

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3223**

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

**COVENTRY CLUB ANNEXATION No. 1  
APPROXIMATELY .06 ACRES  
LOCATED 50 feet along B ½ Road to Arlington Drive**

**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 19th 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 serial annexation consisting of Coventry Club Subdivision Annexation No.1, No.2 and No. 3

**COVENTRY CLUB SUBDIVISION ANNEXATION No. 1**

A parcel of land situate in the SW 1/4 NW 1/4 and in the SE 1/4 NW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CW 1/16 corner of said Section 30; thence S 89°57'24" W along the south line of the SW 1/4 NW 1/4 of said Section 30 a distance of 45.84 feet to a point; thence N 00°02'23" W a distance of 50.00 feet to a point on the north right of way line for B 1/2 Road and True Point of Beginning of the parcel described herein; thence leaving the north right of way line for said B 1/2 Road and along the west right of way line for Arlington Drive the following 2 courses:

31.65 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 90°39'40" and a long chord bearing N 44°36'51" E a distance of 28.45 feet;

N 00°43'19" W a distance of 167.86 feet;

thence leaving said west right of way line N 89°16'41" E a distance of 10.00 feet to a point; thence S 00°43'19" E along a line 10.00 feet east of and parallel with the west right of way line for said Arlington Drive a distance of 168.93 feet to a point; thence N 89°16'41" E a distance of 40.00 feet to a point on the east right of way line for said Arlington Drive; thence 31.18 feet along said east right of way line and arc of

a curve concave to the northeast, having a radius of 20.00 feet, a delta angle of 89°17'33" and a long chord bearing S 45°22'22" E a distance of 28.12 feet to a point on the north right of way line for B 1/2 Road; thence S 89°57'37" W along said north right of way line a distance of 90.00 feet to the point of beginning, containing .06 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.

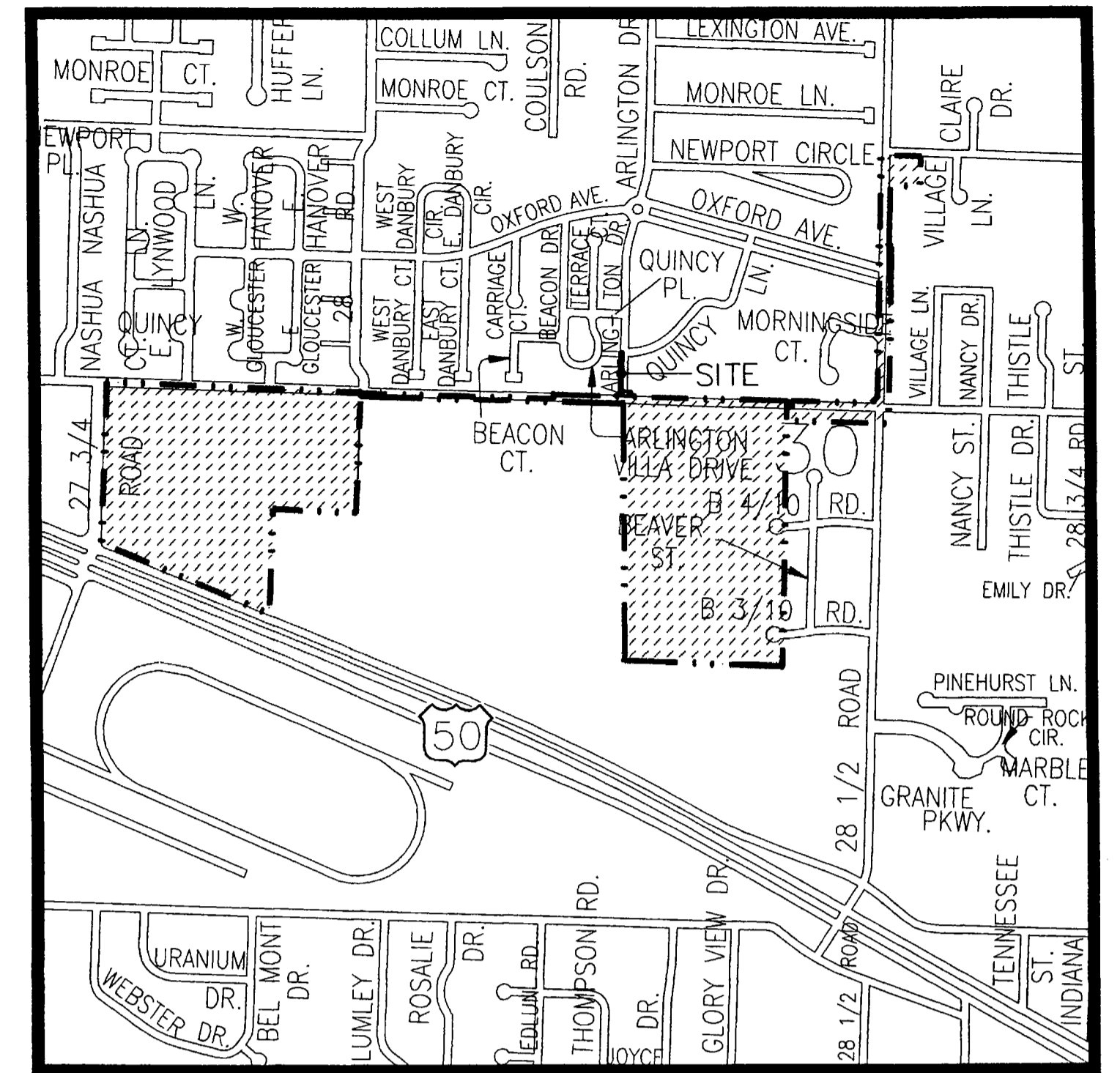
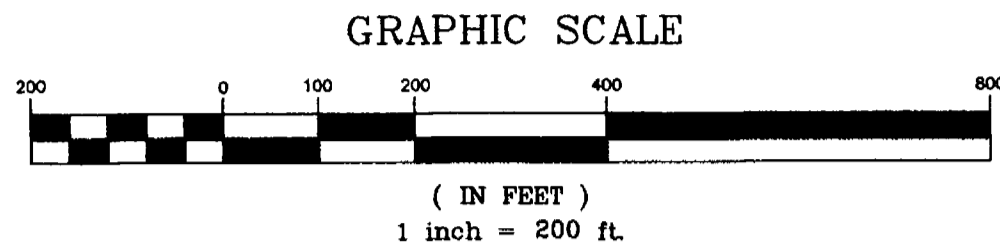
Attest:

/s/ Gene Kinsey  
President of the Council

Theresa F. Martinez  
Deputy City Clerk

# COVENTRY CLUB SUBDIVISION ANNEXATION NO.1

SITUATE IN THE NW 1/4 OF SECTION 30, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



ARROWHEAD ACRES  
 ANNEXATION # 1  
 ORDINANCE NO. 3116  
 EFF. DATE 5-9-99

SW 1/4 NW 1/4

ARMANTROUT  
 ANNEXATION # 1, 2 & 3  
 ORDINANCE NO. 3124, 3125 & 3126  
 EFF. DATE 5-9-99

### LEGAL DESCRIPTION

A parcel of land situate in the SW 1/4 NW 1/4 and in the SE 1/4 NW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CW 1/16 corner of said Section 30; thence S 89°57'24" W along the south line of the SW 1/4 NW 1/4 of said Section 30 a distance of 45.84 feet to a point; thence N 0°02'23" W a distance of 50.00 feet to a point on the north right of way line for B 1/2 Road and True Point of Beginning of the parcel described herein; thence leaving the north right of way line for said B 1/2 Road and along the west right of way line for Arlington Drive the following 2 courses:

- 1) 31.65 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 90°39'40" and a long chord bearing N 44°36'51" E a distance of 28.45 feet;
  - 2) N 0°04'31" W a distance of 187.86 feet;
- thence leaving said west right of way line N 89°16'41" E a distance of 10.00 feet to a point; thence S 0°43'19" E along a line 10.00 feet east of and parallel with the west right of way line for said Arlington Drive a distance of 168.93 feet to a point; thence N 89°16'41" E a distance of 40.00 feet to a point on the east right of way line for said Arlington Drive; thence 31.18 feet along said east right of way line and arc of a curve concave to the northeast, having a radius of 20.00 feet, a delta angle of 89°17'33" and a long chord bearing S 45°22'22" E a distance of 28.12 feet to a point on the north right of way line for B 1/2 Road; thence S 89°57'37" W along said north right of way line a distance of 90.00 feet to the point of beginning.

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.

Star R. Pice  
 SENIOR REAL ESTATE TECHNICIAN, PLS 22580



### AREA OF ANNEXATION

ANNEXATION PERIMETER	539.62 FT.
CONTIGUOUS PERIMETER	90.00 FT.
AREA IN SQUARE FEET	2834.70
AREA IN ACRES	.06

### LEGEND

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

ORDINANCE NO.  
 3223

EFFECTIVE DATE  
 FEBRUARY 24, 2000

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

COVENTRY CLUB SUBDIVISION ANNEXATION NO. 1 OF 1

COVE.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 or errors.

DRAWN BY SRP	DATE 11-23-99
DESIGNED BY _____	DATE _____
CHECKED BY _____	DATE _____
APPROVED BY _____	DATE _____

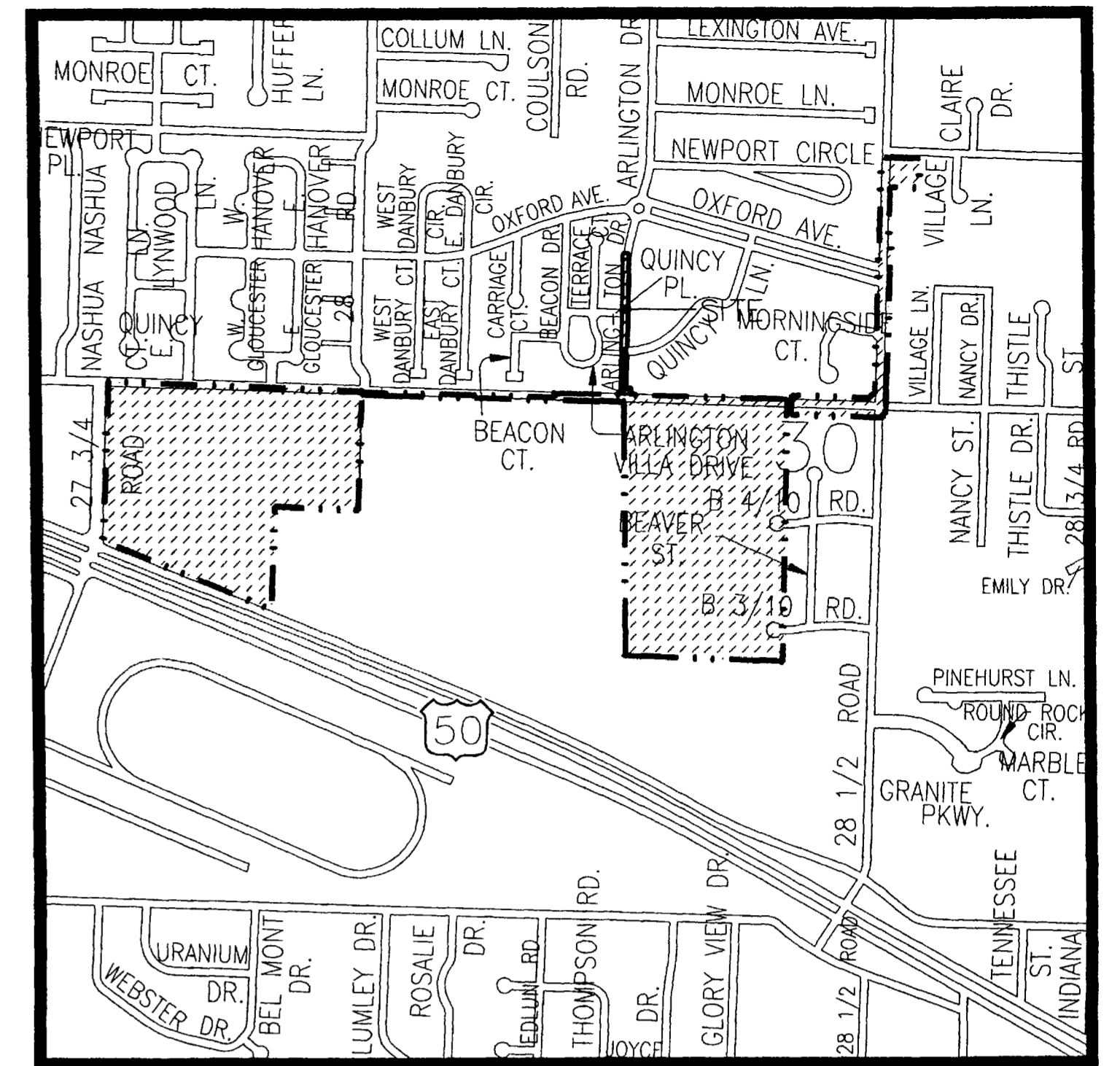
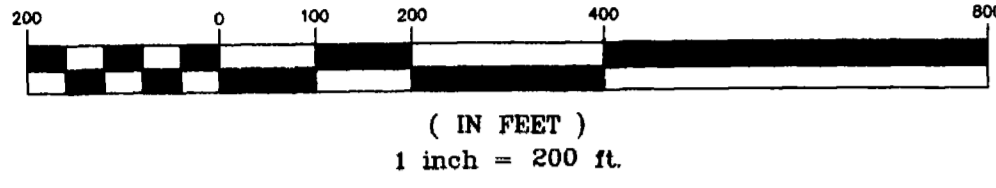
SCALE
1" = 200'

# COVENTRY CLUB SUBDIVISION ANNEXATION NO.2

SITUATE IN THE NW 1/4 OF SECTION 30, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



GRAPHIC SCALE



ARROWHEAD ACRES  
 ANNEXATION # 1  
 ORDINANCE NO. 3116  
 EFF. DATE 5-9-99

SW 1/4 NW 1/4

SE 1/4 NW 1/4

ARMANTROUT  
 ANNEXATION # 1, 2 & 3  
 ORDINANCE NO. 3124, 3125 & 3126  
 EFF. DATE 5-9-99

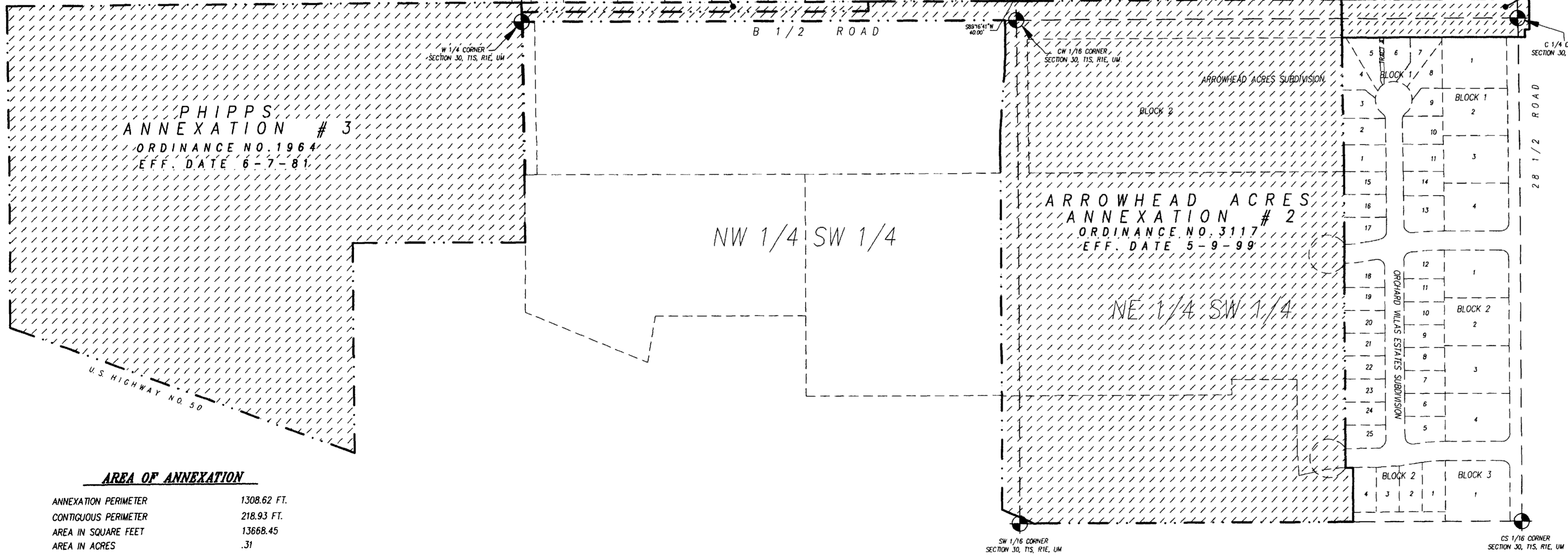
LEGAL DESCRIPTION

A parcel of land situate in the SW 1/4 NW 1/4 and in the SE 1/4 NW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the NW 1/16 corner of Section 30; thence S 00°43'19" E along the west line of the SE 1/4 NW 1/4 of said Section 30 a distance of 646.68 feet to the True Point of Beginning of the parcel described herein; thence continuing along the west line of said SE 1/4 NW 1/4 S 00°43'19" E a distance of 594.31 feet to a point; thence leaving said west line N 89°16'41" E a distance of 25.00 feet to a point on the east right of way line for Arlington Drive; thence S 00°43'19" E along the east right of way line for said Arlington Drive a distance of 10.00 feet to a point; thence leaving said east right of way line S 89°16'41" W a distance of 40.00 feet to a point; thence N 00°43'19" W along a line 10.00 feet east of and parallel with the west right of way line for said Arlington Drive a distance of 168.93 feet to a point; thence S 89°16'41" W a distance of 10.00 feet to a point on the west right of way line for said Arlington Drive; thence N 00°43'19" W along said west right of way line a distance of 435.38 feet to a point; thence leaving said west right of way line N 89°16'41" E a distance of 25.00 feet to the point of beginning.

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 do not constitute a legal survey, and is not intended to be used as such for establishing or verifying property boundaries.

*Stan R. Pace*  
 SENIOR REAL ESTATE TECHNICIAN, PLS 22580



AREA OF ANNEXATION

ANNEXATION PERIMETER	1308.62 FT.
CONTIGUOUS PERIMETER	218.93 FT.
AREA IN SQUARE FEET	13668.45
AREA IN ACRES	.31

LEGEND

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

ORDINANCE NO.  
 3224

EFFECTIVE DATE  
 FEBRUARY 24, 2000

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

COVENTRY CLUB SUBDIVISION ANNEXATION NO. 2  
 COVE2.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 or errors.

DRAWN BY	SRP	DATE	11-23-99
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE  
 1" = 200'

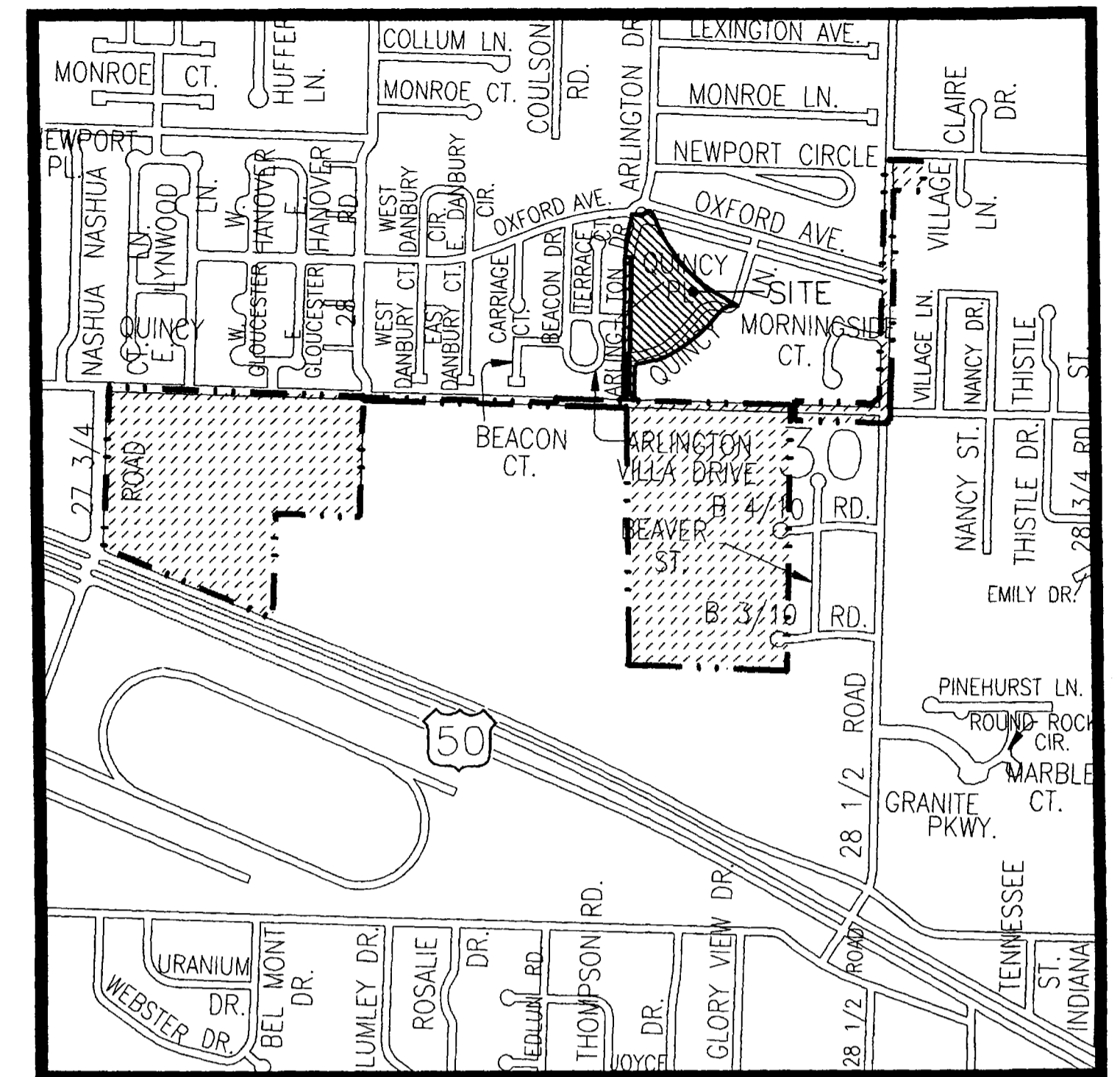
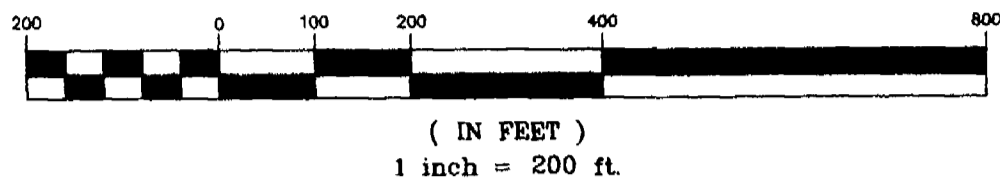


# COVENTRY CLUB SUBDIVISION ANNEXATION NO.3

SITUATE IN THE NW 1/4 OF SECTION 30, T1S, R1E, U.M.  
 COUNTY OF MESA, STATE OF COLORADO



GRAPHIC SCALE



ARROWHEAD ACRES  
 ANNEXATION # 1  
 ORDINANCE NO. 3116  
 EFF. DATE 5-9-99

SW 1/4 NW 1/4

ARMANTROUT  
 ANNEXATION # 1, 2 & 3  
 ORDINANCE NO. 3124, 3125 & 3126  
 EFF. DATE 5-9-99

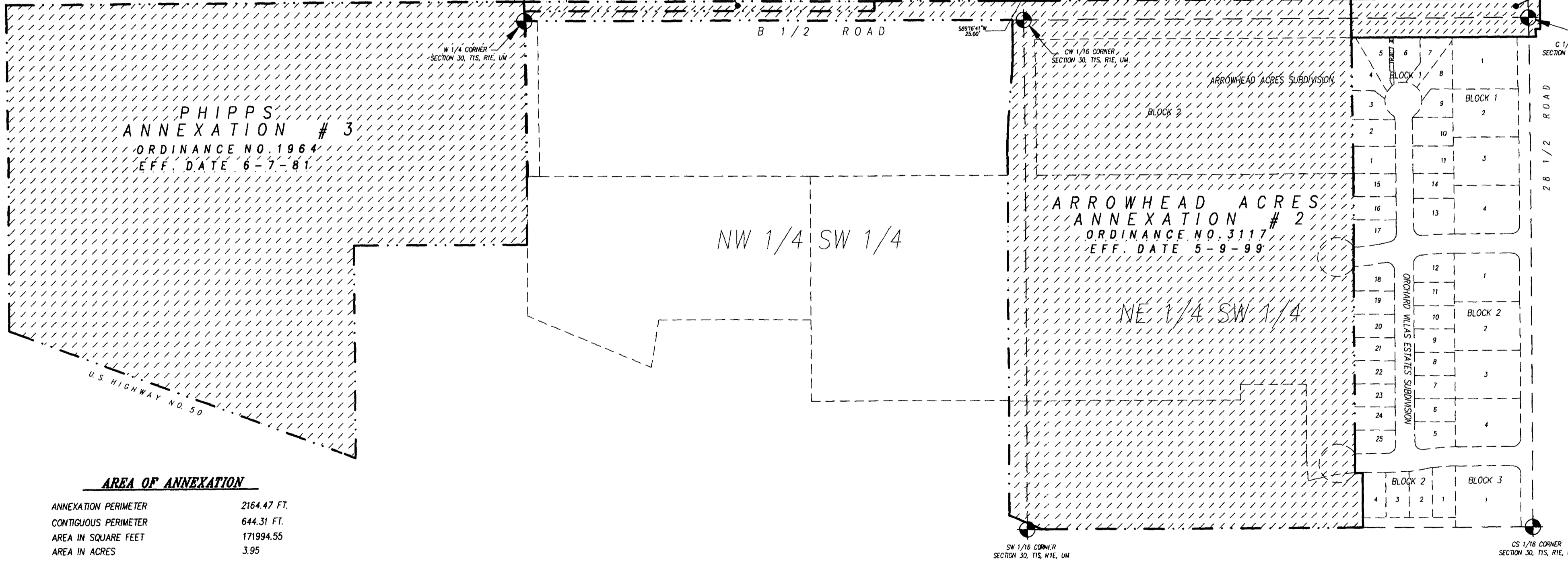
**LEGAL DESCRIPTION**

A parcel of land situate in the SW 1/4 NW 1/4 and in the SE 1/4 NW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the NW 1/16 corner of Section 30; thence S 00°43'19" E along the west line of the SE 1/4 NW 1/4 of said Section 30 a distance of 458.41 feet to the True Point of Beginning of the parcel described herein; thence crossing Arlington Drive N 89°16'41" E a distance of 56.81 feet to a point on the east right of way line for said Arlington Drive; thence 48.89 feet along the north boundary of Coventry Club as found recorded in Plat Book 13 at Page 60 of the records of the Mesa County Clerk and Recorder and arc of a curve concave to the south, having a radius of 20.00 feet, a delta angle of 140°03'52" and a long chord bearing N 88°29'29" E a distance of 37.60 feet to a point; thence 446.80 feet along the northeasterly boundary of said Coventry Club and arc of a curve concave to the northeast, having a radius of 675.26 feet, a delta angle of 40°25'54" and a long chord bearing S 40°25'54" E a distance of 438.89 feet to a point; thence S 62°04'58" E a distance of 111.98 feet to a point on the southeasterly right of way line for Quincy Drive; thence along the southeasterly right of way line for said Quincy Drive the following 5 courses:

- 1) 94.40 feet along the arc of a curve concave to the southeast, having a radius of 77.50 feet, a delta angle of 69°47'24" and a long chord bearing S 69°16'45" W a distance of 88.67 feet;
- 2) 194.65 feet along the arc of a curve to the right having a radius of 605.66 feet, a delta angle of 18°24'50" and a long chord bearing S 43°35'28" W a distance of 193.81 feet;
- 3) S 52°47'59" W a distance of 46.63 feet;
- 4) 186.48 feet along the arc of a curve to the right, having a radius of 322.50 feet, a delta angle of 33°07'49" and a long chord bearing S 69°21'54" W a distance of 183.89 feet;
- 5) 30.25 feet along the arc of a curve to the left, having a radius of 20.00 feet, a delta angle of 86°39'36" and a long chord bearing S 42°36'00" W a distance of 27.45 feet to a point on the east right of way line for Arlington Drive;

thence S 00°43'19" E along the east right of way line for said Arlington Drive a distance of 112.62 feet to a point; thence leaving said east right of way line S 89°16'41" W a distance of 25.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 30; thence N 00°43'19" W along said west line a distance of 594.31 feet to a point; thence leaving the west line of said SE 1/4 NW 1/4 S 89°16'41" W a distance of 25.00 feet to a point on the west right of way line for said Arlington Drive; thence 177.08 feet along said west right of way line and arc of a curve to the right, having a radius of 622.97 feet, a delta angle of 16°17'13" and a long chord bearing N 07°25'17" E a distance of 176.49 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 30; thence N 00°43'19" W along said east line a distance of 13.56 feet to the point of beginning.



**AREA OF ANNEXATION**

ANNEXATION PERIMETER	2164.47 FT.
CONTIGUOUS PERIMETER	644.31 FT.
AREA IN SQUARE FEET	171994.55
AREA IN ACRES	3.95

**LEGEND**

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

ORDINANCE NO.  
 3225

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

*Stan R. Rose*  
 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	11-23-99
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

COVENTRY CLUB SUBDIVISION ANNEXATION NO. 3