

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3117

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

**ARROWHEAD ACRES ANNEXATION NO. 2
APPROXIMATELY 28.94 ACRES**

**LOCATED WEST OF THE SOUTHWEST CORNER OF B-1/2 and 28-1/2 ROADS INCLUDING
PORTIONS OF THE B-1/2 ROAD AND ARLINGTON AVENUE RIGHTS-OF-WAY**

WHEREAS, on the 17th day of February, 1999 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 April, 1999; 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:

ARROWHEAD ACRES ANNEXATION NO. 2

A parcel of land situate in the NW 1/4 and SW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 30; thence N 00°02'32" W along the west line of the NW 1/4 of said Section 30 a distance of 50.00 feet to a point on the north right of way line for B 1/2 Road; thence S 89°54'00" E along the north right of way line for said B 1/2 Road (said north right of way line being 50.00 feet north of and parallel with the south line of said NW 1/4) a distance of 906.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said north right of way line S 89°54'00" E a distance of 1233.81 feet to a point; thence leaving said north right of way line S 00°04'00" W a distance of 100.00 feet to a point on the south right of way line for said B 1/2 Road and northeast corner of Block 2 of Arrowhead Acres Subdivision as found recorded in Plat Book 15 at Page 68 of the records of the Mesa County Clerk and Recorder; thence S 00°04'00" W along the east line of said Block 2 a distance of 353.00 feet to the southeast corner of said Block 2 and the northwest corner of Lot 15 of Orchard Villas Estates as found recorded in Plat Book 12 at Page 33 of the records of said Mesa County Clerk and Recorder; thence along the west boundary line of said Orchard Villas Estates the following 6 courses:

1) S 00°04'00" W a distance of 190.43 feet to a point;

2) S 00°06'00" W a distance of 50.00 feet to a point;
3) S 00°04'00" W a distance of 483.00 feet to a point;
4) S 00°06'00" W a distance of 50.00 feet to a point;
5) S 89°54'00" E a distance of 20.00 feet to a point;
6) S 00°04'00" W a distance of 115.00 feet to the southwest corner of Lot 4 of said Orchard Villas Estates ; thence S 00°04'00" W a distance of 25.00 feet to a point on the south line of the NE 1/4 SW 14 of said Section 30; thence N 89°57'45" W along said south line a distance of 829.50 feet to a point; thence N 67°15'44" W a distance of 92.35 feet to a point; thence N 00°04'00" E a distance of 939.84 feet to a point; thence 80.41 feet along the arc of a curve to the right having a radius of 930.00 feet and a chord bearing N 02°32'36" E a distance of 80.38 feet to a point; thence N 05°01'13" E a distance of 125.89 feet to a point; thence 75.21 feet along the arc of a curve to the left having a radius of 930.00 feet and a chord bearing N 02°32'36" E a distance of 75.19 feet to a point; thence N 00°04'00" E a distance of 61.09 feet to a point on the north line of the SW 1/4 of said Section 30; thence N 89°54'00" W along the north line of said SW 1/4 a distance of 1260.45 feet to a point; thence S 00°03'05" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 of said Section 30 a distance of 403.00 feet to a point; thence N 89°54'00" W a distance of 1.00 feet to a point; thence N 00°03'05" W along a line 1.00 feet east of and parallel with the west line of said SW 1/4 a distance of 403.00 feet to a point on the north line of said SW 1/4; thence N 00°02'32" W along a line 1.00 feet east of and parallel with the west line of the NW 1/4 of said Section 30 a distance of 25.00 feet to a point; thence S 89°54'00" E along a line 25.00 feet north of and parallel with the south line of said NW 1/4 a distance of 904.94 feet to a point; thence N 00°06'00" E a distance of 25.00 feet to a point on the north right of way line for B 1/2 Road and point of beginning, containing 28.94 acres more or less.

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

INTRODUCED on first reading on the 17th day of February, 1999.

ADOPTED and ordered published this 7th day of April, 1999.

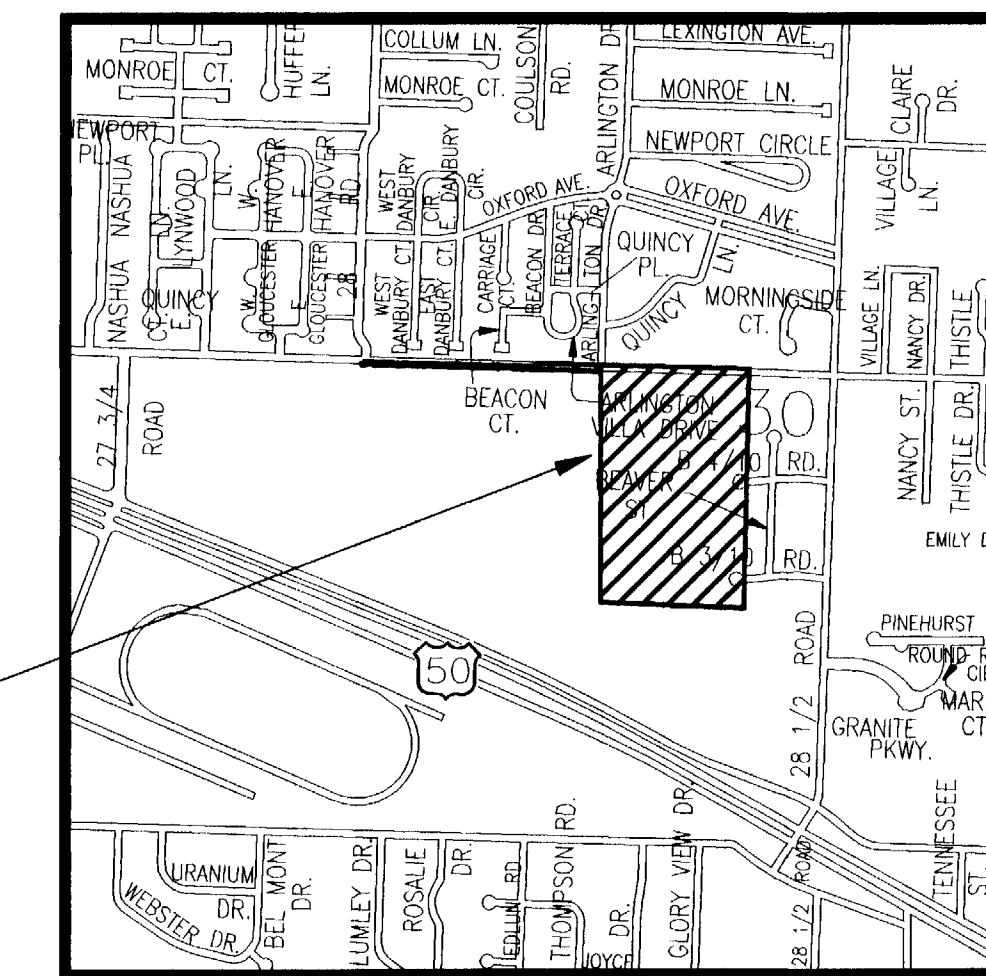
Attest:

/s/ Janet L. Terry
President of the Council

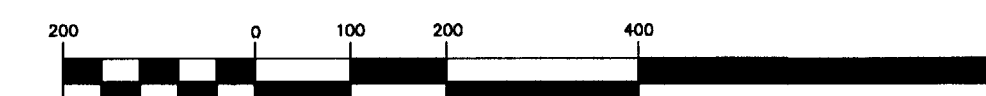
/s/ Stephanie Nye
City Clerk

ARROWHEAD ACRES ANNEXATION NO.2

SITUATE IN THE SW 1/4 & NW 1/4 OF SECTION 30, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



GRAPHIC SCALE



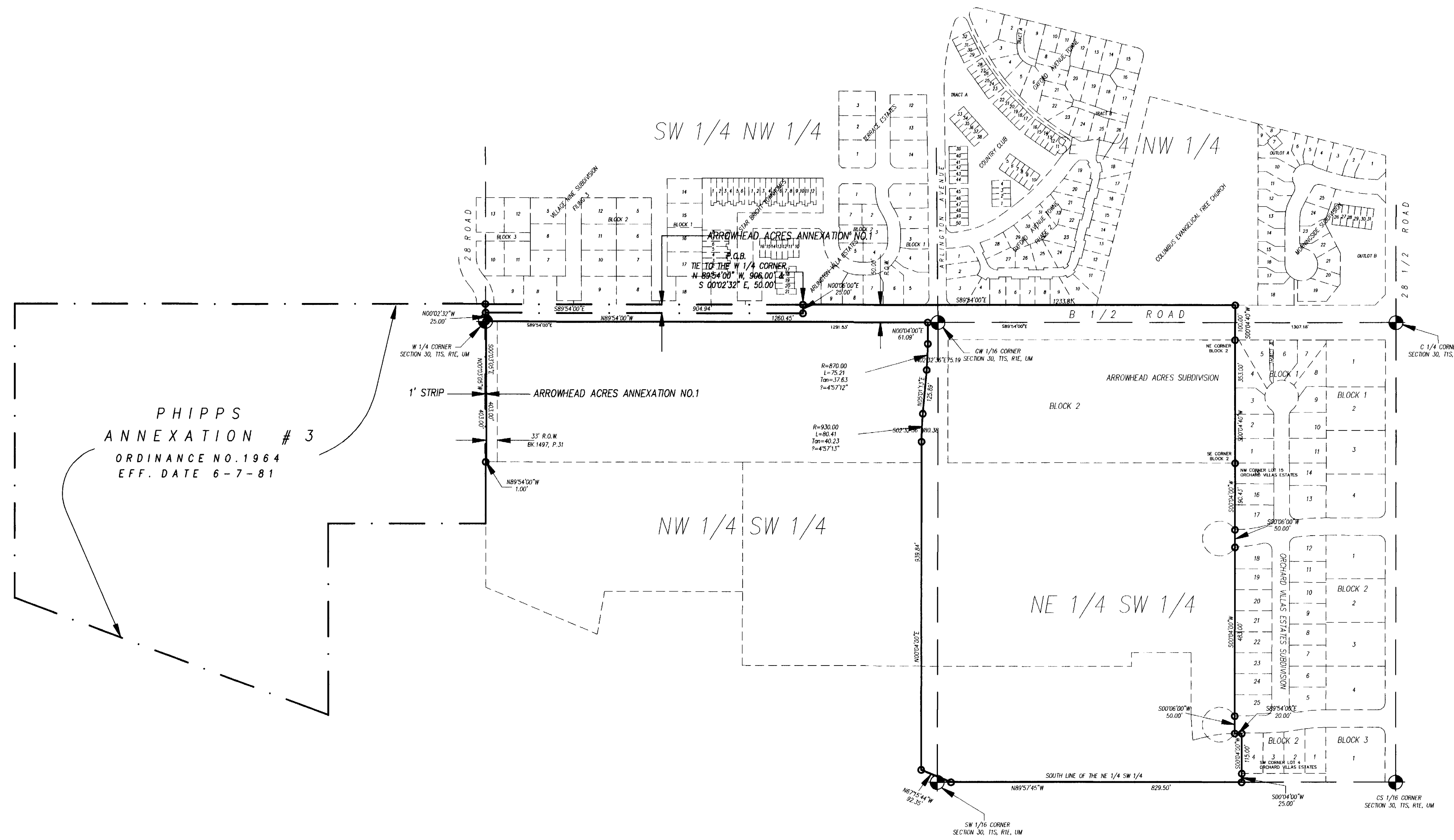
(IN FEET)
 1 inch = 200 ft.

LEGAL DESCRIPTION

A parcel of land situate in the NW 1/4 and SW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 30; thence N 00°02'32" W along the west line of the NW 1/4 of said Section 30 a distance of 50.00 feet to a point on the north right of way line for B 1/2 Road; thence S 89°54'00" E along the north right of way line for said B 1/2 Road (said north right of way line being 50.00 feet north of and parallel with the south line of said NW 1/4) a distance of 906.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said north right of way line S 89°54'00" E a distance of 1233.81 feet to a point; thence leaving said north right of way line S 00°04'00" W a distance of 100.00 feet to a point on the south right of way line for said B 1/2 Road and northeast corner of Block 2 of Arrowhead Acres Subdivision as found recorded in Plat Book 15 at Page 68 of the records of the Mesa County Clerk and Recorder; thence S 00°04'00" W along the east line of said Block 2 a distance of 353.00 feet to the southeast corner of said Block 2 and the northwest corner of Lot 15 of Orchard Villas Estates as found recorded in Plat Book 12 at Page 33 of the records of said Mesa County Clerk and Recorder; thence along the west boundary line of said Orchard Villas Estates the following 6 courses:

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- 3) S 00°04'00" W a distance of 483.00 feet to a point;
- 4) S 00°06'00" W a distance of 50.00 feet to a point;
- 5) S 89°54'00" E a distance of 20.00 feet to a point;
- 6) S 00°04'00" W a distance of 115.00 feet to the southwest corner of Lot 4 of said Orchard Villas Estates; thence S 00°04'00" W a distance of 25.00 feet to a point on the south line of the NE 1/4 SW 1/4 of said Section 30; thence N 89°57'45" W along said south line a distance of 829.50 feet to a point; thence N 67°15'44" W a distance of 92.35 feet to a point; thence N 00°04'00" E a distance of 939.84 feet to a point; thence 80.41 feet along the arc of a curve to the right having a radius of 930.00 feet and a chord bearing N 02°32'36" E a distance of 80.38 feet to a point; thence N 05°01'13" E a distance of 125.89 feet to a point; thence 75.21 feet along the arc of a curve to the left having a radius of 930.00 feet and a chord bearing N 02°32'36" E a distance of 75.19 feet to a point; thence N 00°04'00" E a distance of 61.09 feet to a point on the north line of the SW 1/4 of said Section 30; thence N 89°54'00" W along the north line of said SW 1/4 a distance of 1260.45 feet to a point; thence S 00°03'05" E along a line 2.00 feet east of and parallel with the west line of the SW 1/4 of said Section 30 a distance of 403.00 feet to a point; thence N 89°54'00" W a distance of 1.00 feet to a point; thence N 00°03'05" W along a line 1.00 feet east of and parallel with the west line of said SW 1/4 a distance of 403.00 feet to a point on the north line of said SW 1/4; thence N 00°02'32" W along a line 1.00 feet east of and parallel with the west line of the NW 1/4 of said Section 30 a distance of 25.00 feet to a point; thence S 89°54'00" E along a line 25.00 feet north of and parallel with the south line of said NW 1/4 a distance of 904.94 feet to a point; thence N 00°06'00" E a distance of 25.00 feet to a point on the north right of way line for B 1/2 Road and point of beginning, containing 28.94 acres more or less.



PHIPPS
 ANNEXATION # 3
 ORDINANCE NO. 1964
 EFF. DATE 6-7-81

AREA OF ANNEXATION

ANNEXATION PERIMETER	7846.92 FT.
CONTIGUOUS PERIMETER	1357.94 FT.
AREA IN SQUARE FEET	1260805.90
AREA IN ACRES	28.94

LEGEND

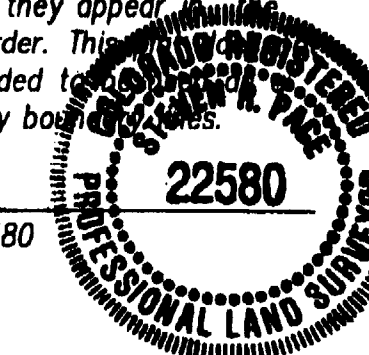
ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -

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EFFECTIVE DATE
 5-9-99

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. They do not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundaries.

Star R. Pace
 SENIOR REAL ESTATE TECHNICIAN, PLS 22580



Notice:
 According to Colorado law you have 60 days from the effective date shown hereon to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite all defects and/or errors.

DRAWN BY SRP	DATE 2-10-99
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

SCALE
 1" = 200'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING AND TECHNICAL SERVICES DIVISIONS
 CITY OF GRAND JUNCTION, COLORADO

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