

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3221**

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

**HIGH POINTE ESTATES ANNEXATION  
APPROXIMATELY 17.21 ACRES**

**LOCATED AT 2464, 2462, AND 2462 ½ BROADWAY**

**WHEREAS**, on the 1st day of December, 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 19<sup>th</sup> day of January, 2000; 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:

A parcel of land situate in the SE ¼ of Section 16, 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 Southeast corner of Section 16; thence N 02°16'30" W a distance of 900.00 feet to the southeast corner of Willow Ridge Subdivision as found recorded in Plat Book 15 at Page 94 of the records of the Mesa County Clerk and Recorder; thence S 02°16'30" E a distance of 10.55 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for U.S. Highway No. 340 the following 2 courses:

1) S 69°13'00" W a distance of 180.64 feet;

2) S 65°37'50" W a distance of 480.50 feet;

thence leaving said line S 00°28'00" W a distance of 151.13 feet to a point;

thence 785.04 feet along a line 10.00 feet south of and parallel with the centerline of said U.S. Highway No. 340 and arc of a curve concave to the north, having a radius of 1647.10 feet, a delta angle of 27°18'30" and a long chord

bearing S 87°02'44" W a distance of 777.63 feet to a point; thence leaving said line N 11°15'00" E a distance of 49.95 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 No. 340 the following 5 courses:

- 1) 158.04 feet along the arc of a curve concave to the north, having a radius of 1597.10 feet, a delta angle of 5°40'10" and a long chord bearing N 76°46'23" W a distance of 157.97 feet;
- 2) N 66°01'30" W a distance of 232.30 feet;
- 3) N 62°29'41" W a distance of 92.50 feet;
- 4) N 79°38'00" W a distance of 82.23 feet;
- 5) N 65°33'00" W a distance of 341.17 feet;

thence leaving said line N 00°19'35" E a distance of 10.96 feet to a point on the northerly right of way line for said U.S. Highway No. 340, whence the South ¼ corner of said Section 16 bears N 65°33'00" W -209.29 feet, N 40°00'00" W - 62.59 feet & S 09°23'00" W - 970.10 feet; thence leaving said northerly right of way line N 00°19'35" E a distance of 290.91 feet to a point; thence N 89°06'50" W a distance of 318.79 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence N 08°05'00" E along said right of way line a distance of 204.99 feet to a point on the north line of the SW ¼ SE ¼ of said Section 16; thence leaving said north line N 08°05'00" E a distance of 268.59 feet to a point; thence N 78°15'00" E a distance of 300.00 feet to a point; thence N 66°50'00" E a distance of 246.26 feet to a point; thence N 00°00'00" W a distance of 138.00 feet to a point; thence S 74°15'00" E a distance of 209.00 feet to a point; thence S 50°45'00" E a distance of 240.50 feet to a point; thence S 18°10'00" E a distance of 266.00 feet to a point; thence S 04°00'00" W a distance of 140.00 feet to a point; thence S 12°00'00" W a distance of 218.20 feet to a point; thence N 85°37'00" W a distance of 164.90 feet to a point; thence S 53°08'00" W a distance of 150.20 feet to a point; thence S 69°36'00" W a distance of 135.90 feet to a point; thence S 00°00'00" W a distance of 245.13 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 5 courses:

- 1) S 65°33'00" E a distance of 44.68 feet;
- 2) S 79°38'00" E a distance of 82.50 feet;
- 3) S 62°29'41" E a distance of 93.70 feet;
- 4) S 66°01'30" E a distance of 231.30 feet;
- 5) 166.51 feet along the arc of a curve concave to the north, having a radius of 1587.10 feet, a delta angle of 06°00'40" and a long chord bearing S 76°58'07" E a distance of 166.43 feet;

thence leaving said northerly right of way line S 11°15'00" W a distance of 50.00 feet to a point on the centerline for said U.S. Highway No. 340; thence 762.79 feet along said centerline and arc of a curve concave to the north, having a radius of 1637.10 feet, a delta angle of 26°41'47" and a long chord bearing N 86°59'54" E a distance of 755.91 feet to a point; thence leaving said centerline N 00°28'00" E a distance of 150.11 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 2 courses:

- 1) N 65°37'30" E a distance of 487.20 feet;
- 2) N 69°13'00" E a distance of 184.30 feet to the point of beginning, containing 17.21 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 December, 1999.

**ADOPTED** and ordered published this 19th day of January, 2000.

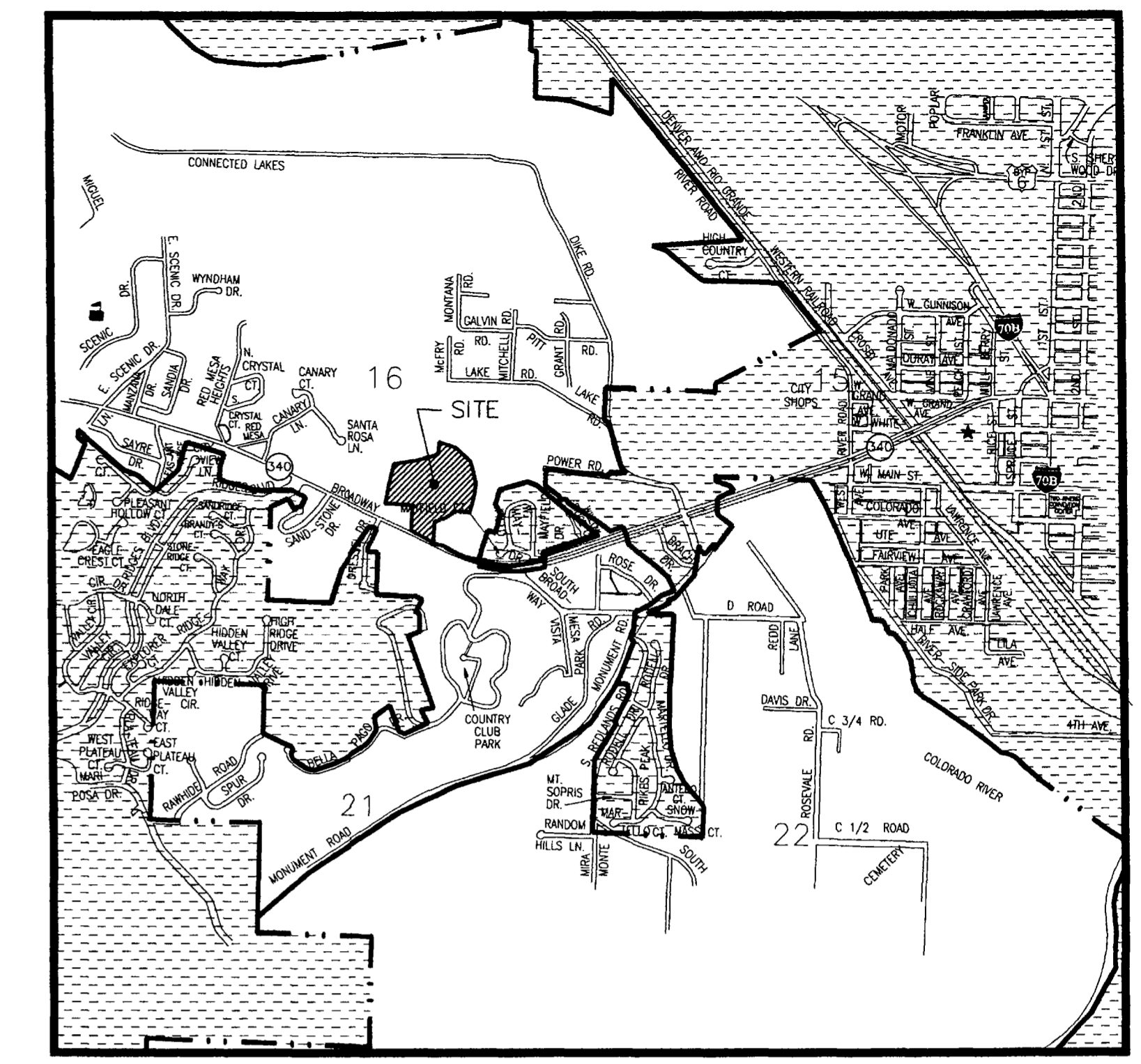
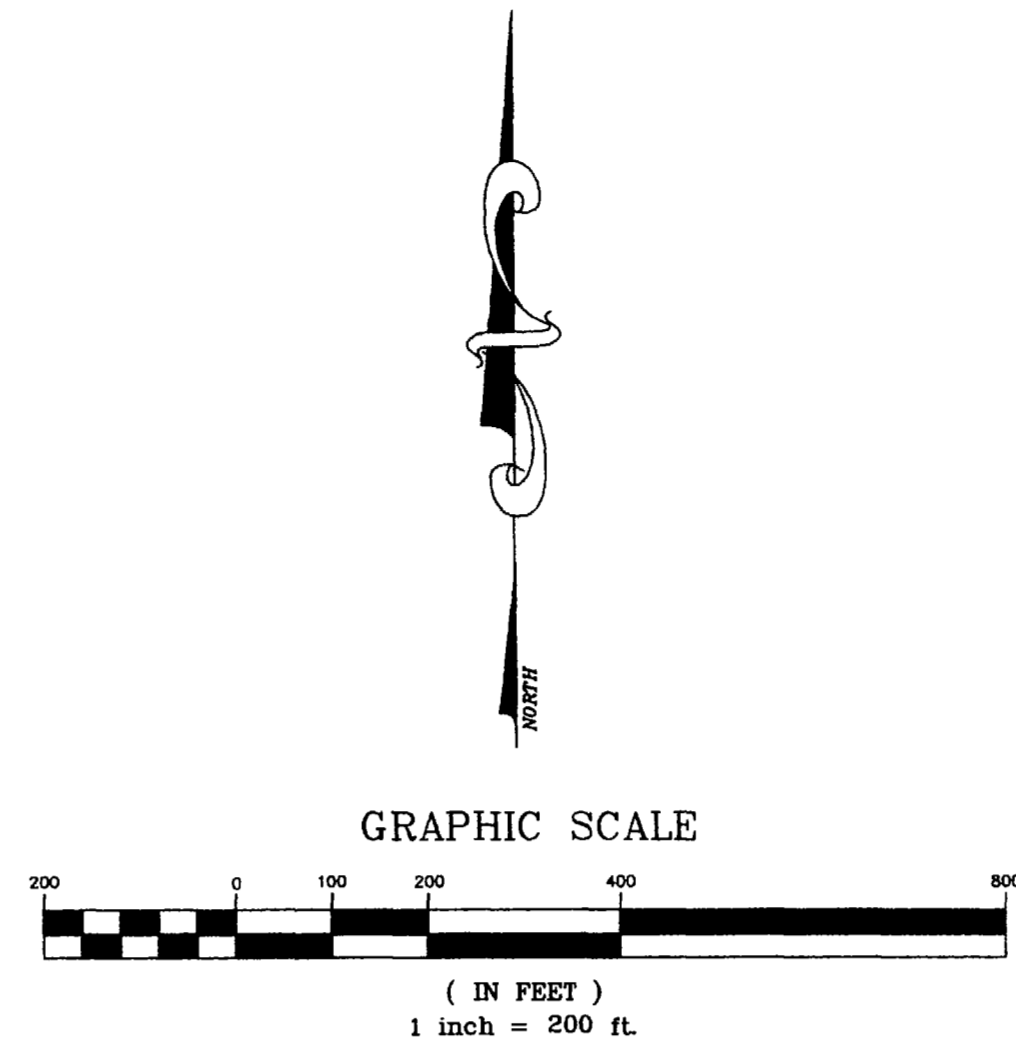
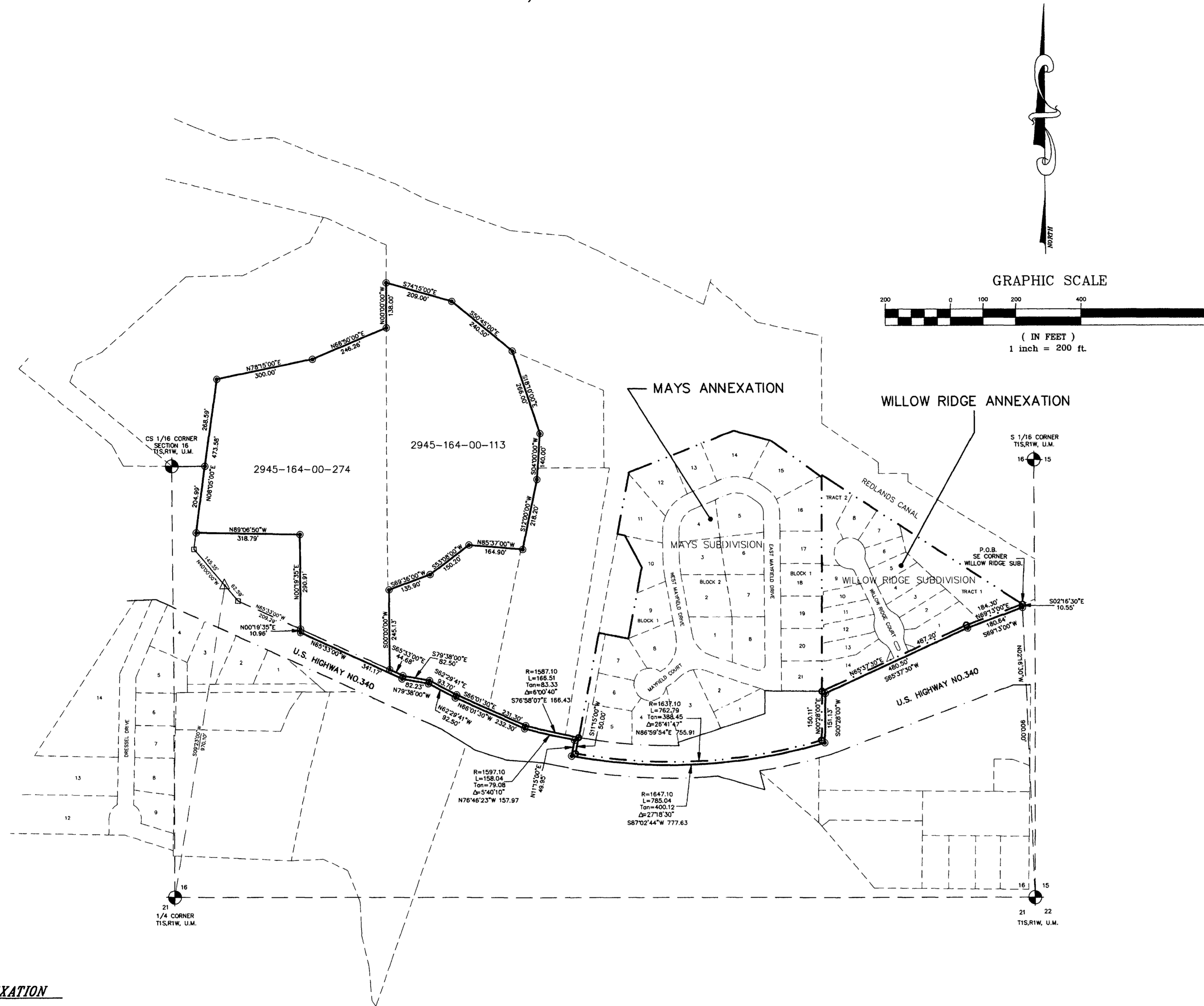
Attest:

/s/ Gene Kinsey  
President of the Council

/s/ Theresa F. Martinez  
Deputy City Clerk

# HIGH POINTE ESTATES ANNEXATION

SITUATE IN THE SE 1/4 OF SECTION 16, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



### DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 16, 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 Southeast corner of Section 16; thence N 02°16'30" W a distance of 900.00 feet to the southeast corner of Willow Ridge Subdivision as found recorded in Plat Book 15 at Page 94 of the records of the Mesa County Clerk and Recorder; thence S 02°16'30" E a distance of 10.55 feet to a point; thence along a line 10.00 feet south of and parallel with the northerly right of way line for U.S. Highway No. 340 the following 2 courses:  
 1) S 69°13'00" W a distance of 180.64 feet;  
 2) S 65°37'50" W a distance of 480.50 feet;  
 thence leaving said line S 00°28'00" W a distance of 151.13 feet to a point; thence 785.04 feet along a line 10.00 feet south of and parallel with the centerline of said U.S. Highway No. 340 and arc of a curve concave to the north, having a radius of 1647.10 feet, a delta angle of 27°18'30" and a long chord bearing S 87°02'44" W a distance of 777.63 feet to a point; thence leaving said line N 11°15'00" E a distance of 49.95 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 No. 340 the following 5 courses:  
 1) 158.04 feet along the arc of a curve concave to the north, having a radius of 1597.10 feet, a delta angle of 5°40'10" and a long chord bearing N 76°46'23" W a distance of 157.97 feet;  
 2) N 66°01'30" W a distance of 232.30 feet;  
 3) N 62°29'41" W a distance of 92.50 feet;  
 4) N 79°38'00" W a distance of 82.23 feet;  
 5) N 65°33'00" W a distance of 341.17 feet;  
 thence leaving said line N 00°19'35" E a distance of 10.96 feet to a point on the northerly right of way line for said U.S. Highway No. 340, whence the South 1/4 corner of said Section 16 bears N 65°33'00" W - 209.29 feet, N 40°00'00" W - 62.59 feet & S 09°23'00" W - 970.10 feet;  
 thence leaving said northerly right of way line N 00°19'35" E a distance of 290.91 feet to a point; thence N 89°06'50" W a distance of 318.79 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence N 08°05'00" E along said right of way line a distance of 204.99 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 16; thence leaving said north line N 08°05'00" E a distance of 268.59 feet to a point; thence N 78°15'00" E a distance of 300.00 feet to a point; thence N 66°50'00" E a distance of 246.26 feet to a point; thence N 00°00'00" W a distance of 138.00 feet to a point; thence S 74°15'00" E a distance of 209.00 feet to a point; thence S 50°45'00" E a distance of 240.50 feet to a point; thence S 18°10'00" E a distance of 266.00 feet to a point; thence S 04°00'00" W a distance of 140.00 feet to a point; thence S 12°00'00" W a distance of 218.20 feet to a point; thence N 85°37'00" W a distance of 164.90 feet to a point; thence S 53°08'00" W a distance of 150.20 feet to a point; thence S 69°36'00" W a distance of 135.90 feet to a point; thence S 00°00'00" W a distance of 245.13 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 5 courses:  
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 2) S 79°38'00" E a distance of 82.50 feet;  
 3) S 62°29'41" E a distance of 93.70 feet;  
 4) S 66°01'30" E a distance of 231.30 feet;  
 5) 166.51 feet along the arc of a curve concave to the north, having a radius of 1587.10 feet, a delta angle of 06°00'40" and a long chord bearing S 76°58'07" E a distance of 166.43 feet;  
 thence leaving said northerly right of way line N 11°15'00" W a distance of 50.00 feet to a point on the centerline for said U.S. Highway No. 340; thence 762.79 feet along said centerline and arc of a curve concave to the north, having a radius of 1637.10 feet, a delta angle of 26°41'47" and a long chord bearing N 86°59'54" E a distance of 755.91 feet to a point; thence leaving said centerline N 00°28'00" E a distance of 150.11 feet to a point on the northerly right of way line for said U.S. Highway No. 340; thence along said northerly right of way line the following 2 courses:  
 1) N 65°37'30" E a distance of 487.20 feet;  
 2) N 69°13'00" E a distance of 184.30 feet to the point of beginning.

**AREA OF ANNEXATION**

ANNEXATION PERIMETER	8365.46 FT.
CONTIGUOUS PERIMETER	1834.41 FT.
AREA IN SQUARE FEET	749923.93
AREA IN ACRES	17.22

**LEGEND**

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

ORDINANCE NO.  
**3221**

EFFECTIVE DATE  
**FEBRUARY 24, 2000**

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 a means for establishing or verifying property boundaries.

*Stan 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 10-29-99
CHECKED BY _____	DATE _____	
APPROVED BY _____	DATE _____	
FIELD BOOK NO. _____	PAGE _____	

SCALE

1" = 200'

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

HIGH POINTE ESTATES ANNEXATION	SHEET NO. 1
	OF 1
	FILE NO. HIGH.DWG