

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2725

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

BLUFFS WEST ANNEXATION
APPROXIMATELY 120 ACRES
LOCATED EAST OF 23 ROAD AND NORTH OF E ROAD

WHEREAS, on the 1st day of December, 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 5th day of January, 1994; 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 5th day of January, 1994.

ADOPTED and ordered published this 19th day of January, 1994.

Attest:

/s/ Reford C. Theobold
President of the Council

/s/ Stephanie Nye
City Clerk

BLUFFS WEST ANNEXATION:

A tract of land situated in the NW $\frac{1}{4}$, the SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of Section 8, and in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southwest Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 8, and considering the West line of said Section 8 to bear due North with all bearings contained herein being relative thereto;
thence North along the West line of said Section 8 a distance of 1319.75 feet to the West $\frac{1}{4}$ Corner of Section 8;
thence continuing North along the West line of Section 8 a distance of 641.63 feet to a point on the Easterly Right-of-Way for the Redlands Parkway;
thence along the Easterly Right-of-Way for the Redlands Parkway, as described in Book 1371 at Page 271 in the office of the Mesa County Clerk and Recorder, the following ten (10) courses and distances:

- 1) N 33°29'16" E a distance of 96.33 feet;
- 2) N 73°13'39" E a distance of 36.83 feet;
- 3) N 42°59'31" E a distance of 52.07 feet;
- 4) N 51°21'45" E a distance of 54.73 feet;
- 5) N 38°51'19" E a distance of 85.14 feet;
- 6) N 40°08'25" E a distance of 92.46 feet;
- 7) N 12°11'02" E a distance of 38.50 feet;
- 8) N 10°19'42" W a distance of 47.96 feet;
- 9) N 15°11'49" W a distance of 39.18 feet;
- 10) N 20°12'31" W a distance of 42.29 feet to a point on the South Bank of the Colorado River;

thence along the South Bank of the Colorado River the following two (2) courses and distances:

- 1) S 53°45'00" E a distance of 730.22 feet;
 - 2) S 46°15'00" E a distance of 660.0 feet to the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8;
- thence South along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 71.32 feet;
thence S 86°12'30" E a distance of 241.57 feet;
thence S 58°31'25" E a distance of 358.88 feet;
thence S 74°23'30" E a distance of 296.50 feet;
thence S 53°11'00" E a distance of 301.75 feet to a point on the North Right-of-Way for Greenbelt Drive;
thence 247.95 feet along the arc of a curve to the right having a radius of 1185.92 feet, a central angle of 11°58'46", and a long chord which bears S 80°22'51" E a distance of 247.50 feet to a point which is the intersection of the North Right-of-Way for Greenbelt Drive and the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 8;
thence South along the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 287.88 feet;
thence S 65°31'28" E a distance of 571.87 feet;
thence S 29°37'40" E a distance of 501.16 feet to a point on the North line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 8;
thence N 89°32'52" W along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 81.23 feet;
thence S 49°56'55" W a distance of 353.40 feet;

thence N 40°03'05" W a distance of 150.00 feet;
thence S 49°56'55" W a distance of 200.00 feet;
thence S 40°03'05" E a distance of 150.00 feet;
thence S 49°56'55" W a distance of 256.20 feet;
thence S 45°55'55" W a distance of 167.18 feet;
thence S 30°45'55" W a distance of 165.00 feet;
thence S 14°55'55" W a distance of 100.00 feet;
thence S 03°55'55" W a distance of 427.18 feet;
thence S 00°08'05" W a distance of 98.20 feet;
thence N 87°15'25" W a distance of 265.25 feet;
thence N 08°46'10" E a distance of 560.17 feet;
thence N 23°53'10" E a distance of 818.28 feet;
thence S 89°46'07" W a distance of 297.09 feet;
thence S 36°53'11" W a distance of 443.44 feet;
thence S 00°59'00" W a distance of 276.58 feet;
thence S 89°40'53" W a distance of 316.98 feet;
thence S 03°05'00" W a distance of 318.37 feet;
thence S 86°14'00" W a distance of 712.85 feet;
thence N 00°07'00" W a distance of 280.00 feet;
thence N 00°11'55" E a distance of 313.94 feet;
thence N 42°56'00" E a distance of 491.53 feet;
thence N 00°14'46" W a distance of 130.59 feet to the Northeast Corner of the
SW¹/₄ SW¹/₄ of said Section 8;
thence N 89°58'04" W along the North line of the SW¹/₄ SW¹/₄ of said Section 8 a
distance of 1318.87 feet to the Point of Beginning.

m:bluffwst.doc

Dec. 1, 1993 - 10:25am

BLUFFS WEST ANNEXATION

DESCRIPTION

A tract of land situated in the NW1/4, the SW1/4, and the SE1/4 of Section 8, and in the NE1/4 of the NW1/4 of Section 17, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

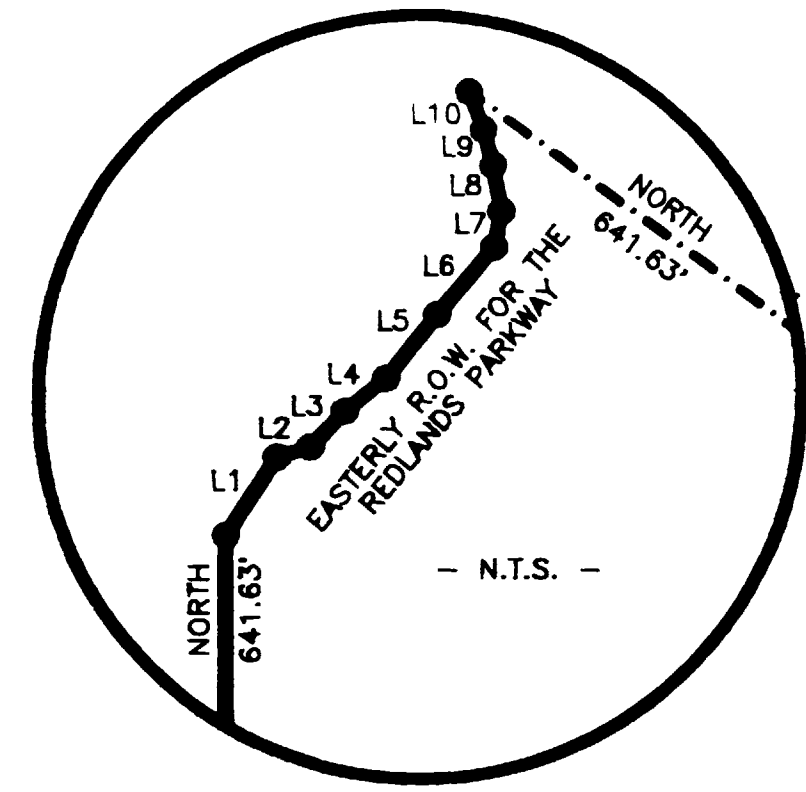
Beginning at the Southwest Corner of the NW1/4 SW1/4 of said Section 8, and considering the West line of said Section 8 to bear due North with all bearings contained herein being relative thereto:
 thence North along the West line of said Section 8 a distance of 1319.75 feet to the West 1/4 Corner of Section 8;
 thence continuing North along the West line of Section 8 a distance of 641.63 feet to a point on the Easterly Right-of-Way for the Redlands Parkway;
 thence along the Easterly Right-of-Way for the Redlands Parkway, as described in Book 1371 at Page 271 in the office of the Mesa County Clerk and Recorder, the following ten (10) courses and distances:

- 1) N 33°29'16" E a distance of 96.33 feet;
- 2) N 73°13'39" E a distance of 36.83 feet;
- 3) N 42°59'31" E a distance of 52.07 feet;
- 4) N 51°21'45" E a distance of 54.73 feet;
- 5) N 38°51'19" E a distance of 85.14 feet;
- 6) N 40°08'25" E a distance of 92.46 feet;
- 7) N 12°11'02" E a distance of 38.50 feet;
- 8) N 10°19'42" W a distance of 47.96 feet;
- 9) N 15°11'49" W a distance of 39.18 feet;
- 10) N 20°12'31" W a distance of 42.29 feet to a point on the South Bank of the Colorado River;

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- 2) S 46°15'00" E a distance of 660.0 feet to the East line of the SW1/4 NW1/4 of Section 8;

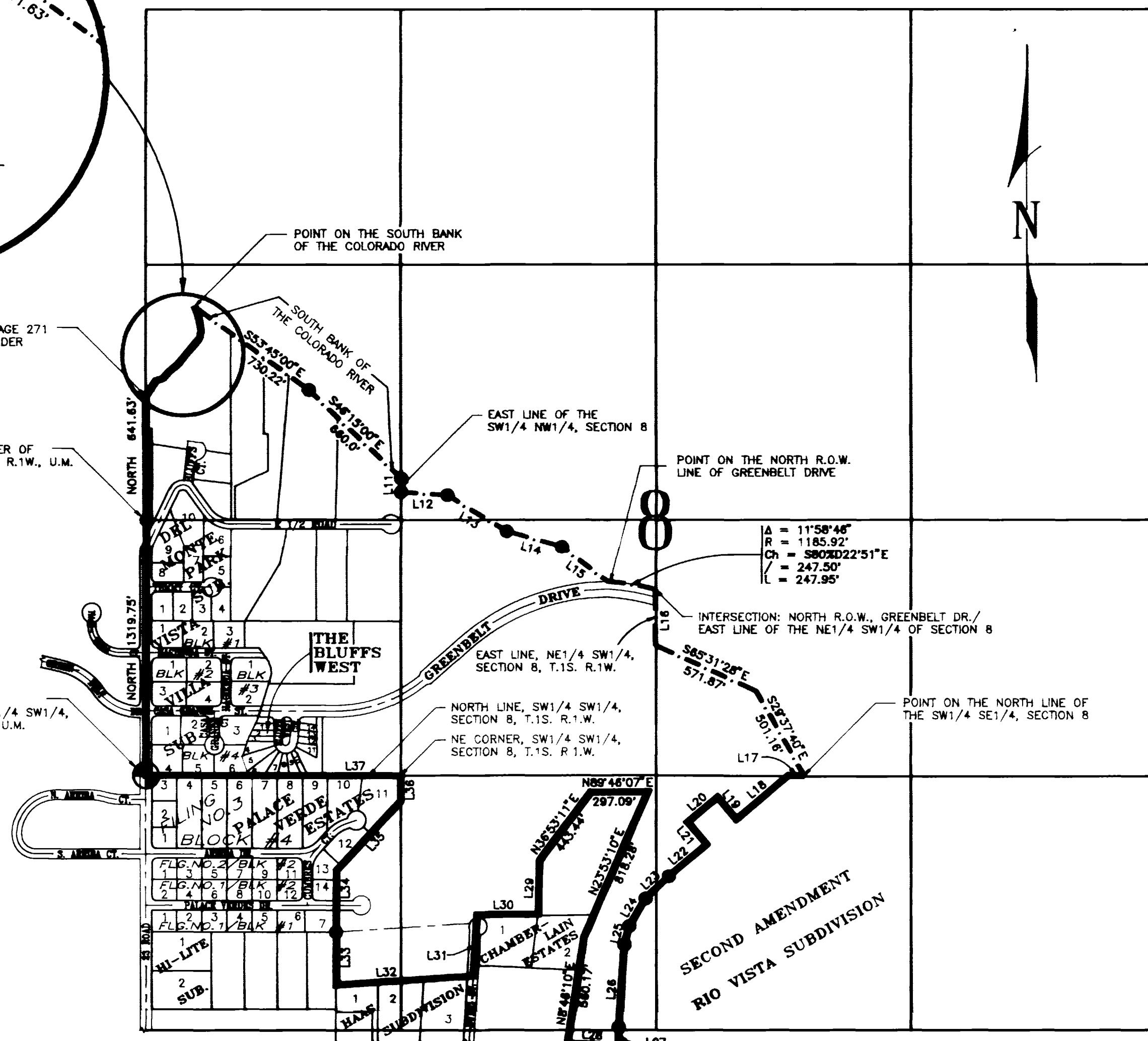
thence South along the East line of said SW1/4 NW1/4 a distance of 71.32 feet;
 thence S 86°12'30" E a distance of 241.57 feet;
 thence S 58°31'25" E a distance of 358.88 feet;
 thence S 74°23'30" E a distance of 296.50 feet;
 thence S 53°11'00" E a distance of 301.75 feet to a point on the North Right-of-Way for Greenbelt Drive;
 thence 247.95 feet along the arc of a curve to the right having a radius of 1185.92 feet, a central angle of 11°58'46", and a long chord which bears S 80°22'51" E a distance of 247.50 feet to a point which is the intersection of the North Right-of-Way for Greenbelt Drive and the East line of the NE1/4 SW1/4 of said Section 8;
 thence South along the East line of said NE1/4 SW1/4 a distance of 287.88 feet;
 thence S 65°31'28" E a distance of 571.87 feet;
 thence S 29°37'40" E a distance of 501.16 feet to a point on the North line of the SW1/4 SE1/4 of said Section 8;
 thence N 89°32'52" W along the North line of said SW1/4 SE1/4 a distance of 81.23 feet;
 thence S 49°56'55" W a distance of 353.40 feet;
 thence N 40°03'05" W a distance of 150.00 feet;
 thence S 49°56'55" W a distance of 200.00 feet;
 thence S 40°03'05" E a distance of 150.00 feet;
 thence S 49°56'55" W a distance of 256.20 feet;
 thence S 45°55'55" W a distance of 167.18 feet;
 thence S 30°45'55" W a distance of 165.00 feet;
 thence S 14°55'55" W a distance of 100.00 feet;
 thence S 03°55'55" W a distance of 427.18 feet;
 thence S 00°08'05" W a distance of 98.20 feet;
 thence N 87°15'25" W a distance of 265.25 feet;
 thence N 08°46'10" E a distance of 560.17 feet;
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 thence N 42°56'00" E a distance of 491.53 feet;
 thence N 00°14'46" W a distance of 130.59 feet to the Northeast Corner of the SW1/4 SW1/4 of said Section 8;
 thence N 89°58'04" W along the North line of the SW1/4 SW1/4 of said Section 8 a distance of 1318.87 feet to the Point of Beginning.



POINT ON THE EASTERLY R.O.W. FOR THE REDLANDS PARKWAY, AS DESCRIBED IN BOOK 1371, PAGE 271 MESA COUNTY CLERK AND RECORDER

WEST 1/4 CORNER OF SECTION 8, T.1S. R.1W., U.M.

POINT OF BEGINNING: SW CORNER OF THE NW1/4 SW1/4, SECTION 8, T.1S. R.1W., U.M.



LINE CHART

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N33°29'16"E	96.33'	L20	S49°56'55"W	200.00'
L2	N73°13'39"E	36.83'	L21	S40°03'05"E	150.00'
L3	N42°59'31"E	52.07'	L22	S49°56'55"W	256.20'
L4	N51°21'45"E	54.73'	L23	S45°55'55"W	167.18'
L5	N38°51'19"E	85.14'	L24	S30°45'55"W	165.00'
L6	N40°08'25"E	92.46'	L25	S14°55'55"W	100.00'
L7	N12°11'02"E	38.50'	L26	S03°55'55"W	427.18'
L8	N10°19'42"W	47.96'	L27	S00°08'05"W	98.20'
L9	N15°11'49"W	39.18'	L28	N87°15'25"W	265.25'
L10	N20°12'31"W	42.29'	L29	S00°59'00"W	276.58'
L11	SOUTH	71.32'	L30	S89°40'53"W	316.98'
L12	S86°12'30"E	241.57'	L31	S03°05'00"W	318.37'
L13	S58°31'25"E	358.88'	L32	S86°14'00"W	712.85'
L14	S74°23'30"E	296.50'	L33	N00°07'00"W	280.00'
L15	S53°11'00"E	301.75'	L34	N00°11'55"E	313.94'
L16	SOUTH	287.88'	L35	N42°56'00"E	491.53'
L17	N89°32'52"W	81.23'	L36	N00°14'46"W	130.59'
L18	S49°56'55"W	353.40'	L37	N89°58'04"W	1318.87'
L19	N40°03'05"W	150.00'			

LEGEND

- Annexation Boundary
- Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	15,508.30 FT.
Contiguous Perimeter	4,269.10 FT.
Area in Square Feet	6,060,446.29
Area in Acres	139.13

ORDINANCE NUMBER

2725

EFFECTIVE DATE

20 FEBRUARY 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
REVISION			McCUTCHEN	12/1/93
REVISION			T.W.	12/1/93
REVISION			J.L.S.	12/1/93
REVISION				

SCALE	PLAN	PROFILE
HORIZ. 1"=500'		
VERT.		

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

BLUFFS WEST ANNEXATION

SHEET NO.	1
OF	1
FILE NO.	BLUFFS_W.DWG