

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2982 _____

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

TIARA RADO GOLF COURSE ANNEXATION
APPROXIMATELY 99.29 ACRES
LOCATED AT 2063 SOUTH BROADWAY

WHEREAS, the following described territory is solely owned by the City of Grand Junction, Colorado; and

WHEREAS, the territory is not solely a public street or right-of-way; 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 Sections 22 and 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 22, thence along the perimeter of the City of Grand Junction Tiara Rado Golf Course the following 28 courses:

- 1) S 00°11'00" E a distance of 50.00 feet;
- 2) N 89°59'00" E a distance of 20.00 feet;
- 3) S 00°01'00" E a distance of 250.00 feet;
- 4) S 68°19'00" E a distance of 445.64 feet;
- 5) S 45°36'26" E a distance of 32.03 feet;
- 6) S 37°46'27" E a distance of 58.90 feet;
- 7) S 49°07'26" E a distance of 301.91 feet;
- 8) N 69°26'19" E a distance of 315.09 feet;
- 9) S 56°07'45" E a distance of 98.70 feet;
- 10) S 10°05'43"W a distance of 129.93 feet;
- 11) S 06°37'49" W a distance of 220.95 feet;

12) S 05°22'31" E a distance of 501.90 feet;
13) S 00°57'53" E a distance of 332.67 feet;
14) S 19°58'10" E a distance of 202.56 feet;
15) S 03°12'18" W a distance of 95.80 feet;
16) S 64°00'53" W a distance of 91.54 feet;
17) S 78°17'21" W a distance of 84.19 feet;
18) N 87°42'25" W a distance of 453.15 feet;
19) N 42°53'38" W a distance of 747.49 feet;
20) N 81°57'13" W a distance of 189.14 feet;
21) N 47°34'58" W a distance of 177.68 feet;
22) N 12°10'00" W a distance of 315.00 feet;
23) N 06°22'49" E a distance of 775.07 feet;
24) N 02°31'24" W a distance of 100.44 feet;
25) N 37°19'54" W a distance of 26.11 feet;
26) S 82°22'32" W a distance of 117.14 feet;
27) S 19°20'13" W a distance of 150.13 feet;
28) S 42°54'52" W a distance of 56.32 feet to a point on the
northeasterly right-of-way line for Tiara Vista Drive; thence
along the northeasterly right-of-way line for said Tiara Vista
Drive the following 6 courses:

1) 147.57 feet along the arc of a curve concave to the southwest
having a radius of 270.00 feet, a delta of 31°18'55" and a chord
bearing N 53°34'18" W a distance of 145.74 feet;
2) N 69°13'48" W a distance of 158.13 feet;
3) 127.41 feet along the arc of a curve to the right having a
radius of 730.00 feet, a delta of 10°00'01" and a chord bearing N
64°13'48" W a distance of 127.25 feet;
4) N 59°13'48" W a distance of 343.38 feet;
5) 17.45 feet along the arc of a curve to the right having a
radius of 20.00 feet, a delta of 49°59'06" and a chord bearing N
34°13'57" W a distance of 16.90 feet;
6) 74.98 feet along the arc of a curve to the left having a
radius of 50.00 feet, a delta of 85°55'19" and a chord bearing N
52°12'24" W a distance of 68.15 feet; thence continuing along the
perimeter of said City of Grand Junction Tiara Rado Golf Course
the following 15 courses:

1) N 05°10'07" W a distance of 8.86 feet;
2) N 80°09'00" W a distance of 48.25 feet;
3) N 83°04'00" W a distance of 220.13 feet;
4) N 79°35'00" W a distance of 53.42 feet;
5) S 37°47'44" E a distance of 294.95 feet;
6) S 64°13'48" E a distance of 889.28 feet;
7) S 16°46'27" E a distance of 130.51 feet;
8) S 46°19'33" W a distance of 75.36 feet;
9) S 87°27'24" W a distance of 70.18 feet;
10) N 64°13'48" W a distance of 1050.50 feet;
11) N 27°24'52" W a distance of 856.89 feet;
12) N 11°16'40" W a distance of 80.12 feet;

13) N 40°19'25" E a distance of 90.22 feet;
14) N 51°55'28" E a distance of 315.47 feet;
15) N 82°32'40" E a distance of 782.30 feet to a point on the westerly right-of-way line for Liberty Cap Court; thence S 02°03'11" E along the westerly right-of-way line for said Liberty Cap Court a distance of 57.25 feet; thence continuing along the perimeter of said City of Grand Junction Tiara Rado Golf Course the following 8 courses:

1) S 71°12'23" W a distance of 766.68 feet;
2) S 54°34'08" W a distance of 183.86 feet;
3) S 18°06'37" E a distance of 77.42 feet;
4) S 89°33'54" E a distance of 631.72 feet;
5) N 75°49'46" E a distance of 152.19 feet;
6) N 36°52'45" E a distance of 387.06 feet;
7) N 47°05'27" W a distance of 128.89 feet;
8) S 87°25'15" W a distance of 33.65 feet to a point on the easterly right-of-way line for said Liberty Cap Court; thence along the easterly right-of-way line for said Liberty Cap Court the following 3 courses:

1) N 02°03'11" W a distance of 61.30 feet;
2) N 80°43'23" E a distance of 10.55 feet;
3) N 09°16'37" W a distance of 68.68 feet; thence continuing along the perimeter of the City of Grand Junction Tiara Rado Golf Course the following 14 courses:

1) N 15°26'33" E a distance of 365.14 feet;
2) N 10°00'00" E a distance of 340.00 feet;
3) N 05°45'00" E a distance of 360.00 feet;
4) N 01°40'00" E a distance of 130.00 feet;
5) N 27°33'00" W a distance of 135.00 feet;
6) N 62°41'15" E a distance of 580.34 feet;
7) S 68°36'16" E a distance of 117.72 feet;
8) S 00°34'00" W a distance of 155.00 feet;
9) S 15°59'15" W a distance of 1025.89 feet;
10) S 27°30'00" W a distance of 425.00 feet;
11) S 24°30'00" E a distance of 500.00 feet;
12) S 13°01'00" E a distance of 318.07 feet;
13) N 90°00'00" E a distance of 330.00 feet;
14) S 00°11'00" E a distance of 167.90 feet to the point of beginning.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 15th day of January, 1997.

ADOPTED and ordered published this 5th day of February,
1997.

Attest:

/s/Linda Afman
President of the Council

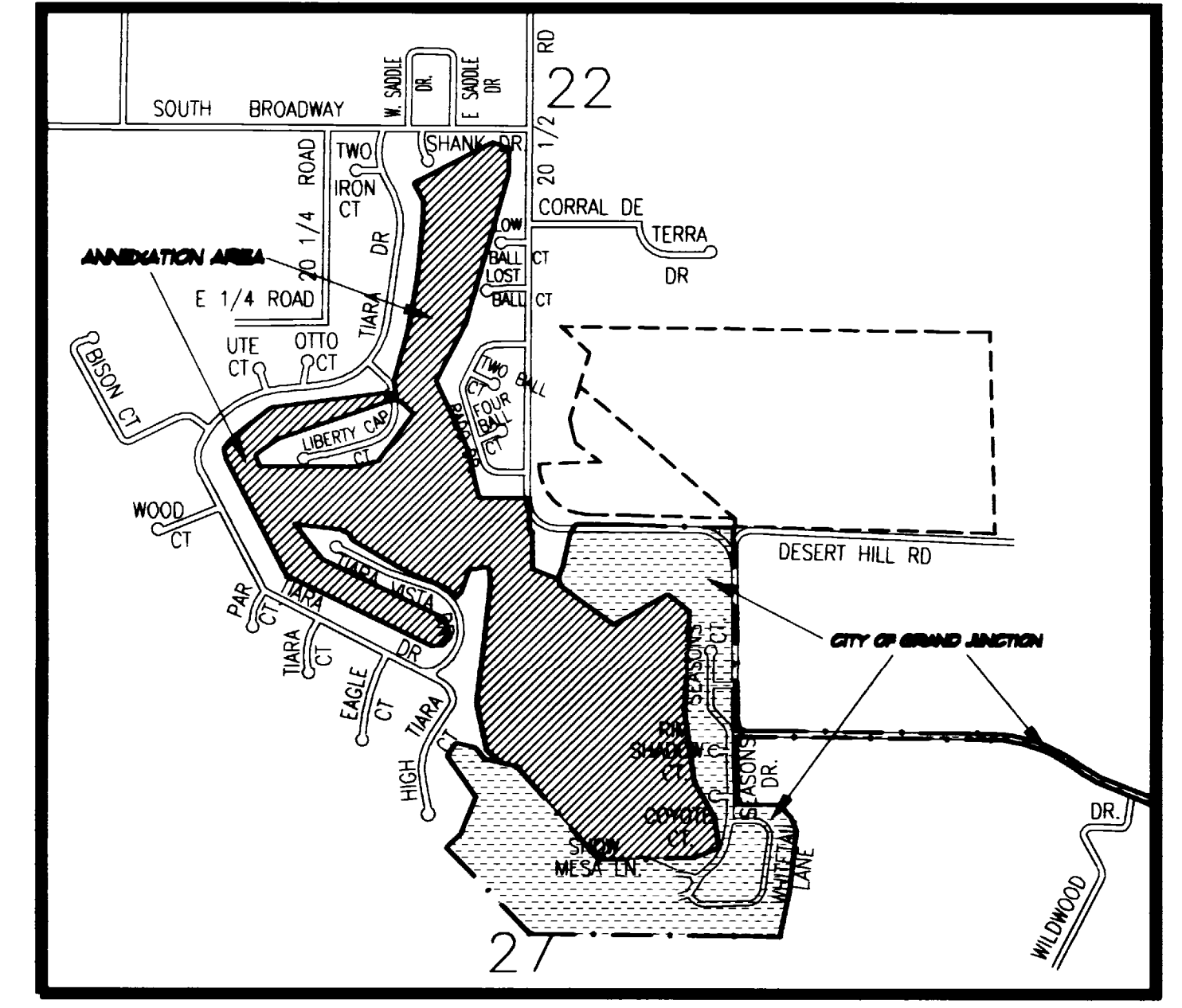
/s/ Stephanie Nye
City Clerk

TIARA RADO GOLF COURSE ANNEXATION

SITUATE IN SECTIONS 22 & 27
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.
MESA COUNTY, COLORADO

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	730.00	147.57	73.00	147.57	N53°18'18" W	378°55'
C2	730.00	147.41	63.87	147.57	N64°14'48" W	102°00'
C3	80.00	17.45	3.30	17.45	N54°15'21" W	48°00'
C4	80.00	17.89	46.58	88.75	N52°12'24" W	85°30'

LINE	DIRECTION	DISTANCE
L1	S00°11'00" E	50.00
L2	N89°59'00" E	20.00
L3	S00°01'00" E	250.00
L4	S08°19'00" E	445.64
L5	S45°36'26" E	32.03
L6	S37°46'27" E	58.90
L7	S49°07'26" E	301.91
L8	N69°26'19" E	315.00
L9	S56°07'45" E	98.70
L10	S10°05'43" W	129.93
L11	S08°37'49" W	220.95
L12	S05°22'31" E	501.90
L13	S00°57'53" E	332.67
L14	S19°38'10" E	202.36
L15	S03°12'18" W	56.80
L16	S64°00'53" W	91.54
L17	S78°17'21" W	84.19
L18	N87°42'25" W	453.15
L19	N42°53'39" W	147.49
L20	N81°57'13" W	189.14
L21	N47°34'58" W	177.68
L22	N17°00'00" W	315.00
L23	N06°22'49" E	775.07
L24	N02°31'24" W	100.44
L25	N37°19'54" W	26.11
L26	S82°22'32" W	117.14
L27	S19°20'13" W	150.13
L28	S42°54'52" W	56.32



VICINITY MAP
NTS

DESCRIPTION
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- 4) N 59°13'48" W a distance of 343.38 feet,
- 5) 17.45 feet along the arc of a curve to the right having a radius of 20.00 feet, a delta of 49°59'06" and a chord bearing N 34°13'57" W a distance of 16.90 feet,
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- 13) N 90°00'00" E a distance of 330.00 feet,
- 14) S 00°11'00" E a distance of 167.90 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. 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.
2982

EFFECTIVE DATE
MARCH 9, 1997

LEGEND

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

AREA OF ANNEXATION

ANNEXATION PERIMETER	19,683.90 FT
CONTIGUOUS PERIMETER	4033.63 FT.
AREA IN SQUARE FEET	4,325,189.61
AREA IN ACRES	99.29

SOUTH CAMP ANNEXATION PARCEL NO.3
CITY OF GRAND JUNCTION

REVISION	DESCRIPTION	DATE	DRAWN BY	SRP	DATE	JAN. 8, 1997
REVISION			CHECKED BY		DATE	
REVISION			APPROVED BY	JS	DATE	JAN. 8, 1997
REVISION			FIELD BOOK NO.		PAGE	

SCALE
1" = 300'

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

TIARA RADO GOLF COURSE ANNEXATION

SHEET NO	1
OF	1
FILE NO.	TIARADO.DWG