

RESOLUTION 2017-051  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
STATING THE INTENT OF THE CITY OF FORT COLLINS  
TO ANNEX CERTAIN PROPERTY AND INITIATING ENCLAVE  
ANNEXATION PROCEEDINGS FOR SUCH PROPERTY TO  
BE KNOWN AS THE BLEHM-HOMESTEAD ANNEXATION

WHEREAS, the property hereinafter described has, for a period of not less than three years prior to this date, been completely contained within the boundaries of the City of Fort Collins; and

WHEREAS, the City Council desires to initiate annexation proceedings in accordance with applicable law.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That, the City Council intends to annex the following described property, to be known as the Blehm-Homestead Annexation, situate in the County of Larimer, State of Colorado, to wit:

**TRACT 1:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR S89°29'46"W, SAID LINE BEING MONUMENTED ON ITS EAST END BY A 3-1/4" ALUMINUM CAP STAMPED LS 33642, AND ON ITS WEST END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, N00°49'51"W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF KECHTER ANNEXATION NO. 3 TO THE CITY OF FORT COLLINS, S89°29'46"W, A DISTANCE OF 1,783.56 FEET TO A POINT ON THE EAST LINE OF THORLAND ANNEXATION NO. 2 TO THE CITY OF FORT COLLINS; THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THORLAND ANNEXATION NO. 1 TO THE CITY OF FORT COLLINS, N00°18'28"W, A DISTANCE OF 1,263.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HARMONY

ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID SOUTH LINE, N89°50'37"E, A DISTANCE OF 1,772.13 FEET TO A POINT ON THE WEST LINE OF THE RUFF ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE HH-36 ANNEXATION TO THE CITY OF FORT COLLINS, S00°49'51"E, A DISTANCE OF 1,252.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.336 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

**TRACT 2:**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO BEAR N89°30'22"E, SAID LINE BEING MONUMENTED ON ITS WEST END BY A 3-1/4" ALUMINUM CAP STAMPED LS 33642, AND ON ITS EAST END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S00°43'32"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, ALSO BEING THE WEST LINE OF THE HH-36 ANNEXATION TO THE CITY OF FORT COLLINS, S00°43'32"W, A DISTANCE OF 20.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID HH-36 ANNEXATION, N89°30'22"E, A DISTANCE OF 2,161.74 FEET TO THE NORTHWEST CORNER OF THE HOMESTEAD ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID HOMESTEAD ANNEXATION THE FOLLOWING THIRTEEN (13) COURSES:

1. 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S45°29'38"E A DISTANCE OF 21.21 FEET;
2. S00°29'38"E, A DISTANCE OF 115.00 FEET;
3. 345.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S44°30'22"W A DISTANCE OF 311.13 FEET;
4. S89°30'22"W, A DISTANCE OF 100.00 FEET;
5. 268.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 40°30'08", AND A CHORD WHICH BEARS S69°15'18"W A DISTANCE OF 263.06 FEET;
6. 21.12 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°39'36", AND A CHORD WHICH BEARS S89°20'02"W, A DISTANCE OF 19.42 FEET;

7. S39°39'51"W, A DISTANCE OF 60.00 FEET;
8. 38.70 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 749.38 FEET, A CENTRAL ANGLE OF 02°57'32", AND A CHORD WHICH BEARS S48°51'24"E A DISTANCE OF 38.69 FEET;
9. 261.83 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 319.98 FEET, A CENTRAL ANGLE OF 46°53'00", AND A CHORD WHICH BEARS S23°56'08"E, A DISTANCE OF 254.59 FEET
10. S00°29'38"E, A DISTANCE OF 223.46 FEET;
11. 32.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS S17°56'28"W A DISTANCE OF 31.62 FEET;
12. 131.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 150°26'53", AND A CHORD WHICH BEARS S38°50'53"E, A DISTANCE OF 96.69 FEET;
13. S00°29'38"E, A DISTANCE OF 193.85 FEET TO A POINT ON THE NORTH LINE OF THE KINARD JUNIOR HIGH SCHOOL ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF KECHTER FARM SECOND ANNEXATION TO THE CITY OF FORT COLLINS, S89°39'21"W, A DISTANCE OF 1,758.96 FEET TO THE SOUTHEAST CORNER OF KECHTER ANNEXATION NO. 3 TO THE CITY OF FORT COLLINS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID KECHTER ANNEXATION NO. 3 THE FOLLOWING FOUR (4) COURSES:

1. N00°43'32"E, A DISTANCE OF 559.09 FEET;
2. S89°31'04"W, A DISTANCE OF 300.15 FEET;
3. N00°44'36"E, A DISTANCE OF 725.89 FEET;
4. N89°29'46"E, A DISTANCE OF 299.94 FEET TO THE POINT OF BEGINNING.

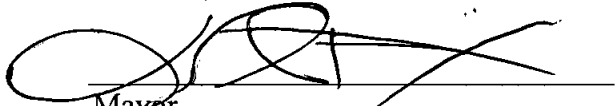
CONTAINING 57.906 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

Section 3. That the City Council hereby initiates enclave annexation proceedings for the above-described property.

Section 4. That the Notice attached hereto is adopted as a part of this Resolution. Said Notice establishes the date, time and place when a public hearing will be held regarding the passage of an annexation ordinance pertaining to the above-described property. The City Clerk is directed to publish a copy of this Resolution and said Notice as provided in Section 31-12-108(2), C.R.S.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 6th day of June, A.D. 2017.



  
Mayor

ATTEST:



City Clerk

**NOTICE**

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Fort Collins has adopted Resolution 2017-051 initiating annexation proceedings for the Blehm-Homestead Annexation, consisting of approximately 109 acres and generally located in southeast Fort Collins, abutting Kechter Road to the north and south and situated between Ziegler and South Timberline Roads, said Annexation being more particularly described in Resolution 2017-051. This is an enclave annexation.

That, on July 18, 2017, at the hour of 6:00 p.m., or as soon thereafter as the matter may come on for hearing in the Council Chambers in the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado, the Fort Collins City Council will hold a public hearing upon the annexation and zoning request for the purpose of finding and determining whether the property proposed to be annexed meets the applicable requirements of Colorado law and is considered eligible for annexation as an enclave and for the purpose of determining the appropriate zoning for the property included in the Annexation. At such hearing, any persons may appear and present such evidence as they may desire.

It is proposed that the Property included in the Annexation be placed in the Urban Estate ("U-E") Zone District.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (V/TDD: Dial 711 for Relay Colorado) for assistance.

Dated this 6th day of June, A.D. 2017.

*W Winkelman*

City Clerk

