

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3190

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

CHIPETA PINES ANNEXATION NO. 1

APPROXIMATELY 0.54 ACRES

LOCATED IN PORTIONS OF THE U.S. HIGHWAY 50 RIGHT-OF-WAY

WHEREAS, on the 1ST day of September, 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 20th day of October, 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:

CHIPETA PINES ANNEXATION NO. 1

A parcel of land situate in the SE 1/4 of Section 25, T1S, R1W and in the SW 1/4 of Section 30, T1S, R1E all of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CE 1/16 corner of Section 25, T1S, R1W; thence S 00°00'01" E along the west line of the NE 1/4 SE 1/4 of said Section 25 a distance of 794.73 feet to a point on the northerly right of way line for U.S. Highway 50; thence along the northerly right of way line for said U.S. Highway 50 the following 4 courses:

- 1) S 69°29'00" E a distance of 1427.97 feet;
- 2) S 69°23'00" E a distance of 307.80 feet;
- 3) 1516.26 feet along the arc of a 11585.00 foot radius curve concave to the southwest, having a delta angle of 07°29'56" and a long chord bearing S 65°37'56" E a distance of 1515.18 feet;
- 4) S 69°31'30" E a distance of 858.90 feet;

thence leaving said northerly right of way line S 20°28'30" W a distance of 5.00 feet to a point; thence along a line 5.00 feet south of and parallel with the northerly right of way line for said U.S. Highway 50 the following 4 courses:

- 1) N 69°31'30" W a distance of 859.57 feet;
- 2) 1516.61 feet along the arc of a 11580.00 foot radius curve concave to the southwest, having a delta angle of 07°29'56" and a long chord bearing N 65°37'56" W a distance of 1514.53 feet;
- 3) N 69°23'00" W a distance of 307.80 feet;
- 4) N 69°29'00" W a distance of 1789.18 feet;

thence S 11°28'13" W a distance of 250.28 feet to a point on the southerly right of way line for said U.S. Highway 50; thence N 69°23'00" W along said southerly right of way line a distance of 5.06 feet to a point; thence N 11°28'13" E a distance of 255.33 feet to a point on the northerly right of way line for said U.S. Highway 50; thence S 69°29'00" E along the northerly right of way line for said U.S. Highway 50 a distance of 367.07 feet to the point of beginning, containing 0.54 acres more or less.

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

INTRODUCED on first reading on the 1st day of September, 1999.

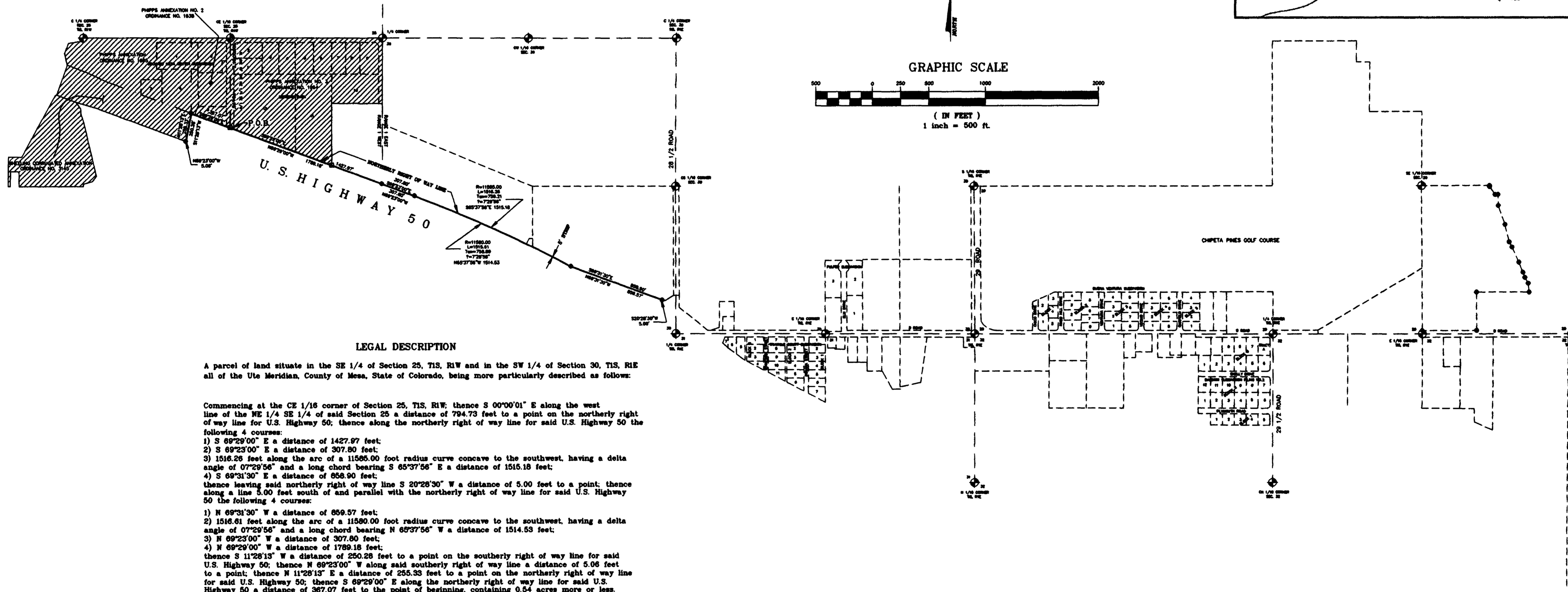
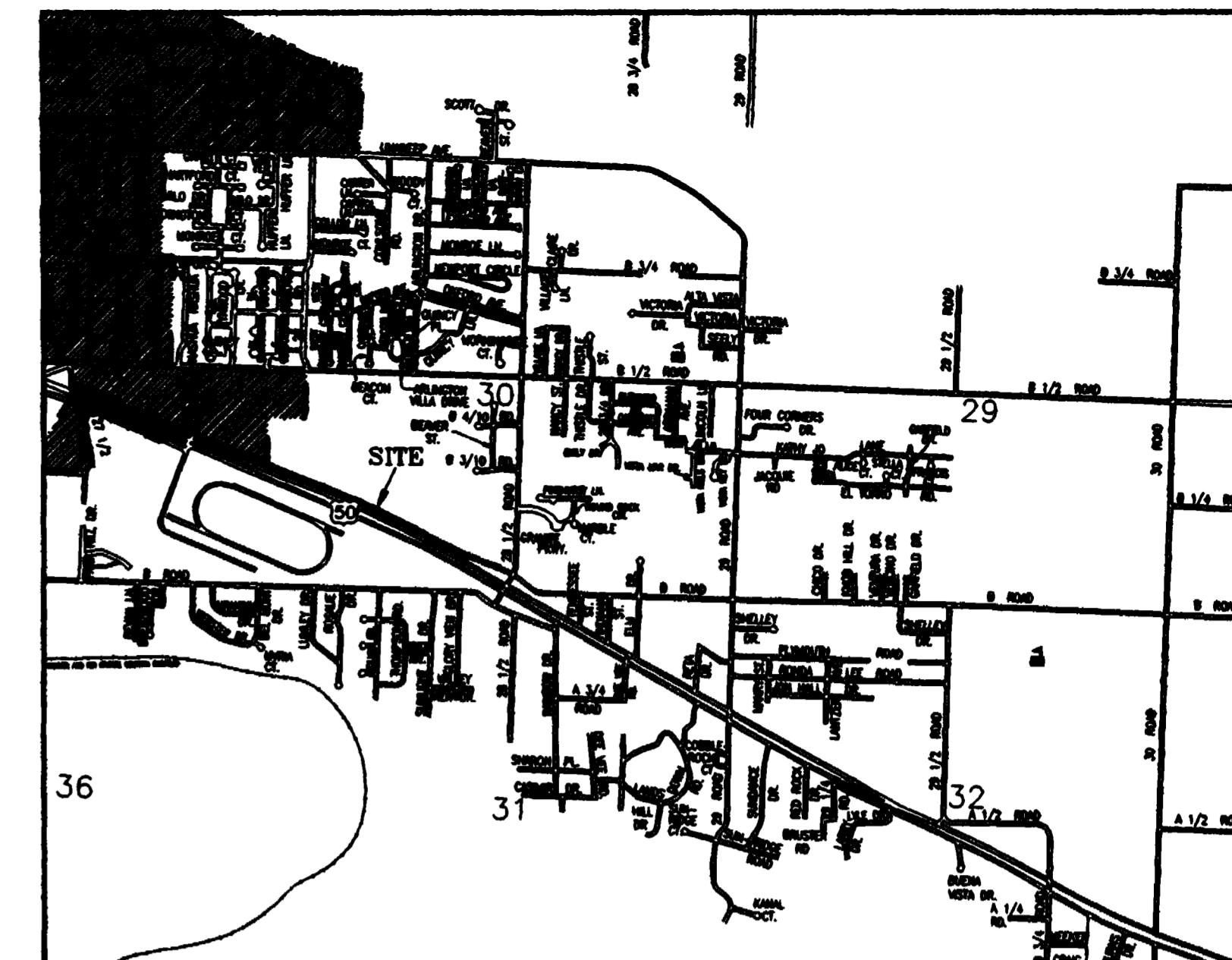
ADOPTED and ordered published this 20th day of October, 1999.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

CHIPETA PINES ANNEXATION NO. 1
 SITUATE IN THE SE 1/4 OF SECTION 25, T1S, R1W &
 IN THE SW 1/4 OF SECTION 30, T1S, R1E, U.M.
 COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 25, T1S, R1W and in the SW 1/4 of Section 30, T1S, R1E all of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CE 1/16 corner of Section 25, T1S, R1W; thence S 00°00'01" E along the west line of the NE 1/4 SE 1/4 of said Section 25 a distance of 794.73 feet to a point on the northerly right of way line for U.S. Highway 50; thence along the northerly right of way line for said U.S. Highway 50 the following 4 courses:

- 1) S 69°29'00" E a distance of 1427.97 feet;
 - 2) S 69°23'00" E a distance of 307.80 feet;
 - 3) 1516.26 feet along the arc of a 11580.00 foot radius curve concave to the southwest, having a delta angle of 07°29'56" and a long chord bearing S 65°37'56" E a distance of 1515.18 feet;
 - 4) S 69°31'30" E a distance of 656.90 feet;
- thence leaving said northerly right of way line S 20°28'30" W a distance of 5.00 feet to a point; thence along a line 5.00 feet south of and parallel with the northerly right of way line for said U.S. Highway 50 the following 4 courses:
- 1) N 69°31'30" W a distance of 659.57 feet;
 - 2) 1516.81 feet along the arc of a 11580.00 foot radius curve concave to the southwest, having a delta angle of 07°29'56" and a long chord bearing N 65°37'56" W a distance of 1514.53 feet;
 - 3) N 69°23'00" W a distance of 307.80 feet;
 - 4) N 69°29'00" W a distance of 1789.18 feet;
- thence S 11°28'13" W a distance of 250.28 feet to a point on the southerly right of way line for said U.S. Highway 50; thence N 69°23'00" W along said southerly right of way line a distance of 5.06 feet to a point; thence N 11°28'13" E a distance of 255.33 feet to a point on the northerly right of way line for said U.S. Highway 50; thence S 69°29'00" E along the northerly right of way line for said U.S. Highway 50 a distance of 387.07 feet to the point of beginning, containing 0.54 acres more or less.

AREA OF ANNEXATION

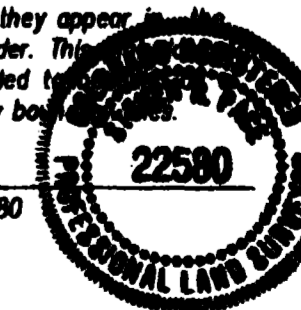
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|----------------------|-------------|
| ANNEXATION PERIMETER | 9465.83 FT. |
| CONTIGUOUS PERIMETER | 1578.64 FT. |
| AREA IN SQUARE FEET | 23780.99 |
| AREA IN ACRES | 0.54 |

LEGEND

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

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

Senior Real Estate Technician, PLS 22580



ORDINANCE NO.
3190

EFFECTIVE DATE
NOVEMBER 21, 1999

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

CHIPETA PINES ANNEXATION NO. 1

SHEET NO. 1
 OF 1
 FILE NO. CHIPETA.DWG