

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2872

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

LOMA RIO ANNEXATION
APPROXIMATELY 61.36 ACRES
LOCATED NORTH AND WEST OF THE REDLANDS
PARKWAY AND HIGHWAY 340

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 18th day of October, 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 NE 1/4 and SE 1/4 of Section 7, and in the NW 1/4 of Section 8, 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 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" (said Northwest corner also being the Northeast corner of Lot 6 of El Rio Villas Subdivision as recorded in Plat Book 13 at Page 515 of the records of the Mesa County Clerk and Recorder); thence along the West line 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 4.42 feet to a point on the North line of Tract "C" of said Bluffs West Estates Filing No. three (said point also

being the Southeast corner of Lot 4 of said El Rio Villas Subdivision); thence along the South line of said Lot 4 and Lot 3 of said El Rio Villas Subdivision N 89°57'00" W a distance of 226.96 feet to the Southwest corner of said Lot 3; thence N 03°50'00" E along the West line of said Lot 3 and Lots 2 and 1 of said El Rio Villas Subdivision a distance of 294.01 feet to the Northwest corner of said Lot 1; thence S 89°50'00" W along the South line of El Rio Drive a distance of 208.39 feet to the Southwest corner of the SE 1/4 NE 1/4 of said Section 7; thence crossing the West end of El Rio Drive and along the West line of Lots 1,8,9,16,17,24,25,26,27 and 28, Block 2 of Loma Rio Subdivision as recorded in Plat Book 11 at Page 316 of the records of the Mesa County Clerk and Recorder N 00°07'39" W a distance of 1323.10 feet to a point on the South line of Lot 29 of said Loma Rio Subdivision; thence along the South line of said Lot 29 S 89°51'38" W a distance of 60.00 feet to the Southwest corner of said Lot 29; thence along the West line of Lots 29,30 and 31, Block 2 of said Loma Rio Subdivision and along the West line of a parcel of land as described in Book 1294 at Page 490 of the records of the Mesa County Clerk and Recorder N 00°07'39" W a distance of 485.81 feet to the Northwest corner of said parcel of land; thence along the North line of said parcel of land, along the North line of Lots 32,33 and 40, Block 2, across the North end of Rio Verde Lane and along the North line of Lot 5, Block 3 of said Loma Rio Subdivision S 89°40'41" E a distance of 637.51 feet to the Northeast corner of said Lot 5; thence along the West line of Lot 5, Block 1 and along the West line of Private Open Space of Vista Del Rio, Filing No.2 Subdivision as recorded in Plat Book 14 at Page 335 of the records of the Mesa County Clerk and Recorder N 00°04'47" W a distance of 550.80 feet to a point on the Southerly bank of the Colorado River; thence along the Southerly bank of said Colorado River the following eight courses:

- 1) S 51°06'54" E a distance of 23.39 feet;
- 2) S 43°40'52" E a distance of 102.49 feet;
- 3) S 26°16'40" E a distance of 126.19 feet;
- 4) S 36°03'48" E a distance of 237.01 feet;
- 5) S 37°26'12" E a distance of 221.31 feet;
- 6) S 06°39'01" E a distance of 84.27 feet;
- 7) S 44°13'30" E a distance of 805.52 feet;

8) S 53°25'11" E a distance of 36.91 feet to a point on the Easterly Right-of-Way line of the Redlands Parkway; thence along said Easterly Right-of-Way line the following ten courses:

- 1) S 20°12'31" E a distance of 42.29 feet;
- 2) S 15°11'49" E a distance of 39.18 feet;
- 3) S 10°19'42" E a distance of 47.96 feet;
- 4) S 12°11'02" W a distance of 38.50 feet;

5) S 40°08'25" W a distance of 92.46 feet;

6) S 38°51'19" W a distance of 85.14 feet;

7) S 51°21'45" W a distance of 54.73 feet;

8) S 42°59'31" W a distance of 52.07 feet;

9) S 73°13'39" W a distance of 36.83 feet;

10) S 33°29'16" W a distance of 96.33 feet to a point on the East line of said Section 7; thence along the East line of said Section 7 South a distance of 641.63 feet to the point of beginning

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

INTRODUCED on first reading on the 18th day of October, 1995.

ADOPTED and ordered published this 1st day of November, 1995.

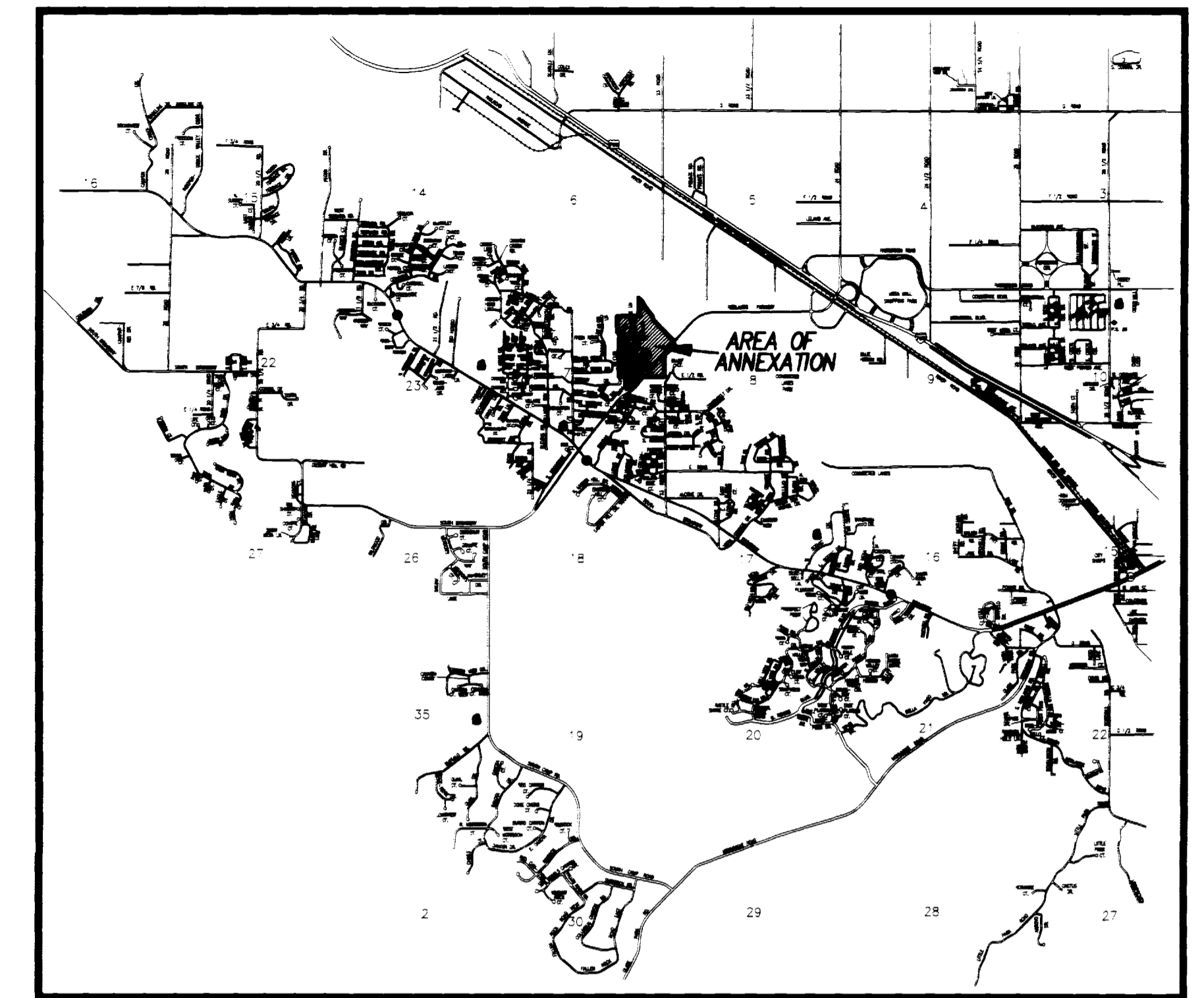
Attest:

—

/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye
City Clerk

LOMA RIO ANNEXATION



VICINITY MAP
N.T.S.

DESCRIPTION

A parcel of land situate in the NE 1/4 and SE 1/4 of Section 7, and in the NW 1/4 of Section 8, 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 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 834.65 feet to the Northwest corner of said Tract "D" (said Northwest corner also being the Northeast corner of Lot 6 of El Rio Villas Subdivision as recorded in Plat Book 13 at Page 515 of the records of the Mesa County Clerk and Recorder); thence along the West line said Tract "D" S 00°03'00" W a distance of 259.31 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 186.00 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 4.42 feet to a point on the North line of Tract "C" of said Bluffs West Estates Filing No. three (said point also being the Southeast corner of Lot 4 of said El Rio Villas Subdivision); thence along the South line of said Lot 4 and Lot 3 of said El Rio Villas Subdivision N 89°57'00" W a distance of 226.96 feet to the Southwest corner of said Lot 3; thence N 03°50'00" E along the West line of said Lot 3 and Lots 2, and 1 of said El Rio Villas Subdivision a distance of 284.01 feet to the Northwest corner of said Lot 1; thence S 89°50'00" W along the South line of El Rio Drive a distance of 208.39 feet to the Southwest corner of the SE 1/4 NE 1/4 of said Section 7; thence crossing El Rio Drive and along the West line of Lots 1,8,9,16,17,24,25,26,27 and 28, Block 2 of Loma Rio Subdivision as recorded in Plat Book 11 at Page 316 of the records of the Mesa County Clerk and Recorder N 00°07'39" W a distance of 1323.10 feet to a point on the South line of Lot 28, Block 2 of said Loma Rio Subdivision; thence along the South line of said Lot 28 S 89°51'38" W a distance of 60.00 feet to the Southwest corner of said Lot 29; thence along the West line of Lots 29,30 and 31, Block 2 of said Loma Rio Subdivision and along the West line of a parcel of land as described in Book 1294 at Page 480 of the records of the Mesa County Clerk and Recorder N 00°07'39" W a distance of 485.81 feet to the Northwest corner of said parcel of land; thence along the North line of said parcel of land, along the North line of Lots 32,33 and 40, Block 2, Loma Rio Subdivision across Rio Verde Lane and along the North line of Lot 5, Block 3 of said Loma Rio Subdivision S 89°40'41" E a distance of 637.51 feet to the Northeast corner of said Lot 5; thence along the West line of Lot 5, Block 1 and along the West line of Private Open Space of Vito Del Rio, Filing No.2 Subdivision as recorded in Plat Book 14 at Page 335 of the records of the Mesa County Clerk and Recorder N 00°04'47" W a distance of 550.80 feet to a point on the Southerly bank of the Colorado River; thence along the Southerly bank of said Colorado River the following eight courses:

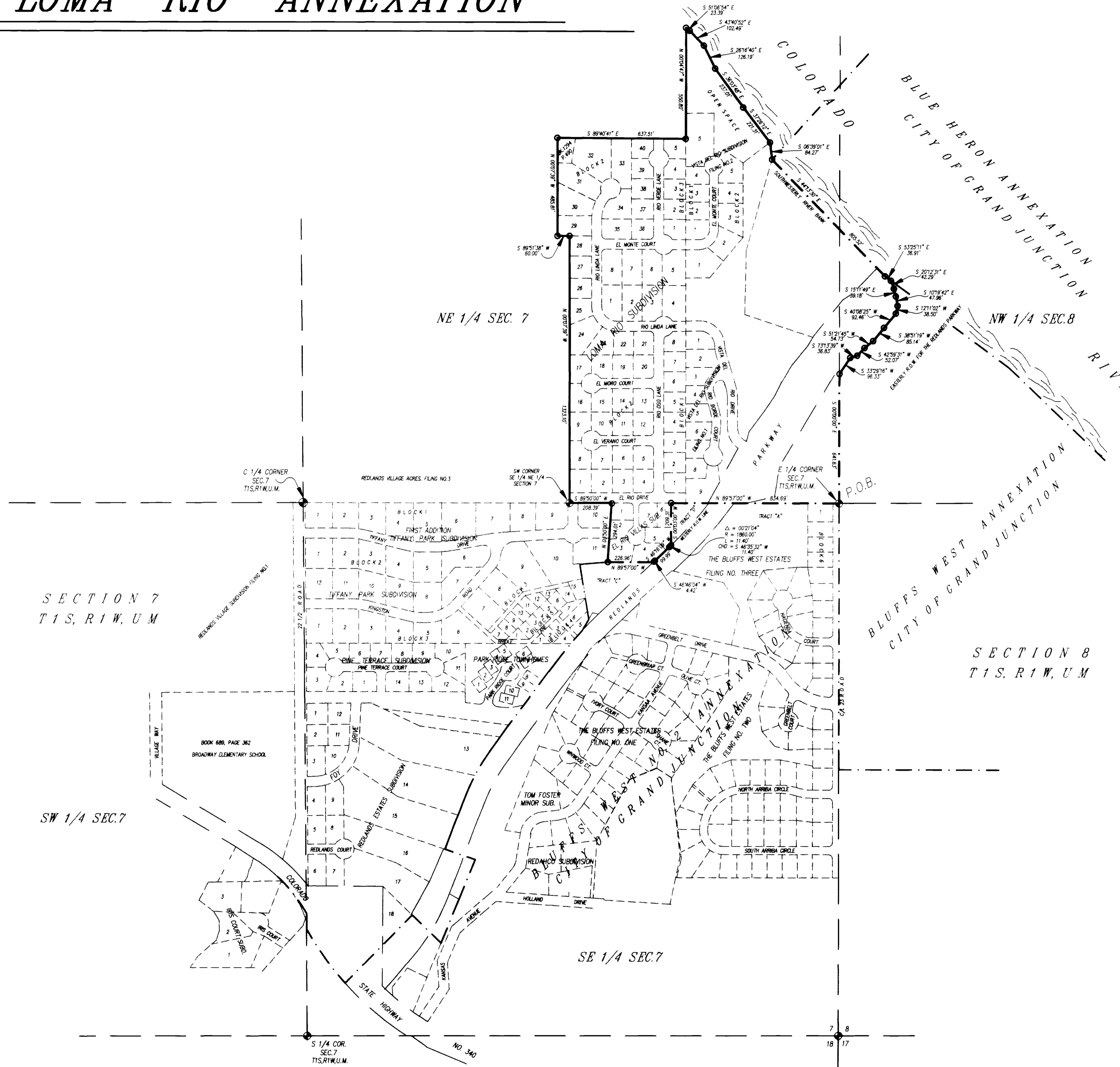
- 8) S 53°25'11" E a distance of 36.91 feet to a point on the Easterly Right-of-Way line of the Redlands Parkway; thence along said Easterly Right-of-Way line the following ten courses:
- 1) S 20°12'31" E a distance of 42.29 feet;
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- 3) S 10°19'42" E a distance of 47.96 feet;
- 4) S 12°11'02" W a distance of 38.50 feet;
- 5) S 40°08'25" W a distance of 92.46 feet;
- 6) S 38°51'19" W a distance of 85.14 feet;
- 7) S 51°21'45" W a distance of 54.73 feet;
- 8) S 42°59'31" W a distance of 52.07 feet;
- 9) S 73°13'39" W a distance of 36.83 feet;
- 10) S 33°29'16" W a distance of 96.33 feet to a point on the East line of said Section 7; thence along the East line of said Section 7 South a distance of 641.63 feet to the point of beginning.

AREA OF ANNEXATION

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|----------------------|--------------|
| Annexation Perimeter | 7,816.38 FT. |
| Contiguous Perimeter | 3,456.32 FT. |
| Area in Square Feet | 2,672,848.75 |
| Area in Acres | 61.36 |

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.

M. J. SHANKS
JAMES SHANKS DIRECTOR OF PUBLIC WORKS & UTILITIES



ORDINANCE NO. 2872 **EFFECTIVE DATE DECEMBER 3, 1995**

| REVISION | DESCRIPTION | DATE | DRAWN BY | DATE |
|----------|-------------|------|----------|----------|
| Δ | | | SRP | 11-01-95 |
| Δ | | | TW | 11-06-95 |
| Δ | | | | |
| Δ | | | | |

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|-------|-----------|
| SCALE | 1" = 300' |
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DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION
CITY OF GRAND JUNCTION, COLORADO

| | |
|-----------|------------------------------|
| SHEET NO. | 1 |
| OF | 1 |
| FILE NO. | K:\CADD\ANNEX\LOMA\LOMA1.DWG |