

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2875

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

VILLA CORONADO ANNEXATIONS #1, #2 AND #3
APPROXIMATELY 26.37 ACRES

A PORTION OF AIRPORT LANDS NORTH OF INTERSTATE 70,
A STRIP OF I-70 RIGHT-OF-WAY, EAST TO 32 ROAD RIGHT-OF-WAY,
THEN SOUTH TO I-70 BUSINESS LOOP, THEN WEST TO VILLA STREET
INCLUSIVE OF LOTS 1-4, VILLA CORONADO,
THEN ALONG THE I-70 BUSINESS LOOP RIGHT-OF-WAY
TO THE EXISTING CITY LIMITS AT 29 ROAD

WHEREAS, on the 19th day of October, 1994 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 7th day of December, 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 7th day of December, 1994.

PUBLIC HEARING OPENED AND CONTINUED the 17th day of May, 1995.

PUBLIC HEARING REOPENED AND CONTINUED the 16th day of August, 1995.

PUBLIC HEARING REOPENED AND CONTINUED this 15th day of November, 1995.

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

Attest:

/s/ Ron Maupin
President of the Council

/s/ Stephanie Nye
City Clerk

VILLA CORONADO #1

A tract of land in Section 30, Township 1N, Range 1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SW 1/4, NW 1/4 of said Section 30; thence south 62°54'45" east a distance of 100.00 feet to the TRUE POINT OF BEGINNING; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 2001.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 2001.0 feet to the TRUE POINT OF BEGINNING.

Contiguous Perimeter - 2001 ft.
Total Perimeter - 8008 ft.

VILLA CORONADO #2

A tract of land in Section 30, Township 1N, Range 1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning of the northwest corner of the SW 1/4, NW 1/4 of said Section 30; thence south 62°54'45"E a distance of 100.0 feet to the TRUE POINT OF BEGINNING; thence north 62°54'45" west a distance of 1.0 feet to a point; thence north 27°05'15" east a distance of 4.0 feet to a point; thence south 62°54'45" east a distance of 1001.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62° 54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 2001.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1001.0 feet to a point; thence south 27°05'15" west a distance of 4.0 feet to a point; thence north 62°54'45" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 2001.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to the TRUE POINT OF BEGINNING.

Contiguous Perimeter - 6,007 feet

Total Perimeter - 24,036 feet

VILLA CORONADO #3

A tract of land in Sections 30, 31, 32 and 33, Township 1N, Range 1E of the Ute Meridian and Sections 2, 3, 7, 8, 9, 10, 11, 17 and 18, Township 1S, Range 1E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of the SW 1/4, NW 1/4 of said Section 30; thence south 62°54'45" east a distance of 99.0 feet to a point; thence north 27°05'15" east a distance of 4.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence north 27°05'15" east a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 2001.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence north 62°54'45" west a distance of 1000.0 feet to a point; thence south 27°05'15" west a distance of 1.0 feet to a point; thence south 62°54'45" east a distance of 1001.0 feet to a point; thence south 27°05'15" west a distance of 4.0 feet to a point; thence south 62°54'45" east a distance of 840.79 feet to a point; thence east a distance of 20 feet to a point on the east line of the NE 1/4, SW 1/4 of said Section 30; thence east parallel with the north line of the NW 1/4, SE 1/4 of said Section 30 a distance of 1320 feet to a point on the east line of the NW 1/4, SE 1/4 of said Section 30; thence south along the west line of the NE 1/4, SE 1/4 of said Section 30 a distance of 1280 feet to a point; thence east parallel with the south line of the NE 1/4, SE 1/4 a distance of 1320 feet to a point on the west line of the NW 1/4, SW 1/4 of said Section 29; thence east parallel with the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence south a distance of 20.0 feet to a point on the south line of the NW 1/4, SW 1/4 of said Section 29; thence east along the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to the southeast corner of the NW 1/4, SW 1/4 of said Section 29; thence south

along the east line of the SW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point; thence east parallel with the south line of the SE 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence south a distance of 20.0 feet to a point on the south line of the SE 1/4, SW 1/4 of said Section 29; thence south parallel with the west line of the NE 1/4, NW 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the NE 1/4, NW 1/4 of said Section 32; thence south parallel with the west line of the SE 1/4, NW 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the SE 1/4, NW 1/4 of said Section 32; thence east along the north lines of the NE 1/4, SW 1/4 and the NW 1/4, SE 1/4 of said Section 32 a distance of 2600 feet to a point; thence south parallel to the east line of the NW 1/4, SE 1/4 of said Section 32 a distance of 1320 feet to a point on the south line of the NW 1/4, SE 1/4 of said Section 32; thence south parallel with the east line of the SW 1/4, SE 1/4 of said Section 32 a distance of 20.0 feet to a point; thence east a distance of 20.0 feet to a point on the east line of the SW 1/4, SE 1/4 of said Section 32; thence east parallel with the north line of the SE 1/4, SE 1/4 of said Section 32 a distance of 1300 feet to a point; thence south 00°25' east parallel with the east line of the SE 1/4, SE 1/4 of said Section 32 a distance of 642.04 ft. to a point on the north right-of-way line of Interstate Highway 70; thence south 00°25' east a distance of 5.09 feet to a point; thence southeasterly parallel with the north right-of-way line of Interstate Highway 70 the following 19 courses:

- 1) South 79°40' east a distance of 20.36 feet to a point on the east line of the SE 1/4, SE 1/4 of said Section 32;
- 2) South 79°40' east a distance of 46.95 feet to a point;
- 3) Along a curve to the right having a radius of 5875.0 feet and a chord bearing south 76°10'00" east a distance of 718.14 feet to a point;
- 4) South 72°40' east a distance of 1593.0 feet to a point;
- 5) South 72°40' east a distance of 117.0 feet to a point;
- 6) Along a curve to the left having a radius of 5585 feet and a chord bearing south 74°02'30" east a distance of 268.77 feet to a point;
- 7) Along a curve to the left having a radius of 5585.0 feet and a chord bearing south 82°18'30" east a distance of 1344.95 feet to a point;
- 8) South 89°25'30" east a distance of 46.50 feet to a point;
- 9) South 89°40' east a distance of 1268.7 feet to a point on the east line of the NE 1/4 of said Section 4;
- 10) South 89°40' east a distance of 1001.3 feet to a point;
- 11) Along a curve to the right having a radius of 5875 feet and a chord bearing south 88°07'30" east a distance of 316.47 feet to a point.
- 12) Along a curve to the right having a radius of 5875 feet and a chord bearing south 82°07'13" east a distance of 914.20 feet to a point;

- 13) South 77°40' east a distance of 337.4 feet to a point;
- 14) South 77°40' east a distance of 1349.0 feet to a point;
- 15) South 77°40' east a distance of 148.1 feet to a point;
- 16) South 87°07'30" east a distance of 304.1 feet to a point;
- 17) South 77°40' east a distance of 500.0 feet to a point;
- 18) South 68°12'30" east a distance of 304.1 feet to a point;
- 19) South 77°40' east a distance of 98.9 feet to a point, said point, said point being 1.0 feet west of the east line of Lot 1 of said Section 3;

thence south parallel with the east line of Lot 1 of said Section 3 a distance of 246.5 feet to a point on the south line of said Lot 1; thence south parallel with the east line of the SE 1/4, NE 1/4 of said Section 3 and within the road right-of-way as described and dedicated in Book 714, Page 521, a distance of 1320 feet to a point on the south line of the SE 1/4, NE 1/4 of said Section 3; thence south 89°54'49" west along the south line of the SE 1/4, NE 1/4 of said Section 3 a distance of 32.0 ft. to a point; thence south 00°00'45" east a distance of 33.0 feet to the northeast corner of Lot 2, Straka Minor Subdivision; thence south 00°00'45" east a distance of 363.0 feet to the southeast corner of Lot 2, Straka Minor Subdivision, thence north 89°54'49" east a distance of 32.0 feet to a point; thence south 00°00'45" east a distance of 478.17 feet to a point; thence west a distance of 34.41 feet to a point; thence south 72°34'20" west a distance of 4.81 feet to the northeast corner of Lot 1, Block 1, Clifton Manor Subdivision; thence south 00°00'45" east a distance of 444.36 feet to the southeast corner of Lot 1, Block 3, Clifton Manor Subdivision; thence south 00°00'45" east a distance of 879.65 feet to the southeast corner of Lot 4, Block 3, Cliffview Subdivision; thence north 89°58'30" east a distance of 39.0 feet to a point; thence south 00°00'45" east parallel with the east line of the SE 1/4, SE 1/4 of said Section 3 a distance of 440.0 feet to a point on the south line of the SE 1/4 of said Section 3; thence south 00°17'30" east parallel with the east line of the NE 1/4, NE 1/4 of said Section 4 a distance of 160.0 feet to a point; thence south 89°46'48" west a distance of 29.0 feet to the northeast corner of Lot 1, Pioneer Village Subdivision; thence south 00°17'30" east a distance of 499.76 feet to the southeast corner of Lot 8, Pioneer Village Subdivision, said point also being the northeast corner of Lot 1, Block 3, Clifton Village Subdivision; thence south 00°17'30" east a distance of 572.80 feet to a point; thence along a curve to the right having a radius of 116.80 feet and a chord bearing south 22°31'30" west a distance of 93.03 feet to a point; thence south 45°20'30" west a distance of 276.81 feet to a point; thence along a curve to the left having a radius of 246.0 feet and a chord bearing of south 03°50'30" west a distance of 356.36 feet to a point; thence south 37°39'30" east a distance of 25.00 feet to a point on the north right-of-way line of U.S. Highway 6&24; thence south 37°39'30" east a distance of 1.0 feet to a point; thence southwesterly parallel with the north right-of-way line of U.S. Highway 6&24 the following four courses:

- 1) South 52°20'30" west a distance of 357.58 feet to a point;

- 2) South 66°57'48" west a distance of 433.10 feet to a point;
- 3) South 72°52'34" west a distance of 369.72 feet to a point;
- 4) South 73°06'55" west a distance of 214.20 feet to a point;

thence north 00°15' west a distance of 1.05 feet to a point;

thence north 00°15' west along the east right-of-way line of Villa Street a distance of 328.05 feet to a point; thence south 89°45' west a distance of 40.0 feet to the northeast corner of Lot 5, Block 1, Villa Coronado Subdivision; thence south 00°15' east along the east line of said Lot 5 a distance of 65.0 feet to the southeast corner of said Lot 5; thence south 89°45' west along the south line of said Lot 5 a distance of 92.49 feet to the southwest corner of said Lot 5; thence south 00°15' east a distance of 82.78 feet to a point; thence north 87°47'06" east a distance of 9.98 feet to a point; thence south 00°15' east a distance of 217.22 feet to the southwest corner of Lot 1, Block 1, Villa Coronado Subdivision; said point also being on the north right-of-way line of U.S. Highway 6&24; thence south 00°15' east a distance of 1.05 feet to a point; thence southwesterly and westerly parallel with and 1.0 feet south of the north right-of-way line of the Highway 6&24 as measured perpendicular to the following described north right-of-way line the following 44 courses:

- 1) South 72°50' west a distance of 342.60 feet to the southwest corner of Short's Subdivision;
- 2) South 72°50' west a distance of 135.3 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the north right-of-way line of E 1/2 Road;
- 3) South 72°50' west a distance of 278.41 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the south right-of-way line of E 1/2 Road;
- 4) South 72°50' west a distance of 274.21 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the east line of the SW 1/4 of said Section 10;
- 5) North 00°19' west along the east line of the SW 1/4 of said Section 10 a distance of 48.77 feet to a point;
- 6) South 89°41' west a distance of 20.0 feet to a point;
- 7) South 72°50' west a distance of 153.7 feet to a point;
- 8) South 63°22' west a distance of 304.1 feet to a point;
- 9) South 72°50' west a distance of 2279.4 feet to the intersection of the north right-of-way of U.S. Highway 6&24 and the west line of the SW 1/4 of said Section 10, said point being the southeast corner of East Park Subdivision;
- 10) South 72°53' west a distance of 195.47 feet to the intersection of the north right-of-way of U.S. Highway 6&24 and the west right-of-way line

of 31 Road;

- 11) South 72°53' west a distance of 210.01 feet to the southeast corner of Lot 7, 31 Road Business Park;
- 12) South 72°04'12" west a distance of 75.62 feet to a point;
- 13) South 69°03'28" west a distance of 567.88 feet to the southwest corner of Lot 5, 31 Road Business Park;
- 14) South 69°16'30" west a distance of 133.19 feet to a point;
- 15) South 72°48'48" west a distance of 452.59 feet to a point;
- 16) South 72°50' west a distance of 80.90 feet to a point;
- 17) South 84°28' west a distance of 297.60 feet to a point;
- 18) South 72°50' west a distance of 158.5 feet to a point;
- 19) South 46°16' west a distance of 111.8 feet to a point;
- 20) South 72°50' west a distance of 147.8 feet to the southeast corner of Lot 6, Block 7, Tamarack Meadows Subdivision; Filing No. 3 and a Replat of Lot 4, Block 5, Tamarack Meadows Subdivision Filing No. 2;
- 21) South 73°12'06" west a distance of 156.67 feet to a point;
- 22) South 72°54'46" west a distance of 113.43 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the northerly right-of-way of the Grand Valley Irrigation Company canal;
- 23) South 72°50' west a distance of 220.6 feet to the intersection of the north right-of-way of U.S. Highway 6&24 with the southerly right-of-way of the Grand Valley Irrigation Company canal;
- 24) South 72°50' west a distance of 14.4 feet to a point;
- 25) North 85°22' west a distance of 107.7 feet to a point;
- 26) South 72°50' west a distance of 150.0 feet to a point;
- 27) South 63°22' west a distance of 304.1 feet to a point;
- 28) South 72°50' west a distance of 871.5 feet to a point;
- 29) Along a curve to the right having a radius of 1810.0 feet and a chord bearing of south 79°33' west a distance of 424.5 feet to a point;
- 30) Along a curve to the right with a radius of 1810.0 feet and a chord bearing of south 87°35' west a distance of 83.1 feet to a point;
- 31) South 88°54' west a distance of 155.4 feet to a point;
- 32) South 88°54' west a distance of 160.1 feet to a point;

- 33) North $80^{\circ}48'$ west a distance of 42.5 feet to a point;
- 34) West a distance of 150.0 feet to a point;
- 35) North $75^{\circ}00'$ west a distance of 90.3 feet to a point;
- 36) North $30^{\circ}19'$ west a distance of 39.9 feet to a point;
- 37) South $89^{\circ}45'$ west a distance of 30.0 feet to a point on the west line of said Section 9;
- 38) South $89^{\circ}45'$ west a distance of 30.0 feet to a point;
- 39) South $45^{\circ}06'$ west a distance of 80.1 feet to a point;
- 40) South $75^{\circ}27'$ west a distance of 206.1 feet to a point;
- 41) Along a curve to the left with a radius of 1557.5 feet and a chord bearing of south $80^{\circ}43'30''$ west a distance of 42.4 feet to a point on the east line of Ford Subdivision;
- 42) Along a curve to the left with a radius of 1557.5 feet and a chord bearing south $77^{\circ}18'$ west a distance of 143.6 feet to a point on the west line of Lot B, Ford Subdivision;
- 43) Continuing along the above mentioned curve to the left with a radius of 1557.5 feet a distance of 52.1 feet to a point on the east line of Lot A, Ford Subdivision;
- 44) Continuing on the above mentioned curve to the left with a radius of 1557.5 feet and a chord bearing south $70^{\circ}00'$ west a distance of 149.0 feet to a point on the west line of the east 1/2 of the SE 1/4, SE 1/4, of said Section 8;

thence leaving said line which is parallel with and 1.0 feet south of the preceding 44 courses south $53^{\circ}54'18''$ west a distance of 658.24 feet to a point; said point being 162.5 feet south and 127.1 feet east of the northwest corner of the NE 1/4, NE 1/4 of said Section 17; thence southwesterly and westerly along a line that is parallel with and 1.0 feet south of the north right-of-way of U.S. Highway 6&24 as measured perpendicular to the following described north right-of-way line the following 7 courses:

- 1) South $50^{\circ}22'$ west a distance of 101.9 feet to a point;
- 2) Along a curve to the right with a radius of 1332.5 feet and a chord bearing of south $51^{\circ}41'$ west a distance of 61.1 feet to a point;
- 3) Along a curve to the right with a radius of 1332.5 feet and a chord bearing of south $62^{\circ}36'$ west a distance of 444.5 feet to a point;
- 4) South $72^{\circ}52'$ west a distance of 31.1 feet to a point;
- 5) South $73^{\circ}32'$ west a distance of 3541.3 feet to a point;

- 6) North 53°22' west a distance of 60.0 feet to a point;
- 7) South 73°32' west a distance of 31.2 feet to a point on the west line of Section 17;

thence leaving said line which is parallel with and 1.0 feet south of the preceding 7 courses south along the west line of Section 17 a distance of 1.0 feet to a point; thence northeasterly and easterly parallel with and 2.0 feet south of the north right-of-way of U.S. Highway 6 and 24, as previously described, a distance of 4271.1 feet to a point, said point being 163.0 feet south and 127.7 feet east of the northwest corner of the NE 1/4, NE 1/4 of said Section 17; thence leaving said line which is parallel with and 1.0 feet south of the preceding 7 courses north 53°54'18" east a distance of 657.51 feet to a point; said point being on the west line of Lot A, Ford Subdivision; thence northeasterly and easterly parallel with and 2.0 feet south of the north right-of-way of U.S. Highway 6&24 as previously described a distance of 11,588.18 feet to a point, said point bearing south 37°39'30" east from the intersection of the west right-of-way of 32 Road and the north right-of-way of U.S. Highway 6&24 a distance of 2.0 feet; thence north 52°20'30" east a distance of 92.0 feet to a point; thence north 37°39'30" west a distance of 2.0 feet to the intersection of the east right-of-way of 32 Road and the north right-of-way of U.S. 6&24 Highway; thence along the east right-of-way of 32 Road the following 3 courses:

- 1) North 37°39'30" west a distance of 25.0 feet to a point;
- 2) Along a curve to the right having a radius of 154.0 feet and a chord bearing of north 03°50'30" east a distance of 223.09 feet to a point;
- 3) North 45°20'30" east a distance of 277.30 feet to a point on the east line of the NE 1/4 of said Section 10;

thence north 00°17'30" west along the east line of the NE 1/4 of said Section 10 a distance of 721.25 feet to the northeast corner of the south 1/2, NE 1/4, NE 1/4 of said Section 10; thence north 00°17'30" east along the east line of the north 1/2 of the NE 1/4, NE 1/4 of said Section 10 a distance of 659.76 feet to the northeast corner of said Section 10; thence north 00°00'45" west along the east line of the SE 1/4 of Section 3 a distance of 2639.59 feet to the northeast corner of the SE 1/4 of said Section 3; thence north along the east line of the SE 1/4, NE 1/4 of said Section 10 a distance of 1320 feet to the northeast corner of the SE 1/4, NE 1/4 of Said Section 10; thence north along the east line of the NE 1/4, NE 1/4 a distance of 247.2 feet to a point, said point being 4.0 feet south of the north right-of-way line of Interstate Highway 70, as measured perpendicular to said right-of-way; thence northwesterly parallel with and 4.0 feet south of the previously described north right-of-way line of Interstate Highway 70, as measured perpendicular to said right-of-way a distance of 10,697.94 feet to a point; said point being 19.0 feet west of the east line of the SE 1/4, SE 1/4 of Section 32; thence north 00°25' west parallel with the east line of the SE 1/4, SE 1/4 of said Section 32 a distance of 647.14 feet to a point, said point being 19.0 feet west and 19.0 feet south of the northeast corner of the SE 1/4, SE 1/4 of said Section 32; thence west parallel with the north line of the SE 1/4, SE 1/4 of said Section 32 a distance of 1320 feet to a point, said point being 19.0 feet west and 19.0 feet south of the northeast corner of the SW 1/4, SE 1/4 of said Section 32; thence north parallel with the east line of the NW 1/4, SE 1/4 of said Section 32 a distance of 1340 feet to a point, said point being

19.0 feet west and 1.0 feet north of the northeast corner of the NW 1/4, SE 1/4 of said Section 32; thence west parallel with the south lines of the SW 1/4, NE 1/4 and the SE 1/4, NW 1/4 a distance of 2600 feet to a point, said point being 1.0 feet north and 21.0 feet east of the southwest corner of the SE 1/4, NW 1/4 of said Section 32; thence north parallel with the west lines of the SE 1/4, NW 1/4 and the NE 1/4, NW 1/4 of said Section 32 a distance of 2660 feet to a point; said point being 21.0 feet north and 21.0 feet east of the southwest corner of the SE 1/4, SW 1/4 of Section 29; thence west parallel with the south line of the SE 1/4, SW 1/4 of said Section 29 a distance of 20.0 feet to a point; thence north parallel with the west line of the SE 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point, said point being 1.0 feet north and 1.0 feet east of the southwest corner of the NE 1/4, SW 1/4 of said Section 29; thence west parallel with the south line of the NW 1/4, SW 1/4 of said Section 29 a distance of 1300 feet to a point, said point being 21.0 feet east and 1.0 feet north of the southwest corner of the NW 1/4, SW 1/4 of said Section 29; thence north 20.0 feet to a point; thence west parallel with the south line of the NE 1/4, SE 1/4 of Section 30 a distance of 1340 feet to a point, said point being 21.0 feet north and 1.0 feet east of the southwest corner of the NE 1/4, SE 1/4 of said Section 30; thence north parallel with the west line of the NE 1/4, SE 1/4 of said Section 30 a distance of 1280 feet to a point, said point being 19.0 feet south and 1.0 feet east of the northwest corner of the NE 1/4, SE 1/4 of said Section 30; thence west parallel with the north line of the NW 1/4, SE 1/4 of said Section 30 a distance of 1321 feet to a point on the west line of the NW 1/4, SE 1/4 of said Section 30, said point also being 19.0 feet south of the northwest corner of NW 1/4, SE 1/4 of said Section 30; thence west parallel to the northline of the NE 1/4, SW 1/4 of said Section 30 a distance of 20.0 feet to a point; thence north a distance of 19.0 feet to a point on the north line of the NE 1/4, SW 1/4 of said Section 30, said point being 20.0 feet west of the southeast corner of the SE 1/4, NW 1/4 of said Section 30; thence north 44°33'45" west a distance of 1852.7 feet to the northwest corner of the SE 1/4, NW 1/4 of said Section 30; thence west along the north line of the SW 1/4, NW 1/4 of said Section 30 a distance of 1320 feet to the POINT OF BEGINNING.