

ORDINANCE NO. 2549

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO BLUE HERON ANNEXATION APPROXIMATELY 288 ACRES LOCATED AT RIVER ROAD AND REDLANDS PARKWAY

WHEREAS, on the 16th day of October, 1991, 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 20th day of November, 1991; 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:

Lots 27, 28, and 29 of Orchard Grove Subdivision lying south and west of Redlands Parkway R.O.W. including adjacent R.O.W. for 23 1/2 Road and all accreted land lying south of Lots 23 and 29 Orchard Grove Subdivision as per action No. 19066 Block 959 Page 269 of the records of the Mesa County Clerk and Recorder; and

That part of GLO Lot 1 in Section 8 T1S R1W lying south and east of Redlands Parkway R.O.W.; and

That part of the NW 1/4 NE 1/4 Section 8 T1S R1W lying south of Redlands Parkway R.O.W.; and

That part of the SE 1/4 NW 1/4 lying north of the north bank of the Colorado River; and

That part of the NE 1/4 NE 1/4 Section 8 T1S R1W and the West 46 feet of the NW 1/4 NW 1/4 Section 9 T1S R1W all lying South and West of River Road R.O.W. except the following described parcel; Beginning S 89 deg. 54 min. 36 sec. W 1327.51 feet from the common corner of Sections 4, 5, 8, and 9 T1S R1W thence N 0 deg. 00 min. 09 sec. E 312.04 feet thence S 56 deg. 34 min. 41 sec. E 448.57 feet along the R.O.W. for Redlands Parkway thence S 33 deg. 25 min. 19 sec. W 136.61 feet thence S 0 deg. 19 min. 47 sec. E 151.22 feet thence S 03 deg. 43 min. 19 sec. W 240.60 feet thence S 0 deg. 19 min. 47 sec. E 70 feet thence S 37 deg. 51 min. 21 sec. W 65.15 feet thence S 87 deg. 20 min. 42 sec. W 241.39 feet to the west line NE 1/4 NE 1/4 Section 8 T1S R1W thence N 0 deg. 22 min. 14 sec. W 572.99 feet to the Point of Beginning except all lands in the SE 1/4 SE 1/4 Section 5 T1S R1W; and

All of the Mathews Subdivision, a replat of part of Lots 9 and 10, Riverside Subdivision; and

All of the public R.O.W. for River Road commencing at its intersection with the North line of the SE 1/4 NW 1/4 Section 15 T1S R1W and extending Northwesterly through Sections 15, 10, 9, 8, and 5 all in T1S R1W and termination at the SE corner extended of A Replat of Lot 18 Smith and Bailey's Riverside Subdivision, Section 6 T1S R1W; and

All public R.O.W. for U. S. Highway 6 & 50 located in Section 6 T1S R1W; and

All of the private R.O.W. of the Denver and Rio Grande Western Railroad beginning at the East section line of Section 8 T1S R1W and extending Northwesterly through Sections 8, 5, and 6 T1S R1W and terminating at the North line of Section said Section 6; and

Beginning at the NW Corner of the SW 1/4 NW 1/4 of Section 9, T1S, R1W of the Ute Meridian; thence along the West line of said SW 1/4 NW 1/4 S 0 deg. 08 min. 51 sec. E 1003.20 feet; thence S 63 deg. 53 min. 59 sec. E 152.38 feet; thence S 26 deg. 06 min. 01 sec. W 188.66 feet; thence S 0 deg. 08 min. 51 sec. E 135.65 feet; thence N 89 deg. 57 min. 13 sec. E 1059.74 feet; thence S 0 deg. 02 min. 47 sec. E 711.83 feet; thence N 90 deg. 00 min. 00 sec. E 200.00 feet to the East line of the W 1/2 SW 1/4 of said Section 9; thence along East line of said W 1/2 SW 1/4 S 0 deg. 02 min. 50 sec. E 468.59 feet to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64 deg. 47 min. 16 sec. W 581.40 feet; thence N 85 deg. 56 min. W 251 feet; thence N 32 deg. 06 min. W 457 feet; thence N 40 deg. 24 min. W 452 feet; thence N 5 deg. 33 min. W 743.49 feet; thence N 11 deg. 14 min. W 163.66 feet; thence N 28 deg. 59 min. W 235 feet; thence N 32 deg. 55 min. W 265 feet; thence N 41 deg. 19 min. W 137 feet; thence N 32 deg. 41 min. 09 sec. W 514.21 feet; thence leaving said North bank N 0 deg. 09 min. 00 sec. W 188.10 feet; thence N 89 deg. 55 min. 03 sec. E 725.00 feet to the point of beginning; and

Commencing at the Northwest Corner of the SW 1/4 NW 1/4 of Section 9, T1S, R1W of the Ute Meridian, thence S 89 deg. 55 min. 03 sec. W 725.00 feet; thence S 0 deg. 09 min. 00 sec. E 188.10 feet to the North bank of the Colorado River and the true point of beginning; thence S 9 deg. 00 min. 00 sec. E 200 feet more or less to the center of the Colorado River; thence Southeasterly along the center of the Colorado River to the East line of the W 1/2 SW 1/4 of said Section 9; thence N 0 deg. 02 min. 50 sec. W 370 feet more or less to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64 deg. 47 min. 16 sec. W 581.40 feet; thence N 85 deg. 56 min. W 251 feet; thence N 32 deg. 06 min. W 457 feet; thence N 40 deg. 24 min. W 452 feet; thence N 5 deg. 33 min. W 743.49 feet; thence N 11 deg. 14 min. W 163.66 feet; thence N 28 deg. 59 min. W 235 feet; thence N 32 deg. 55 min. W 265 feet; thence N 41 deg. 19 min. W 137 feet; thence N 32 deg. 41 min. 09 sec. W 514.21 feet to the true point of beginning; and

Commencing at the NE Corner of the SW 1/4 NW 1/4 of Section 9, T1S, R1W of the Ute Meridian; thence S 0 deg. 02 min. 41 sec. E 915.07 feet to the SE Corner of Blue Heron Industrial Park; thence S 89 deg. 57 min. 19 sec. W 242.41 feet to the true point of beginning; thence S 89 deg. 57 min. 19 sec. W 290.20 feet; thence along the arc of a curve to the right whose radius is 430 feet and whose long chord bears N 85 deg. 50 min. 50 sec. W 62.20 feet; thence N 81 deg. 45 min. 00 sec. W 474.70 feet; thence S 26 deg. 06 min. 01 sec. W 443.90 feet; thence S 0 deg. 08 min. 51 sec. E 135.65 feet; thence N 89 deg. 57 min. 13 sec. E 1059.74 feet; thence N 0 deg. 02 min. 47 sec. W 30.0 feet; thence S 89 deg. 57 min. 13 sec. W 42.40 feet; thence N 0 deg. 02 min. 47 sec. W 431.12 feet to the true point of beginning; and

Commencing at the Northwest Corner of the NE 1/4 SE 1/4 of Section 9, T1S, R1W of the Ute Meridian; thence along the west line of said NE 1/4 SW 1/4 S 00 deg. 02 min. 50 sec. E 1241.63 feet to the North bank of the Colorado River and the true point of beginning; thence S 00 deg. 02 min. 50 sec. E 370 feet more or less to the center of the Colorado River; thence northeasterly along the center of the Colorado River to the east line of the NW 1/4 SE 1/4 of said Section 9; thence along said east line N 00 deg. 00 min. 06 sec. W 140 feet more or less to the North bank of the Colorado River; thence along said North bank the following fourteen courses: N 76 deg. 07 min. 20 sec. W 81.62 feet; thence N 62 deg. 58 min. W 122.00 feet; thence N 65 deg. 43 min. W 188.00 feet; thence N 78 deg. 16 min. W 181.00 feet; thence N 80 deg. 34 min. W 136.00 feet; thence N 85 deg. 42 min. W 193.00 feet; thence S 83 deg. 58 min. W 293.05 feet; thence S 78 deg. 41 min. W 160.00 feet; thence S 74 deg. 19 min. 21 sec. W 175.45 feet; thence S 70 deg. 35 min. W 247.00 feet; thence S 60 deg. 53 min. W 290.00 feet; thence S 66 deg. 55 min. 45 sec. W 370.63 feet; thence S 68 deg. 09 min. W 150.00 feet; thence S 73 deg. 38 min. 44 sec. W 183.61 feet to the true point of beginning, EXCEPTING THEREFROM the North 650 feet of the SE 1/4 SW 1/4, and also EXCEPT Lots 14 and 15 of Riverside Subdivision, all in said Section 9.

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

PASSED and ADOPTED this 4th day of December 1991.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No.

2549, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 20th day of November, 1991, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 5th day of December, 1991.

Neva B. Lockhart, CMC  
City Clerk

Published: November 22, 1991

Final Publication: December 8, 1991

Effective: January 7, 1992

# BLUE HERON ANNEXATION

## DESCRIPTION

LOTS 27, 28, & 29 OF ORCHARD GROVE SUB. LYING SOUTH AND EAST OF REDLANDS PARKWAY R.O.W. INCLUDING ADJACENT R.O.W. FOR 23 1/2 ROAD AND ALL ACCRETED LAND LYING SOUTH OF LOTS 23 & 29 ORCHARD GROVE SUB. AS PER ACTION NO. 19066 BOOK 959 PAGE 269

AND  
 THAT PART OF GLO LOT 1 IN SECTION 8 T1S R1W LYING SOUTH AND EAST OF REDLANDS PARKWAY R.O.W.

AND  
 THAT PART OF THE NW1/4 NE1/4 SECTION 8 T1S R1W LYING SOUTH OF REDLANDS PARKWAY R.O.W.

AND  
 THAT PART OF THE SE1/4 NW1/4 SECTION 8 T1S R1W LYING NORTH OF THE NORTH BANK OF THE COLORADO RIVER

AND  
 THAT PART OF THE NE1/4 NE1/4 SECTION 8 T1S R1W AND THE WEST 46 FT. OF THE NW1/4 NW1/4 SECTION 9 T1S R1W ALL LYING SOUTH AND WEST OF RIVER ROAD R.O.W. EXCEPT THE FOLLOWING DESCRIBED PARCEL; BEGINNING S89°54'36"W 1327.51 FT. FROM THE COMMON CORNER OF SECTIONS 4, 5, 8 AND 9 T1S R1W THENCE N00°00'09"E 312.04 FT. THENCE S56°34'41"E 448.57 FT. ALONG THE R.O.W. FOR REDLANDS PARKWAY THENCE S33°25'19"W 136.61 FT. THENCE S00°19'47"E 151.22 FT. THENCE S03°43'19"W 240.60 FT. THENCE S00°19'47"E 70 FT. THENCE S37°51'21"W 65.15 FT. THENCE S87°20'42"W 241.39 FT. TO THE WEST LINE NE1/4 NE1/4 SECTION 8 T1S R1W THENCE N00°22'14"W 572.99 FT. TO THE POINT OF BEGINNING EXCEPT ALL LANDS IN THE SE1/4 SE1/4 SECTION 5 T1S R1W

AND  
 ALL OF MATHEWS SUBDIVISION, A REPLAT OF PART OF LOTS 9 & 10 RIVERSIDE SUB.

AND  
 ALL OF THE PUBLIC R.O.W. FOR RIVER RD. COMMENCING AT ITS INTERSECTION WITH THE NORTH LINE OF THE SE1/4 NW1/4 SECTION 15 T1S R1W AND EXTENDING NORTHWESTERLY THROUGH SECTIONS 15, 10, 9, 8 AND 5 ALL IN T1S R1W AND TERMINATION AT THE SE CORNER EXTENDED OF A REPLAT OF LOT 18 SMITH AND BAILEY'S RIVERSIDE SUBDIVISION, SECTION 6 T1S R1W

AND  
 ALL PUBLIC R.O.W. FOR U.S. HIGHWAY 6 & 50 LOCATED IN SECTION 6 T1S R1W

AND  
 ALL OF THE PRIVATE R.O.W. OF THE DENVER AND RIO GRANDE WESTERN RAILROAD BEGINNING AT THE EAST SECTION LINE OF SECTION 8 T1S R1W AND EXTENDING NORTHWESTERLY THROUGH SECTIONS 8, 5 AND 6 T1S R1W AND TERMINATING AT THE NORTH LINE OF SAID SECTION SECTION 6

AND  
 BEGINNING AT THE NW CORNER OF THE SW1/4 NW1/4 OF SECTION 9 T1S R1W OF THE UTE MERIDIAN; THENCE ALONG THE WEST LINE OF SAID SW1/4 NW1/4 S00°08'51"E 1003.20 FT; THENCE S63°53'59"E 152.38 FT; THENCE S26°06'01"W 188.66 FT; THENCE S00°08'51"E 135.65 FT; THENCE N89°57'13"E 1059.74 FT; THENCE S00°02'47"E 711.83 FT; THENCE N90°00'00"E 200.00 FT TO THE EAST LINE OF THE W1/2 SW1/4 OF SAID SECTION 9 ; THENCE ALONG EAST LINE OF SAID W1/2 SW1/4 S00°02'50"E 468.59 FT. TO THE NORTH BANK OF THE COLORADO RIVER; THENCE ALONG SAID NORTH BANK THE FOLLOWING TEN COURSES:

S64°47'16"W 581.40 FT; THENCE N85°56'W 251 FT; THENCE N32°06'W 457 FT; THENCE N40°24'W 452 FT; THENCE N05°33'W 743.49 FT; THENCE N11°14'W 163.66 FT; THENCE N28°59'W 235 FT; THENCE N32°55'W 265 FT; THENCE N41°19'W 137 FT; THENCE N32°41'09"W 514.21 FT; THENCE LEAVING SAID NORTH BANK N00°09'00"W 188.10 FT; THENCE N89°55'03"E 725.00 FT TO THE POINT OF BEGINNING

AND  
 COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 NW1/4 OF SECTION 9 T1S R1W OF THE UTE MERIDIAN; THENCE S89°55'03"W 725.00 FT; THENCE S00°09'00"E 188.10 FT. TO THE NORTH BANK OF THE COLORADO RIVER AND THE TRUE POINT OF BEGINNING; THENCE S09°00'00"E 200 FT. MORE OR LESS TO THE CENTER OF THE COLORADO RIVER; THENCE SOUTHEASTERLY ALONG THE CENTER OF THE COLORADO RIVER TO THE EAST LINE OF THE W1/2 SW1/4 OF SAID SECTION 9; THENCE N00°02'50"W 370 FT. MORE OR LESS TO THE NORTH BANK OF THE COLORADO RIVER; THENCE ALONG SAID NORTH BANK THE FOLLOWING TEN COURSES: S64°47'16"W 581.40 FT; THENCE N85°56'W 251 FT; THENCE N32°06'W 457 FT; THENCE N40°24'W 452 FT; THENCE N05°33'W 743.49 FT; THENCE N11°14'W 163.66 FT; THENCE N28°59'W 235 FT; THENCE N32°55'W 265 FT; THENCE N41°19'W 137 FT; THENCE N32°41'09"W 514.21 FT. TO THE TRUE POINT OF BEGINNING.

AND  
 COMMENCING AT THE NORTHEAST CORNER OF THE SW1/4 NW1/4 OF SECTION 9 T1S R1W OF UTE MERIDIAN; THENCE S00°02'41"E 915.07 FT. TO THE SOUTHEAST CORNER OF BLUE HERON INDUSTRIAL PARK; THENCE S89°57'19"W 242.41 FT. TO THE TRUE POINT OF BEGINNING; THENCE S89°57'19"W 290.20 FT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 430 FT. AND WHOSE LONG CHORD BEARS N85°50'50"W 62.20 FT; THENCE N81°45'00"W 474.70 FT; THENCE S26°06'01"W 443.90 FT; THENCE S00°08'51"E 135.65 FT; THENCE N89°57'13"E 1059.74 FT; THENCE N00°02'47"W 30.0 FT; THENCE S89°57'13"W 42.40 FT; THENCE N00°02'47"W 431.12 FT. TO THE TRUE POINT OF BEGINNING

AND  
 COMMENCING AT THE NORTHWEST CORNER OF THE NE1/4 SE 1/4 OF SECTION 9 T1S R1W OF THE UTE MERIDIAN; THENCE ALONG THE WEST LINE OF SAID NE1/4 SW1/4 S00°02'50"E 1241.63 FT. TO THE NORTH BANK OF THE COLORADO RIVER AND THE TRUE POINT OF BEGINNING; THENCE S00°02'50"E 370 FT. MORE OR LESS TO THE CENTER OF THE COLORADO RIVER; THENCE NORTHEASTERLY ALONG THE CENTER OF THE COLORADO RIVER TO THE EAST LINE OF THE NW1/4 SE1/4 OF SAID SECTION 9; THENCE ALONG SAID EAST LINE N00°00'06" W 140 FT. MORE OR LESS TO THE NORTH BANK OF THE COLORADO RIVER; THENCE ALONG SAID NORTH BANK THE FOLLOWING FOURTEEN COURSES: N76°07'20"W 81.62 FT; THENCE N62°58'W 122.00 FT; THENCE N65°43'W 188.00 FT; THENCE N78°16'W 181.00 FT; THENCE N80°34'W 136.00 FT; THENCE N85°42'W 193.00 FT; THENCE S83°58'W 293.05 FT; THENCE S78°41'W 160.00 FT; THENCE S74°19'21"W 175.45 FT; THENCE S70°35'W 247.00 FT; THENCE S60°53'W 290.00 FT; THENCE S66°55'45"W 370.63 FT; THENCE S68°09'W 150.00 FT; THENCE S73°38'44"W 183.61 FT. TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM THE NORTH 650 FT. OF THE SE1/4 SW1/4 AND ALSO EXCEPT LOTS 14 AND 15 OF RIVERSIDE SUBDIVISION, ALL IN SAID SECTION 9.

ORDINANCE NUMBER

2549

EFFECTIVE DATE

JANUARY 7, 1992

The Description(s) contained herein have been derived from subdivision plats and deed description 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.

*J. Don Newton*  
 Don Newton, City Engineer

DESCRIPTION	DATE
REVISION	
REVISION	
REVISION	
REVISION	

DRAWN BY	KADEL	DATE	10/91
CHECKED BY		DATE	
APPROVED BY		DATE	
FIELD BOOK NO.		PAGE	

SCALE	
PLAN	PROFILE
HORIZ.	HORIZ.
	VERT.

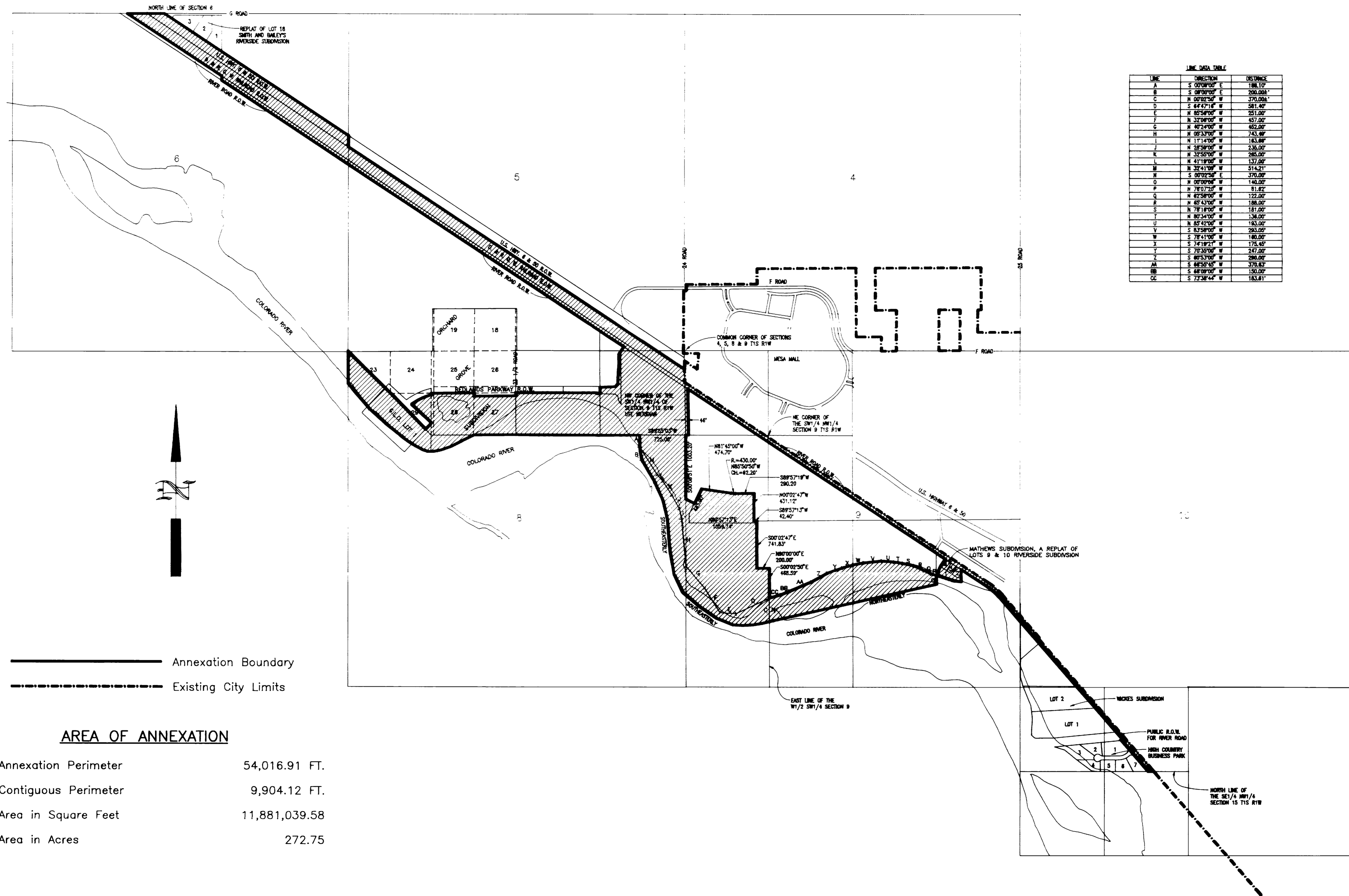
DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION, COLORADO

BLUE HERON ANNEXATION

SHEET NO.	1
OF	2
FILE NO.	BLUHERON.DWG

# BLUE HERON ANNEXATION

(AMENDED)



LINE DATA TABLE

LINE	DIRECTION	DISTANCE
A	S 00°00'00" E	188.17
B	S 00°00'00" E	200.00
C	N 00°02'50" W	370.00
D	S 84°47'18" W	581.60
E	N 85°58'00" W	251.00
F	N 32°08'00" W	457.00
G	N 40°24'00" W	452.00
H	N 05°33'00" W	743.80
I	N 17°14'00" W	183.80
J	N 28°59'00" W	236.00
K	N 32°55'00" W	285.00
L	N 41°19'00" W	337.00
M	N 32°41'00" W	514.21
N	S 00°02'50" E	370.00
O	N 00°00'00" W	140.00
P	N 78°07'20" W	81.82
Q	N 62°58'00" W	122.00
R	N 65°43'00" W	188.00
S	N 78°18'00" W	181.00
T	N 80°34'00" W	136.00
U	N 85°42'00" W	183.00
V	S 83°58'00" W	283.00
W	S 78°41'00" W	180.00
X	S 74°19'21" W	175.45
Y	S 73°33'00" W	247.00
Z	S 60°53'00" W	280.00
AA	S 68°50'45" W	370.63
BB	S 68°09'00" W	150.00
CC	S 73°38'44" W	183.81

**AREA OF ANNEXATION**

Annexation Perimeter	54,016.91 FT.
Contiguous Perimeter	9,904.12 FT.
Area in Square Feet	11,881,039.58
Area in Acres	272.75

REVISION	DESCRIPTION	DATE	DRAWN BY	KADEL	DATE	10/91	SCALE
REVISION	EXCLUDED PARCEL ON WEST SIDE OF		CHECKED BY		DATE		PLAN
REVISION	MATHEWS SUBDIVISION, A REPLAT OF		APPROVED BY		DATE		PROFILE
REVISION	LOTS 9 & 10 RIVERSIDE SUBDIVISION	2/24/92	FIELD BOOK NO.		PAGE		HORIZ. 1"=800'
							HORIZ. _____
							VERT. _____

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

BLUE HERON ANNEXATION  
 (AMENDED)

SHEET NO. 2  
 OF 2

FILE NO.  
 BLUAMEND.DWG

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