

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3078**

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

**RITE AID ANNEXATION NO. 2  
APPROXIMATELY 2.11 ACRES  
LOCATED ON PATTERSON ROAD BETWEEN 29 3/4 ROAD AND 30 ROAD**

**WHEREAS**, on the 7TH day of October, 1998 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 7th day of October, 1998; 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:

**RITE AID ANNEXATION NO. 2**

A parcel of land situate in the SE 1/4 SE 1/4 of Section 5 and in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the E 1/16 corner common to said Section 5 and 8; thence N 00°10'09" W along the west line of the SE 1/4 SE 1/4 of said Section 5 a distance of 50.00 feet to the Southeast corner of Lot 5, Block 1 of Ox-Bow Subdivision recorded in Plat Book 11 at Page 199 of the records of the Mesa County Clerk and Recorder; thence N 89°58'25" E along the north right-of-way line for Patterson Road ( F Road ) a distance of 5.00 feet to the True Point of Beginning of the parcel described herein; thence N 89°58'25"E along the north right-of-way line for said Patterson Road ( F Road ) a distance of 906.51 feet to the southeast corner of Lot 1, Block 2 of Trading Post Subdivision recorded in Plat Book 11 at Page 212 of the records of said Mesa County Clerk and Recorder; thence continuing along the north right-of-way line of said Patterson Road ( F Road ) N 89°58'25" E a distance of 250.00 feet to a point; thence leaving said north right-of-way line S 77°58'40" W a distance of 481.14 feet to a point on the south right-of-way line for said Patterson Road ( F Road ); thence along the south right-of-way line for said Patterson Road ( F Road ) the following 3 courses:

- 1) S 00°01'35" E a distance of 20.00 feet;
- 2) S 89°58'25" W a distance of 30.00 feet;
- 3) N 00°07'35" W a distance of 20.00 feet to the northeast corner of Lot 20, Block 1 of Sunny Meadows Subdivision recorded in Plat Book 13 at Page 14 of the records of said Mesa County Clerk and Recorder; thence S 89°58'25" W along the south right-of-way line of said Patterson Road ( F Road ) a distance of 635.65 feet to a point; thence leaving said south right-of-way line N 00°10'09" W a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 85.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence

S 00°10'09" E a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 95.00 feet to the point of beginning;

be and is hereby annexed to the City of Grand Junction, Colorado. This ordinance shall become effective as of the date of issuance of a Certificate of Occupancy by Mesa County or on February 1, 1999, whichever is sooner.

**INTRODUCED** on first reading on the 7th day of October, 1998.

**ADOPTED** and ordered published this 21st day of October, 1998.

Attest:

/s/ Stephanie Nye  
City Clerk

/s/ Janet L. Terry  
President of the Council

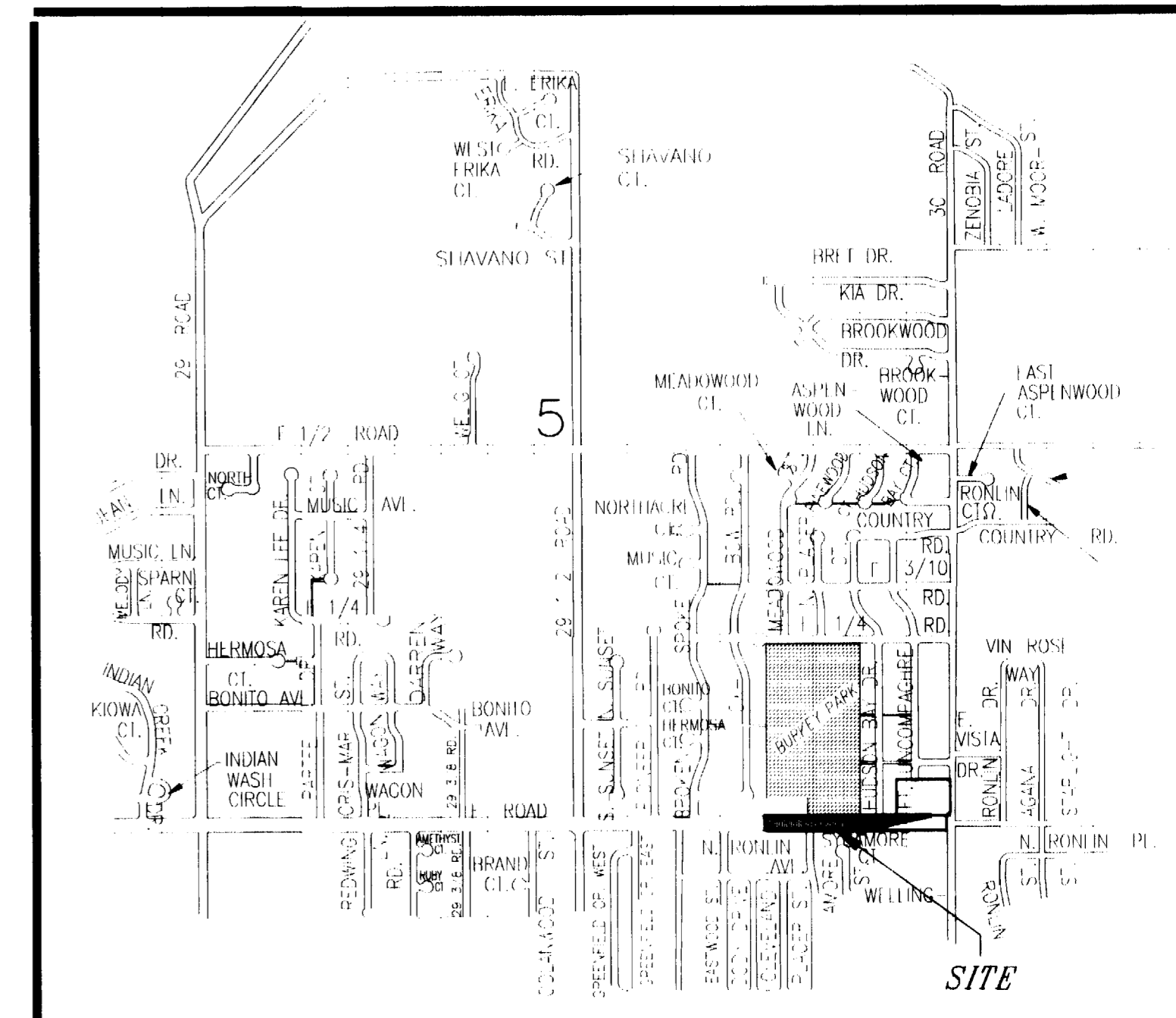
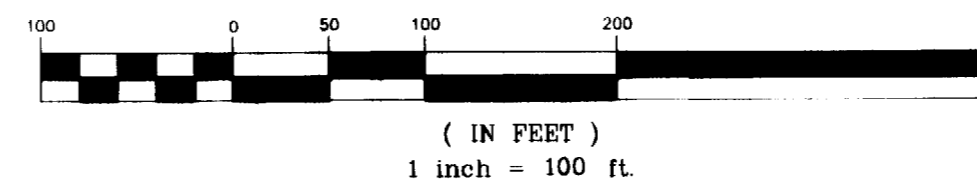


# RITE AID ANNEXATION NO.2

SITUATE IN THE SE 1/4 SE 1/4, SECTION 5  
AND IN THE NE 1/4 NE 1/4, SECTION 8  
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO

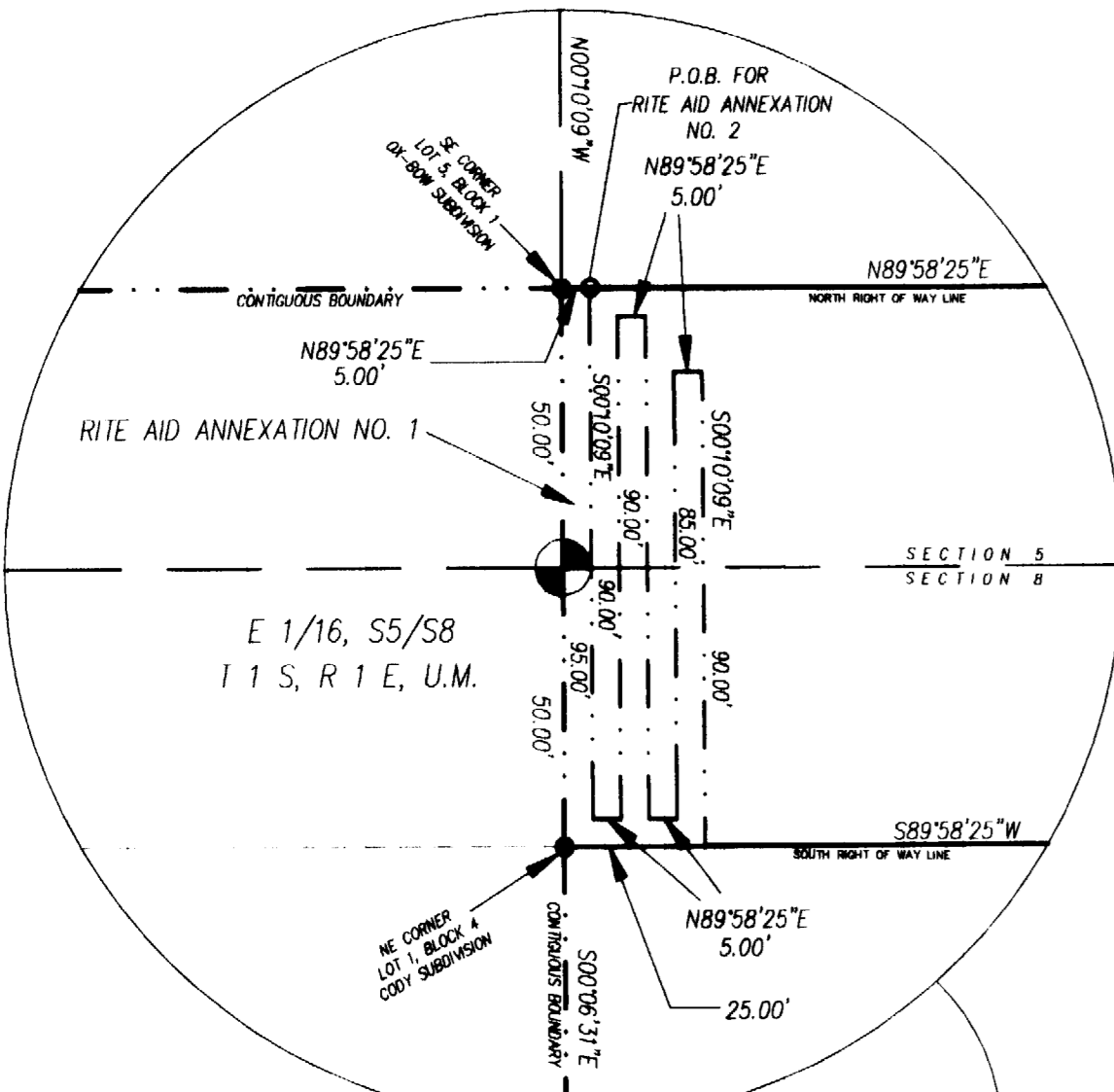


GRAPHIC SCALE

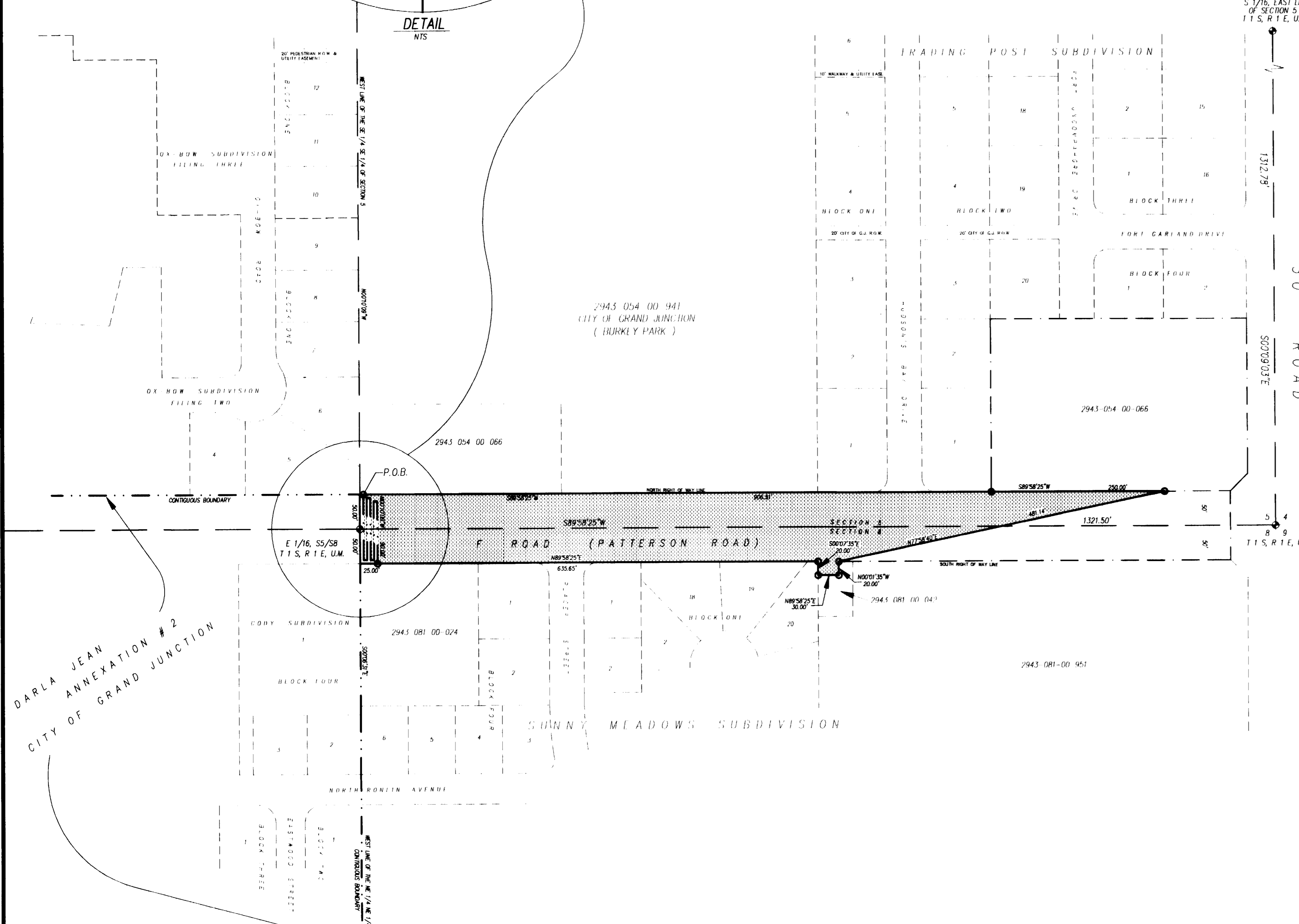


CITY MAP  
NTS

SITE



DETAIL  
NTS



### LEGEND

ANNEXATION BOUNDARY ———  
EXISTING CITY LIMITS - - - - -

### LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 SE 1/4 of Section 5 and in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the E 1/16 corner common to said Section 5 and 8; thence N 00°10'09" W along the west line of the SE 1/4 SE 1/4 of said Section 5 a distance of 50.00 feet to the Southeast corner of Lot 5, Block 1 of Ox-Bow Subdivision recorded in Plat Book 11 at Page 199 of the records of the Mesa County Clerk and Recorder; thence N 89°58'25" E along the north right-of-way line for Patterson Road ( F Road ) a distance of 5.00 feet to the True Point of Beginning of the parcel described herein; thence N 89°58'25" E along the north right-of-way line for said Patterson Road ( F Road ) a distance of 906.51 feet to the southeast corner of Lot 1, Block 2 of Trading Post Subdivision recorded in Plat Book 11 at Page 212 of the records of said Mesa County Clerk and Recorder; thence continuing along the north right-of-way line of said Patterson Road ( F Road ) N 89°58'25" E a distance of 250.00 feet to a point; thence leaving said north right-of-way line S 77°58'40" W a distance of 481.14 feet to a point on the south right-of-way line for said Patterson Road ( F Road ); thence along the south right-of-way line for said Patterson Road ( F Road ) the following 4 courses:

- 1) S 00°10'09" E a distance of 20.00 feet;
- 2) S 89°58'25" W a distance of 30.00 feet;
- 3) N 00°10'09" W a distance of 20.00 feet to the northeast corner of Lot 20, Block 1 of Sunny Meadows Subdivision recorded in Plat Book 13 at Page 14 of the records of said Mesa County Clerk and Recorder; thence S 89°58'25" W along the south right-of-way line of said Patterson Road ( F Road ) a distance of 635.65 feet to a point; thence leaving said south right-of-way line N 00°10'09" W a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 85.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 95.00 feet to the point of beginning;

### AREA OF ANNEXATION

ANNEXATION PERIMETER	2813.30 FT.
CONTIGUOUS PERIMETER	470.00 FT.
AREA IN SQUARE FEET	91738.36
AREA IN ACRES	2.11

ORDINANCE NO.  
3078

EFFECTIVE DATE

THIS ORDANANCE SHALL BECOME EFFECTIVE AS OF THE DATE  
OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY MESA COUNTY  
OR ON FEBRUARY 1, 1999, WHICHEVER IS SOONER.

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.  
*M. J. Ryz*  
DIRECTOR OF PUBLIC WORKS & UTILITIES

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 SRP DATE 9-01-98  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
FIELD BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_

SCALE  
1" = 100'

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

RITE AID ANNEXATION NO. 2

SHEET NO. 1  
OF 1  
FILE NO. RITEAID1.DWG