

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2717

AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO

PARADISE HILLS ANNEXATION NO. 2
APPROXIMATELY 340 ACRES
LOCATED NORTH OF H ROAD AND EAST OF 26 1/4 ROAD

WHEREAS, on the 6th day of October, 1993, 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 December, 1993; 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:

(insert legal description)

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

INTRODUCED on first reading on the 17th day of November, 1993.

ADOPTED and ordered published this 1st day of December, 1993.

Attest:

/s/ R.T. Mantlo
President of the Council Pro Tem

/s/Stephanie Nye
City Clerk

PARADISE HILLS #2:

A tract of land situated in Sections 25, 26 and 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 Mesa County Brass Cap common to Sections 25, 26, 35 and 36 in Township 1 North, Range 1 West of the Ute Meridian, and considering the line common to the SE $\frac{1}{4}$ of Section 26 and the NE $\frac{1}{4}$ of Section 35 to bear N 90°00'00" W with all bearings contained herein being relative thereto;

thence N 00°01'39" E along the East line of the SE $\frac{1}{4}$ of Section 26 a distance of 840.80 feet to the Northeast corner of Lot 10, Block 2 of Paradise Hills Filing No. Six as recorded in Plat Book 12 at Pages 236 & 237 in the office of the Mesa County Clerk and Recorder;

thence along the boundary of said Block 2 the following eighteen (18) courses and distances:

- 1) N 76°45'50" W a distance of 275.30 feet;
- 2) N 60°09'56" W a distance of 188.73 feet;
- 3) N 83°17'58" W a distance of 273.39 feet;
- 4) 2.12 feet along the arc of a curve having a radius of 370.0 feet, a central angle of 00°19'42", and a long chord which bears S 05°06'45" E a distance of 2.12 feet;
- 5) S 05°16'36" E a distance of 65.31 feet;
- 6) 61.24 feet along the arc of a curve having a radius of 70.0 feet, a central angle of 50°07'46", and a long chord which bears S 30°20'32" E a distance of 59.31 feet;
- 7) S 55°24'28" E a distance of 117.57 feet;
- 8) 138.30 feet along the arc of a curve having a radius of 230.0 feet, a central angle of 34°27'12", and a long chord which bears S 38°10'51" E a distance of 136.23 feet;
- 9) S 60°46'06" E a distance of 25.61 feet;
- 10) N 79°25'00" E a distance of 87.73 feet;
- 11) 41.57 feet along the arc of a curve having a radius of 100.0 feet, a central angle of 23°49'01", and a long chord which bears S 88°40'25" E a distance of 41.27 feet;
- 12) S 76°45'50" E a distance of 163.04 feet;
- 13) 133.99 feet along the arc of a curve having a radius of 100.0 feet, a central angle of 76°46'07", and a long chord which bears S 38°22'51" E a distance of 124.19 feet;
- 14) S 00°00'00" W a distance of 365.43 feet;
- 15) 117.81 feet along the arc of a curve having a radius of 75.0 feet, a central angle of 90°00'00", and a long chord which bears S 45°00'00" W a distance of 106.06 feet;
- 16) S 90°00'00" W a distance of 360.0 feet;
- 17) S 45°00'00" W a distance of 28.28 feet;
- 18) S 00°00'00" W a distance of 75.00 feet;

thence leaving said Block 2, S 00°00'00" W a distance of 70.0 feet to a point on the South line of the SE $\frac{1}{4}$ of Section 26;

thence S 90°00'00" E along said South line a distance of 525.0 feet to a point from whence the Southeast corner of the SE $\frac{1}{4}$ of Section 26 bears S 90°00'00" E a distance of 30.0 feet;

thence S 00°11'27" W a distance of 484.26 feet;

thence N 90°00'00" W a distance of 808.18 feet to the Southwest corner of Lot 4, Block 1 of La Casa De Dominguez Filing No. Two as recorded in Plat Book 13 at Page 372 in the office of the Mesa County Clerk and Recorder;

thence N 00°00'21" E a distance of 444.26 feet to the Northeast corner of Lot 5 of Garrison Ranch, A Replat of Lot 1, Block 1 of La Casa De Dominguez Filing No. Two as recorded in Plat Book 14 at Page 12 in the office of the Mesa County Clerk and Recorder;

thence N 90°00'00" W a distance of 492.05 feet to the Northwest corner of Lot 1 of said Garrison Ranch;

thence S 00°00'21" W a distance of 1277.66 feet to the Southwest corner of La Casa De Dominguez Filing No. Three as recorded in Plat Book 13 at Page 393 in the office of the Mesa County Clerk and Recorder, said point being common with the Southwest corner of the NE¼ NE¼ of Section 35;

thence S 89°55'50" E along the South line of said NE¼ NE¼ a distance of 1288.14 feet;

thence S 00°11'05" W a distance of 671.74 feet;

thence N 88°20'35" W a distance of 20.01 feet to the Northeast corner of Lot 4, Block 3 of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder;

thence along the Northern Boundary of said Country Club Heights and the Southern Right-of-Way for Interstate 70 the following three (3) courses and distances:

1) N 88°20'35" W a distance of 268.99 feet;

2) N 79°48'35" W a distance of 202.20 feet;

3) N 88°20'35" W a distance of 257.41 feet to the Northeast corner of Lot 16, Block 1 of Cambridge as recorded in Plat Book 13 at Pages 174, 175 and 176 in the office of the Mesa County Clerk and Recorder;

thence along the Northern Boundary of Cambridge and the Southern Right-of-Way for Interstate 70 the following two (2) courses and distances:

1) N 88°20'35" W a distance of 947.59 feet;

2) S 87°52'55" W a distance of 259.09 feet to the Northwest corner of Lot 6 of the Replat of Lots 2 through 6, Block 1 of Cambridge Subdivision as recorded in Plat Book 14 at Page 11 in the office of the Mesa County Clerk and Recorder;

thence along the Southern Right-of-Way for Interstate 70 the following four (4) courses and distances:

1) S 87°48'30" W a distance of 127.38 feet;

2) 214.56 feet along the arc of a curve to the left having a radius of 1527.10 feet, a central angle of 8°03'00", and a long chord which bears S 83°13'00" W a distance of 214.38 feet;

3) S 83°11'30" W a distance of 81.50 feet;

4) S 71°36'00" W a distance of 171.90 feet;

thence leaving said Right-of-Way S 71°36'00" W a distance of 43.94 feet to a point which is 30.0 feet East of the West line of the SW¼ NE¼ of Section 35;

thence N 00°07'46" W a distance of 714.63 feet to a point on the North line of the N½ of the SW¼ NE¼ of Section 35;

thence N 89°52'42" W along said North line a distance of 30.0 feet to the Northwest corner of said N½ SW¼ NE¼;

thence N 89°49'51" W along the South line of the NE¼ NW¼ of Section 35 a distance of 1315.95 feet to the Southwest corner of said NE¼ NW¼, said point being common with the Southwest corner of Lot 4 of the Replat of Lot 2, Saccomanno Minor Subdivision as recorded in Plat Book 13 at Page 449 in the office of the Mesa County Clerk and Recorder;

thence N 00°00'28" E a distance of 817.31 feet to the Northwest corner of said Lot 4;

thence S 88°42'00" W a distance of 88.70 feet;
thence N 59°49'00" W a distance of 106.20 feet;
thence S 88°15'00" W a distance of 122.90 feet;
thence S 66°08'00" W a distance of 90.30 feet;
thence N 00°05'00" E a distance of 501.66 feet to the North line of Section 35;
thence N 89°55'00" W along said North line a distance of 112.92 feet;
thence N 01°43'40" E a distance of 528.21 feet to the centerline of Rice Wash;
thence along the centerline of Rice Wash the following six (6) courses and distances:
1) N 40°07'00" E a distance of 289.90 feet;
2) N 86°00'00" E a distance of 410.00 feet;
3) N 31°45'00" E a distance of 250.00 feet;
4) N 50°35'00" E a distance of 219.87 feet;
5) N 87°50'00" E a distance of 150.00 feet;
6) N 36°46'00" E a distance of 227.60 feet;
thence leaving said Rice Wash S 89°56'00" E a distance of 6.74 feet;
thence S 00°05'00" W a distance of 322.20 feet;
thence N 85°08'00" E a distance of 586.56 feet;
thence S 89°47'00" E a distance of 30.0 feet to a point on the West line of the SE $\frac{1}{4}$ of Section 26;
thence N 00°07'50" E along said West line a distance of 1591.77 feet to the Center $\frac{1}{4}$ corner of Section 26;
thence N 89°57'50" E along the North line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 26 a distance of 558.00 feet to the Southeasterly bank of a drainage ditch;
thence Northeasterly along the Southeasterly bank of said drainage ditch the following four (4) courses and distances:
1) N 41°35'47" E a distance of 111.67 feet;
2) N 52°31'05" E a distance of 153.69 feet;
3) N 58°47'13" E a distance of 276.77 feet;
4) N 31°10'46" E a distance of 638.09 feet to a point on the West line of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 26;
thence N 00°04'20" E along said West line a distance of 1760.23 feet to the Northwest corner of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26;
thence S 88°09'21" E a distance of 1322.94 feet to the Northeast corner of Section 26;
thence S 88°02'58" E along the North line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25 a distance of 495.22 feet;
thence S 01°50'25" E a distance of 215.83 feet;
thence S 54°54'00" E a distance of 1119.59 feet to a point on the East line of the W $\frac{1}{4}$ of Section 25;
thence S 01°52'33" W a distance of 3048.63 feet to the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25;
thence S 00°02'00" W a distance of 1320.27 feet to the Southeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;
thence N 89°54'00" W a distance of 1317.84 feet to the Point of Beginning.

PARADISE HILLS #2 ANNEXATION

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	370.0'	2.12'	2.12'	S05°06'45"E	00°19'42"
C2	70.0'	61.24'	59.31'	S30°20'32"E	50°07'46"
C3	230.0'	138.30'	136.23'	S38°10'51"E	34°27'12"
C4	100.0'	41.57'	41.27'	S88°40'25"E	23°49'01"
C5	100.0'	133.99'	124.19'	S38°22'51"E	76°46'07"
C6	75.0'	117.81'	106.06'	S45°00'00"W	90°00'00"
C7	1527.10'	214.56'	214.38'	S83°13'00"W	08°03'00"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N76°45'50"W	275.30'
L2	N60°09'56"W	188.73'
L3	N83°17'58"W	273.39'
L4	S05°16'36"E	65.31'
L5	S55°24'28"E	117.57'
L6	S60°46'06"E	25.61'
L7	N79°25'00"E	87.73'
L8	S76°45'50"E	163.04'
L9	S00°00'00"W	365.43'
L10	S90°00'00"W	360.00'
L11	S45°00'00"W	28.28'
L12	S00°00'00"W	75.00'
L13	S00°00'00"W	70.00'
L14	S90°00'00"E	525.00'
L15	N88°20'35"W	20.01'
L16	N88°20'35"W	268.99'
L17	N79°48'35"W	202.20'
L18	N88°20'35"W	257.41'
L19	N88°20'35"W	947.59'
L20	S87°52'55"W	259.09'
L21	S87°48'30"W	127.38'
L22	S83°11'30"W	81.50'
L23	S71°36'00"W	171.90'
L24	S71°36'00"W	43.94'
L25	S88°42'00"W	88.70'
L26	N59°49'00"W	106.20'
L27	S88°15'00"W	122.90'
L28	S66°08'00"W	90.30'
L29	N89°55'00"W	112.92'
L30	N40°07'00"E	289.90'
L31	N86°00'00"E	410.00'
L32	N31°45'00"E	250.00'
L33	N50°35'00"E	219.87'
L34	N87°50'00"E	150.00'
L35	N36°46'00"E	227.60'
L36	S00°05'00"W	322.20'
L37	N41°35'47"E	111.67'
L38	N52°31'05"E	153.69'
L39	N58°47'13"E	276.77'
L40	S01°50'25"E	215.83'

LEGEND

- Annexation Boundary
- Existing City Limits

AREA OF ANNEXATION

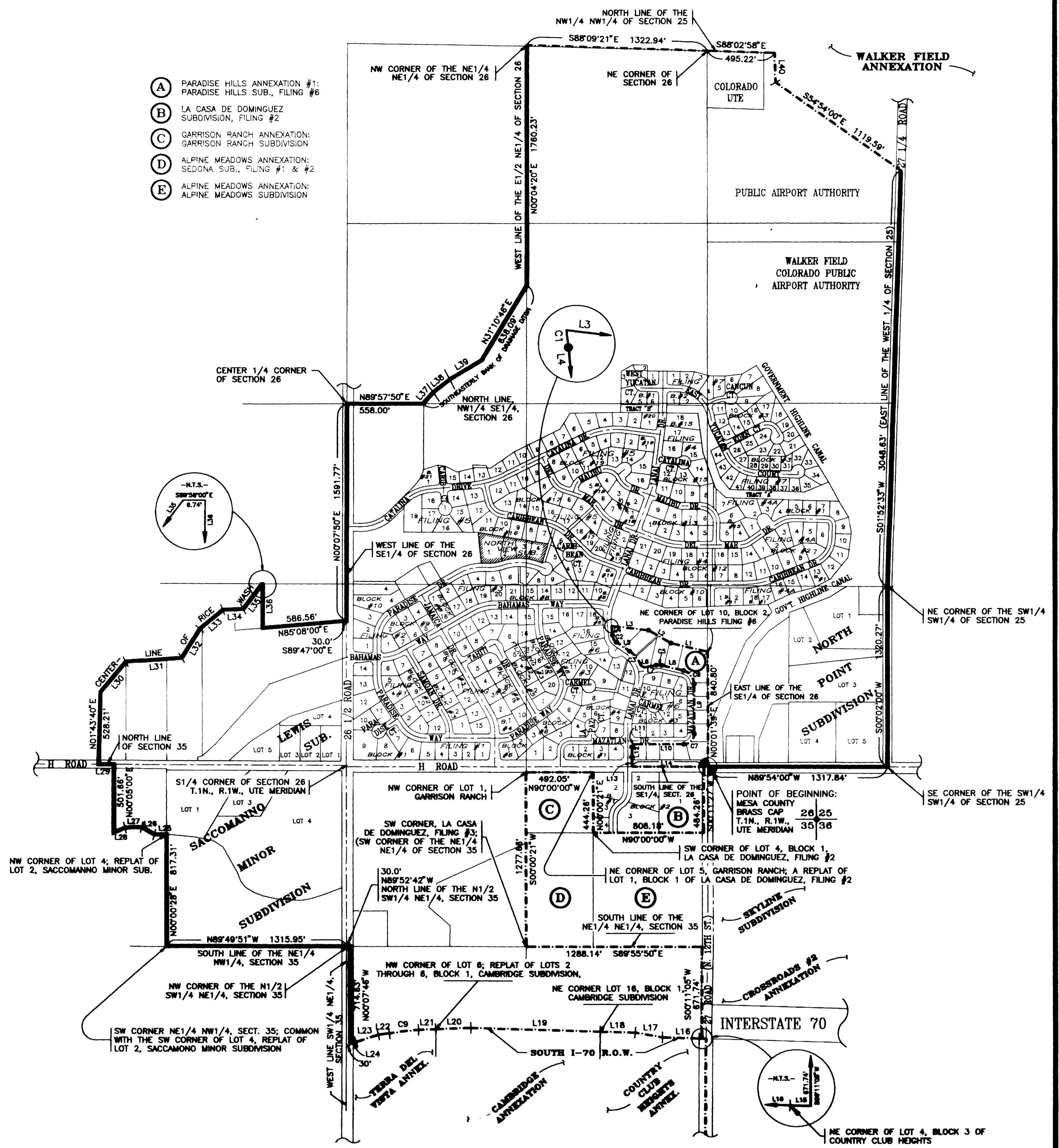
Annexation Perimeter	32,869.34 FT.
Contiguous Perimeter	15,170.73 FT.
Area in Square Feet	24,532,848.78
Area in Acres	563.20

ORDINANCE NUMBER

2717

EFFECTIVE DATE

JANUARY 2, 1994



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALE
REVISION			McCLUTCHEN	9/27/93	
REVISION			T.W.	9/27/93	
REVISION			J.L.S.	12/9/93	
REVISION					

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

PARADISE HILLS #2 ANNEXATION
SHEET NO. 2
OF 2
FILE NO. PARADISE2.DWG

PARADISE HILLS #2 ANNEXATION

A tract of land situated in Sections 25, 26 and 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 Mesa County Brass Cap common to Sections 25, 26, 35 and 36 in Township 1 North, Range 1 West of the Ute Meridian, and considering the line common to the SE 1/4 of Section 26 and the NE 1/4 of Section 35 to bear N 90°00'00" W with all bearings contained herein being relative thereto;

thence N 00°01'39" E along the East line of the SE 1/4 of Section 26 a distance of 840.80 feet to the Northeast corner of Lot 10, Block 2 of Paradise Hills Filing No. Six as recorded in Plat Book 12 at Pages 236 & 237 in the office of the Mesa County Clerk and Recorder;

thence along the boundary of said Block 2 the following eighteen (18) courses and distances:

- 1) N 76°45'50" W a distance of 275.30 feet;
- 2) N 60°09'56" W a distance of 188.73 feet;
- 3) N 83°17'58" W a distance of 273.39 feet;
- 4) 2.12 feet along the arc of a curve having a radius of 370.0 feet, a central angle of 00°19'42", and a long chord which bears S 05°06'45" E a distance of 2.12 feet;
- 5) S 05°16'36" E a distance of 65.31 feet;
- 6) 61.24 feet along the arc of a curve having a radius of 70.0 feet, a central angle of 50°07'46", and a long chord which bears S 30°20'32" E a distance of 59.31 feet;
- 7) S 55°24'28" E a distance of 117.57 feet;
- 8) 138.30 feet along the arc of a curve having a radius of 230.0 feet, a central angle of 34°27'12", and a long chord which bears S 38°10'51" E a distance of 136.23 feet;
- 9) S 60°46'06" E a distance of 25.61 feet;
- 10) N 79°25'00" E a distance of 87.73 feet;
- 11) 41.57 feet along the arc of a curve having a radius of 100.0 feet, a central angle of 23°49'01", and a long chord which bears S 88°40'25" E a distance of 41.27 feet;
- 12) S 76°45'50" E a distance of 163.04 feet;
- 13) 133.99 feet along the arc of a curve having a radius of 100.0 feet, a central angle of 76°46'07", and a long chord which bears S 38°22'51" E a distance of 124.19 feet;
- 14) S 00°00'00" W a distance of 365.43 feet;
- 15) 117.81 feet along the arc of a curve having a radius of 75.0 feet, a central angle of 90°00'00", and a long chord which bears S 45°00'00" W a distance of 106.06 feet;
- 16) S 90°00'00" W a distance of 360.00 feet;
- 17) S 45°00'00" W a distance of 28.28 feet;
- 18) S 00°00'00" W a distance of 75.00 feet;

thence leaving said Block 2, S 00°00'00" W a distance of 70.0 feet to a point on the South line of the SE 1/4 of Section 26;

thence S 90°00'00" E along said South line a distance of 525.0 feet to a point from whence the Southeast corner of the SE 1/4 of Section 26 bears S 90°00'00" E a distance of 30.0 feet;

thence S 00°11'27" W a distance of 484.26 feet;

thence N 90°00'00" W a distance of 808.18 feet to the Southwest corner of Lot 4, Block 1 of La Casa De Dominguez Filing No. Two as recorded in Plat Book 13 at Page 372 in the office of the Mesa County Clerk and Recorder;

thence N 00°00'21" E a distance of 444.26 feet to the Northeast corner of Lot 5 of Garrison Ranch, A Replat of Lot 1, Block 1 of La Casa De Dominguez Filing No. Two as recorded in Plat Book 14 at Page 12 in the office of the Mesa County Clerk and Recorder;

thence N 90°00'00" W a distance of 492.05 feet to the Northwest corner of Lot 1 of said Garrison Ranch;

thence S 00°00'21" W a distance of 1277.66 feet to the Southwest corner of La Casa De Dominguez Filing No. Three as recorded in Plat Book 13 at Page 393 in the office of the Mesa County Clerk and Recorder, said point being common with the Southwest corner of the NE 1/4 NE 1/4 of Section 35;

thence S 89°55'50" E along the South line of said NE 1/4 NE 1/4 a distance of 1288.14 feet;

thence S 00°11'05" W a distance of 671.74 feet;

thence N 88°20'35" W a distance of 20.01 feet to the Northeast corner of Lot 4, Block 3 of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder;

thence along the Northern Boundary of said Country Club Heights and the Southern Right-of-Way for Interstate 70 the following three (3) courses and distances:

- 1) N 88°20'35" W a distance of 268.99 feet;
- 2) N 79°48'35" W a distance of 202.20 feet;
- 3) N 88°20'35" W a distance of 257.41 feet to the Northeast corner of Lot 16, Block 1 of Cambridge as recorded in Plat Book 13 at Pages 174, 175 and 176 in the office of the Mesa County Clerk and Recorder;

thence along the Northern Boundary of Cambridge and the Southern Right-of-Way for Interstate 70 the following two (2) courses and distances:

- 1) N 88°20'35" W a distance of 947.59 feet;
- 2) S 87°52'55" W a distance of 259.09 feet to the Northwest corner of Lot 6 of the Replat of Lots 2 through 6, Block 1 of Cambridge Subdivision as recorded in Plat Book 14 at Page 11 in the office of the Mesa County Clerk and Recorder;

thence along the Southern Right-of-Way for Interstate 70 the following four (4) courses and distances:

- 1) S 87°48'30" W a distance of 127.38 feet;
- 2) 214.56 feet along the arc of a curve to the left having a radius of 1527.10 feet, a central angle of 8°03'00", and a long chord which bears S 83°13'00" W a distance of 214.38 feet;
- 3) S 83°11'30" W a distance of 81.50 feet;
- 4) S 71°36'00" W a distance of 171.90 feet;

thence leaving said Right-of-Way S 71°36'00" W a distance of 43.94 feet to a point which is 30.0 feet East of the West line of the SW 1/4 NE 1/4 of Section 35;

thence N 00°07'46" W a distance of 714.63 feet to a point on the North line of the N 1/2 of the SW 1/4 NE 1/4 of Section 35;

thence N 89°52'42" W along said North line a distance of 30.0 feet to the Northwest corner of said N 1/2 SW 1/4 NE 1/4;

thence N 89°49'51" W along the South line of the NE 1/4 NW 1/4 of Section 35 a distance of 1315.95 feet to the Southwest corner of said NE 1/4 NW 1/4, said point being common with the Southwest corner of Lot 4 of the Replat of Lot 2, Saccomanno Minor Subdivision as recorded in Plat Book 13 at Page 449 in the office of the Mesa County Clerk and Recorder;

thence N 00°00'28" E a distance of 817.31 feet to the Northwest corner of said Lot 4;

thence S 88°42'00" W a distance of 88.70 feet;

thence N 59°49'00" W a distance of 106.20 feet;

thence S 88°15'00" W a distance of 122.90 feet;

thence S 66°08'00" W a distance of 90.30 feet;

thence N 00°05'00" E a distance of 501.66 feet to the North line of Section 35;

thence N 89°55'00" W along said North line a distance of 112.92 feet;

thence N 01°43'40" E a distance of 528.21 feet to the centerline of Rice Wash;

thence along the centerline of Rice Wash the following six (6) courses and distances:

- 1) N 40°07'00" E a distance of 289.90 feet;
- 2) N 86°00'00" E a distance of 410.00 feet;
- 3) N 31°45'00" E a distance of 250.00 feet;
- 4) N 50°35'00" E a distance of 219.87 feet;
- 5) N 87°50'00" E a distance of 150.00 feet;
- 6) N 36°46'00" E a distance of 227.60 feet;

thence leaving said Rice Wash S 89°56'00" E a distance of 6.74 feet;

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thence S 89°47'00" E a distance of 30.0 feet to a point on the West line of the SE 1/4 of Section 26;

thence N 00°07'50" E along said West line a distance of 1591.77 feet to the Center 1/4 corner of Section 26;

thence N 89°57'50" E along the North line of the NW 1/4 SE 1/4 of Section 26 a distance of 558.00 feet to the Southeastly bank of a drainage ditch;

thence Northeastly along the Southeastly bank of said drainage ditch the following four (4) courses and distances:

- 1) N 41°35'47" E a distance of 111.67 feet;
- 2) N 52°31'05" E a distance of 153.69 feet;
- 3) N 58°47'13" E a distance of 276.77 feet;
- 4) N 31°10'46" E a distance of 638.09 feet to a point on the West line of the E 1/2 NE 1/4 of Section 26;

thence N 00°04'20" E along said West line a distance of 1760.23 feet to the Northwest corner of NE 1/4 NE 1/4 of Section 26;

thence S 88°09'21" E a distance of 1322.94 feet to the Northeast corner of Section 26;

thence S 88°02'58" E along the North line of the NW 1/4 NW 1/4 of Section 25 a distance of 495.22 feet;

thence S 01°50'25" E a distance of 215.83 feet;

thence S 54°54'00" E a distance of 1119.59 feet to a point on the East line of the W 1/4 of Section 25;

thence S 01°52'33" W a distance of 3048.63 feet to the Northeast corner of the SW 1/4 SW 1/4 of Section 25;

thence S 00°02'00" W a distance of 1320.27 feet to the Southeast corner of said SW 1/4 SW 1/4;

thence N 89°54'00" W a distance of 1317.84 feet to the Point of Beginning.

ORDINANCE NUMBER

2717

EFFECTIVE DATE

JANUARY 2, 1994

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	DRAWN BY	DATE	SCALE
REVISION			McCLUTCHEN	9/27/93	
REVISION			T.W.	9/27/93	
REVISION			J.L.S.	12/9/93	
REVISION					

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

PARADISE HILLS #2 ANNEXATION
SHEET NO. 1
OF 2
FILE NO. PARADISE2.DWG