

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3207

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

THE INDIAN VILLAGE/THE VISTAS ENCLAVE

CONSISTING OF APPROXIMATELY 109.03 ACRES

located generally on both sides of the F Road and 28 ¾ Road area between 28 ½ Road and 29 Road and including 28 ¾ Road, F Road, and the streets in the Indian Village Subdivision

WHEREAS, on the 6th day of October, 1999 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Indian Village/The Vistas Enclave, and more particularly described as follows:

A parcel of land situate in the SE 1/4 of Section 6 and in the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the S 1/4 corner of said Section 6; thence N 00°37'39" W along the west line of the SW 1/4 SE 1/4 of said Section 6 a distance of 50.00 feet to a point on the north right of way line for F Road (Patterson Road); thence N 89°59'21" E along the north right of way line for said F Road a distance of 78.64 feet to a point; thence leaving said north right of way line N 00°00'39" W a distance of 118.00 feet to a point; thence N 78°29'21" E a distance of 100.00 feet to a point; thence N 31°02'21" E a distance of 138.10 feet to a point; thence S 27°41'39" E a distance of 120.00 feet to a point; thence S 00°00'39" E a distance of 149.99 feet to a point on the north right of way line for said F Road; thence N 89°59'21" E along said north right of way line a distance of 357.11 feet to a point; thence leaving the north right of way line for said F Road N 00°16'28" W a distance of 1270.94 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 6; thence S 89°58'30" E along the north line of said SW 1/4 SE 1/4 a distance of 668.29 feet to the SE 1/16 corner of said Section 6; thence S 89°59'31" E along the north line of the SE 1/4 SE 1/4 of said Section 6 a distance of 477.34 feet to a point; thence along the easterly boundary of Lots 22 thru 35 of Indian Village Subdivision Filing No. Two the following 8 courses:

- 1) S 66°35'34" E a distance of 114.08 feet;
- 2) S 40°32'46" E a distance of 218.21 feet;
- 3) S 73°01'46" E a distance of 292.01 feet;
- 4) S 12°01'32" E a distance of 130.18 feet;
- 5) S 36°48'56" E a distance of 84.00 feet;
- 6) S 05°17'10" E a distance of 156.55 feet;
- 7) S 00°52'11" E a distance of 180.36 feet;
- 8) S 23°30'15" E a distance of 82.38 feet to the southeast corner of said Lot 35;

thence S 52°59'24" E a distance of 12.66 feet to a point; thence N 86°31'54" W a distance of 160.46 feet to a point on the east right of way for East Indian Creek Drive; thence along the east right of way line for said East Indian Creek Drive the following 5 courses:

- 1) 24.49 feet along the arc of a curve to the right having a radius of 755.48 feet and a long chord bearing S 11°24'48" W a distance of 24.49 feet;
- 2) S 12°20'31" W a distance of 184.12 feet;
- 3) 102.43 feet along the arc of curve to the left having a radius of 475.00 feet and a long chord bearing S 06°09'53" W a distance of 102.23 feet;
- 4) S 00°00'46" W a distance of 44.08 feet;
- 5) 31.41 feet along the arc of a curve to the left having a radius of 20.00 feet and a long chord bearing S 45°00'46" E a distance of 28.28 feet to a point on the north right of way line for said F Road (Patterson Road);

thence leaving the north right of way line for said F Road S 00°00'46" E a distance of 50.00 feet to a point on the north line of Section 7; thence N 89°59'14" E along the north line of said Section 7 a distance of 210.32 feet to a point; thence leaving the north line of said Section 7 S 00°11'29" E a distance of 470.00 feet to a point; thence S 32°13'31" W a distance of 806.00 feet to a point; thence S 89°50'31" W a distance of 63.00 feet to a point; thence S 00°09'29" E a distance of 139.05 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 7; thence S 89°50'31" W along the south line of said NE 1/4 NE 1/4 a distance of 333.86 feet to the southeast corner of the W 1/4 NE 1/4 NE 1/4 of said Section 7; thence N 00°00'00" W along the east line of said W 1/4 NE 1/4 NE 1/4 a distance of 1291.73 feet to a point on the north line of said Section 7; thence leaving said north line N 00°00'00" W a distance of 50.00 feet to a point on the north right of way line for said F Road; thence S 89°59'14" W along said north right of way line a distance of 330.60 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 6; thence S 00°01'16" E along the west line of said SE 1/4 SE 1/4 a distance of 50.00 feet to the E 1/16 corner on the north line of said Section 7; thence S 00°00'00" W along the west line of the NE 1/4 NE 1/4 of said Section 7 a distance of 1292.64 feet to the NE 1/16 corner of said Section 7; thence S 89°50'31" W along the south line of the NW 1/4 NE 1/4 of said Section 7 a distance of 1322.86 feet to the CN 1/16 corner of said Section 7; thence N 00°00'00" W along the west line of said NW 1/4 NE 1/4 a distance of 1296.00 feet to the N 1/4 corner of said Section 7 and point of beginning, containing 109.03 acres more or less.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three years, pursuant to 31-12-106(1), C.R.S.

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 commonly known as the Indian Village/The Vistas Enclave, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 3rd day of November, 1999.

ADOPTED and ordered published this 17th day of November, 1999.

Attest:

/s/ Gene Kinsey
President of the Council

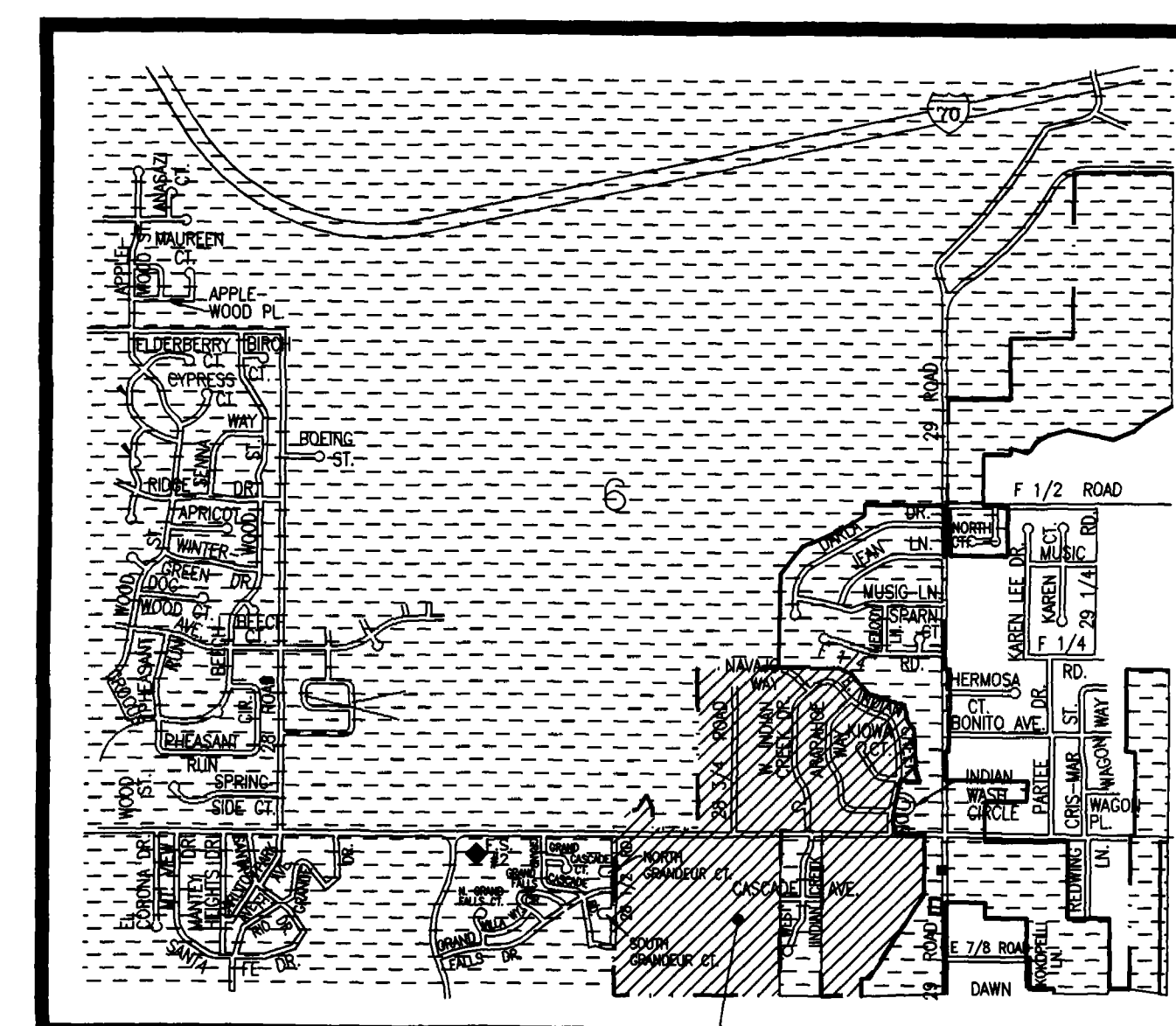
/s/ Theresa F. Martinez
Deputy City Clerk

INDIAN VILLAGE/THE VISTAS ENCLAVE ANNEXATION

SITUATE IN THE SE 1/4 OF SECTION 6 & IN THE NE 1/4 OF SECTION 7

TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN

COUNTY OF MESA, STATE OF COLORADO



SITE

LEGAL DESCRIPTION

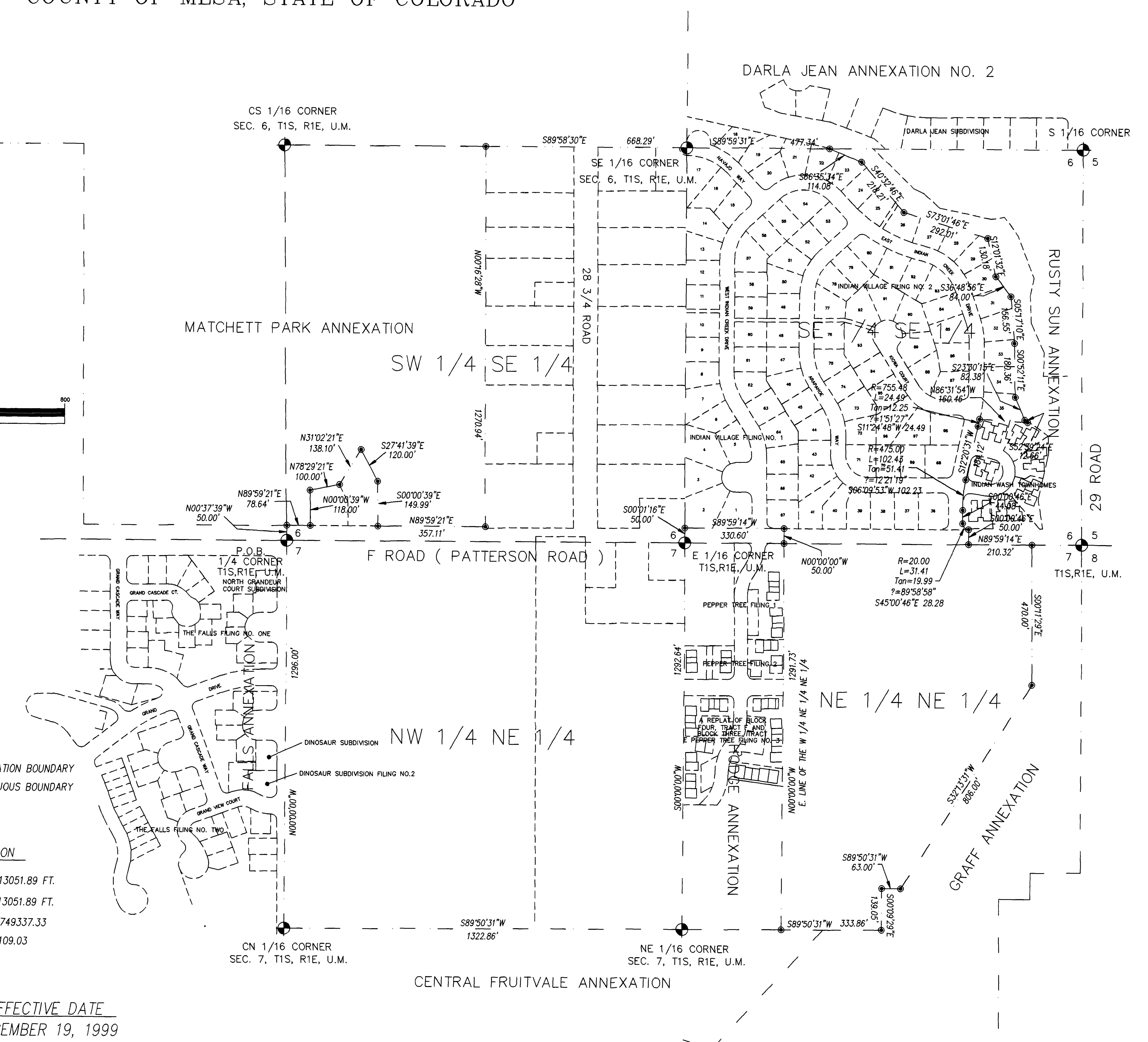
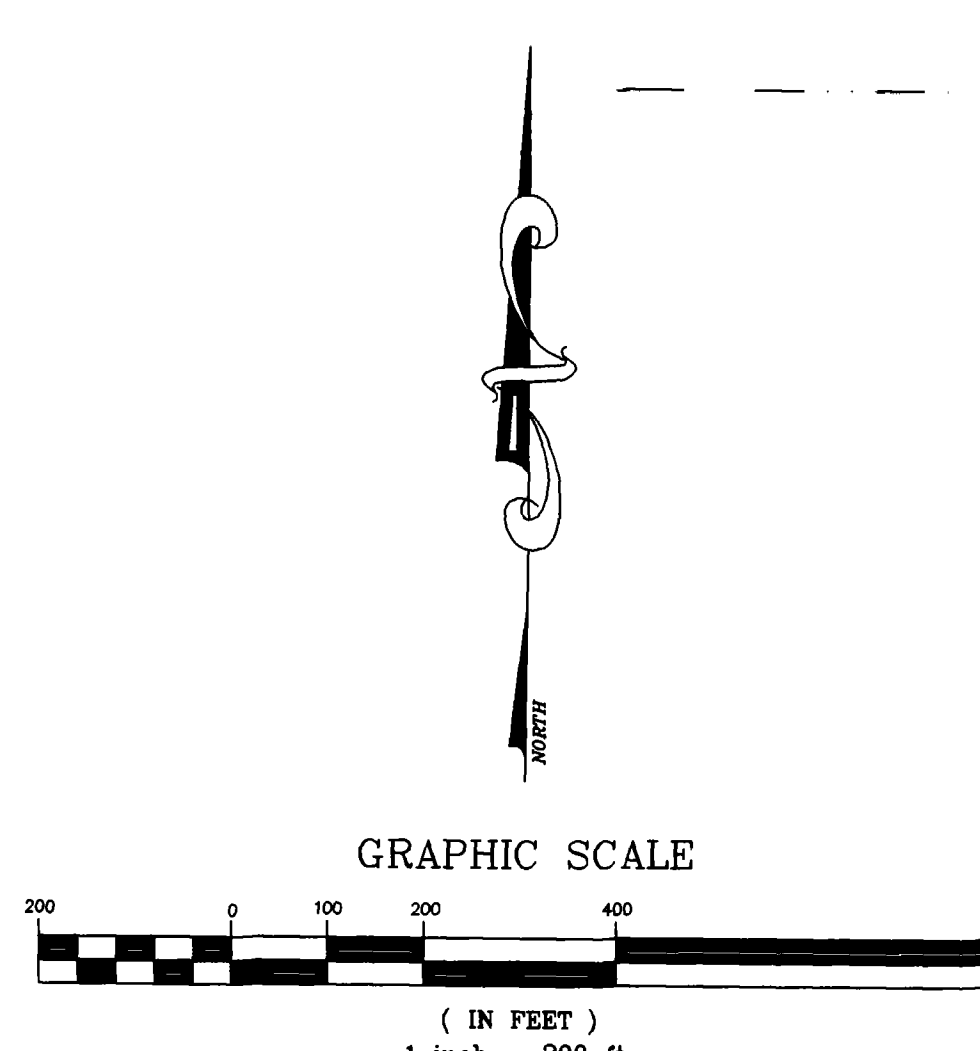
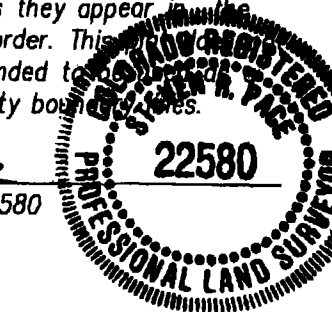
A parcel of land situate in the SE 1/4 of Section 6 and in the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the S 1/4 corner of said Section 6; thence N 00°37'39" W along the west line of the SW 1/4 SE 1/4 of said Section 6 a distance of 50.00 feet to a point on the north right of way line for F Road (Patterson Road); thence N 89°59'21" E along the north right of way line for said F Road a distance of 78.64 feet to a point; thence leaving said north right of way line N 00°00'39" W a distance of 118.00 feet to a point; thence N 78°29'21" E a distance of 100.00 feet to a point; thence N 31°02'21" E a distance of 138.10 feet to a point; thence S 27°41'39" E a distance of 120.00 feet to a point; thence S 00°00'39" E a distance of 149.99 feet to a point on the north right of way line for said F Road; thence N 89°59'21" E along said north right of way line a distance of 357.11 feet to a point; thence leaving the north right of way line for said F Road N 00°16'28" W a distance of 1270.94 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 6; thence S 89°59'31" E along the north line of said SW 1/4 SE 1/4 a distance of 668.29 feet to the SE 1/16 corner of said Section 6; thence S 89°59'31" E along the easterly boundary of Lots 22 thru 35 of Indian Village Subdivision Filing No. Two the following 8 courses:

- 1) S 66°35'34" E a distance of 114.08 feet;
 - 2) S 40°32'46" E a distance of 218.21 feet;
 - 3) S 7°30'14" E a distance of 292.01 feet;
 - 4) S 12°01'32" E a distance of 130.18 feet;
 - 5) S 36°48'56" E a distance of 84.00 feet;
 - 6) S 05°17'10" E a distance of 156.55 feet;
 - 7) S 00°52'11" E a distance of 180.36 feet;
 - 8) S 23°30'15" E a distance of 82.38 feet to the southeast corner of said Lot 35;
- thence S 52°59'24" E a distance of 12.66 feet to a point; thence N 86°31'54" W a distance of 180.46 feet to a point on the east right of way for East Indian Creek Drive; thence along the east right of way line for said East Indian Creek Drive the following 4 courses:
- 1) 24.49 feet along the arc of a curve to the right having a radius of 755.48 feet and a long chord bearing S 11°24'48" W a distance of 24.49 feet;
 - 2) S 12°20'31" W a distance of 184.12 feet;
 - 3) 102.43 feet along the arc of a curve to the left having a radius of 475.00 feet and a long chord bearing S 06°09'53" W a distance of 102.23 feet;
 - 4) S 00°00'46" W a distance of 44.08 feet;
 - 5) 31.41 feet along the arc of a curve to the left having a radius of 20.00 feet and a long chord bearing S 45°00'46" E a distance of 28.28 feet to a point on the north right of way line for said F Road (Patterson Road);
- thence leaving the north right of way line for said F Road S 00°00'46" E a distance of 50.00 feet to a point on the north line of Section 7; thence N 89°59'14" E along the north line of said Section 7 a distance of 210.32 feet to a point; thence leaving the north line of said Section 7 S 00°11'29" E a distance of 470.00 feet to a point; thence S 32°13'31" W a distance of 806.00 feet to a point; thence S 89°50'31" W a distance of 63.00 feet to a point; thence S 00°09'29" E a distance of 139.05 feet to a point on the south line of the NE 1/4 NE 1/4 of said Section 7; thence S 89°50'31" W along the south line of said NE 1/4 NE 1/4 a distance of 333.86 feet to the southeast corner of the W 1/4 NE 1/4 NE 1/4 of said Section 7; thence N 00°00'00" W along the east line of said W 1/4 NE 1/4 NE 1/4 a distance of 1291.73 feet to a point on the north line of said Section 7; thence leaving said north line N 00°00'00" W a distance of 50.00 feet to a point on the north right of way line for said F Road; thence S 89°59'14" W along said north right of way line a distance of 330.60 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 6; thence S 00°16'28" E along the west line of said SE 1/4 SE 1/4 a distance of 50.00 feet to the E 1/16 corner on the north line of said Section 7; thence S 00°00'00" W along the west line of the NE 1/4 NE 1/4 of said Section 7 a distance of 1292.64 feet to the NE 1/16 corner of said Section 7; thence S 89°50'31" W along the south line of the NW 1/4 NE 1/4 of said Section 7 a distance of 1322.86 feet to the CN 1/16 corner of said Section 7; thence N 00°00'00" W along the west line of said NW 1/4 NE 1/4 a distance of 1296.00 feet to the N 1/4 corner of said Section 7 and point of beginning, containing 109.03 acres more or less.

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

Star R. Pace
SENIOR REAL ESTATE TECHNICIAN, PLS 22580



LEGEND

—	ANNEXATION BOUNDARY
- - -	CONTIGUOUS BOUNDARY
AREA OF ANNEXATION	
ANNEXATION PERIMETER	13051.89 FT.
CONTIGUOUS PERIMETER	13051.89 FT.
AREA IN SQUARE FEET	4749337.33
AREA IN ACRES	109.03

ORDINANCE NO. 3207
EFFECTIVE DATE DECEMBER 19, 1999

DRAWN BY SRP	DATE 9-29-99
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

INDIAN VILLAGE/THE VISTAS ENCLAVE ANNEXATION
INDIAN.DWG

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 errors.