ROUNDHILL ANNEXATION

## DESCRIPTION

Commencing at the Center of Section 2, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and considering the line between the Center of said Section 2 and the Northwest corner of the SW1/4 NE1/4 of said Section 2 to bear North 00°00'00" East with all bearings contained herein being relative thereto;

thence North 89°51' East a distance of 30.0 feet to the intersection of the East right-of-way for 26.5 Road (North 7th Street) and the South right-of-way for F 1/2 Road for the Point of Beginning;

thence North a distance of 60.0 feet to the intersection of the East right-of-way for 26.5 Road and the North right-of-way for F 1/2 Road, said point being the Southernmost corner of Lot 3 of Roundhill Subdivision;

thence 40.32 feet along the arc of a 39.83 foot radius curve to the left, said curve being concave to the northwest;

thence North 32°00' East a distance of 87.40 feet;

thence 461.32 feet along the arc of a 560.00 foot radius curve to the right having a central angle of 47°11'58" and a long chord which bears North 55°35'59" East a distance of 448.39 feet to the southwest corner of Lot 8 of Roundhill Subdivision;

thence North along the West boundary line of said Lot 8 a distance of 251.65 feet to the Northwest corner of said Lot 8;

thence along the boundary line of Roundhill Subdivision the following four (4) courses and distances:

1. North 89°51' East a distance of 177.48 feet;
2. North a distance of 326.24 feet;
3. North 89°51' East a distance of 657.48 feet;
4. South a distance of 982.79 feet to the Southeast corner of Roundhill Subdivision;

thence East a distance of 165.64 feet to the Easterly right-of-way line of Horizon Drive;

thence South 26°21' West along the Easterly right-of-way line of Horizon Drive a distance of 373.2 feet;

thence leaving said right-of-way South a distance of 185.62 feet to the Southerly right-of-way of the Independent Ranchman's Ditch and the East line of the NW1/4 SE 1/4 of said Section 2;

thence along the Southerly right-of-way of the Independent Ranchman's Ditch the following seven (7) courses and distances:

1. South 50°49'17" West a distance of 108.34 feet;
2. South 40°13' West a distance of 81.8 feet;
3. South 73°35' West a distance of 64.6 feet;
4. South 51°39' West a distance of 150.0 feet;
5. South 45°45' West a distance of 110.4 feet;
6. South 51°56' West a distance of 132.5 feet;
7. South 49°53' West a distance of 60.0 feet to the Southwesterly right-of-way of abandoned Grand River Valley Railroad (also known as the Interurban Railway);

thence North 52°30'57" West along said Railroad right-of-way a distance of 634.90' to a point which is 569.9 feet South and 265.46 feet East of the Center of said Section 2;

thence North a distance of 99.0 feet;

thence West a distance of 235.46 feet to the East right-of-way line for 26.5 Road (North 7th Street);

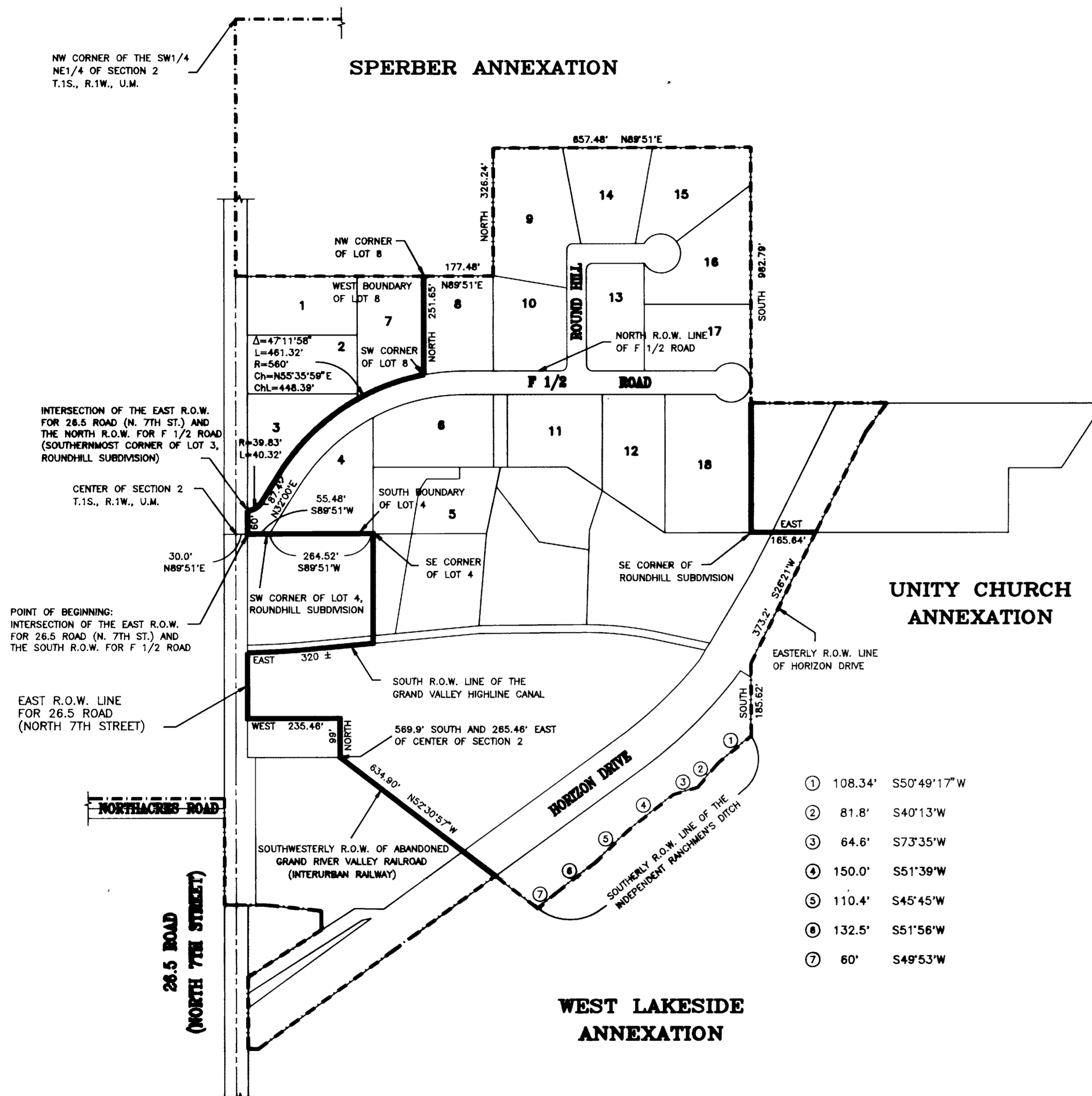
thence North along the East right-of-way line for 26.5 Road to the intersection of the South right-of-way of the Grand Valley Highline Canal;

thence Easterly along said right-of-way a distance of 320 feet, more or less, to a point South of the Southeast corner of Lot 4 of Roundhill Subdivision;

thence North to the Southeast corner of Lot 4 of Roundhill Subdivision;

thence South 89°51' West along the South boundary of said Lot 4 a distance of 264.52 feet to the Southwest corner of said Lot 4;

thence South 89°51' West along the South right-of-way for F 1/2 Road a distance of 55.48 feet to the Point of Beginning.



- ① 108.34' S50°49'17"W
- ② 81.8' S40°13'W
- ③ 64.6' S73°35'W
- ④ 150.0' S51°39'W
- ⑤ 110.4' S45°45'W
- ⑥ 132.5' S51°56'W
- ⑦ 60' S49°53'W

### AREA OF ANNEXATION

Annexation Perimeter	6534.93 FT.
Contiguous Perimeter	3216.93 FT.
Area in Square Feet	1719584.75
Area in Acres	39.48

————— Annexation Boundary  
 - - - - - Existing City Limits

**ORDINANCE NUMBER**  
2601

**EFFECTIVE DATE**  
NOVEMBER 8, 1992

The Description(s) contained herein have been derived from subdivision plats and deed description 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	DATE	SCALE
REVISION		McCUTCHEN	7/92	
REVISION		T.W.	7/92	
REVISION		J.L.S.	7/92	
REVISION		FIELD BOOK NO.	PAGE	

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

ROUNDHILL ANNEXATION	SHEET NO. 1
	OF 1
	FILE NO.
	ROUNDHILL.DWG