

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3079**

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

**RITE AID ANNEXATION NO. 3  
APPROXIMATELY 2.87 ACRES  
LOCATED AT 2992 PATTERSON 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. 3**

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 Southeast corner of Section 5; thence S 89°58'25" W along the south line of the SE 1/4 SE 1/4 of said Section 5 a distance of 410.00 feet to a point; thence leaving the south line of said SE 1/4 SE 1/4 N 00°09'35" W a distance of 50.00 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 the Mesa County Clerk and Recorder and True Point of Beginning of the parcel described herein; thence N 00°09'35" W a distance of 250.00 feet to the corner common to Lots 2,3 & 20, Block 2 of said Trading Post Subdivision; thence N 89°58'25" E a distance of 370.00 feet to the southeast corner of Lot 2, Block 4 of said Trading Post Subdivision; thence S 00°09'03" E along the west right-of-way line for 30 Road a distance of 225.00 feet; thence S 44°54'25" W a distance of 35.31 feet to a point on the north right-of-way line for Patterson Road ( F Road ); thence leaving said north right-of-way line S 00°05'34" E a distance of 100.00 feet to a point on the south right-of-way line for said Patterson Road ( F Road ); thence S 89°58'25" W along the south right-of-way line of said Patterson Road ( F Road ) a distance of 565.75 feet to a point; thence leaving said south right-of-way line N 77°58'40" E a distance of 481.14 feet to a point on the north right-of-way line for said Patterson Road ( F Road ); thence S 89°58'25" W along the north right-of-way line for Patterson Road ( F Road ) a distance of 250.00 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:

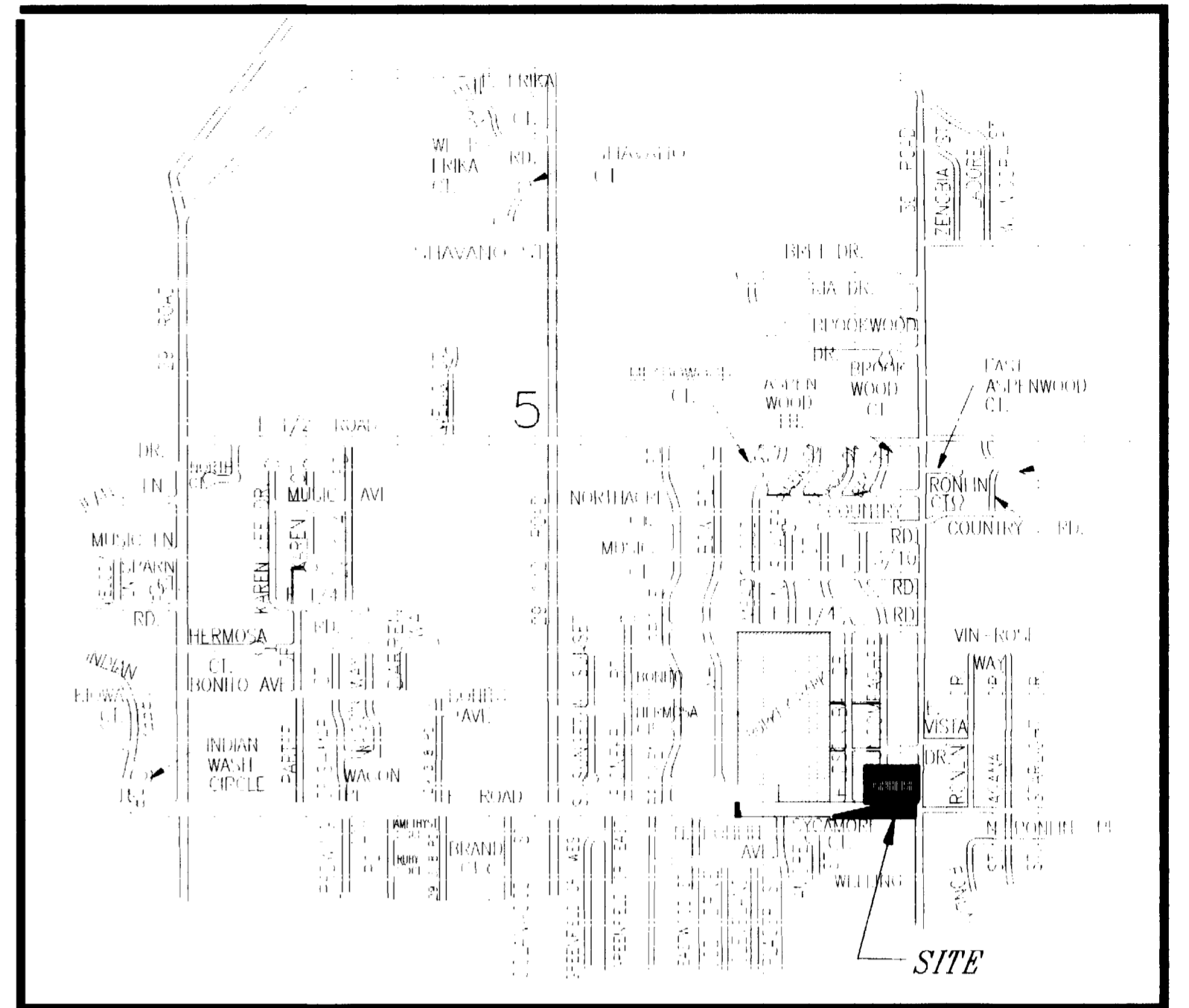
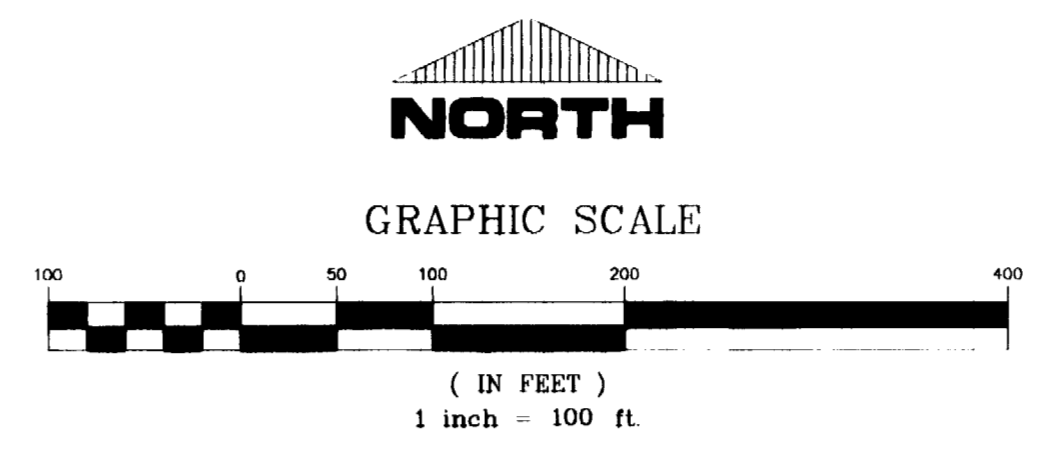
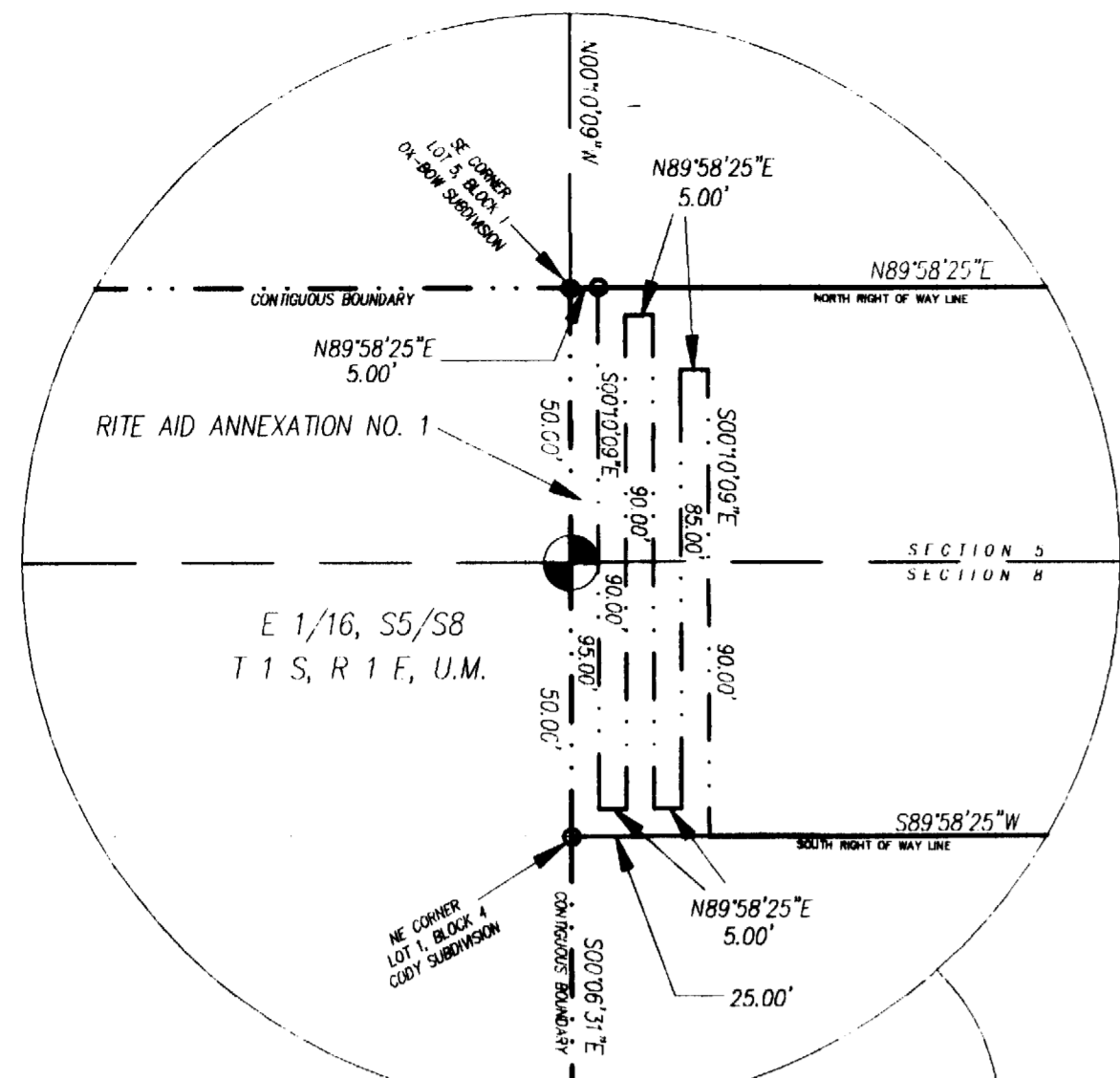
/s/ Stephanie Nye  
City Clerk

/s/ Janet L. Terry  
President of the Council

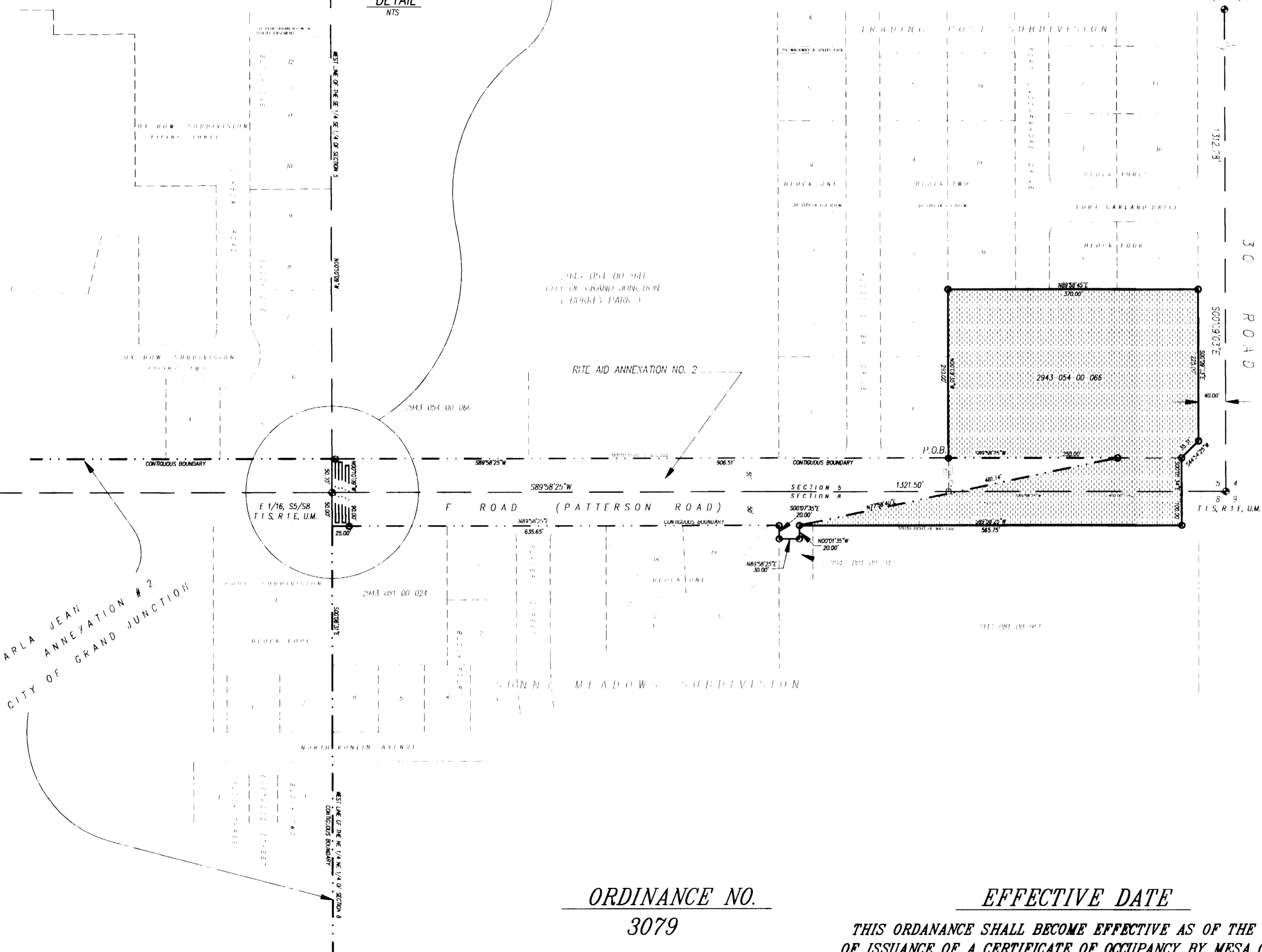


# RITE AID ANNEXATION NO.3

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



VICINITY MAP  
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 Southeast corner of Section 5; thence S 89°58'25" W along the south line of the SE 1/4 SE 1/4 of said Section 5 a distance of 410.00 feet to a point; thence leaving the south line of said SE 1/4 SE 1/4 N 00°09'35" W a distance of 50.00 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 the Mesa County Clerk and Recorder and True Point of Beginning of the parcel described herein; thence N 00°09'35" W a distance of 250.00 feet to the corner common to Lots 2,3 & 20, Block 2 of said Trading Post Subdivision; thence N 89°58'25" E a distance of 310.00 feet to the southeast corner of Lot 2, Block 4 of said Trading Post Subdivision; thence S 00°09'03" E along the west right-of-way line for 30 Road a distance of 225.00 feet to a point; thence S 44°54'25" W a distance of 35.31 feet to a point on the north right-of-way line for Patterson Road ( F Road ); thence leaving said north right-of-way line S 00°05'34" E a distance of 100.00 feet to a point on the south right-of-way line for said Patterson Road ( F Road ); thence S 89°58'25" W along the south right-of-way line for said Patterson Road ( F Road ) a distance of 565.75 feet to a point; thence leaving said south right-of-way line N 77°58'40" E a distance of 481.14 feet to a point on the north right-of-way line for said Patterson Road ( F Road ); thence S 89°58'25" W along the north right-of-way line for Patterson Road ( F Road ) a distance of 250.00 feet to the point of beginning.

### AREA OF ANNEXATION

ANNEXATION PERIMETER	2277.20 FT.
CONTIGUOUS PERIMETER	731.14 FT.
AREA IN SQUARE FEET	125218.98
AREA IN ACRES	2.87

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 boundaries.

DIRECTOR OF PUBLIC WORKS & UTILITIES

ORDINANCE NO.  
3079

### 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.

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 hereon.

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. 3

SHEET NO. 1  
OF 1  
FILE NO. R11AID2.DWG