

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 2806

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

BLUE HERON ENCLAVE ANNEXATION
APPROXIMATELY 112 ACRES
LOCATED ON RIVER ROAD BETWEEN 24 ROAD AND 24 3/4 ROAD
AND SOUTH TO THE COLORADO RIVER

WHEREAS, on the 7th day of December, 1994 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Blue Heron Enclave, and more particularly described as follows:

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 ½ of the SW¼ of said Section 9;

thence along the East line of the West ½ of the SW¼ 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.

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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the property situate in Mesa County, Colorado, and commonly known as the Blue Heron Enclave, is hereby annexed to the City of Grand Junction, Colorado.

That the effective date of this annexation shall be the effective date of Ordinance No. 2810.

INTRODUCED on first reading on the 18th day of January, 1995.

ADOPTED this 1st day of February, 1995.

City of Grand Junction

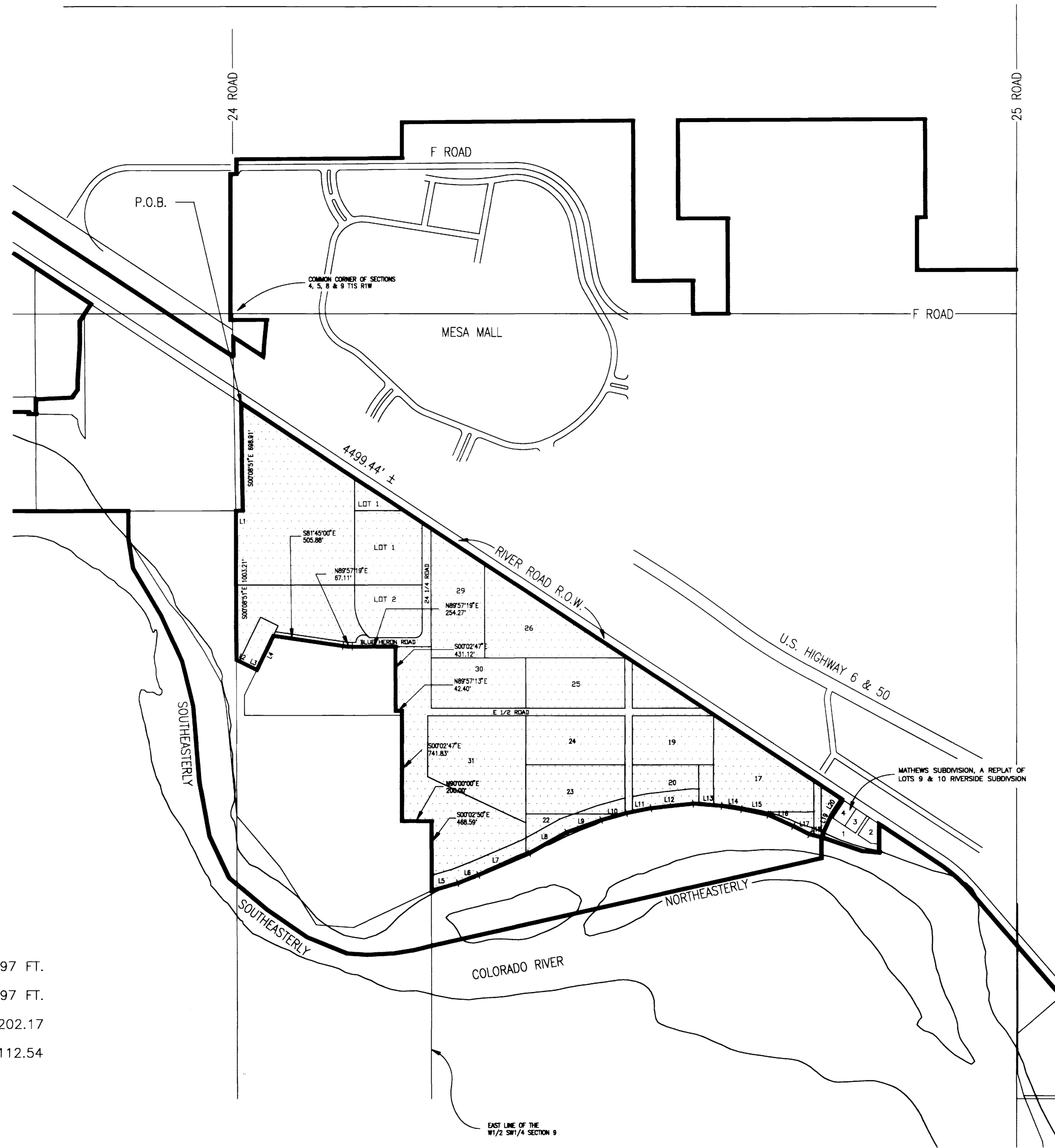
/s/ R.T. Mantlo

ATTEST:

President of the Council

/s/ Stephanie Nye
City Clerk

BLUE HERON ENCLAVE



LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	S89°55'03" W	30.00'
L2	S83°53'58" E	20.37'
L3	S83°53'58" E	132.00'
L4	N0°00'00" E	252.24'
L5	N73°38'44" E	183.61'
L6	N68°09'00" E	150.00'
L7	N68°45'45" E	370.63'
L8	N65°53'00" E	280.00'
L9	N70°30'00" E	247.00'
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L12	N83°30'00" E	253.05'
L13	S89°42'00" E	183.00'
L14	S80°34'00" E	136.00'
L15	S78°18'00" E	181.00'
L16	S85°43'00" E	188.00'
L17	S62°58'00" E	122.00'
L18	S76°07'20" E	81.62'
L19	N2°14'58" E	161.75'
L20	N33°29'58" E	130.00'



Existing City Limits

AREA OF ANNEXATION

Annexation Perimeter	12,747.97 FT.
Contiguous Perimeter	12,747.97 FT.
Area in Square Feet	4,902,202.17
Area in Acres	112.54

DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	SCALE
REVISION		CHECKED BY	T.W.	DATE	1/9/95
REVISION		APPROVED BY	J.L.S.	DATE	2/6/95
REVISION		FIELD BOOK NO.		PAGE	

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

BLUE HERON ENCLAVE

SHEET NO. 2
OF 2
FILE NO. BLUEHERO.DWG

BLUE HERON ENCLAVE

DESCRIPTION

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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 1/2 of the SW1/4 of said Section 9;
thence along the East line of the West 1/2 of the SW1/4 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;

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ORDINANCE NUMBER

2806

EFFECTIVE DATE

03/19/95

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.


JAMES L. SHANKS, DIRECTOR OF PUBLIC WORKS & UTILITIES

DESCRIPTION	DATE	DRAWN BY	M.A.P.	DATE	SCALE
REVISION _____	_____	_____	_____	1/3/95	_____
REVISION _____	_____	CHECKED BY	T.W.	DATE	1/9/95
REVISION _____	_____	APPROVED BY	J.L.S.	DATE	2/6/95
REVISION _____	_____	FIELD BOOK NO.	_____	PAGE	_____

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