

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 115-94

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION GIVING NOTICE THAT A TRACT OF LAND KNOWN AS THE BLUE HERON ENCLAVE LOCATED AT RIVER ROAD BETWEEN 24 ROAD AND 24 3/4 ROAD AND SOUTH TO THE COLORADO RIVER CONSISTING OF APPROXIMATELY 140 ACRES WILL BE CONSIDERED FOR ANNEXATION TO THE CITY

Recitals.

On the 1st day of December, 1994, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land located in the County of Mesa, State of Colorado, commonly known as the Blue Heron Enclave, and more particularly described as follows:

(insert legal description)

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three years, pursuant to 31-12-106(1), C.R.S.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.

That the ordinance annexing the subject area is scheduled for introduction and first reading on the 18th day of January, 1995 with second reading of the proposed annexation ordinance on February 1, 1995.

ADOPTED this 7th day of December, 1994.

City of Grand Junction

/s/ Reford C. Theobald

President of the Council Pro Tem

ATTEST:

/s/ Stephanie Nye

City Clerk

RIVER ROAD/BLUE HERON ENCLAVE:

A tract or parcel of land situated in Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 2 of Blue Heron Industrial Park Filing No. Two as recorded in Plat Book 12 at Page 359 in the office of the Mesa County Clerk and Recorder;
thence along the boundary line of said Blue Heron Industrial Park Filing No. Two the following Four (4) courses and distances:

- 1) S 00°08'51" E a distance of 698.91 feet;
- 2) S 89°55'03" W a distance of 30.0 feet;
- 3) S 00°08'51" E a distance of 1003.21 feet;
- 4) S 63°53'59" E a distance of 20.37 feet;

thence leaving said Subdivision boundary, S 63°53'59" E a distance of 132.00 feet to a point;

thence N 26°06'01" E a distance of 255.24 feet to a point on the Southern boundary of Lot 3 of Blue Heron Industrial Park Filing No. Two;

thence along the Southern boundary of Lot 3 of Blue Heron Industrial Park Filing No. Two the following Two (2) courses and distances:

- 1) S 81°45'00" E a distance of 505.88 feet;
- 2) N 89°57'19" E a distance of 67.11 feet to the Southeast Corner of said Lot 3, said point also being on the Southerly right-of-way line for Blue Heron Road;

thence along the Southerly right-of-way line for Blue Heron Road, N 89°57'19" E a distance of 254.27 feet to a point;

thence leaving said right-of-way, S 00°02'47" E a distance of 431.12 feet to a point;

thence N 89°57'13" E a distance of 42.40 feet to a point;

thence S 00°02'47" E a distance of 741.83 feet to a point;

thence N 90°00'00" E a distance of 200.00 feet to a point on the East line of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 9;

thence along the East line of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 9, S 00°02'50" E a distance of 468.59 feet to a point on the North Bank of the Colorado River;

thence along the North Bank of the Colorado River the following Fourteen (14) courses and distances:

- 1) N 73°38'44" E a distance of 183.61 feet;
- 2) N 68°09'00" E a distance of 150.00 feet;
- 3) N 66°55'45" E a distance of 370.63 feet;
- 4) N 60°53'00" E a distance of 290.00 feet;

- 5) N 70°35'00" E a distance of 247.00 feet;
- 6) N 74°19'21" E a distance of 175.45 feet;
- 7) N 78°41'00" E a distance of 160.00 feet;
- 8) N 83°58'00" E a distance of 293.05 feet;
- 9) S 85°42'00" E a distance of 193.00 feet;
- 10) S 80°34'00" E a distance of 136.00 feet;
- 11) S 78°16'00" E a distance of 181.00 feet;
- 12) S 65°43'00" E a distance of 188.00 feet;
- 13) S 62°58'00" E a distance of 122.00 feet;
- 14) S 76°07'20" E a distance of 81.62 feet to the Southwest Corner of Matthews Subdivision, a Replat of a Part of Lots 9 & 10 of Riverside Subdivision as recorded in Plat Book 12 at Page 403 in the office of the Mesa County Clerk and Recorder;

thence along the Westerly boundary of said Matthews Subdivision the following Two (2) courses and distances:

- 1) N 24°14'59" E a distance of 161.75 feet;
- 2) N 33°29'58" E a distance of 130.00 feet to a point on the Southerly right-of-way line for River Road;

thence Northwesterly along the Southerly right-of-way line for River Road a distance of 4499.44 feet, more or less, to the Point of Beginning.

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