

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2984

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

EAST TIARA RADO GOLF COURSE NO. 2
APPROXIMATELY 69.26 ACRES

LOCATED AT THE NORTHEAST CORNER OF S. BROADWAY AND 20 1/2 ROAD

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:

That portion of a parcel of land described in Book 2022 at Page 456 of the records of the Mesa County Clerk and Recorder, situate in the SE 1/4 of Section 22 and SW 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22, thence N 00°11'00" W along the west line of said SE 1/4 of said Section 22 a distance of 400.00 feet; thence S 87°59'10" E a distance of 10.00 feet; thence N 89°49'00" E a distance of 40.00 feet; thence N 87°52'00" E a distance of 400.00 feet; thence N 52°28'36" W a distance of 206.70 feet; thence N 13°21'36" W a distance of 159.00 feet; thence N 16°48'24" E a distance of 225.50 feet to the True Point of beginning of the parcel described herein; thence N 16 °48'24" E a distance of 225.50 feet; thence N 47°12'36" W a distance of 253.60 feet; thence S 89°14'19" E a distance of 2464.38 feet to a point on the west line of said Section 23; thence S 89°52'06" E a distance of 318.91 feet; thence S 04°37'39" E a distance of 456.30 feet; thence S 01°17'57" E a distance of 864.71 feet to a point on the northerly right-of-way line for Desert Hill Road; thence N 88°12'24" W along the northerly right-of-way line for said Desert Hill Road a distance of 373.49 feet to a point on the east line of said Section 22; thence continuing along the

northerly right-of-way line for said Desert Hill Road N 88°33'36" W a distance 1330.37 feet; thence N 01°05'29" W a distance of 55.06 feet to a point on the northerly right-of-way line for South Broadway; thence leaving said northerly right-of-way line N 49°33'34" W a distance of 1332.69 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.

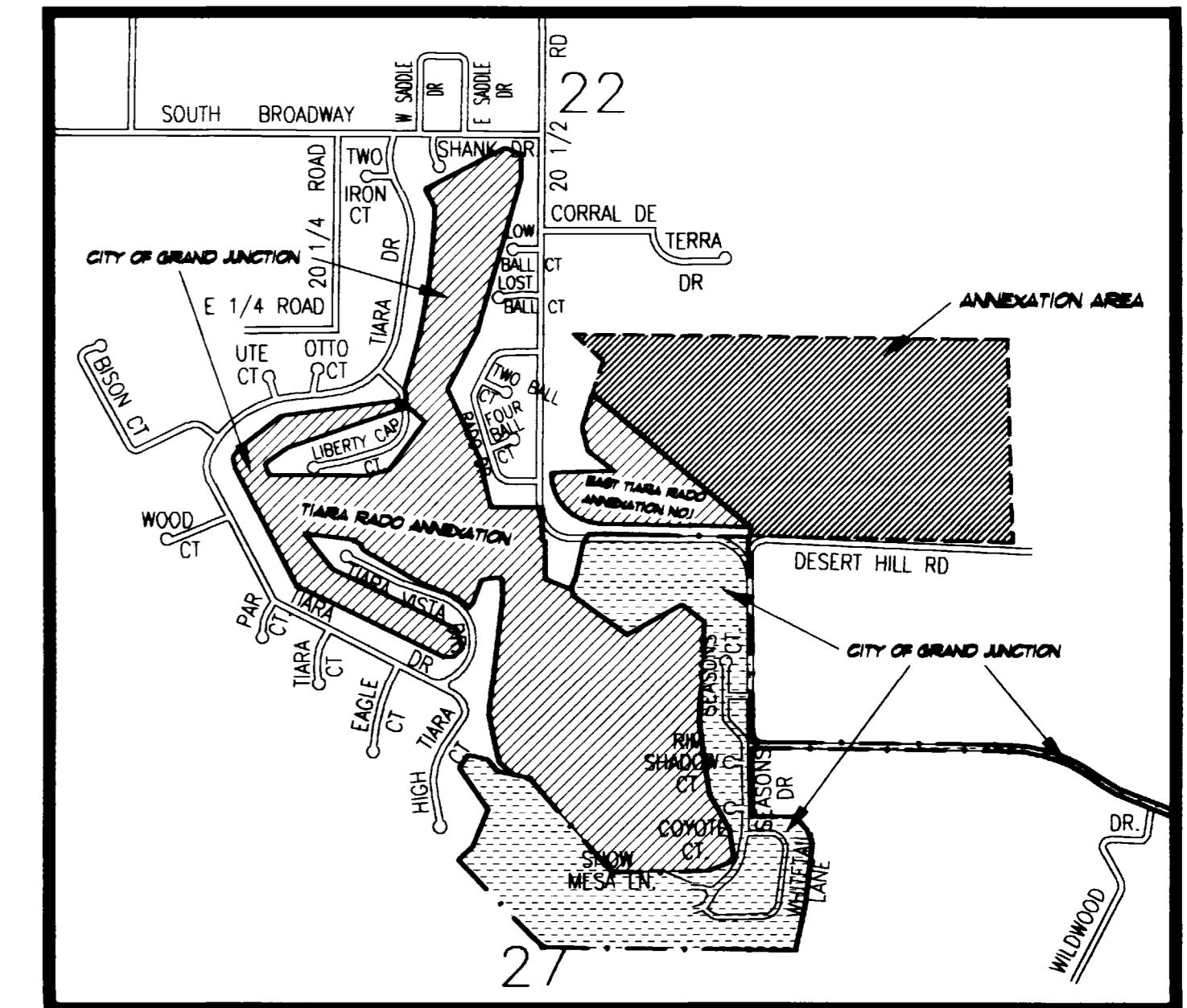
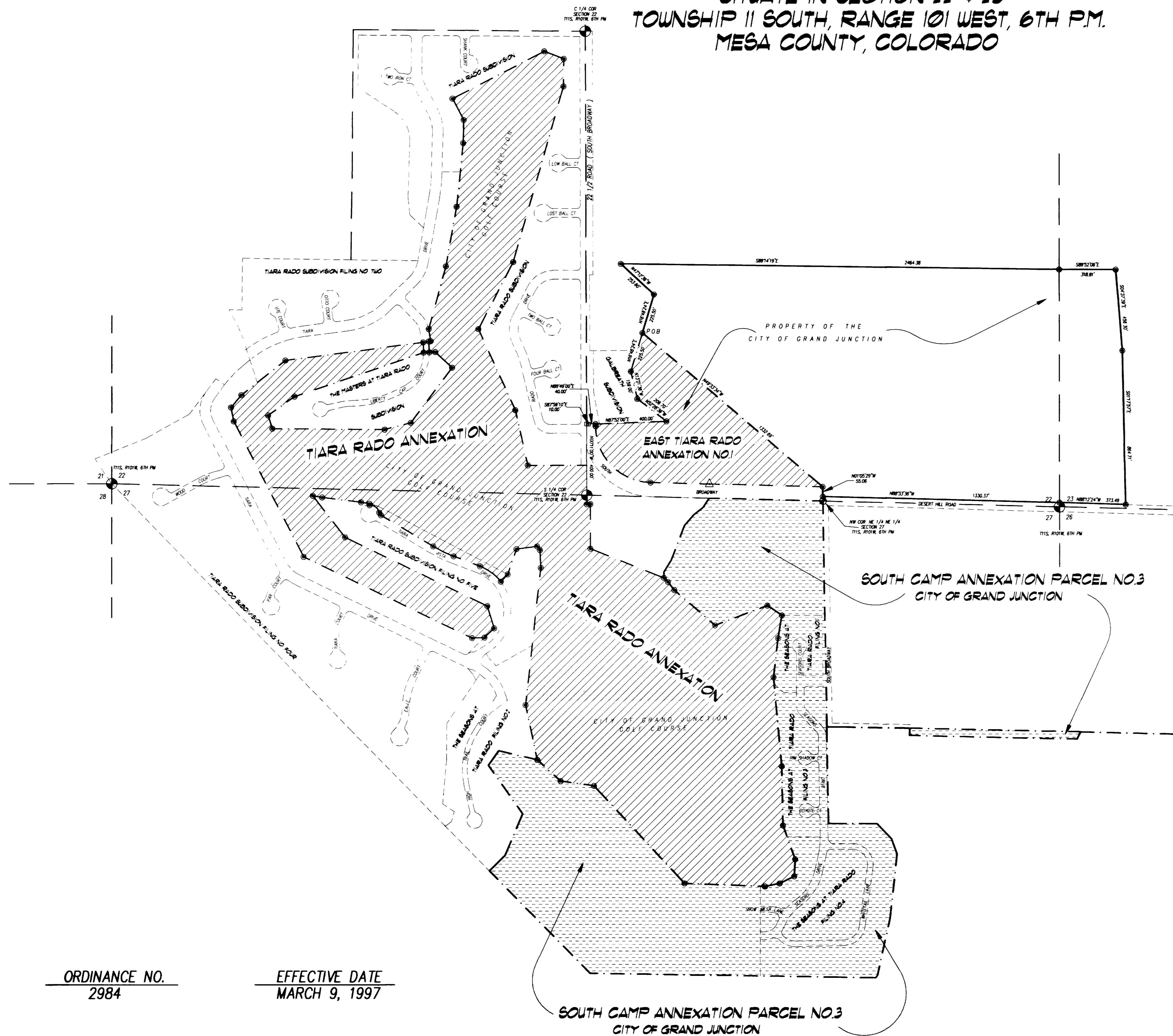
Attest:

/s/ Linda Afman
President of the Council

/s/Stephanie Nye
City Clerk

EAST TIARA RADO GOLF COURSE ANNEXATION NO.2

SITUATE IN SECTION 22 & 23
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH P.M.
MESA COUNTY, COLORADO



VICINITY MAP
NTS

DESCRIPTION

That portion of a parcel of land described in Book 2022 at Page 456 of the records of the Mesa County Clerk and Recorder, situate in the SE 1/4 of Section 22 and SW 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 22, thence N 00°11'00" W along the west line of said SE 1/4 of said Section 22 a distance of 400.00 feet, thence S 87°59'10" E a distance of 10.00 feet, thence N 89°49'00" E a distance of 40.00 feet, thence N 87°52'00" E a distance of 400.00 feet, thence N 52°28'36" W a distance of 206.70 feet, thence N 132°1'36" W a distance of 159.00 feet, thence N 16°48'24" E a distance of 225.50 feet to the True Point of beginning of the parcel described herein, thence N 16°48'24" E a distance of 225.50 feet, thence N 47°12'36" W a distance of 253.60 feet, thence S 89°14'19" E a distance of 2464.38 feet to a point on the west line of said Section 23, thence S 89°52'06" E a distance of 318.91 feet, thence S 04°37'39" E a distance of 456.30 feet, thence S 01°17'57" E a distance of 864.71 feet to a point on the northerly right-of-way line for Desert Hill Road, thence N 88°12'24" W along the northerly right-of-way line for said Desert Hill Road a distance of 373.49 feet to a point on the east line of said Section 22, thence continuing along the northerly right-of-way line for said Desert Hill Road N 88°33'36" W a distance of 1330.37 feet, thence N 01°05'29" W a distance of 55.06 feet to a point on the northerly right-of-way line for South Broadway, thence leaving said northerly right-of-way line N 49°33'34" W a distance of 1332.69 feet to the point of beginning.

AREA OF ANNEXATION

ANNEXATION PERIMETER	7,675.01 FT.
CONTIGUOUS PERIMETER	1,332.69 FT.
AREA IN SQUARE FEET	3,016,815.30
AREA IN ACRES	69.26

LEGEND

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

The Description(s) contained herein have been derived from subdivision plots and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plot 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.
2984

EFFECTIVE DATE
MARCH 9, 1997

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
1			SRP	JAN 8, 1997
2				
3				
4				

SCALE
1" = 300'

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

EAST TIARA RADO GOLF COURSE ANNEXATION NO.2

SHEET NO.	1
OF	1
FILE NO.	TIARADO2.DWG