

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3264

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

G ROAD SOUTH ENCLAVE ANNEXATION

**LOCATED GENERALLY BETWEEN 25 ½ ROAD AND 26 ½ ROAD AND
NORTH OF PATTERSON (F) ROAD AND SOUTH OF G ROAD AND
INCLUDING A PORTION OF LAND EXTENDING EAST OF 26 ½ ROAD
NEAR ROUND HILL DRIVE AND HORIZON DRIVE**

**AND INCLUDING BUT NOT LIMITED TO ALL OR A PORTION OF THE
FOLLOWING RIGHTS-OF-WAYS: FRUITRIDGE DRIVE, MEANDER DRIVE,
MUSIC LANE, MUSIC COURT, BRAEMAR CIRCLE, FLETCHER LANE,
F ½ ROAD, YOUNG STREET, YOUNG COURT, GALLEY LANE, F ¾ ROAD,
26 ROAD, KNOLL RIDGE LANE, GLEN CARO DRIVE, CLOVERDALE DRIVE,
STEPASIDE DRIVE, MYRTLE LANE, DAHLIA DRIVE, LARKSPUR DRIVE,
CREST RIDGE DRIVE, G ROAD, 26 ½ ROAD, AND HORIZON DRIVE**

CONSISTING OF APPROXIMATELY 383.71 ACRES

WHEREAS, on the 17th day of May, 2000 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 G Road South Enclave, and more particularly described as follows:

A parcel of land situate in Section 2 and 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 2; thence S 00°00'00" W along the north-south centerline of said Section 2 a distance of 1977.00 feet to a point; thence N 90°00'00" E a distance of 481.12 feet to the northwest corner of Lot 8 of Round Hill Subdivision; thence S 00°00'00" W along the west line of said Lot 8 a distance of 251.65 feet to the southwest corner of said Lot 8; thence along the northwesterly right of way line for F 1/2 Road the following 3 courses:

- 1) 461.32 feet along the arc of a curve concave to the southeast, having a radius of 560.00 feet, a delta angle of 47°11'58" and a long chord bearing S 55°35'59" W a distance of 448.39 feet to a point;
- 2) S 32°00'00" W a distance of 87.40 feet to a point;

3) 40.32 feet along the arc of a curve to the right, having a radius of 39.83 feet, a delta angle of 58°00'00" and a long chord bearing S 61°00'00" W a distance of 38.62 feet to a point on the east right of way line for 26 1/2 Road; thence S 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 60.00 feet to a point; thence N 89°51'00" E a distance of 320.00 feet to the southeast corner of Lot 4 of said Round Hill Subdivision; thence S 00°00'00" W a distance of 314.00 feet to the south right of way line for the Grand Valley Highline Canal; thence N 89°45'20" W along the south right of way line for said Grand Valley Highline Canal a distance of 318.54 feet to a point on the east right of way line for said 26 1/2 Road; thence S 00°00'00" W along said east right of way line a distance of 159.52 feet to a point; thence N 90°00'00" E a distance of 235.46 feet to a point; thence S 00°00'00" W a distance of 99.00 feet to a point; thence S 52°30'57" E along the southwesterly right of way of the abandoned Grand River Valley Railroad a distance of 500.30 feet to a point on the southerly right of way line for Horizon Drive; thence S 53°51'00" W along the southerly right of way line for said Horizon Drive a distance of 771.91 feet to a point on the east right of way line for said 26 1/2 Road; thence N 00°00'00" W along said east right of way line a distance of 13.24 feet to a point; thence N 90°00'00" W a distance of 10.00 feet to a point on said east right of way line; thence N 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 160.49 feet to a point on the northwesterly edge of the Grand Valley Canal; thence N 53°51'00" E along the northwesterly edge of said Grand Valley Canal a distance of 231.51 feet to a point; thence N 00°00'00" W a distance of 50.00 feet to a point; thence N 84°05'00" W a distance of 143.00 feet to a point; thence N 90°00'00" W a distance of 104.70 feet to a point on the west right of way line for said 26 1/2 Road; thence N 00°00'00" W along said west right of way line a distance of 292.30 feet to a point intersecting the west right of way line for said 26 1/2 Road and the north right of way line for Northacres Road; thence N 90°00'00" W a distance of 1131.93 feet to a point; thence N 00°02'00" W a distance of 134.80 feet to a point; thence N 85°37'21" W along the southerly right of way line for the Grand Valley Canal a distance of 151.25 feet to a point; thence N 00°02'00" W a distance of 3.49 feet to a point on the south side of the maintenance road for the Grand Valley Canal; thence along the south side of the maintenance road of said Grand Valley Canal the following 7 courses:

- 1) N 72°35'00" W a distance of 113.28 feet to a point;
- 2) N 48°23'00" W a distance of 354.14 feet to a point;
- 3) N 65°30'00" W a distance of 103.40 feet to a point;
- 4) S 88°23'00" W a distance of 56.66 feet to a point;
- 5) S 58°43'00" W a distance of 109.72 feet to a point;
- 6) S 48°09'00" W a distance of 449.29 feet to a point;
- 7) S 74°09'00" W a distance of 378.13 feet to a point on the section line common with Section 2 and Section 3;

thence N 90°00'00" E a distance of 280.50 feet to a point; thence S 00°02'00" E a distance of 656.50 feet to a point; thence N 90°00'00" E a distance of 66.06 feet to a point; thence S 00°02'00" E a distance of 260.09 feet to a point; thence N 90°00'00" W a distance of 346.50 feet to a point on the section line common with

said Section 2 and Section 3; thence S 00°00'00" W along said common section line a distance of 670.28 feet to a point; thence S 87°41'00" W a distance of 462.25 feet to a point; thence N 00°00'00" W a distance of 90.72 to a point; thence N 34°10'00" W a distance of 21.11 feet to a point; thence N 65°53'00" W a distance of 78.20 feet to a point; thence S 87°57'00" W a distance of 147.62 feet to a point on the centerline for 25 7/8 Road; thence crossing the west 1/2 of said 25 7/8 Road S 88°17'28" W a distance of 31.50 feet to a point; thence along the southerly right of way line for Meander Drive the following 8 courses:

- 1) 21.49 feet along the arc of a curve concave to the southeast, having a radius of 37.50 feet, a delta angle of 32°50'20" and a long chord bearing S 53°33'30" W a distance of 21.20 feet to a point;
- 2) S 37°08'00" W a distance of 102.17 feet to a point;
- 3) 176.75 feet along the arc of a curve to the right, having a radius of 100.00 feet, a delta angle of 101°16'13" and a long chord bearing S 87°46'00" W a distance of 154.60 feet to a point;
- 4) N 41°36'00" W a distance of 72.60 feet to a point;
- 5) 32.14 feet along the arc of a curve to the left, having a radius of 50.00 feet, a delta angle of 36°49'47" and a long chord bearing N 60°00'54" W a distance of 31.39 feet to a point;
- 6) N 78°26'00" W a distance of 70.60 feet to a point;
- 7) 105.50 feet along the arc of a curve to the right, having a radius of 75.00 feet, a delta angle of 80°35'46" and a long chord bearing N 38°08'00" W a distance of 97.00 feet to a point;
- 8) N 02°10'00" E a distance of 34.50 feet to a point;

thence S 48°28'00" W a distance of 210.00 feet to a point on the east line of the SW 1/4 SE 1/4 of said Section 3; thence S 79°58'00" W a distance of 405.40 feet to a point; thence N 90°00'00" W a distance of 261.40 feet to a point on the west line of the E 1/2 SW 1/4 SE 1/4 of said Section 3; thence N 00°00'35" W along said west line a distance of 933.43 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said south line a distance of 658.51 feet to the SE 1/16 corner of said Section 3; thence N 00°09'22" W along the east line of the NW 1/4 SE 1/4 of said Section 3 a distance of 1311.06 feet to the CE 1/16 corner of said Section 3; thence N 00°01'06" W a distance of 30.00 feet to a point on the north right of way line for F 1/2 Road; thence N 00°01'06" W a distance of 116.47 feet to a point on the southwesterly right of way line for the Grand Valley Canal; thence N 61°15'48" W along said southwesterly right of way line a distance of 482.36 feet to a point; thence leaving said southwesterly right of way line N 00°27'24" W a distance of 384.66 feet to a point; thence N 29°56'46" W a distance of 195.69 feet to a point; thence N 00°02'42" E a distance of 399.30 feet to a point on the north line of the SW 1/4 NE 1/4 of said Section 3; thence S 89°59'00" W a distance of 531.70 feet to a point; thence N 00°00'00" W a distance of 617.70 feet to a point on the south boundary line of Grisier-Ritter Minor Subdivision; thence N 89°59'37" E along said south boundary line a distance of 521.00 feet to the southeast corner of said Grisier-Ritter Minor Subdivision; thence N 00°00'00" W along the east boundary line of said Grisier-Ritter Subdivision a distance of 688.50 feet to a point on the north line of the NE

1/4 of Section 3; thence N 89°55'53" E along the north line of said NE 1/4 a distance of 1848.39 feet to the northeast corner of said Section 3; thence N 90°00'00" E along the north line of the NW 1/4 of Section 2 a distance of 2635.76 feet to the N 1/4 corner of said Section 2 and point of beginning, containing 406.83 acres more or less.

Excepting the Patterson/Sholes Enclave Annexation containing 8.92 acres more or less and excepting the Northfield Estates Enclave Annexation containing 14.20 acres more or less.

G Road South Enclave Annexation contains a net acreage of 383.71 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 3 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 G Road South Enclave, is hereby annexed to the City of Grand Junction, Colorado.

That the effective date of this annexation shall be the effective date of Ordinance No. 3264.

INTRODUCED on first reading on the 21st day of June, 2000.

ADOPTED and ordered published this 5th day of July, 2000.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk