

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3596

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

GOWHARI ANNEXATIONS NO. 1 & NO. 2

APPROXIMATELY 25.103 ACRES

**LOCATED AT 563 20 ½ Rd, 573 20 ½ Rd, 2026 S. Broadway and including a
portion of the 20 ½ Road right-of-way**

WHEREAS, on the 1st day of October, 2003, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of November, 2003; 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;

WHEREAS, the annexation was adopted with Ordinance #3582.

WHEREAS, the legal description in Ordinance #3582 is incorrect; the annexation should have been a serial annexation. When amended the annexation will be known as the Gowhari Annexations # 1 & #2.

**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:

GOWHARI ANNEXATION #1

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 NW 1/4 of said Section 22, and assuming the South line of the SE 1/4 NW 1/4 of said Section 22 bears N 89°40'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°56'27" W along the West line of the SE 1/4 NW 1/4 of said Section 22 a distance of 20.00 feet to a point on the North right of way for South Broadway and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°56'27" W along the West line of the SE 1/4 NW 1/4 of said Section 22, a distance of 1310.96 feet, more or less, to a point being the Northwest corner of the SE 1/4 NW 1/4 of said Section 22 and being the Northwest corner of Gowhari Minor Subdivision, as same is recorded in Plat Book 18, Page 129 of the Public Records of Mesa County, Colorado; thence N 89°35'06" E along the North line of the SE 1/4 NW 1/4 of said Section 22, and the North line of said Gowhari Minor Subdivision, a distance of 299.88 feet; thence S 00°53'16" E along the Northerly extension of the West line of Saddleback Subdivision, as same is recorded in Plat Book 14, Page 140, Public Records of Mesa County, Colorado, a distance of 1311.45 feet to a point on the North right of way for South Broadway; thence S 89°40'40" W along the said North right of way, being a line 20.00 feet North of and parallel to, the South line of the SE 1/4 NW 1/4 of said Section 22, a distance of 298.67 feet, more or less, to the Point of Beginning.

CONTAINS 9.008 Acres (392,394 Sq. Ft.) more or less, as described.

AND

GOWHARI ANNEXATION #2

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 NW 1/4 of said Section 22, and assuming the South line of the SE 1/4 NW 1/4 of said Section 22 bears N 89°40'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°56'27" W along the West line of the SE 1/4 NW 1/4 of said Section 22 a distance of 1330.96 feet to a point being the Northwest corner of the SE 1/4 NW 1/4 of said Section 22 and being the Northwest corner of Gowhari Minor Subdivision, as same is recorded in Plat Book 18, Page 129 of the Public Records of Mesa County, Colorado; thence N 89°35'06" E along the North line of the SE 1/4 NW 1/4 of said Section 22, and the North line of said Gowhari Minor Subdivision, a distance of 299.88 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°35'06" E along the North line of the SE 1/4 NW 1/4 of said Section 22 a distance of 1006.49 feet, to a point being the Northeast corner of the SE 1/4 NW

1/4 of said Section 22; thence N 89°35'28" E along the North line of the SW 1/4 NE 1/4 of said Section 22, a distance of 20.00 feet; thence S 00°53'16" E along a line 20.00 feet East of and parallel to the West line of the SW 1/4 NE 1/4 of said Section 22, being the East right of way for 20-1/2 Road, a distance of 686.71 feet, more or less, to a point on the Easterly extension of the North line of Saddleback Subdivision, as same is recorded in Plat Book 14, Page 140, Public Records of Mesa County, Colorado; thence S 89°59'40" W along the North line of said Saddleback Subdivision, a distance of 1026.57 feet, more or less, to a point being the Northwest corner of said Saddleback Subdivision; thence N 00°53'16"W, a distance of 679.37 feet, more or less, to the Point of Beginning.

CONTAINS 16.095 Acres (701,111 Sq. Ft.) more or less, as described.

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

INTRODUCED on first reading on the 7th day of January, 2004 and ordered published.

ADOPTED on second reading this 21st day of January, 2004.

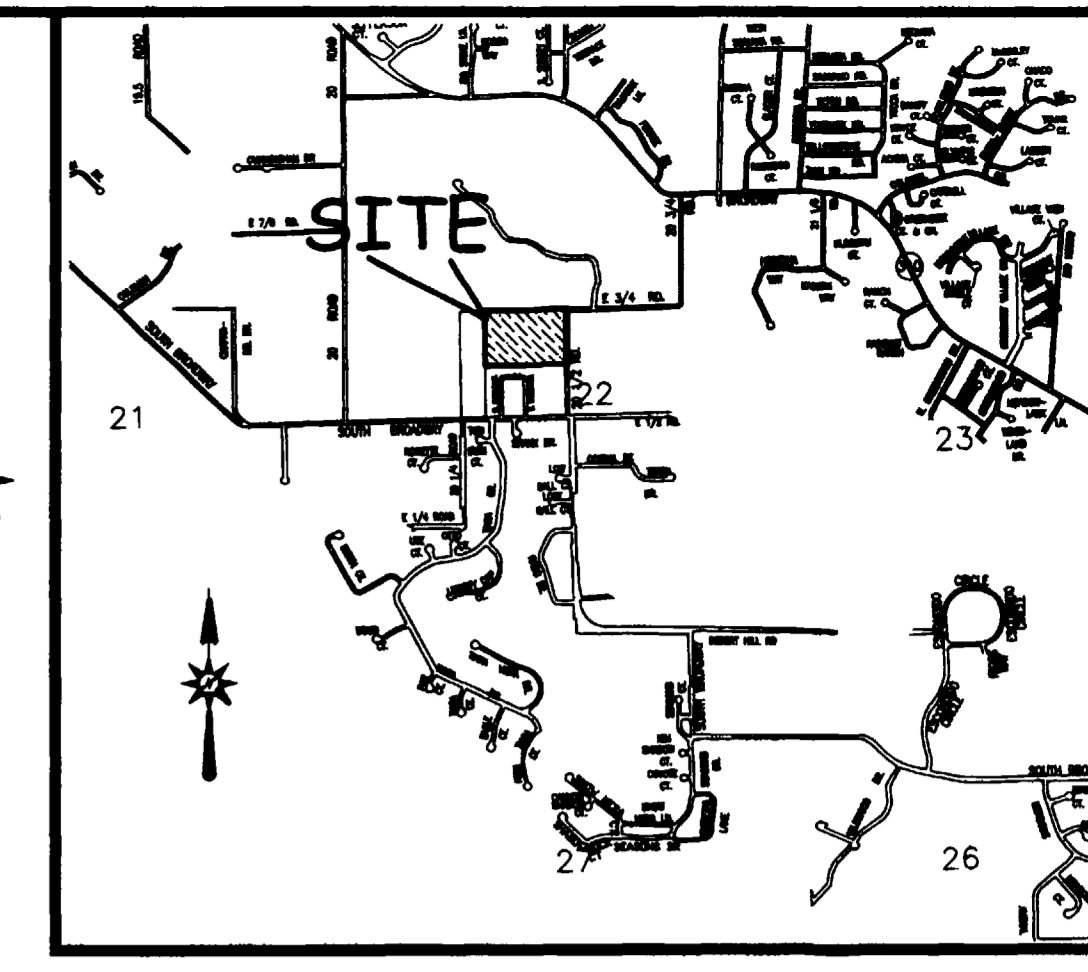
Attest:

/s/ Jim Spehar
President of the Council

/s/ Stephanie Tuin
City Clerk

GOWHARI ANNEXATION NO. 2

BEING A PORTION OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 NE 1/4 OF SECTION 22
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6th PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



THE PRESERVE FILING NO. FOUR
PB 17, PG'S 66-67

NE CORNER
SE 1/4 NW 1/4 SEC 22
TWP 11S, RGE 101W, 6th PM

2947-222-39-002

NW CORNER
SE 1/4 NW 1/4 SEC 22
TWP 11S, RGE 101W, 6th PM

NORTH LINE OF THE SE 1/4 NW 1/4 SEC 22, TWP 11S, RGE 101W, 6th PM
N89°35'06"E 1306.37'

N89°35'28"E
20.00'

N89°35'06"E 299.88'

20' VACATED ROAD RIGHT OF WAY (BK 1163, PG 20)

N89°35'06"E 1006.49'

E-3/4 ROAD

LOT 2
2947-222-40-002

LOT 1
2947-222-40-001

GOWHARI MINOR SUBDIVISION
PB 18, PAGE 129

GOWHARI ANNEXATION NO. 1
ORDINANCE NO. 3596

NORTH LINE OF SADDLEBACK SUBDIVISION

S89°59'40"W 1026.57'

NW CORNER
SADDLEBACK SUBDIVISION

589°59'40"W 1026.57'

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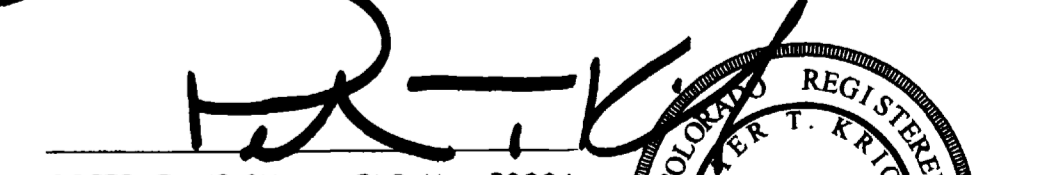
LEGAL DESCRIPTION

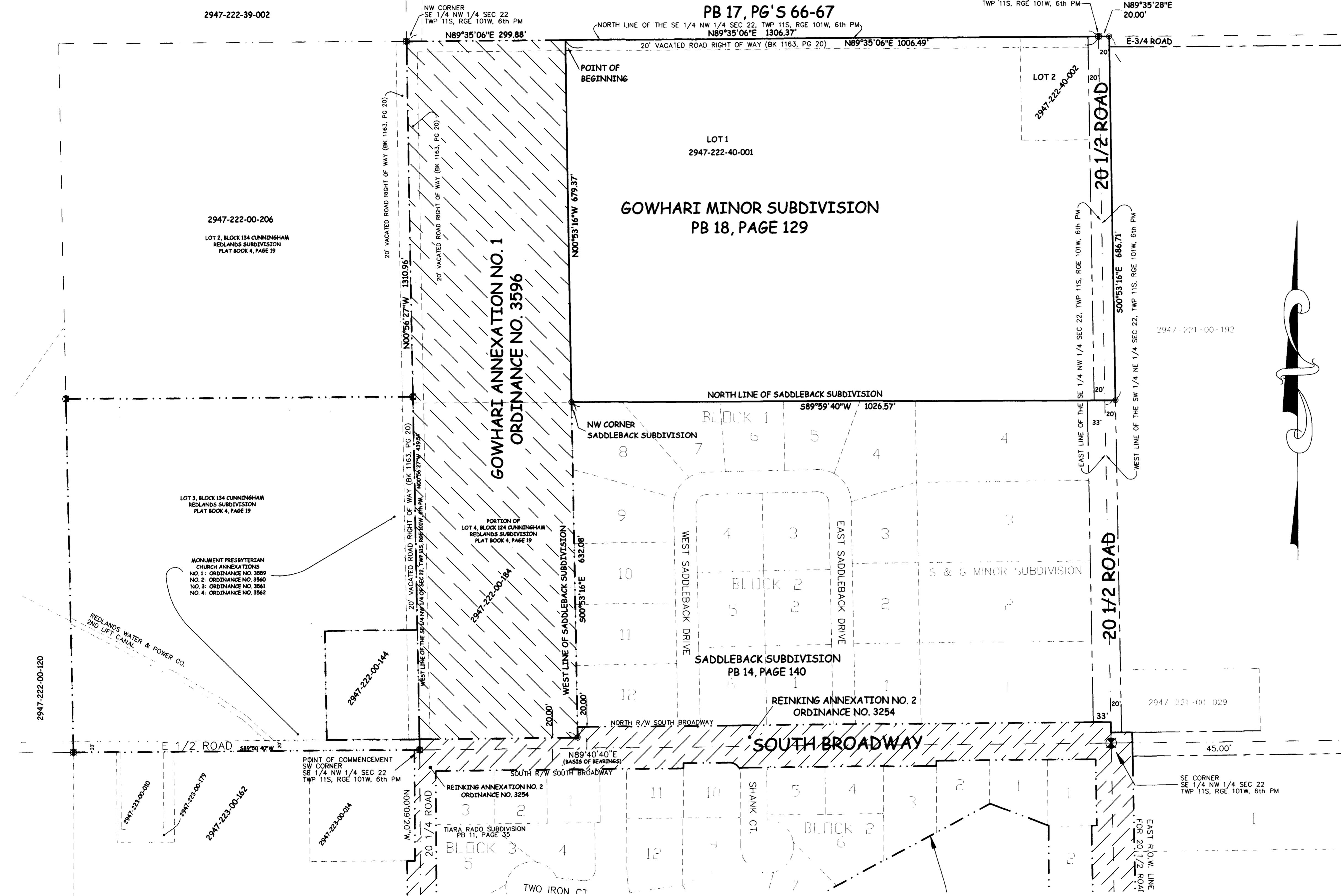
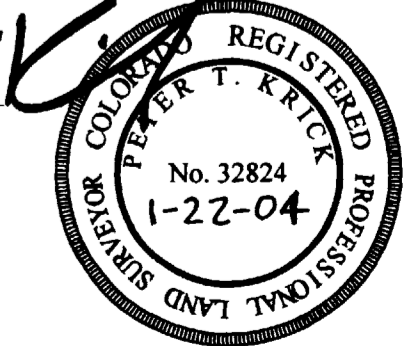
A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

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CONTAINS 16.095 Acres (701,111 Sq. Ft.) more or less, as described.

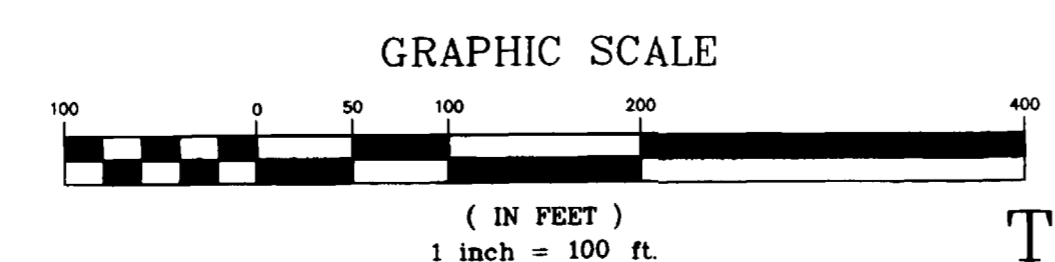
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.


 PETER T. KRICK, PLS No. 32824
 Professional Land Surveyor for the
 City of Grand Junction
 DATE: January 22, 2004



| AREA OF ANNEXATION | |
|----------------------|-------------|
| ANNEXATION PERIMETER | 3,419.14 FT |
| CONTIGUOUS PERIMETER | 679.37 FT. |
| AREA IN SQUARE FEET | 701,111 |
| AREA IN ACRES | 16.095*** |

| LEGEND | |
|----------------------|-------|
| ANNEXATION BOUNDARY | ————— |
| EXISTING CITY LIMITS | ----- |



ORDINANCE NO. 3596
EFFECTIVE DATE FEBRUARY 22, 2004

THIS IS NOT A BOUNDARY SURVEY

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

| | | | |
|-------------|--------|------|------------|
| DRAWN BY | P.T.K. | DATE | 09-15-2003 |
| DESIGNED BY | | DATE | |
| CHECKED BY | T.W. | DATE | |
| APPROVED BY | | DATE | |

SCALE
1" = 100'



PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

GOWHARI ANNEXATION NO. 2
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