

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2867

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

BLUFFS WEST #2 ANNEXATION
APPROXIMATELY 184.12 ACRES
LOCATED SOUTH OF E 1/2 ROAD, WEST OF 23 ROAD,
ALONG BOTH SIDES OF REDLANDS PARKWAY TO RIGGS HILL

WHEREAS, on the 6th day of September, 1995 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 6th day of September, 1995; 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:

A parcel of land situate in the SE 1/4 and SW 1/4 of Section 7, the NE 1/4 and NW 1/4 of Section 18, Township 1 South, Range 1 West of the Ute Meridian and in the N 1/2 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the East 1/4 corner of said Section 7, thence crossing the West 1/2 of 23 Road, along the North line of Tract "A" of The Bluffs West Estates Filing No. Three as recorded in Plat Book 12 at Page 464 of the records of the Mesa County Clerk and Recorder, crossing the Redlands Parkway and along the North line of Tract "D" of said Bluffs West Estates Filing No. Three N 89°57'00" W a distance of 834.69 feet to the Northwest corner of said Tract "D"; thence along the West line of said Tract "D" S 00°03'00" W a distance of 209.31 feet to a point on the Westerly Right-of-Way line of the Redlands Parkway; thence along said Westerly Right-of-Way line the following three courses:

1) 11.40 feet along the arc of a curve concave to the Northwest having a radius of 1860.00 feet, the chord of which bears S 46°35'32" W a distance of 11.40 feet;

2) S 46°16'09" W a distance of 99.99 feet;

3) S 46°46'04" W a distance of 5.86 feet to a point on the North line of Tract "C" of said Bluffs West Estates Filing No. three; thence along the North line of said Tract "C" the following two courses:

1) S 89°23'00" W a distance of 224.74 feet;

2) S 85°13'27" W a distance of 143.44 feet to the Northwest corner of said Tract "C"; thence along the Westerly line of said Tract "C" S 09°14'25" E a distance of 276.10 feet to a point on the Westerly Right-of-Way line of said Redlands Parkway; thence along said Westerly Right-of-Way line the following eight courses:

1) S 30°06'48" W a distance of 63.68 feet;

2) 201.92 feet along the arc of a curve concave to the Southeast having a radius of 1960.00 feet, the chord of which bears S 39°45'15" W a distance of 201.83 feet;

3) S 37°18'05" W a distance of 99.99 feet;

4) S 36°48'10" W a distance of 307.86 feet;

5) S 35°33'04" W a distance of 124.96 feet;

6) 285.02 feet along the arc of a curve concave to the Southeast having a radius of 1004.93 feet, the chord of which bears S 28°40'38" W a distance of 284.07 feet;

7) S 21°48'13" W a distance of 124.96 feet;

8) S 20°33'06" W a distance of 146.75 feet to a point on the Northerly line of Lot 16 of Redlands Estates Subdivision as recorded in Plat Book 8 at Page 74 of the records of the Mesa County Clerk and Recorder; thence along said Northerly line and crossing said Redlands Parkway S 71°10'00" E a distance of 158.71 feet to the Northeast corner of said Lot 16; thence along the Easterly line of said Lot 16 S 22°16'42" W a distance of 211.47 feet to the Northeast corner of Lot 17 of said Redlands Estates Subdivision; thence along the easterly line of said Lot 17 S 22°20'32" W a distance of 235.59 feet to the Southeast corner of said Lot 17; thence along the Southerly line of said Lot 17 N 45°51'30" W a distance of 199.89 feet to a point on the Westerly Right-of-Way line of said Redlands Parkway; thence along said Westerly Right-of-Way line and extending across Colorado State Highway No.340 S 44°32'05" W a distance of 474.55 feet to a point on the Southerly Right-of-Way line of said Colorado State Highway No.340; thence along said Southerly Right-of-Way line the following four courses:

1) 329.24 feet along the arc of a curve concave to the Northeast having a radius of 1512.50 feet, the chord of which bears N 35°38'27" W a distance of 328.59 feet;

2) North along the North-South centerline of said Section 7 a distance of 78.80 feet;

3) 382.00 feet along the arc of a curve concave to the Southwest having a radius of 778.60 feet, the chord of which bears N 44°07'03" W a distance of 378.18 feet;

4) N 57°13'01" W a distance of 105.25 feet to the Northwest corner of a parcel of land as described in Book 1797 at Page 310 of the records of the Mesa County Clerk and Recorder; thence along the Westerly line of said parcel

of land S 27°22'00" W a distance of 196.00 feet to a point on the North line of Lot 3 of Iris Court Subdivision as recorded in Plat Book 9 at Page 77 of the records of the Mesa County Clerk and Recorder; thence along the North line of said Lot 3 N 88°54'00" E a distance of 119.65 feet to the Northeast corner of said Lot 3; thence along the East line of said Lot 3 S 01°47'00" W a distance of 151.97 feet to the Southeast corner of said Lot 3; thence along the Northerly and Northeasterly Right-of-Way line of Iris Court the following 3 courses:

1) S 88°13'00" E a distance of 88.70 feet;

2) 95.59 feet along the arc of a curve concave to the Southwest having a radius of 50.00 feet, the chord of which bears S 33°37'00" E a distance of 81.67 feet;

3) S 57°43'00" E a distance of 127.78 feet to a point on the Westerly Right-of-Way line of South Broadway; thence along the Westerly Right-of-Way line of said South Broadway the following six courses:

1) S 41°12'00" W a distance of 300.63 feet;

2) S 41°15'00" W a distance of 314.42 feet;

3) S 37°01'00" W a distance of 135.59 feet;

4) S 35°38'00" W a distance of 697.32 feet;

5) S 32°38'00" W a distance of 431.28 feet;

6) S 33°17'30" W a distance of 349.75 feet to a point on the North line of the SW 1/4 NW 1/4 of Section 18, Township 1 South, Range 1 West; thence along said North line N 89°54'00" W a distance of 1258.04 feet to the Northwest corner of said SW 1/4 NW 1/4; thence along the West line of said SW 1/4 NW 1/4 S 00°24'00" E a distance of 333.26 feet to a point on the Northerly Right-of-Way line of said South Broadway; thence along said Northerly Right-of-Way line N 89°51'00" W a distance of 457.77 feet to the Southeast corner of a parcel of land as described in Book 2068 at Page 868 of the records of the Mesa County Clerk and Recorder; thence along the East line of said parcel of land N 00°24'00" W a distance of 469.04 feet; thence along the Northerly line of said parcel of land the following five courses:

1) S 89°42'10" W a distance of 982.58 feet;

2) N 00°29'15" W a distance of 307.42 feet;

3) S 89°50'53" W a distance of 681.63 feet;

4) N 24°54'14" W a distance of 222.64 feet;

5) N 57°48'11" W a distance of 121.84 feet; thence along the Westerly line of said parcel of land the following two courses:

1) S 34°31'33" W a distance of 332.76 feet;

2) S 05°27'53" W a distance of 354.33 feet; thence continuing along the Westerly line of said parcel of land and extending across South Broadway S 19°21'23" W a distance of 381.89 feet to a point 1.00 feet North of the South Right-of-Way line of said South Broadway; thence along a line 1.00 feet North of and parallel with the South Right-of-Way line of said South Broadway the following three courses:

1) S 76°04'00" E a distance of 327.45 feet;

2) 203.88 feet along the arc of a curve concave to the North having a radius of 847.51 feet, the chord of which bears S 82°57'30" E a distance of 203.39 feet;

3) S 89°51'00" E a distance of 864.94 feet; thence N 00°09'00" E a distance of 29.00 feet to a point on the centerline of said South Broadway; thence along said centerline S 89°51'00" E a distance of 531.48 feet; thence S 00°24'00" E a distance of 45.72 feet to a point 1.00 feet North of the South Right-of-Way line of said South Broadway; thence along a line 1.00 feet North of and parallel with said South Right-of-Way line the following two courses:

1) N 77°14'00" E a distance of 74.82 feet;

2) S 89°51'00" E a distance of 654.48 feet to a point 1.00 feet East of the West Right-of-Way line of South Camp Road; thence along a line 1.00 feet East of and parallel with the West Right-of-Way line of said South Camp Road S 00°24'00" E a distance of 255.30 feet; thence S 89°36'00" E a distance of 29.90 feet to the centerline of said South Camp Road (said centerline also being the section line common with Section 18, T.1.S.,R.1.W.,U.M. and Section 26 T.11.S.,R.101.W., 6th P.M.); thence along said centerline S 00°26'00" E a distance of 459.38 feet; thence crossing the East 1/2 of said South Camp Road and along the North line of a parcel of land as described in Book 1531 at Page 369 of the records of the Mesa County Clerk and Recorder East a distance of 1402.46 feet to a point on the centerline of the Redlands Irrigation Company Canal Second Lift; thence along said centerline the following four courses:

1) N 08°42'00" W a distance of 80.25 feet;

2) N 02°22'00" E a distance of 108.17 feet;

3) N 20°31'00" E a distance of 228.20 feet;

4) N 31°07'00" W a distance of 341.77 feet; thence along the centerline of the Redlands Irrigation Company Canal First Lift the following two courses:

1) N 55°26'00" E a distance of 403.97 feet;

2) N 65°54'00" E a distance of 442.16 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 18; thence along said North line S 89°54'00" E a distance of 598.35 feet to the Northeast corner of said SE 1/4 NW 1/4; thence along the Easterly line of a parcel of land as described in Book 1860 at Page 466 of the records of the Mesa County Clerk and Recorder N 22°00'00" W a distance of 361.43 feet to a point on the centerline of the Redlands Irrigation Company Canal First Lift; thence along said centerline the following two courses:

1) N 49°01'00" E a distance of 56.08 feet;

2) N 22°05'00" E a distance of 53.96 feet to a point on the Southerly line of Lot 25 of South Easter Hill Subdivision as recorded in Plat Book 9 at Page 61 of the records of the Mesa County Clerk and Recorder; thence along said Southerly line N 58°30'00" W a distance of 48.17 feet to the Southwest corner of said Lot 25; thence along the Westerly line of said Lot 25 N 40°30'00" E a distance of 158.50 feet; thence along the Westerly Right-of-Way line of North Easter Hill Drive and extending to the South line of a parcel of land as described in Book 2074 at Page 772 of the records of the Mesa County Clerk and Recorder N 45°10'00" E a distance of 478.04; thence along the South line of said parcel of land West a distance of 98.32 feet to a point on the Southerly Right-of-Way line of the Redlands Irrigation Company Canal First Lift; thence along said Southerly Right-of-Way line the following four courses:

1) N 18°38'00" E a distance of 25.00 feet;

2) N 53°04'00" E a distance of 129.60 feet;

3) N 73°45'00" E a distance of 148.60 feet;

4) S 82°56'00" E a distance of 86.61 feet to the Southeast corner of a parcel of land as described in Book 1666 at Pages 566-567 of the records of the Mesa County Clerk and Recorder; thence along the Easterly line of said parcel of land N 11°21'00" E a distance of 236.57 feet to a point on the Southerly Right-of-Way line of Colorado State Highway No.340; thence along said Southerly Right-of-Way line N 54°11'02" W a distance of 86.90 feet; thence crossing said Colorado State Highway No.340 and along the centerline of Kansas Avenue the following four courses:

1) N 33°25'30" E a distance of 288.20 feet;

2) N 03°55'34" W a distance of 131.81 feet;

3) N 22°39'30" E a distance of 171.44 feet;

4) N 49°13'37" E a distance of 252.19 feet; thence along the centerline of Holland Drive S 86°08'38" E a distance of 491.77 feet; thence N 03°34'40" E a distance of 25.00 feet to the Southeast corner of Redahco Subdivision as recorded in Plat Book 11 at Page 356 of the records of the Mesa County Clerk and Recorder; thence along the Southerly line of a parcel of land as described in Book 1092 at Page 191 of the records of the Mesa County Clerk and Recorder the following three courses:

1) S 86°33'20" E a distance of 53.97 feet;

2) S 00°52'40" W a distance of 6.20 feet;

3) S 86°33'20" E a distance of 333.04 feet to a point on the Westerly line of a parcel of land as described in Book 2004 at Page 325 of the records of the Mesa County Clerk and Recorder; thence along the Westerly line of said parcel of land N 11°56'00" E a distance of 134.73 feet to the Southwest corner of Lot 20, Block 4 of The Bluffs West Estates Filing No. Two as recorded in Plat

Book 12 at Page 178 of the records of the Mesa County Clerk and Recorder; thence along the South line of Lots 20 thru 28, Block 4 of said Bluffs West Estates Filing No. Two and extending to the centerline of 23 Road East a distance of 804.40 feet; thence along the centerline of said 23 Road (said centerline also being the East line of said Section 7) North a distance of 1855.76 feet to the point of beginning. Said parcel of land contains 184.12 acres more or less

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

INTRODUCED on first reading on the 6th day of September, 1995.

ADOPTED and ordered published this 20th day of September, 1995.

Attest:

/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye
City Clerk

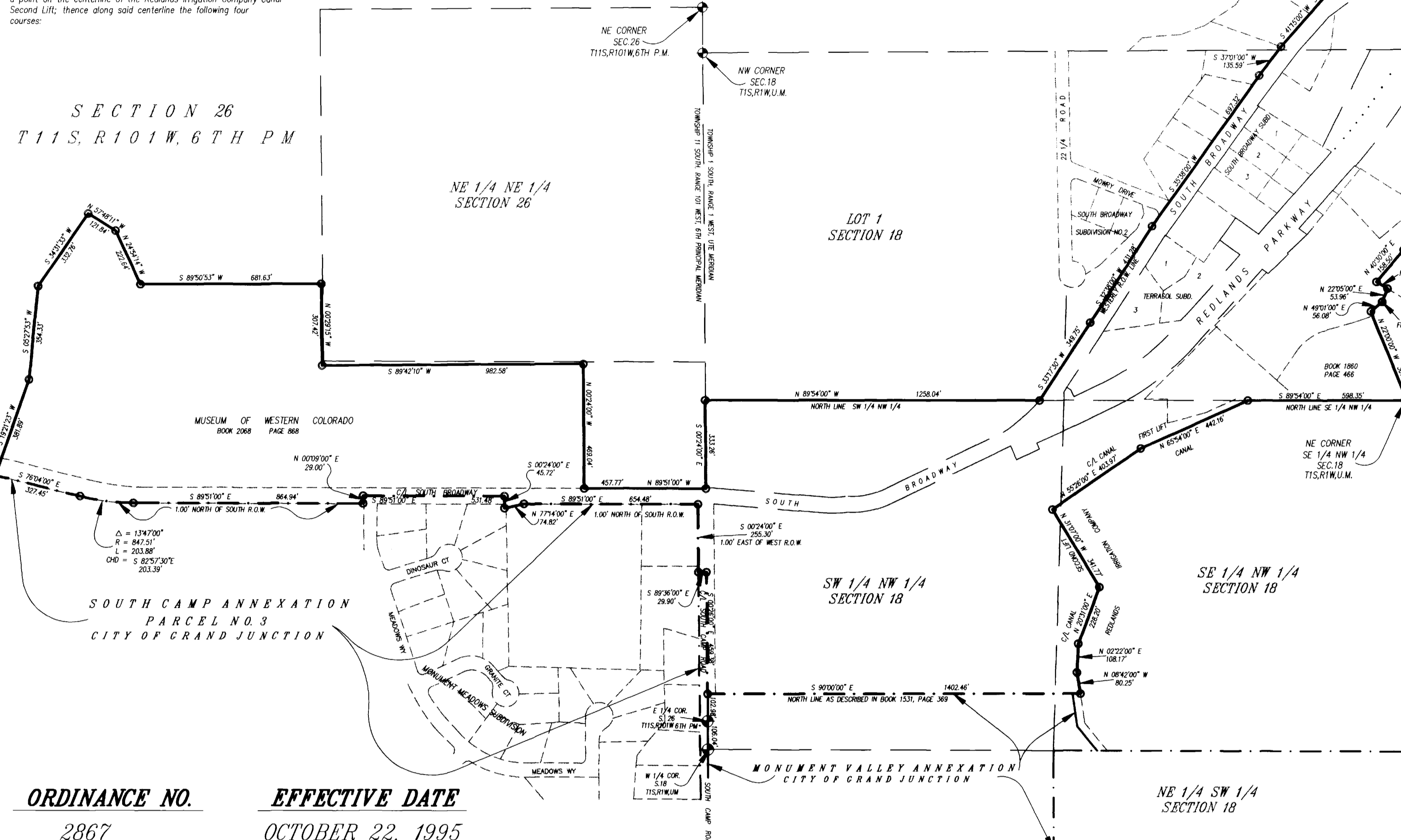
BLUFFS WEST NO.2 ANNEXATION

A parcel of land shown in the SE 1/4 and SW 1/4 of Section 7, the NE 1/4 and NW 1/4 of Section 18, Township 3 South, Range 1 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

- 1) S 89°42'00" E a distance of 302.58 feet.
- 2) N 00°29'15" E a distance of 337.43 feet.
- 3) S 89°50'51" E a distance of 621.63 feet.
- 4) N 24°54'44" E a distance of 222.64 feet.
- 5) N 57°48'11" E a distance of 121.84 feet, then along the Western line of said parcel of land the following two courses:
- 1) S 34°13'15" E a distance of 132.76 feet.
- 2) S 82°52'37" E a distance of 354.33 feet, then continuing along the Western line of said parcel of land and extending across South Broadway S 1921'21" E a distance of 301.89 feet to a point 1.00 feet North of the South Right-of-Way line of said South Broadway, then along the South Right-of-Way line of said South Broadway the following three courses:
- 1) S 76°04'00" E a distance of 321.45 feet.
- 2) S 89°50'51" E a distance of 864.94 feet, then N 07°09'00" E a distance of 250.00 feet to a point on the Western line of said parcel of land, then S 89°50'51" E a distance of 331.40 feet, then S 02°24'00" E a distance of 40.72 feet to a point 1.00 feet North of the South Right-of-Way line of said South Broadway, then along a line 1.00 feet North of and parallel with said South Right-of-Way line the following two courses:
- 1) N 77°42'00" E a distance of 748.92 feet.
- 2) S 89°50'51" E a distance of 864.94 feet to a point 1.00 feet East of the West Right-of-Way line of South Camp Road, then along a line 1.00 feet East of and parallel with the West Right-of-Way line of said South Camp Road S 02°24'00" E a distance of 255.30 feet, then S 89°50'51" E a distance of 293.00 feet to the centerline of said South Camp Road, said centerline also being the centerline of said South Camp Road, then along said centerline S 20°30'00" E a distance of 403.38 feet, then crossing the East 1/2 of said South Camp Road and along the North line of said parcel of land S 89°50'51" E a distance of 152.71 feet to the Northeast corner of Lot 17 of said Redlands Subdivision, then along the Eastern line of said Lot 17 S 27°16'45" E a distance of 214.47 feet to the Northeast corner of Lot 17 of said Redlands Subdivision, then along the Eastern line of said Lot 17 S 22°22'00" E a distance of 235.59 feet to the Southeast corner of said Lot 17, then along the Southern line of said Lot 17 N 45°15'00" E a distance of 190.89 feet to a point on the Western Right-of-Way line of said Redlands Parkway, then along said Western Right-of-Way line and extending across Colorado State Highway No. 545 S 44°23'20" E a distance of 416.52 feet to a point on the Southern Right-of-Way line of said Colorado State Highway No. 545, then along said Southern Right-of-Way line the following four courses:
- 1) S 29°24'00" E a distance of 152.59 feet, then along the Northeast line of said parcel of land S 05°58'27" E a distance of 328.59 feet.
- 2) North along the North-South centerline of said Section 7 a distance of 78.80 feet.
- 3) S 82°00'00" E a distance of 378.18 feet.
- 4) N 57°15'00" E a distance of 105.25 feet to a point on the North line of the SW 1/4 NW 1/4 of Section 18, Township 3 South, Range 1 West, then along said North line N 02°04'00" E a distance of 1258.04 feet to the Northwest corner of said SW 1/4 NW 1/4, then along the West line of said SW 1/4 NW 1/4 S 02°04'00" E a distance of 333.26 feet to a point on the Northern Right-of-Way line of said South Broadway, then along said Northern Right-of-Way line S 89°50'51" E a distance of 407.77 feet to the Southeast corner of a parcel of land as described in Book 2065 of Page 868 of the records of the Mesa County Clerk and Recorder, a distance of 402.40 feet to a point on the Eastern line of said parcel of land, N 02°04'00" E a distance of 489.04 feet, then along the Northern line of said parcel of land the following five courses:

- 1) N 08°42'00" E a distance of 80.25 feet.
- 2) N 02°22'00" E a distance of 108.17 feet.
- 3) N 20°10'00" E a distance of 228.20 feet.
- 4) N 31°10'00" E a distance of 341.77 feet, then along the centerline of the Redlands Irrigation Company Canal First Lift, then along the following two courses:
- 1) N 55°28'00" E a distance of 403.97 feet.
- 2) N 65°44'00" E a distance of 442.18 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 18, then along said North line S 89°54'00" E a distance of 588.35 feet to the Northeast corner of said SW 1/4 NW 1/4, then along the Eastern line of a parcel of land as described in Book 1860 of Page 466 of the records of the Mesa County Clerk and Recorder, a distance of 381.43 feet to a point on the centerline of the Redlands Irrigation Company Canal First Lift, then along said centerline the following two courses:
- 1) N 49°10'00" E a distance of 56.08 feet.
- 2) S 27°05'00" E a distance of 531.96 feet to a point on the Southern line of Lot 25 of South Eastern Hill Subdivision as recorded in Plat Book 8 of Page 81 of the records of the Mesa County Clerk and Recorder, then along said Southern line N 89°50'51" E a distance of 481.17 feet to the Southeast corner of said Lot 25, then along the Western line of said Lot 25 N 89°50'51" E a distance of 158.10 feet, then along the Western Right-of-Way line of North Eastern Hill Drive and extending to the South line of a parcel of land as described in Book 2074 of Page 772 of the records of the Mesa County Clerk and Recorder, N 42°10'00" E a distance of 478.04 feet, then along the South line of said parcel of land West a distance of 89.32 feet to a point on the Southern Right-of-Way line of the Redlands Irrigation Company Canal First Lift, then along said Southern Right-of-Way line the following four courses:
- 1) N 18°38'00" E a distance of 250.00 feet.
- 2) N 53°00'00" E a distance of 129.80 feet.
- 3) N 73°45'00" E a distance of 148.60 feet.

- 4) S 82°56'00" E a distance of 86.61 feet to the Southeast corner of a parcel of land as described in Book 1866 of Page 566-567 of the records of the Mesa County Clerk and Recorder, then along the Eastern line of said parcel of land N 17°21'00" E a distance of 236.32 feet to a point on the Southern Right-of-Way line of Colorado State Highway No. 545, then along said Southern Right-of-Way line N 54°10'00" E a distance of 804.40 feet, then crossing said Colorado State Highway No. 545 and along the centerline of Kansas Avenue the following four courses:
- 1) N 32°25'30" E a distance of 288.30 feet.
- 2) N 22°39'30" E a distance of 171.44 feet.
- 3) N 48°13'17" E a distance of 252.10 feet, then along the centerline of Island Drive S 88°38'30" E a distance of 49.77 feet, then N 03°34'40" E a distance of 25.00 feet to the Southeast corner of Redlands Subdivision as recorded in Plat Book 11 of Page 356 of the records of the Mesa County Clerk and Recorder, then along the Southern line of a parcel of land as described in Book 1092 of Page 191 of the records of the Mesa County Clerk and Recorder the following three courses:
- 1) S 86°33'30" E a distance of 53.97 feet.
- 2) S 02°29'30" E a distance of 6.20 feet.
- 3) S 86°33'30" E a distance of 333.18 feet to a point on the Western line of a parcel of land as described in Book 2004 of Page 325 of the records of the Mesa County Clerk and Recorder, then along the Western line of said parcel of land N 17°50'00" E a distance of 134.71 feet to the Southwest corner of Lot 20, Block 4 of the Bluffs West Estates Phase No. Two as recorded in Plat Book 12 of Page 128 of the records of the Mesa County Clerk and Recorder, then along the South line of Lot 20, Block 4 of said Bluffs West Estates Phase No. Two and extending to the centerline of said 21 Road East a distance of 804.40 feet, then along the centerline of said 21 Road East a distance of 185.78 feet to the point of beginning. Said parcel of land contains 184.12 acres more or less.



AREA OF ANNEXATION

| | |
|----------------------|--------------|
| Annexation Perimeter | 27,846.01 Ft |
| Contiguous Perimeter | 5,984.95 Ft |
| Area in Square Feet | 6,020,160.40 |
| Area in Acres | 184.12 |

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

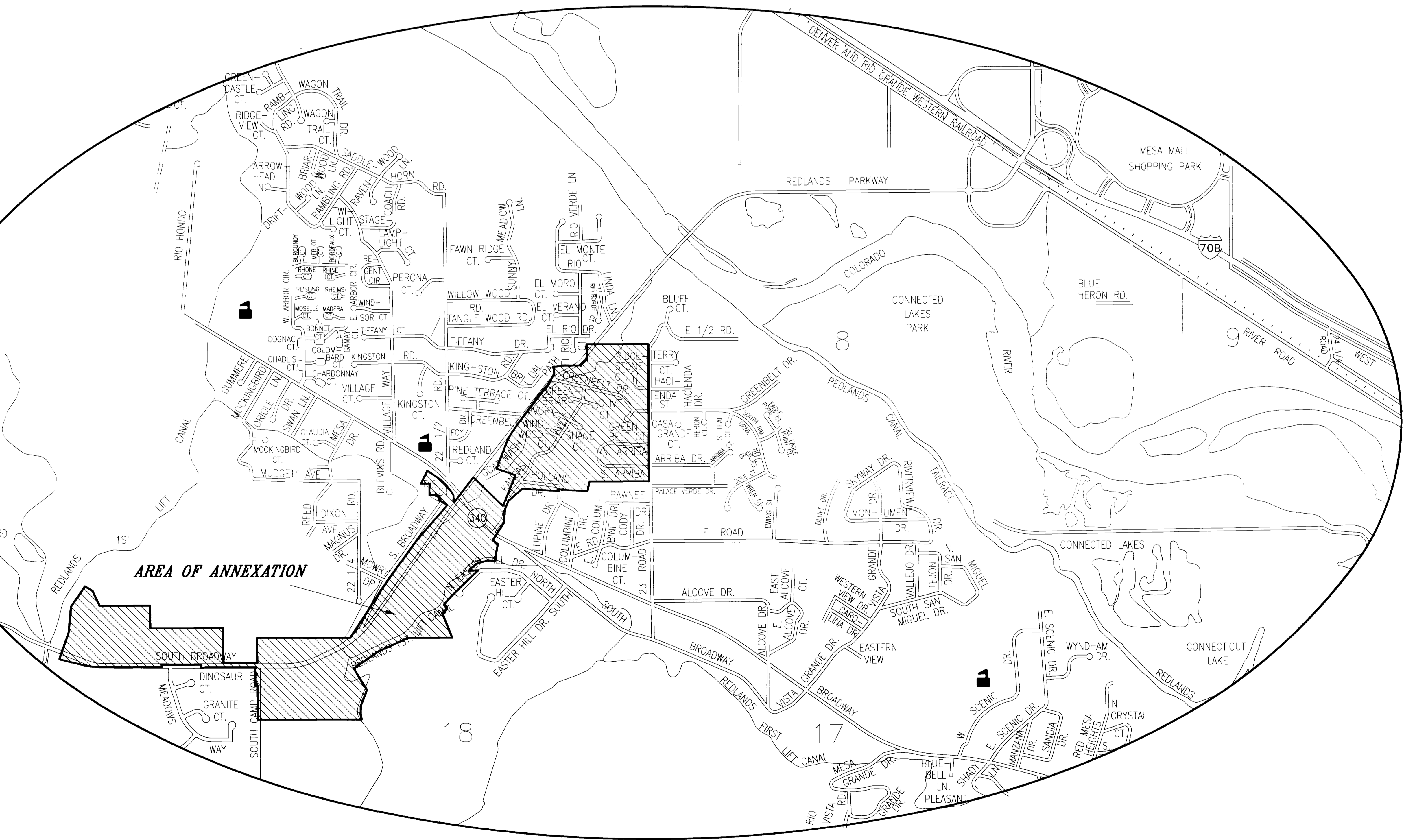
ORDINANCE NO. 2867
EFFECTIVE DATE OCTOBER 22, 1995

| REVISION | DESCRIPTION | DATE | DRAWN BY | SRP | DATE | 08-03-95 | SCALE |
|----------|-------------|------|----------------|-----|------|----------|-----------|
| 1 | | | CHECKED BY | IW | DATE | 08-03-95 | 1" = 300' |
| 2 | | | APPROVED BY | | DATE | | |
| 3 | | | FIELD BOOK NO. | | PAGE | | |

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

BLUFFS WEST NO.2 ANNEXATION
SHEET NO. 2
OF 2
FILE NO. BLVFN2.DWG

BLUFFS WEST NO.2 ANNEXATION



VICINITY MAP

| REVISION | DESCRIPTION | DATE | DRAWN BY | SRP | DATE | 08-03-95 | SCALE |
|----------|-------------|------|----------------|-----|------|----------|--------|
| 1 | | | CHECKED BY | IW | DATE | 08-03-95 | N.T.S. |
| 2 | | | APPROVED BY | | DATE | | |
| 3 | | | FIELD BOOK NO. | | PAGE | | |

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

BLUFFS WEST NO.2 ANNEXATION
SHEET NO. 1
OF 2
FILE NO. BLVFN2.DWG