

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2962

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

BOOKCLIFF COUNTRY CLUB ENCLAVE LOCATED BETWEEN I-70,
G ROAD, HORIZON DR., AND 27 ROAD AND
CONSISTING OF APPROXIMATELY 136.38 ACRES

Recitals.

On the 16th day of October, 1996 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 Bookcliff Country Club Enclave, and more particularly described as follows:

DESCRIPTION

A parcel of land situate in Section 35 and 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Center $\frac{1}{4}$ corner of said Section 36; thence N 00°15'05" W along the north - south centerline for said Section 36 a distance of 363.80 feet to a point on the southerly right-of-way line for Interstate Highway No. 70; thence continuing along said north - south centerline of said Section 36 N 00°03'00" E a distance of 118.94 feet to a point on the centerline for said Interstate Highway No.70; thence along the centerline for said Interstate Highway No. 70 the following 3 courses:

- 1) 659.30 feet along the arc of a curve concave to the south, having a radius of 1637.10 feet and a chord bearing N 69°53'02" W a distance of 654.86 feet;
- 2) N 86°05'04" W a distance of 399.70 feet;
- 3) N 88°25'00" W a distance of 1657.87 feet to a point on the west right-of-way line for said 27 Road; thence S 00°11'05" W along the west right-of-way line for said 27 Road a distance of 130.07 feet to a point on the south right-of-way line for said Interstate Highway No.70; thence S 88°25'00" E along said south right-of-way line a distance of 30.00 feet to a point on the west line of said Section 36; thence S 00°06'23" W along the west line of said Section 36 a distance of 647.00 feet to the West $\frac{1}{4}$ corner of said Section 36; thence continuing along the west line of said Section 36 S 00°00'00" W a distance of 427.00 feet to the northwest corner of Fairway

Park Subdivision; thence along the northerly boundary line of said Fairway Park Subdivision the following 11 courses:

- 1) N 90°00'00" E a distance of 50.00 feet;
- 2) S 60°42'00" E a distance of 52.00 feet;
- 3) N 21°16'00" E a distance of 98.00 feet;
- 4) N 31°46'00" W a distance of 75.00 feet;
- 5) N 09°34'00" E a distance of 120.00 feet;
- 6) N 72°32'00" E a distance of 103.00 feet;
- 7) S 71°37'00" E a distance of 110.00 feet;
- 8) S 88°41'00" E a distance of 55.00 feet;
- 9) N 16°20'00" E a distance of 99.60 feet;
- 10) N 43°53'00" E a distance of 123.41 feet;

11) N 89°59'00" E a distance of 393.00 feet to the northeast corner of said Fairway Park Subdivision; thence along the easterly boundary line of Block 6 of said Fairway Park Subdivision the following 3 courses:

- 1) S 01°13'00" E a distance of 711.41 feet;
- 2) 275.58 feet along the arc of a curve concave to the southwest, having a radius of 794.78 feet and a chord bearing S 25°40'00" E a distance of 274.20 feet;
- 3) S 00°54'00" W a distance of 1330.00 feet to the northeast corner of Lot 15, Block 6 of said Fairway Park Subdivision; thence S 90°00'00" E a distance of 100.00 feet to a point; thence S 00°54'00" W a distance of 351.11 feet to a point on the south line of the Southwest $\frac{1}{4}$ of said Section 36; thence S 89°57'30" E along the south line of said Southwest $\frac{1}{4}$ a distance of 891.45 feet to a point; thence leaving said south line N 00°02'30" E a distance of 40.00 feet to a point on the north right-of-way line for G Road; thence N 14°06'44" E along the westerly boundary line of Northside Park Subdivision a distance of 526.32 feet to the northwest corner of said Northside Park Subdivision; thence N 15°36'00" E a distance of 215.01 feet to a point; thence N 58°04'00" E a distance of 245.04 feet to a point; thence N 32°45'00" E a distance of 178.59 feet to a point; thence N 32°40'00" E a distance of 335.21 feet to a point; thence N 26°36'07" E a distance of 737.69 feet to a point; thence S 89°46'08" W a distance of 329.81 feet to a point; thence N 84°34'01" W a distance of 105.42 feet to a point; thence N 18°04'46" E a distance of 186.27 feet to a point; thence N 12°16'25" E a distance of 164.43 feet to a point; thence N 02°40'17" E a distance of 213.47 feet to a point on the north - south centerline of said Section 36; thence along said north - south centerline N 00°13'42" W a distance of 97.45 feet to the point of beginning.

The area being considered for annexation is entirely contained within the boundaries of the City of Grand Junction, said area has been so surrounded for a period of not less than three years and is therefore eligible for annexation 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 Bookcliff Country Club Enclave, is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 20th day of November, 1996.

ADOPTED and ordered published this 4th day of December, 1996.

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
City Clerk

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION

DESCRIPTION

A parcel of land situate in Section 35 and 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows

Beginning at the Center 1/4 corner of said Section 36, thence N 00°15'05" W along the north - south centerline for said Section 36 a distance of 363.80 feet to a point on the southerly right-of-way line for Interstate Highway No. 70, thence continuing along said north - south centerline of said Section 36 N 00°03'00" E a distance of 118.94 feet to a point on the centerline for said Interstate Highway No. 70, thence along the centerline for said Interstate Highway No. 70 the following 3 courses

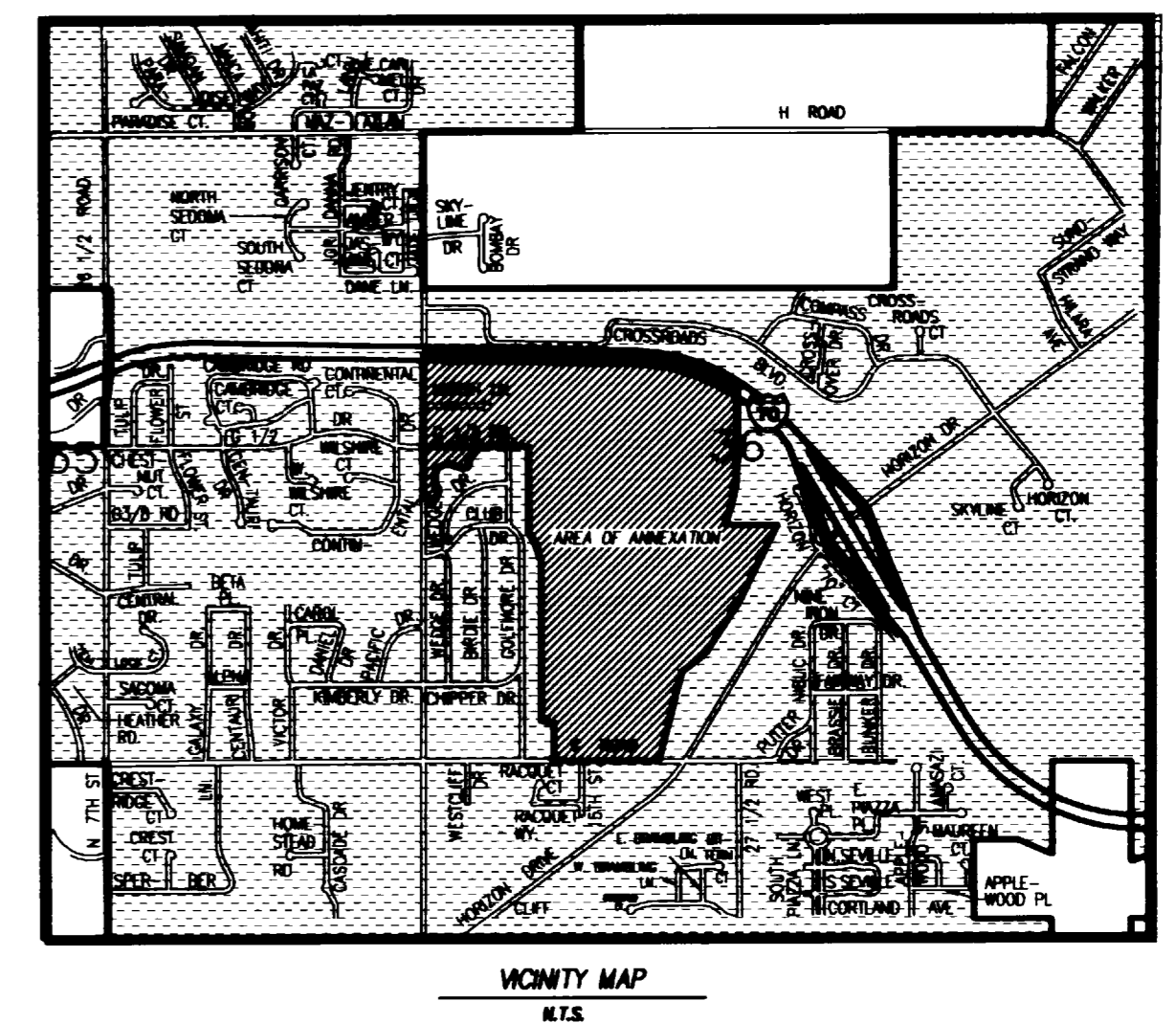
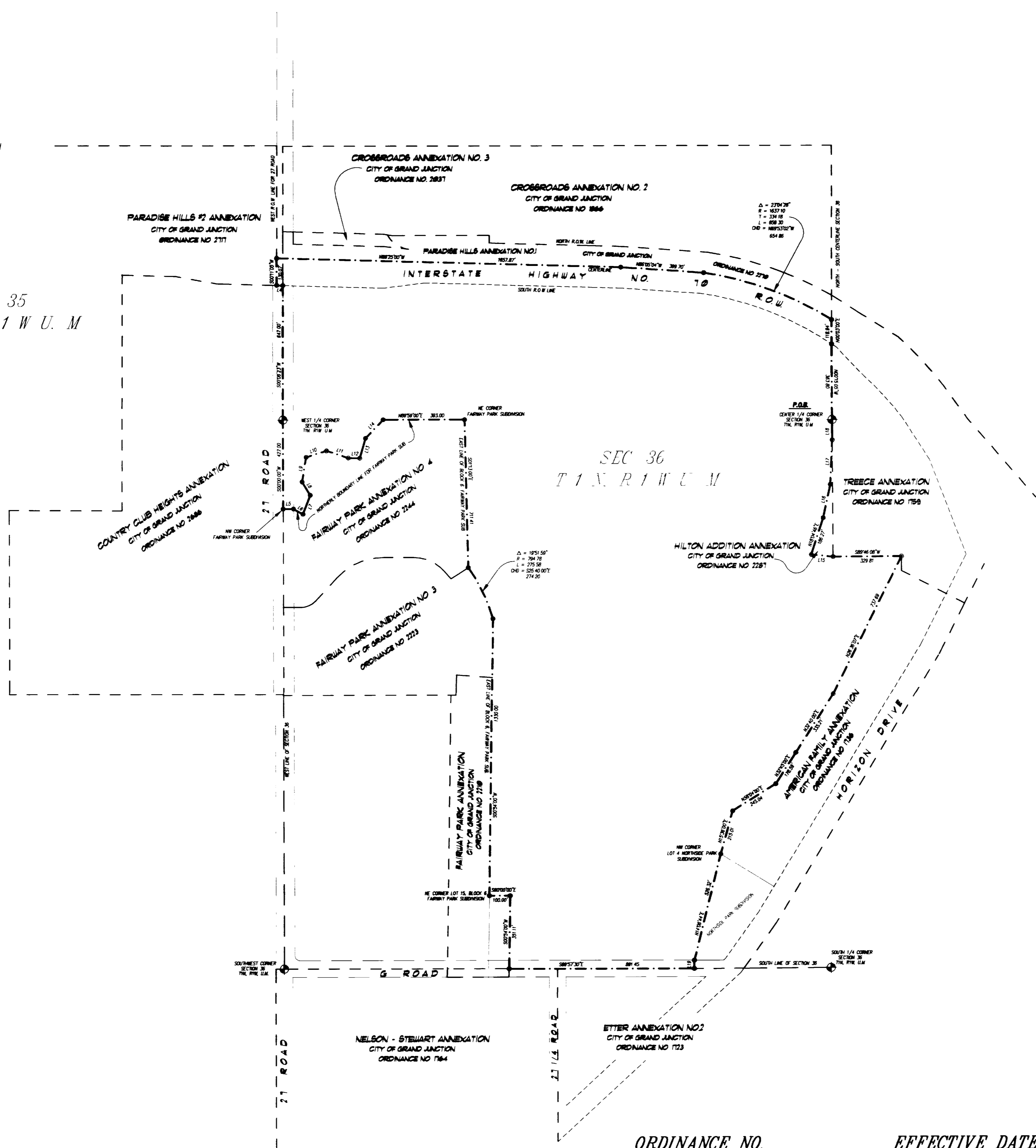
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- 2) N 86°05'04" W a distance of 399.70 feet,
- 3) N 88°25'00" W a distance of 1657.87 feet to a point on the west right-of-way line for said 27 Road, thence S 00°11'05" W along the west right-of-way line for said 27 Road a distance of 130.07 feet to a point on the south right-of-way line for said Interstate Highway No. 70; thence S 88°25'00" E along said south right-of-way line a distance of 30.00 feet to a point on the west line of said Section 36, thence S 00°06'23" W along the west line of said Section 36 a distance of 647.00 feet to the West 1/4 corner of said Section 36, thence continuing along the west line of said Section 36 S 00°00'00" W a distance of 427.00 feet to the northwest corner of Fairway Park Subdivision, thence along the northerly boundary line of said Fairway Park Subdivision the following 11 courses

SEC. 35
T 1 N, R 1 W U. M

- 1) N 90°00'00" E a distance of 50.00 feet,
- 2) S 60°42'00" E a distance of 52.00 feet,
- 3) N 21°16'00" E a distance of 98.00 feet,
- 4) N 31°46'00" W a distance of 75.00 feet,
- 5) N 09°34'00" E a distance of 120.00 feet,
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- 10) N 43°53'00" E a distance of 123.41 feet,
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- 3) S 00°54'00" W a distance of 1330.00 feet to the northeast corner of Lot 15, Block 6 of said Fairway Park Subdivision, thence S 90°00'00" E a distance of 100.00 feet to a point, thence S 00°54'00" W a distance of 351.11 feet to a point on the south line of the Southwest 1/4 of said Section 36, thence S 89°57'30" E along the south line of said Southwest 1/4 a distance of 891.45 feet to a point, thence leaving said south line N 00°02'30" E a distance of 40.00 feet to a point on the north right-of-way line for G Road, thence N 14°06'44" E along the westerly boundary line of Northside Park Subdivision a distance of 526.32 feet to the northwest corner of said Northside Park Subdivision, thence N 15°36'00" E a distance of 215.01 feet to a point, thence N 58°04'00" E a distance of 245.04 feet to a point, thence N 32°45'00" E a distance of 178.59 feet to a point, thence N 32°40'00" E a distance of 335.21 feet to a point, thence N 26°36'07" E a distance of 737.69 feet to a point, thence S 89°46'08" W a distance of 329.81 feet to a point, thence N 84°34'01" W a distance of 105.42 feet to a point, thence N 18°04'46" E a distance of 186.27 feet to a point, thence N 12°16'26" E a distance of 164.43 feet to a point, thence N 02°40'17" E a distance of 213.47 feet to a point on the north - south centerline of said Section 36, thence along said north - south centerline N 00°13'42" W a distance of 97.45 feet to the point of beginning

LINE	DIRECTION	DISTANCE
1.4	S89°57'30"E	891.45
1.5	N00°02'30"E	40.00
1.6	S89°46'08"W	52.00
1.7	N02°40'17"E	97.45
1.8	N32°45'00"E	178.59
1.9	N32°40'00"E	335.21
1.10	N26°36'07"E	737.69
1.11	S71°37'00"E	110.00
1.12	S88°41'00"E	55.00
1.13	N16°20'00"E	99.60
1.14	N43°53'00"E	123.41
1.15	N89°59'00"E	393.00
1.16	N00°13'42"W	97.45
1.17	N00°03'00"E	118.94
1.18	N00°15'05"W	363.80
1.19	N00°00'00"E	427.00



AREA OF ANNEXATION

ANNEXATION PERIMETER	12,746.95 FT
CONTIGUOUS PERIMETER	12,746.95 FT
AREA IN SQUARE FEET	5,940,697.58
AREA IN ACRES	136.38

LEGEND
 --- ANNEXATION BOUNDARY
 - - - - - CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)

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 plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

James L. Shanks
 JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NO. 2962
 EFFECTIVE DATE JAN. 5, 1997

REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	10-10-96
REVISION			CHECKED BY		DATE	
REVISION			APPROVED BY	JS	DATE	10-10-96
REVISION			FIELD BOOK NO.		PAGE	

SCALE
 1" = 300'

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

BOOKCLIFF COUNTRY CLUB ENCLAVE ANNEXATION

SHEET NO. 1
 OF 1
 FILE NO. BOOKANN DWG