

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3133**

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

**KRAUSE ANNEXATION NO. 1  
APPROXIMATELY 4.48 ACRES  
LOCATED AT 506 BLEVINS ROAD  
AND IN A PORTION OF THE HIGHWAY 340 AND BLEVINS ROAD RIGHTS-OF-WAY**

**WHEREAS**, on the 17<sup>th</sup> day of March, 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 21<sup>st</sup> 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:

**KRAUSE ANNEXATION NO.1**

A parcel of land situate in the SE 1/4 SW 1/4 & SW 1/4 SE 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of the SE 1/4 SW 1/4 of said Section 7; thence N 00°33'28" W along the west line of said SE 1/4 SW 1/4 a distance of 575.11 feet to the True Point of Beginning of the parcel described herein; thence continuing along said west line N 00°33'28" W a distance of 491.39 feet to a point on the southerly right of way line for the Redlands Power Company Canal; thence along the southerly right of way line for said Redlands Power Company Canal the following 6 courses:

- 1) S 76°56'00" E a distance of 92.82 feet to a point;
- 2) S 62°37'00" E a distance of 93.90 feet to a point;
- 3) S 42°50'00" E a distance of 79.00 feet to a point;
- 4) S 47°50'00" E a distance of 51.50 feet to a point;
- 5) S 49°46'00" E a distance of 94.40 feet to a point;
- 6) S 66°53'00" E a distance of 139.27 feet to a point on the west right of way line

for Blevins Road; thence along the west right of way line for said Blevins Road the following 3 courses:

- 1) N 01°06'32" E a distance of 43.29 feet to a point;
- 2) 361.21 feet along the arc of a curve to the right, having a radius of 2700.00 feet, a delta angle of 7°40'00" and a long chord bearing N 04°56'32" E a distance of 360.94 feet;
- 3) N 08°46'32" E a distance of 23.91 feet to the northeast corner of Lot 2, Block 3

of Standifird Subdivision as found recorded in Plat Book 9 at Page 113 of the records of the Mesa County Clerk and Recorder; thence N 08°46'32" E a distance of 2.16 feet to a point; thence along a line 2.00 feet north of and parallel with the southerly right of way line for Colorado State Highway No. 340 ( Broadway ) the following 4 courses:

- 1) S 58°52'28" E a distance of 643.51 feet to a point;
- 2) 383.50 feet along the arc of a curve concave to the southwest, having a radius of 780.60 feet, a delta angle of 28°08'56" and a long chord bearing S 45°45'17" E a distance of 379.66 feet to a point;
- 3) S 01°39'27" E a distance of 78.80 feet to a point;
- 4) 326.15 feet along the arc of a curve concave to the northeast, having a radius of 1510.50 feet, a delta angle of 12°22'17" and a long chord bearing S 37°16'04" E a distance of 325.52 feet to a point; thence N 42°52'38" E a distance of 22.87 feet to a point; thence S 47°07'22" E a distance of 2.00 feet to a point; thence S 42°52'38" W a distance of 25.00 feet to a point on the southerly right of way line for said Colorado State Highway No.340 ( Broadway ); thence along said southerly right of way line the following 4 courses:

- 1) 329.24 feet along the arc of a curve concave to the northeast, having a radius of 1512.50 feet, a delta angle of 12°28'20" and a long chord bearing N 37°17'54" W a distance of 328.59 feet to a point on the west line of the SW 1/4 SE 1/4 of said Section 7;
- 2) N 01°39'27" W along said west line a distance of 78.80 feet to a point;
- 3) 382.00 feet along the arc of a curve concave to the southwest, having a radius of 778.60 feet, a delta angle of 28°06'38" and a long chord bearing N 45°46'30" W a distance of 378.18 feet to a point;
- 4) N 58°52'28" W a distance of 588.65 feet to the northwest corner of Lot 2, Block 2 of Standifird Subdivision Replat Block 1 as found recorded in Plat Book 9 at Page 151 of the records of said Mesa County Clerk and Recorder; thence along the east right of way line for said Blevins Road the following 4 courses:

- 1) S 08°46'32" W a distance of 3.36 feet to a point;
- 2) 354.52 feet along the arc of a curve to the left, having a radius of 2650.00 feet, a delta angle of 07°40'00" and a long chord bearing S 04°56'32" W a distance of 354.26 feet to a point;
- 3) S 01°06'32" W a distance of 100.00 feet to a point;
- 4) 73.84 feet along the arc of a curve concave to the northwest, having a radius of 50.00 feet, a delta angle of 84°37'08" and a long chord bearing S 43°25'10" W a distance of 67.31 feet to a point; thence leaving said east right of way line S 05°16'32" W a distance of 108.52 feet to a point; thence S 89°26'32" W a distance of 453.71 feet to the point of beginning, containing 4.48 acres more or less.

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

**INTRODUCED** on first reading on the 17<sup>th</sup> day of March, 1999.

**ADOPTED** and ordered published this 21st day of April, 1999.

Attest:

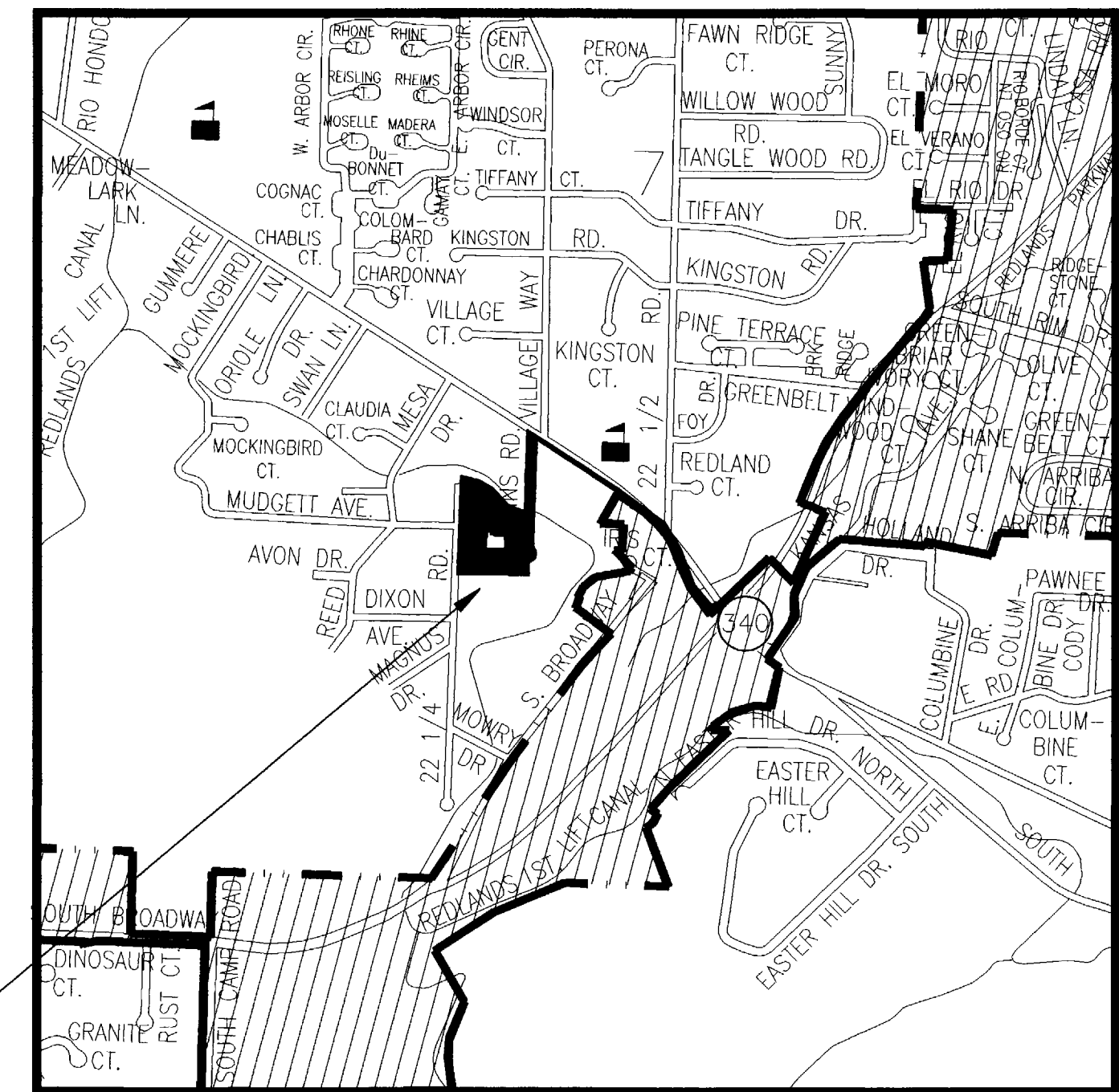
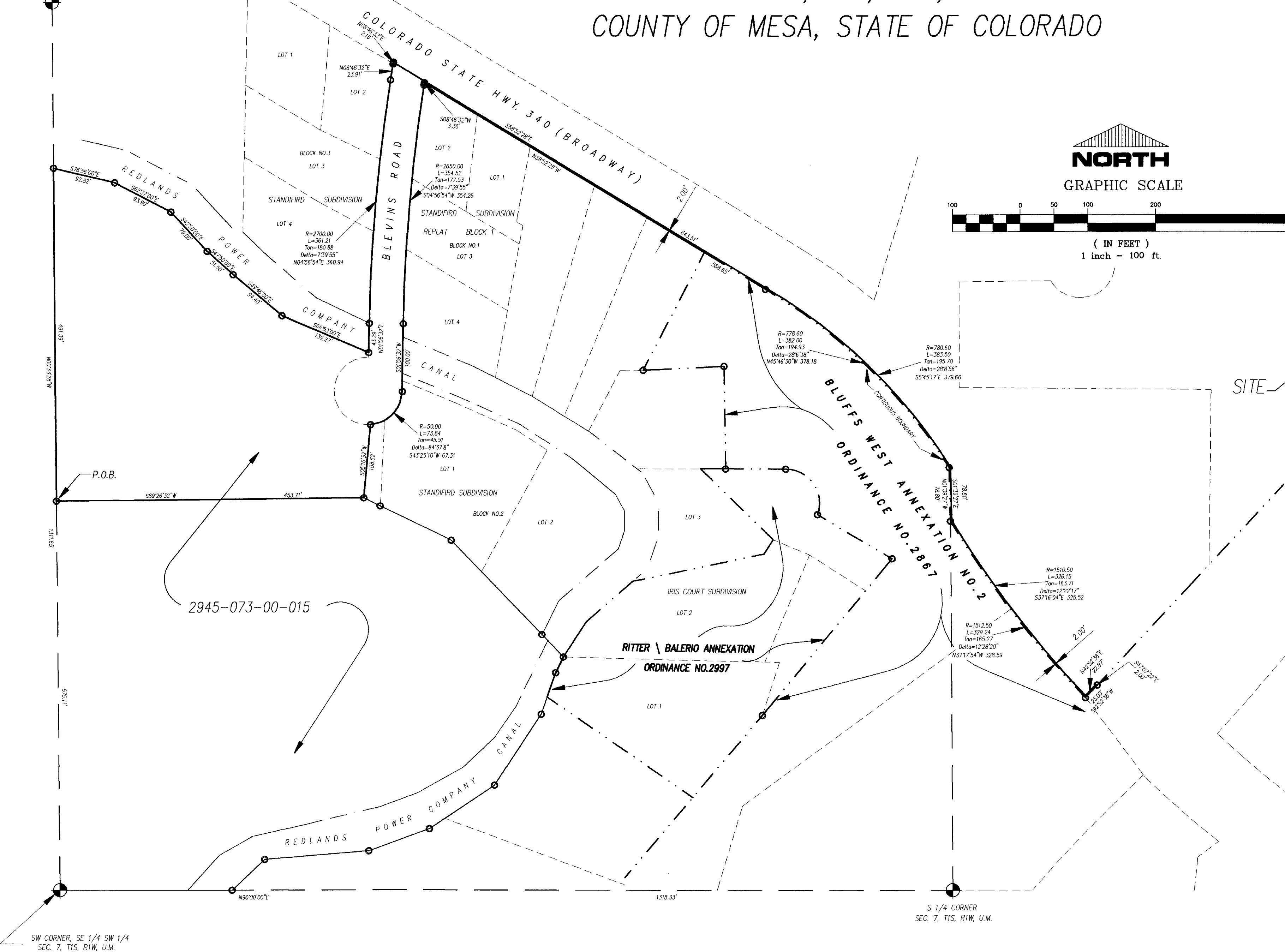
/s/ Janet L. Terry  
President of the Council

/s/ Stephanie Nye  
City Clerk

# KRAUSE ANNEXATION NO.1

SITUATE IN THE SE 1/4 SW 1/4 & SW 1/4 SE 1/4,  
SECTION 7, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO

NW CORNER, SE 1/4 SW 1/4  
SEC. 7, T1S, R1W, U.M.



### LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 SW 1/4 & SW 1/4 SE 1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of the SE 1/4 SW 1/4 of said Section 7; thence N 00°33'28" W along the west line of said SE 1/4 SW 1/4 a distance of 575.11 feet to the True Point of Beginning of the parcel described herein; thence continuing along said west line N 00°33'28" W a distance of 491.39 feet to a point on the southerly right of way line for the Redlands Power Company Canal; thence along the southerly right of way line for said Redlands Power Company Canal the following 6 courses:

- 1) S 76°56'00" E a distance of 92.82 feet to a point;
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- 4) S 47°50'00" E a distance of 51.50 feet to a point;
- 5) S 49°46'00" E a distance of 94.40 feet to a point;
- 6) S 66°53'00" E a distance of 139.27 feet to a point on the west right of way line for Bleivins Road; thence along the west right of way line for said Bleivins Road the following 3 courses:

- 1) N 01°06'32" E a distance of 43.29 feet to a point;
- 2) 361.21 feet along the arc of a curve to the right, having a radius of 2700.00 feet, a delta angle of 7°40'00" and a long chord bearing N 04°56'32" E a distance of 360.94 feet;
- 3) N 08°46'32" E a distance of 23.91 feet to the northeast corner of Lot 2, Block 3 of Standifird Subdivision as found recorded in Plat Book 9 at Page 113 of the records of the Mesa County Clerk and Recorder; thence N 08°46'32" E a distance of 2.16 feet to a point; thence along a line 2.00 feet north of and parallel with the southerly right of way line for Colorado State Highway No. 340 (Broadway) the following 4 courses:

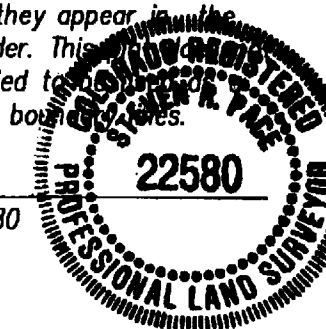
- 1) S 58°52'28" E a distance of 643.51 feet to a point;
- 2) 383.50 feet along the arc of a curve concave to the southwest, having a radius of 780.60 feet, a delta angle of 28°08'56" and a long chord bearing S 45°45'17" E a distance of 379.66 feet to a point;
- 3) S 01°39'27" E a distance of 78.80 feet to a point;
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- 2) N 01°39'27" W along said west line a distance of 78.80 feet to a point;
- 3) 382.00 feet along the arc of a curve concave to the southwest, having a radius of 778.60 feet, a delta angle of 28°06'38" and a long chord bearing N 45°46'30" W a distance of 378.18 feet to a point;
- 4) N 58°52'28" W a distance of 588.65 feet to the northwest corner of Lot 2, Block 2 of Standifird Subdivision Replat Block 1 as found recorded in Plat Book 9 at Page 115 of the records of said Mesa County Clerk and Recorder; thence along the east right of way line for said Bleivins Road the following 4 courses:

- 1) S 08°46'32" W a distance of 3.36 feet to a point;
- 2) 354.52 feet along the arc of a curve to the left, having a radius of 2650.00 feet, a delta angle of 07°40'00" and a long chord bearing S 04°56'32" W a distance of 354.26 feet to a point;
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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 does not constitute a legal survey, and is not intended to be used as such, and means for establishing or verifying property boundaries.

Stuart R. Pore  
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



AREA OF ANNEXATION	
ANNEXATION PERIMETER	5427.48 FT.
CONTIGUOUS PERIMETER	920.29 FT.
AREA IN SQUARE FEET	195069.87
AREA IN ACRES	4.48

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

ORDINANCE NO.  
3133

EFFECTIVE DATE  
5-23-99

DRAWN BY SRP	DATE 3-10-99
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

SCALE  
1" = 100'

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

KRAUSE ANNEXATION NO.1