

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 44-94

A RESOLUTION
REFERRING PETITIONS TO THE CITY COUNCIL
FOR THE ANNEXATIONS OF LAND TO BE ACCOMPLISHED IN A SERIES
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATIONS

SOUTH CAMP #1 ANNEXATION

LOCATED WEST OF SOUTH CAMP ROAD, AND NORTH
AND WEST OF BUFFALO ROAD

AND

SOUTH CAMP #2 ANNEXATION

LOCATED WEST OF SOUTH CAMP ROAD, AND NORTH
AND WEST OF BUFFALO ROAD

AND

SOUTH CAMP #3 ANNEXATION

LOCATED ALONG SOUTH CAMP ROAD, SOUTH BROADWAY
TO SEASONS SUBDIVISION

WHEREAS, on the 1st day of June, 1994, petitions were referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following properties situate in Mesa County, Colorado, and described as follows:

(insert legal description, Exhibit "A")

and

(insert legal description, Exhibit "B")

and

(insert legal description, Exhibit "C")

WHEREAS, the Council has found and determined that the petitions comply substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That a hearing will be held on the 6th day of July, 1994, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the areas proposed to be annexed are contiguous with the City; whether a community of

interest exists between the territories and the city; whether the territories proposed to be annexed are urban or will be urbanized in the near future; whether the territories are integrated or are capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

ADOPTED this 1st day of June, 1994.

Attest:

/s/ R.T. Mantlo
President of the Council

/s/ Stephanie Nye
City Clerk

EXHIBIT "A"

SOUTH CAMP #1

A tract of land in Section 35 Township 11S, Range 101 W of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of Government Lot 2 of said Section 35; thence S00° 10'07" E along the west line of said Lot 2 a distance of 1318.14 ft. to the southwest corner of said Lot 2; thence N89° 35'29" E along the south line of said Lot 2 a distance of 1.0 ft. to a point; thence N00° 10'07"W a distance of 658.0 ft. to a point; thence East a distance of 1.0 ft. to a point; thence S00° 10'07"E a distance of 657.0 ft. to a point; thence N00° 10'07"W a distance of 1310.0 ft. to a point; thence West a distance of 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence West a distance of 1.0 ft. to a point; thence N00° 10'07"W a distance of 659.13 ft. to the point of beginning.

EXHIBIT "B"

SOUTH CAMP #2

A tract of land in Section 35, Township 11 S, Range 101 W of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Government Lot 2 of said Section 35; thence N89° 35'29"E along the south line of said Lot 2 a distance of 1.0 ft. to the TRUE POINT OF BEGINNING; thence N00° 10'07"W a distance of 658.0 ft. to a point; thence East a distance of 1.0 ft. to a point; thence S00° 10'07"E a distance of 657.0 ft. to a point; thence East a distance of 1.0 ft. to a point; thence N00° 10'07"W a distance of 1310.0 ft. to a point; thence West a distance of 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence West a distance of 1.0 ft. to a point; thence N00° 10'07"W a distance of 657.13 ft. to a point; thence East 3.0 ft. to a point; thence S00° 10'07"E a distance of 657.13 ft. to a point; thence East 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence East 1.0 ft. to a point; thence S00° 10'07"E a distance of 1301.0 ft. to a point; thence West 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence S00° 10'07"E a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence N00° 10'07"W a distance of 650.0 ft. to a point; thence West 1.0 ft. to a point; thence S00° 10'07"E a distance of 659.98 ft. to a point; thence West 3.0 ft. to the TRUE POINT OF BEGINNING.

EXHIBIT "C"
SOUTH CAMP #3

A tract of land in Sections 22, 26, 27 and 35, Township 11 S, Range 101 W of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of Government Lot 2 in Tract 37 of said Section 35; thence N89°35'29"E along the south line of said Lot 2 a distance of 4.0 feet to the True Point of Beginning; thence N00°10'07"W a distance of 658.0 feet to a point; thence East a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence East 1.0 feet to a point; thence N00°10'07"W a distance of 650.0 feet to a point; thence East a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence East a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 650.0 feet to a point; thence East a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence East a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 1301.0 feet to a point; thence West a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence S00°10'07"E a distance of 650.0 feet to a point; thence West a distance of 1.0 feet to a point; thence N00°10'07"W a distance of 657.13 feet to a point; thence West a distance of 4.0 feet to the Northwest corner of said Lot 2; thence N00°04'05"E along the West line of Government Lot 1 of Tract 37 of said Section 35 a distance of 638.45 ft. to the Northwest corner of the South 1/2 of said Lot 1; thence N89° 42'13"E along the North line of the South 1/2 of said Lot 1 a distance of 1390.88 ft. to a point on the west right-of-way line of South Camp Road as described in Book 1778 at Page 749 in the office of the Mesa County Clerk and Recorder; thence N00°02'22"W along the west right-of-way line of South Camp Road a distance of 674.20' ft. to a point on the North line of said Section 35; thence N 00°22'30" W along the west right-of-way line of South Camp Road a distance of 203.72 ft. to the South line of the Redlands Irrigation Company Second Lift Canal; thence S 88°22'41" E a distance of 3.0 feet to the west right-of-way line of South Camp Road as described in Book 978 at Page 221 in the office of the Mesa County Clerk and Recorder; thence N 00°22'30" W along the west right-of-way of South Camp Road a

distance of 1117.18 feet to the Southeast corner of Lot 1, Block 1, Monument Meadows Subdivision; thence N00°24'W along the east lines of Lot 1, Block 1, Lots 1 and 2 Block 2, and Lot 7 and Lots 6 thru 2, Block 3 of Monument Meadows Subdivision a distance of 1322.25 ft. to a point on the west right-of-way of South Camp Road from whence the E1/4 corner of said Section 26 bears East a distance of 30.0 feet; thence N00°26'W along the east line of Lots 2 and 1, Block 3 of Monument Meadows Subdivision a distance of 296.34 ft. to the northeast corner of Lot 1, Block 3 of Monument Meadows Subdivision; thence N00°26'W along the east line of Lot 1 of Monument Meadows Subdivision 1st Addition a distance of 266.03 ft. to the northeast corner of said Lot 1; thence N00°24'W along the west right-of-way line of South Camp Road a distance of 254.3 ft. to a point on the south right-of-way line of South Broadway as described in Book 975 at Page 341 in the office of the Mesa County Clerk and Recorder; thence N89°43'W along the south right-of-way line of South Broadway a distance of 240.5 ft. to a point; thence N88°43' W along the south right-of-way line of South Broadway a distance of 412.98 ft. to a point; thence S77°14'W along the south right-of-way line of South Broadway a distance of 75.84 ft. to a point on the east line of Lot 4, Replat of Lots 2, 3, 4, 5, 6, & 6 of Block 4, 1st Addition to Monument Meadows Subdivision; thence N00°24'W along the east line of said Lot 4 a distance of 6.95 ft. to the northeast corner of said Lot 4; thence N 89°51' W along the south right-of-way line of South Broadway a distance of 471.48 ft. to the northwest corner of Lot 1, Replat of Lots 2, 3, 4, 5 & 6 of Block 4 of the 1st Addition to Monument Meadows Subdivision; thence N00°09'E a distance of 10.0 ft. to a point on the east right-of-way line of Meadows Way; thence N89°51'W a distance of 50.0 ft. to a point on the west right-of-way line of Meadows Way; thence B 00°09' E a distance of 59.0 ft. to a point which is 1.0 feet south of the North right-of-way of South Broadway; thence westerly and northerly along a line which is parallel with and 1.0 feet south and west of the north right-of-way line of South Broadway the following three (3) courses and distances:

- (1) N89°51'W a distance of 864.33 ft. to a point of curvature;
- (2) 189.93 feet along the arc of a curve to the right having a radius of 789.51 feet, a central angle of 13°47'00", and a long chord which bears N 82°57'30" W a distance of 189.47 feet;
- (3) N 76°04' W a distance of 459.75 feet to the west line of the SE1/4 NW1/4 of said Section 26;

thence S 00°42' W along the west line of the SE1/4 NW1/4 of said Section 26 a distance of 31.8 feet to a point which is 1.0 feet southerly of the centerline of South Broadway; thence westerly and northerly

along a line which is parallel with and 1.0 feet south and west of the centerline of South Broadway the following three (3) courses and distances:

- (1) N 71°26' W a distance of 90.0 feet;
- (2) 435.20 feet along the arc of a curve to the right having a radius of 1644.06 feet and a long chord which bears N 56°16' W a distance of 433.93 feet;
- (3) 316.04 feet along the arc of a curve to the left having a radius of 5053.37 feet and a long chord which bears N 59°51' W a distance of 315.99 feet;

thence north a distance of 10.0 feet to a point which is 1.0 feet south of the north right-of-way line of South Broadway; thence N 88°45'57" W along a line which is 1.0 feet south of the north right-of-way line of South Broadway a distance of 519.97 feet to a point; thence S 23°50'39" W a distance of 63.91 feet to the northeast corner of Lot 4 of Hacienda Acres Subdivision; thence along the north line of Hacienda Acres Subdivision a distance of 941.38 feet to the northwest corner of Lot 1 of Hacienda Acres Subdivision; thence N01°21'33" E a distance of 40.0 ft. to a point on the south right-of-way line of South Broadway; thence N88°45'57"W along the south right-of-way line of South Broadway a distance of 468.0 ft. to a point on the west line of the SE 1/4 of the NE 1/4 of said Section 27, said point also being on the east line of The Seasons at Tiara Rado Filing No. 3; thence S00°58'50"E along the east line of said subdivision a distance of 541.9 ft. to a point; thence N 89°53'22" E a distance of 272.86 feet to a point; thence S 43°21'45" E a distance of 120.13 feet to a point; thence S 20°18'34" E a distance of 90.47 feet to a point; thence S 06°15'26" W a distance of 360.75 feet to a point; thence S 12°30'26" W a distance of 329.70 feet to a point; thence S 35°56'26" W a distance of 18.55 feet to the South Line of the NE 1/4 of said Section 27; thence N 89°05'34" W a distance of 250.4 feet to the Southwest corner of the SE1/4 NE1/4 of said Section 27; thence N89°05'34" W along the south line of the W1/2 of the NE1/4 of said Section 27 a distance of 1355.14 ft. to a point; thence N44°31'44" W a distance of 807.55 ft. to a point, said point being the southern most corner of Lot 10, The Seasons at Tiara Rado Filing No. 2; thence N45°28'16" E along the southeastern line of said Lot 10 a distance of 123.73 ft. to the southeast corner of Lot 9 of said subdivision; thence N22°54'22" E along the easterly lines of Lots 8 and 9 of said subdivision a distance of 254.52 ft. to a point; thence N35°18'35" W along the easterly lines of Lots 6, 7 and 8 of said subdivision a distance of 333.42 ft. to the northeast corner of said Lot 6; thence N35°32'53" E along the southeasterly line of Lot 5,

Replat of Lots 3, 4, 5 and 14, The Seasons at Tiara Rado Filing No. 2, a distance of 100.28 ft. to a point; thence S76°49'5" E along the south line of Lot 4 of said subdivision a distance of 222.74 ft. to the southeast corner of said Lot 4 and the boundary of the Tiara Rado Golf Course; thence along the boundary of said Golf Course the following eight (8) courses and distances:

- (1) S47°34'58" E a distance of 177.68 ft.;
- (2) S81°57'13" E a distance of 189.14 ft.;
- (3) S42°53'38" E a distance of 747.49 ft.;
- (4) S87°42'25" E a distance of 433.15 ft.;
- (5) N78°17'21" E a distance of 84.19 ft.;
- (6) N64°00'53" E a distance of 91.54 ft.;
- (7) N03°12'18" E a distance of 95.80 ft.;
- (8) N19°58'10" W a distance of 133.92 ft. to the southwest corner of Lot 15, The Seasons at Tiara Rado Filing No. 3;

thence N19°58'10" W along the westerly line of said Lot 15 a distance of 68.84 feet to a point; thence N00°57'43" W along the west lines of Lots 15, 14, 13, 12, 9 and 8 of said subdivision a distance of 332.67 ft. to a point; thence N05°22'31" W along the west lines of Lots 8, 7, 6, 4, 3 and 2 of said subdivision a distance of 501.90 ft. to a point; thence N06°37'47" E a distance of 42.04 ft. to the southwest corner of Lot 2, The Seasons at Tiara Rado Filing No. 1; thence N06°37'47" E along the west lines of Lots 2, 3, 4 and 5 of said subdivision a distance of 178.91 ft. to a point; thence N10°05'30" E along the west lines of Lots 5, 6 and 7 of said subdivision a distance of 129.93 ft. to the northwest corner of said Lot 7 and a point on the boundary of The Tiara Rado Golf Course; thence along the boundary of said Golf Course the following five (5) courses and distances:

- (1) N56°07'45" W a distance of 98.70 ft.;
- (2) S69°26'19" W a distance of 315.09 ft.;
- (3) N49°07'26" W a distance of 301.91 ft.;
- (4) N37°46'27" W a distance of 58.90 ft.;
- (5) N45°36'26" W a distance of 32.03 ft.;

thence N00°32'00" E a distance of 30.78 ft. to a point; thence N31°29' E a distance of 77.90 ft. to a point; thence N20°49' E a distance of 209.3 ft. to a point; thence N40°46' E a distance of 83.7 ft. to a point; thence N52°55' E a distance of 64.15 ft. to a point; thence N32°34' E a distance of 62.18 ft. to a point on the north line of the NE 1/4 of said Section 27; thence S88°33'36" E along said north line a distance of 639.98 ft. to the northeast corner of the NW 1/4 NE 1/4 of said Section 27; thence S01°05'29" E along the east line of the NW 1/4 NE 1/4 of said Section 27 a distance of 642.86 ft. to a point; thence S00°58'50" E a distance of 568.53 ft. to a point; thence 26.21 along the arc

of a curve to the left having a radius of 424.71 feet, a central angle of 03°32'10", and a long chord which bears S41°25'22" E a distance of 26.21 feet; thence S00°58'50" E a distance of 58.82 ft. to a point which is 1.0 feet north of the south right-of-way line of South Broadway; thence S88°45'57" E along a line which is 1.0 feet north of the south right-of-way line of South Broadway a distance of 468.0 ft. to a point; thence S01°21'33" W a distance of 1.0 ft. to a point which is 40.0 feet north of the northwest corner of Lot 1 of Hacienda Acres Subdivision; thence S88°45'57" E a distance of 957.95 ft. to a point; thence N23°50'39" E a distance of 21.67 feet to the north right-of-way line of South Broadway; thence S88°45'57" E along the north right-of-way line of South Broadway a distance of 519.53 feet to a point; thence south a distance of 9.0 feet to the centerline of South Broadway; thence easterly and southerly along the centerline of South Broadway the following three (3) courses and distances:

- (1) 315.98 feet along the arc of a curve to the right having a radius of 5052.37 feet and a long chord which bears S59°51' E a distance of 315.93 feet;
- (2) 435.46 feet along the arc of a curve to the left having a radius of 1645.06 feet and a long chord which bears S56°16' E a distance of 434.19 feet;
- (3) S71°26' E a distance of 90.0 feet to the west

line of the SE 1/4 NW 1/4 of Section 26;

thence N00°42' E along the west line of the SE1/4 NW1/4 of said Section 26 a distance of 30.8 feet to the north right-of-way line of South Broadway; thence S76°04' E along the north right-of-way line of South Broadway a distance of 99.82 feet to a point; thence N20°58' E a distance of 312.86 feet to a point; thence N07°04'30" E a distance of 354.33 feet to a point; thence N36°08'10" E a distance of 332.76 feet to a point; thence S56°11'34" E a distance of 121.84 feet to a point; thence S23°17'37" E a distance of 222.64 feet to a point; thence S88°32'30" E a distance of 681.64 feet to a point; thence S01°07'22" W a distance of 307.42 feet to a point; thence S88°41'13" E a distance of 982.58 feet to a point; thence S01°12'37" W a distance of 460.04 feet to a point on the north right-of-way line of South Broadway; thence S89°51' E along the north right-of-way line of South Broadway a distance of 462.09 feet to a point on the east boundary line of Section 26; thence S00°24' E along the east boundary line of Section 26 a distance of 2139.75 feet to the northeast corner of Lot 4 of Section 24; thence S89°49' W a distance of 29.0 feet to a point which is 1.0 feet east of the west right-of-way line of South Camp Road; thence S00°22'30" E along a line

which is 1.0 feet east of the west right-of-way line of South Camp Road a distance of 1320.90 feet to a point on the south boundary line of said Section 26; thence $S00^{\circ}02'22''$ W along a line which is 1.0 feet east of the west right-of-way line of South Camp Road a distance of 674.20 feet to a point; thence $N89^{\circ}42'13''$ E a distance of 29.0 feet to a point on the east boundary line of Section 35; thence $S00^{\circ}17'47''$ E a distance of 1147.59 feet to a point; thence $N87^{\circ}11'34''$ W a distance of 30.04 feet to a point on the west right-of-way line of South Camp Road; thence $S00^{\circ}17'47''$ E along the west right-of-way line of South Camp Road a distance of 805.87 feet to a point on the south boundary line of Tract 37 of said Section 35; thence $S47^{\circ}40'$ W a distance of 198.74 feet to a point; thence $S89^{\circ}52'$ W a distance of 485.4 feet to a point; thence $N00^{\circ}02'$ W a distance of 133.5 feet to a point on the south boundary line of said Tract 37; thence $S89^{\circ}35'29''$ W along the south boundary line of said Tract 37 a distance of 23.68 feet to a point; thence continuing along the south boundary line of said Tract 37, $S89^{\circ}35'29''$ W a distance of 702.23 feet to the True Point of Beginning.