

# AGENDA ITEM SUMMARY

## FORT COLLINS CITY COUNCIL

**ITEM NUMBER:** 15

**DATE:** May 6, 2003

**FROM:** Cameron Gloss

### **SUBJECT :**

First Reading of Ordinance No. 071, 2003 Amending Ordinance No. 030, 2003 and Ordinance No. 031, 2003 Annexing and Zoning Property Known as the South Taft Hill Seventh Annexation to Correct an Error in the Legal Descriptions Contained in Said Annexation and Zoning Ordinances.

### **RECOMMENDATION:**

Staff recommends adoption of the Ordinance on First Reading.

### **EXECUTIVE SUMMARY:**

On March 25, 2003, City Council adopted Ordinance No. 030, 2003 annexing property known as the South Taft Hill Seventh Annexation to the City of Fort Collins, and Ordinance No. 031, 2003 amending the Zoning Map of the City of Fort Collins and classifying for zoning purposes the property included in the South Taft Hill Seventh Annexation.

A typographical error in the legal descriptions contained in the annexation and zoning ordinances, resulting in a legal description that does not "close". This Ordinance amends the original annexation and zoning ordinances by replacing the incorrect legal description with an amended legal description.

All other documents, including the annexation map, to be recorded at the County Clerk and Recorder, contain the correct legal descriptions.

ORDINANCE NO. 071, 2003  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING ORDINANCE NO. 030, 2003 AND  
ORDINANCE NO. 031, 2003 ANNEXING AND ZONING PROPERTY  
KNOWN AS THE SOUTH TAFT HILL SEVENTH ANNEXATION TO  
CORRECT AN ERROR IN THE LEGAL DESCRIPTIONS CONTAINED  
IN SAID ANNEXATION AND ZONING ORDINANCES

WHEREAS, on March 25, 2003, the Council of the City of Fort Collins adopted Ordinance No. 030, 2003 (the "Annexation Ordinance") annexing property known as the South Taft Hill Seventh Annexation to the City of Fort Collins (the "Annexation"); and

WHEREAS, on March 25, 2003, the Council also adopted Ordinance No. 031, 2003 (the "Zoning Ordinance") amending the Zoning Map of the City of Fort Collins and classifying for zoning purposes the property included in the Annexation (three parcels); and

WHEREAS, the legal description of the Annexation, as shown in the Annexation Ordinance, and the legal description of the parcels as shown in the Zoning Ordinance, contained typographical errors; and

WHEREAS, the purpose of this Ordinance is to correct those errors in the legal descriptions contained in the Annexation Ordinance and the Zoning Ordinance.

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

Section 1. That Ordinance No. 030, 2003 is hereby amended so as to replace the legal description contained therein with the legal description shown below:

A TRACT OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 27 AND EAST 1/2 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 AS BEARING N 00° 00' 22" E WITH ALL BEARINGS HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINE WHICH BEGINS AT THE SOUTH 1/16TH CORNER OF SECTIONS 27 AND 28, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION ;

THENCE, N 00° 00' 22" E 421.26 FEET ON AND ALONG SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE SPRUCE HOMES ANNEXATION TO THE CITY OF FORT COLLINS, ALSO BEING THE

WESTERLY LINE OF THE TREND HOMES 2ND ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 89° 02' 55" W 213.38 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID SPRUCE HOMES ANNEXATION; THENCE, N 00° 53' 23" W 245.29 FEET ON AND ALONG THE WESTERLY LINE OF SAID SPRUCE HOMES ANNEXATION; THENCE N 89° 14' 28" E 217.21 FEET ON AND ALONG THE NORTHERLY LINE OF SAID SPRUCE HOMES ANNEXATION TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE, N 00° 00' 22" E 667.88 FEET ON AND ALONG SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING THE WESTERLY LINE OF THE TREND HOMES 2ND ANNEXATION, AND A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE TEMPLE ANNEXATION TO THE CITY OF FORT COLLINS, ALSO BEING THE WESTERLY LINE OF THE TREND HOMES 2ND ANNEXATION;

THENCE, N 00° 01' 16" E 209.98 FEET ON AND ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, ALSO BEING THE WESTERLY LINE OF SAID TEMPLE ANNEXATION; THENCE, S 89° 32' 05" E 596.01 FEET LEAVING SAID SECTION 28 ON AND ALONG THE NORTHERLY LINE OF SAID TEMPLE ANNEXATION; THENCE, S 17° 37' 48" E 12.62 FEET ON AND ALONG THE NORTHERLY LINE OF SAID TEMPLE ANNEXATION; THENCE, S 89° 32' 08" E 500.22 FEET ON AND ALONG THE NORTHERLY LINE OF SAID TEMPLE ANNEXATION; THENCE, S 00° 02' 12" W 198.00 FEET ON AND ALONG THE EASTERLY LINE OF SAID TEMPLE ANNEXATION TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE, S 89° 32' 07" E 220.42 FEET ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE NORTHERLY LINE OF SAID TREND HOMES 2ND ANNEXATION;

THENCE, N 00° 02' 45" E 415.76 FEET ON AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE WESTERLY LINE OF THE VILLAGE SQUARE ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, N 89° 25' 16" W 322.76 FEET ON AND ALONG THE SOUTH LINE OF THE HULL ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 00° 02' 45" E 1100.58 FEET ON AND ALONG THE WESTERLY LINE OF

SAID HULL ANNEXATION TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF WAY LINE OF HULL STREET;

THENCE, N 89° 24' 34" W 645.84 FEET ON AND ALONG THE NORTHERLY RIGHT-OF WAY LINE OF SAID HULL STREET, ALSO BEING THE SOUTHERLY LINE OF THE SPRINGBROOK TWO ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, N 89° 24' 34" W 352.50 FEET ON AND ALONG THE NORTHERLY RIGHT-OF WAY LINE OF SAID HULL STREET, ALSO BEING THE SOUTHERLY LINE OF THE SPRINGBROOK ANNEXATION TO THE CITY OF FORT COLLINS, TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE, N 00° 01' 16" E 213.20 FEET ON AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, ALSO BEING THE WESTERLY LINE OF SAID SPRINGBROOK ANNEXATION;

THENCE, S 88° 41' 51" W 230.00 FEET ON AND ALONG THE SOUTHERLY LINE OF THE HUBER ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 00° 01' 16" W 57.22 FEET ON AND ALONG THE EASTERLY LINE OF THE WEST DRAKE ROAD ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 89° 16' 00" W 1235.54 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID WEST DRAKE ROAD ANNEXATION; THENCE, N 00° 49' 22" W 448.14 FEET ON AND ALONG THE WESTERLY LINE OF SAID WEST DRAKE ROAD ANNEXATION;

THENCE, S 88° 41' 59" W 98.19 FEET ON AND ALONG THE SOUTHERLY LINE OF THE KIEFT ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 02° 25' 52" W 34.29 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID KIEFT ANNEXATION; THENCE, S 88° 41' 48" W 135.82 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID KIEFT ANNEXATION; THENCE, N 48° 33' 09" W 89.13 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID KIEFT ANNEXATION; THENCE, N 05° 59' 13" E 403.24 FEET ON AND ALONG THE WESTERLY LINE OF SAID KIEFT ANNEXATION;

THENCE, S 88° 41' 51" W 475.05 FEET ON AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTHERLY LINE OF THE BROWN FARM FIRST ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 00° 13' 31" E 630.80 FEET ON AND ALONG THE EASTERLY LINE OF THE MANION ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 88° 24' 03" E 217.86 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID MANION ANNEXATION; THENCE, S 00° 13' 31" E 695.89 FEET ON AND ALONG THE EASTERLY LINE OF SAID MANION

ANNEXATION; THENCE, S 88° 51' 19" W 641.13 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID MANION ANNEXATION;

THENCE, S 00° 12' 10" W 1323.98 FEET ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER TO THE CENTER QUARTER CORNER OF SAID SECTION 28, ALSO BEING THE EASTERLY LINE OF THE QUAIL HOLLOW FIRST ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 00° 15' 45" W 1326.83 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTH 16TH CORNER OF SAID SECTION 28, ALSO BEING THE EASTERLY LINE OF THE PINERIDGE FOURTH ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 89° 09' 50" E 658.80 FEET ON AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER TO THE CENTER WEST SOUTHEAST 1/64 CORNER OF SAID SECTION 28, ALSO BEING THE NORTHERLY LINE OF SAID PINERIDGE FOURTH ANNEXATION;

THENCE, N 89° 09' 50" E 1976.40 FEET ON AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 28, ALSO BEING THE NORTHERLY LINE OF THE KEN-MARK ANNEXATION TO THE CITY OF FORT COLLINS TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 27 AND 28, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION,

CONTAINING 220.22 ACRES MORE OR LESS.

Section 2. That Ordinance No. 031, 2003 is hereby amended so as to replace the legal description contained therein with the legal description shown below:

**PARCEL "A" - TO BE PLACED INTO THE URBAN ESTATE (UE) DISTRICT:**

A TRACT OF LAND SITUATE IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 AS BEARING N 00° 00' 22" E WITH ALL BEARINGS HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINE WHICH BEGINS AT THE SOUTH 1/16TH CORNER OF SECTIONS 27 AND 28, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, N 00° 00' 22" E 421.26 FEET ON AND ALONG SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE SPRUCE HOMES ANNEXATION TO THE CITY OF FORT COLLINS, ALSO BEING THE

WESTERLY LINE OF THE TREND HOMES 2ND ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 89° 02' 55" W 213.38 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID SPRUCE HOMES ANNEXATION; THENCE, N 00° 53' 23" E 245.29 FEET ON AND ALONG THE WESTERLY LINE OF SAID SPRUCE HOMES ANNEXATION; THENCE N 89° 14' 28" E 217.21 FEET ON AND ALONG THE NORTHERLY LINE OF SAID SPRUCE HOMES ANNEXATION TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE, N 00° 00' 22" E 667.88 FEET ON AND ALONG SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING THE WESTERLY LINE OF THE TREND HOMES 2<sup>ND</sup> ANNEXATION, AND A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE TEMPLE ANNEXATION TO THE CITY OF FORT COLLINS, ALSO BEING THE WESTERLY LINE OF THE TREND HOMES 2ND ANNEXATION;

THENCE, N 00° 01' 16" E 1732.66 FEET ON AND ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE, S 88° 41' 51" W 230.00 FEET ON AND ALONG THE SOUTHERLY LINE OF THE HUBER ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 00° 01' 16" W 57.22 FEET ON AND ALONG THE EASTERLY LINE OF THE WEST DRAKE ROAD ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 89° 16' 00" W 1230.77 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID WEST DRAKE ROAD ANNEXATION;

THENCE, S 00° 11' 49" E 391.04 FEET; THENCE, S 89° 38' 53" W 524.65 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE MANION ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 88° 51' 19" W 641.13 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID MANION ANNEXATION;

THENCE, S 00° 12' 10" W 1323.98 FEET ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER TO THE CENTER QUARTER CORNER OF SAID SECTION 28, ALSO BEING THE EASTERLY LINE OF THE QUAIL HOLLOW FIRST ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 00° 15' 45" W 1326.83 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTH 16TH CORNER OF SAID SECTION 28, ALSO BEING THE EASTERLY LINE OF THE PINERIDGE FOURTH ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 89°

09' 50" E 658.80 FEET ON AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER TO THE CENTER WEST SOUTHEAST 1/64 CORNER OF SAID SECTION 28, ALSO BEING THE NORTHERLY LINE OF SAID PINERIDGE FOURTH ANNEXATION;

THENCE, N 89° 09' 50" E 1976.40 FEET ON AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 28, ALSO BEING THE NORTHERLY LINE OF THE KEN-MARK ANNEXATION TO THE CITY OF FORT COLLINS TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 27 AND 28, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

CONTAINING 171.56 ACRES MORE OR LESS.

**PARCEL "B" - TO BE PLACED INTO THE LOW-DENSITY MIXED USE NEIGHBORHOOD (LMN) ZONE DISTRICT:**

A TRACT OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 27 , TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 AS BEARING N 00° 01' 16" E WITH ALL BEARINGS HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINE WHICH BEGINS AT THE WEST 1/4TH CORNER OF SECTIONS 27;

THENCE, N 00° 01' 16" E 209.98 FEET ON AND ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE WESTERLY LINE OF THE TEMPLE ANNEXATION TO THE CITY OF FORT COLLINS AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, S 89° 32' 05" E 596.01 FEET LEAVING SAID SECTION 28 ON AND ALONG THE NORTHERLY LINE OF SAID TEMPLE ANNEXATION; THENCE, S 17° 37' 48" E 12.62 FEET ON AND ALONG THE NORTHERLY LINE OF SAID TEMPLE ANNEXATION; THENCE, S 89° 32' 08" E 500.22 FEET ON AND ALONG THE NORTHERLY LINE OF SAID TEMPLE ANNEXATION; THENCE, S 00° 02' 12" W 198.00 FEET ON AND ALONG THE EASTERLY LINE OF SAID TEMPLE ANNEXATION TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE, S 89° 32' 07" E 220.42 FEET ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE NORTHERLY LINE OF SAID TREND HOMES 2ND ANNEXATION;

THENCE, N 00° 02' 45" E 415.76 FEET ON AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE WESTERLY LINE OF THE VILLAGE SQUARE ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, N 89° 25' 16" W 322.76 FEET ON AND ALONG THE SOUTH LINE OF THE HULL ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 00° 02' 45" E 1100.58 FEET ON AND ALONG THE WESTERLY LINE OF SAID HULL ANNEXATION TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF WAY LINE HULL STREET;

THENCE, N 89° 24' 34" W 645.84 FEET ON AND ALONG THE NORTHERLY RIGHT-OF WAY LINE OF SAID HULL STREET, ALSO BEING THE SOUTHERLY LINE OF THE SPRINGBROOK TWO ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, N 89° 24' 34" W 352.50 FEET ON AND ALONG THE NORTHERLY RIGHT-OF WAY LINE OF SAID HULL STREET, ALSO BEING THE SOUTHERLY LINE OF THE SPRINGBROOK ANNEXATION TO THE CITY OF FORT COLLINS, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE, S 00° 01' 16" W 1309.48 FEET ON AND ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION:

CONTAINING 32.69 ACRES MORE OR LESS.

**PARCEL "C" - TO BE PLACED INTO THE LOW-DENSITY MIXED USE NEIGHBORHOOD (LMN) ZONE DISTRICT:**

A TRACT OF LAND SITUATE IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, CONSIDERING THE EAST LINE OF THE NORTH EAST QUARTER OF SAID SECTION 28 AS BEARING N 00° 01' 16" E WITH ALL BEARINGS HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINE WHICH BEGINS AT THE EAST 1/4 CORNER OF SECTION 28,

THENCE, N 00° 01' 16" E 1732.66 FEET ON AND ALONG SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE, S 88° 41' 51" W 230.00 FEET ON AND ALONG THE SOUTHERLY LINE OF THE HUBER ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 00° 01' 16" W 57.22 FEET ON AND ALONG THE EASTERLY LINE OF THE WEST DRAKE ROAD ANNEXATION TO THE CITY OF FORT



COLLINS; THENCE, N 89°16' 00" W 1230.77 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID WEST DRAKE ROAD ANNEXATION TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION ;

THENCE, N 89°16'00" W 4.77 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID WEST DRAKE ROAD ANNEXATION; THENCE, N 00° 49' 22" W 448.14 FEET ON AND ALONG THE WESTERLY LINE OF SAID WEST DRAKE ROAD ANNEXATION;

THENCE, S 88° 41' 59" W 98.19 FEET ON AND ALONG THE SOUTHERLY LINE OF THE KIEFT ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 02° 25' 52" W 34.29 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID KIEFT ANNEXATION; THENCE, S 88° 41' 48" W 135.82 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID KIEFT ANNEXATION; THENCE, N 48° 33' 09" W 89.13 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID KIEFT ANNEXATION; THENCE, N 05° 59' 13" E 403.24 FEET ON AND ALONG THE WESTERLY LINE OF SAID KIEFT ANNEXATION;

THENCE, S 88° 41' 51" W 475.05 FEET ON AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTHERLY LINE OF THE BROWN FARM ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE, S 00° 13' 31" E 630.80 FEET ON AND ALONG THE EASTERLY LINE OF THE MANION ANNEXATION TO THE CITY OF FORT COLLINS; THENCE, N 88° 24' 03" E 217.86 FEET ON AND ALONG THE SOUTHERLY LINE OF SAID MANION ANNEXATION; THENCE, S 00° 13' 31" E 695.89 FEET ON AND ALONG THE EASTERLY LINE OF SAID MANION ANNEXATION;

THENCE, S 89° 38' 53" E 524.65 FEET; THENCE, N 00° 11' 49" W 391.04 FEET ON AND A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID WEST DRAKE ROAD ANNEXATION AND TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

CONTAINING 15.97 ACRES MORE OR LESS.

Section 3. That the amended legal description as set forth in Section 1 of this Ordinance shall be included in the annexation map, and any other necessary documents, pertaining to the Annexation.

Section 4. That the City Engineer is hereby authorized and directed to amend said Zoning Map in accordance with Section 2 of this Ordinance.

Section 5. That all other provisions contained in Ordinance No. 030, 2003 and Ordinance No. 031, 2003 shall remain in full force and effect.

Introduced, considered favorably on first reading, and ordered published this 6th day of May, A.D. 2003, and to be presented for final passage on the 20th day of May, A.D. 2003.

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Mayor

ATTEST:

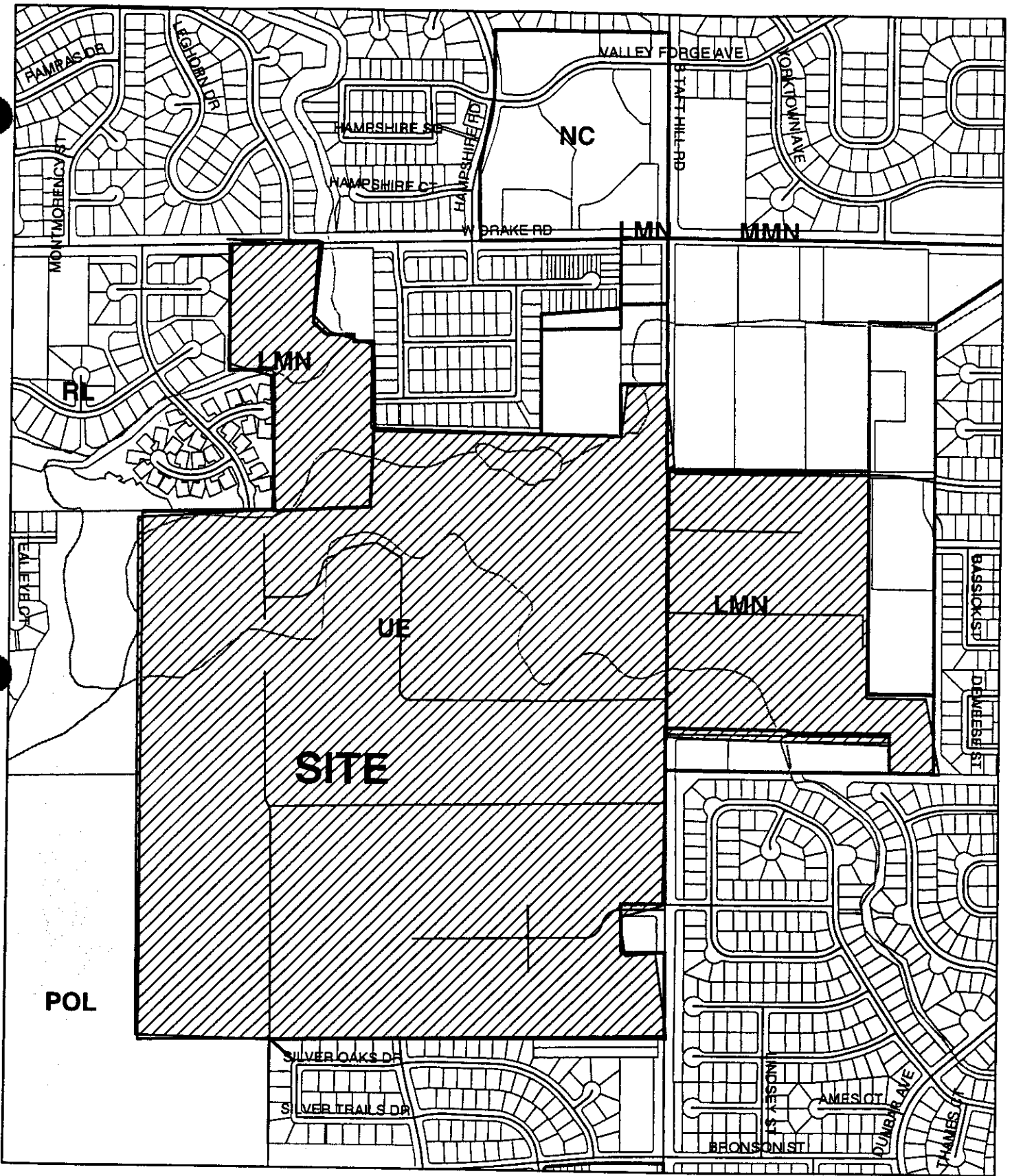
\_\_\_\_\_  
City Clerk

Passed and adopted on final reading this 20th day of May, A.D. 2003.

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Mayor

ATTEST:

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



**#38-02 South Taft Hill 7th  
Annexation & Zoning  
Zoning**

10/04/02



City of Fort Collins

1"=12,000