

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3191**

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

**CHIPETA PINES ANNEXATION NO. 2**

**APPROXIMATELY 25.82 ACRES**

**LOCATED AT 2984 B ROAD  
AND INCLUDES PORTIONS OF THE U.S. HIGHWAY 50 B ROAD RIGHTS-OF-WAY**

**WHEREAS**, on the 1<sup>ST</sup> 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 20<sup>th</sup> 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. 2**

A parcel of land situate in Section 25, Township 1 South, Range 1 West and in Sections 29, 30, 31 & 32, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described herein:

Beginning at the SE 1/16 corner of Section 29, Township 1 South, Range 1 East; thence N 89°52'00" E along the north line of the SE 1/4 SE 1/4 of said Section 29 a distance of 599.61 feet to a point; thence leaving the north line of said SE 1/4 SE 1/4 S 10°58'00" E a distance of 9.65 feet to a point; thence S 34°14'00" E a distance of 86.06 feet to a point; thence N 87°57'12" E a distance of 25.87 feet to a point; thence S 01°16'29" E a distance of 98.60 feet to a point; thence S 19°07'00" E a distance of 176.13 feet to a point; thence S 13°18'00" E a distance of 158.79 feet to a point; thence S 28°29'00" E a distance of 53.34 feet to a point; thence S 23°43'00" E a distance of 146.86 feet to a point; thence S 22°56'00" E a distance of 94.98 feet to a point; thence S 19°43'00" E a distance of 48.61 feet to a point; thence S 28°39'00" E a distance of 60.02 feet to a point; thence S 05°47'00" E a distance of 79.05 feet to a point; thence S 89°54'01" W a distance of 465.76 feet to a point; thence S 00°02'33" E a distance of 340.00 feet to a point on the north right of way line for B Road; thence leaving said north right of way line S 00°02'33" E a distance of 60.00 feet to a point on the south right of way line for said B Road; thence S 89°54'01" W along the south right of way line for said B

Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the NE 1/4 NE 1/4 of Section 32, Township 1 South, Range 1 East ) a distance of 480.42 feet to a point on the west line of the NE 1/4 NE 1/4 of said Section 32; thence N 00°12'35" E along the west line of said NE 1/4 NE 1/4 a distance of 30.00 feet to the E 1/16 corner on the north line of said Section 32; thence N 89°58'34" W along the north line of the NW 1/4 NE 1/4 of said Section 32 a distance of 1319.33 feet to the N 1/4 corner of said Section 32; thence N 89°58'00" W along the north line of the NW 1/4 of said Section 32 a distance of 411.47 feet to a point; thence leaving said north line S 00°02'00" W a distance of 30.00 feet to a point on the south right of way line for said B Road; thence N 89°58'00" W along the south right of way line for said B Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the NW 1/4 of said Section 32 ) a distance of 273.52 feet to a point; thence leaving said south right of way line N 00°02'00" E a distance of 30.00 feet to a point on the north line of said NW 1/4; thence N 89°58'00" W along the north line of said NW 1/4 a distance of 1753.11 feet to a point; thence leaving the north line of the NW 1/4 of said Section 32 N 00°02'00" E a distance of 25.00 feet to a point; thence N 89°58'00" W along a line 5.00 feet south of and parallel with the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SW 1/4 of Section 29, Township 1 South, Range 1 East ) a distance of 199.90 feet to a point on the west line of the SW 1/4 of said Section 29; thence N 89°55'00" W along a line 5.00 feet south of and parallel with the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SE 1/4 of Section 30, Township 1 South, Range 1 East ) a distance of 990.91 feet to a point; thence S 00°05'00" E a distance of 55.00 feet to a point on the south right of way line for said B Road; thence N 89°55'00" W along the south right of way line for said B Road ( said south right of way line being 30.00 feet south of and parallel with the north line of the NE 1/4 of Section 31, Township 1 South, Range 1 East ) a distance of 330.06 feet to a point on the west line of the NE 1/4 NE 1/4 of said Section 31; thence continuing along said south right of way line N 89°55'00" W a distance of 887.54 feet to a point; thence leaving said south right of way line N 00°05'00" E a distance of 55.00 feet to a point; thence N 89°54'00" W along a line 5.00 feet south of and parallel with the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SE 1/4 of said Section 30 ) a distance of 154.02 feet to a point; thence along a line 5.00 feet south of and parallel with the northerly right of way line for U.S.

Highway 50 the following 5 courses:

- 1) N 50°57'57" W a distance of 325.85 feet;
- 2) N 00°10'47" E a distance of 103.93 feet;
- 3) N 89°49'13" W a distance of 43.60 feet;
- 4) S 58°57'00" W a distance of 92.53 feet;
- 5) N 69°31'30" W a distance of 22.41 feet;

thence S 20°28'30" W a distance of 5.00 feet to a point; thence along a line 10.00 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 865.24 feet;
- 2) 1514.95 feet along the arc of a curve concave to the southwest, having a radius of 11575.00 feet, a delta angle of 07°29'56" and a long chord bearing N 65°37'56" W a distance of 1513.87 feet;
- 3) N 69°23'00" W a distance of 307.80 feet;
- 4) N 69°29'00" W a distance of 1783.32 feet;

thence S 11°28'13" W a distance of 245.22 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 leaving said southerly right of way line N 11°28'13" E a distance of 250.28 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) S 69°29'00" E a distance of 1789.18 feet;
- 2) S 69°23'00" E a distance of 307.80 feet;

3) 1516.61 feet along the arc of a curve concave to the southwest, having a radius of 11580.00 feet, a delta angle of 07°29'56" and a long chord bearing S 65°37'56" E a distance of 1514.53 feet;

4) S 69°31'30" E a distance of 859.57 feet;

thence N 20°28'30" E a distance of 5.00 feet to a point on the northerly right of way line for said U.S. Highway 50; thence along the northerly right of way line for said U.S. Highway 50 the following 5 courses:

1) S 69°31'30" E a distance of 25.00 feet;

2) N 58°57'00" E a distance of 91.51 feet;

3) S 89°49'13" E a distance of 50.00 feet;

4) S 00°10'47" W a distance of 106.55 feet;

5) S 50°57'57" E a distance of 321.69 feet;

thence S 89°55'00" E along the north right of way line for B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SE 1/4 of Section 30, Township 1 South, Range 1 East ) a distance of 1039.70 feet to a point on the east line of the SW 1/4 SE 1/4 of said Section 30; thence S 00°01'19" E along the east line of said SW 1/4 SE 1/4 a distance of 10.00 feet to a point; thence S 89°55'00" E along the north right of way line for said B Road ( said north right of way line being 20.00 feet north of and parallel with the SE 1/4 of said Section 30 ) a distance of 140.00 feet to a point; thence N 00°05'00" W a distance of 10.00 feet to a point; thence S 89°55'00" E along the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SE 1/4 of said Section 30 ) a distance of 1180.93 feet to a point on the east line of said Section 30; thence S 89°58'00" E along the north right of way line for said B Road ( said north right of way line being 30.00 feet north of and parallel with the south line of the SW 1/4 of Section 29, Township 1 South, Range 1 East ) a distance of 2226.54 feet to a point; thence leaving said north right of way line S 00°02'00" W a distance of 25.00 feet to a point; thence S 89°58'00" E along a line 5.00 feet north of and parallel with the south line of the SW 1/4 of said Section 29 a distance of 411.48 feet to a point on the north-south centerline of said Section 29; thence N 00°04'24" E along the north-south centerline of said Section 29 a distance of 28.00 feet to a point; thence S 89°58'34" E along the north right of way line for said B Road ( said north right of way line being 33.00 feet north of and parallel with the south line of the SW 1/4 SE 1/4 of said Section 29 ) a distance of 397.42 feet to a point; thence leaving said north right of way line S 00°01'26" W a distance of 28.00 feet to a point; thence S 89°58'34" E along a line 5.00 feet north of and parallel with the south line of the SW 1/4 SE 1/4 of said Section 29 a distance of 921.84 feet to a point on the east line of said SW 1/4 SE 1/4; thence N 00°02'33" W along the east line of said SW 1/4 SE 1/4 a distance of 1310.37 feet to the point of beginning, containing 25.82 acres more or less.

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

**INTRODUCED** on first reading on the 1<sup>st</sup> 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

