

ORDINANCE NO. 027, 2025  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
ANNEXING THE PROPERTY KNOWN AS THE HERITAGE  
ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO

A. On January 7, 2025, City Council adopted Resolution 2025-002, finding substantial compliance and initiating annexation proceedings for the Heritage Annexation, as defined therein and described below (the "Property").

B. Resolution 2025-011 setting forth findings of fact and determinations regarding the Heritage Annexation was adopted concurrently with the first reading of this Ordinance.

C. The City Council has determined that it is in the best interests of the City to annex the Property to be known as the Heritage Annexation to the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. The City Council hereby incorporates the determinations and findings of Resolution 2025-002 and Resolution 2025-011 and further finds that it is in the best interests of the City to annex the Property to the City.

Section 2. The Property, more particularly described as:

A PARCEL OF LAND BEING A PORTION OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 8 AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8 AS BEARING OF N 89°08'54" W AND HAVING ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N 89°08'54" W A DISTANCE OF 636.52 FEET ALONG SAID SOUTH LINE;

THENCE N 00°51'06" E A DISTANCE OF 56.57 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D RECORDED AT RECEPTION NO. 423677 (1981) OF THE LARIMER COUNTY RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S 89°41'35" E A DISTANCE OF 282.29 FEET ALONG THE SOUTH LINE SAID LOT 3 TO A POINT ON THE BOUNDARY LINE OF THE SAID INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 7 COURSES:

N 00°24'08" E A DISTANCE OF 170.35 FEET;  
N 41°35'52" W A DISTANCE OF 270.00 FEET;  
N 65°35'35" W A DISTANCE OF 283.06 FEET;  
N 80°23'05" W A DISTANCE OF 255.00 FEET;  
N 65°09'53" W A DISTANCE OF 192.96 FEET;  
N 08°05'13" E A DISTANCE OF 46.10 FEET;  
N 89°36'46" W A DISTANCE OF 12.10 FEET TO A POINT ON THE BOUNDARY  
LINE OF THE INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D.  
AMENDED PLAT, RECORDED AT RECEPTION NO. 20190043996 OF THE  
LARIMER COUNTY RECORDS;  
THENCE N 89°36'46" W A DISTANCE OF 791.94 FEET ALONG SAID  
BOUNDARY LINE;  
THENCE N 89°36'46" W A DISTANCE OF 72.00 FEET CONTINUING ALONG  
SAID BOUNDARY LINE TO THE EAST LINE OF LOT 1A, LOT CONSOLIDATION  
OF LOTS 1 & 2, BLOCK 1 OF THE SAID INDUSTRIAL BUSINESS PARK  
INTERNATIONAL P.U.D. AMENDED PLAT;  
THENCE S 00°49'21" W A DISTANCE OF 175.11 FEET ALONG SAID EAST  
LINE;  
THENCE S 00°49'21" W A DISTANCE OF 100.00 FEET TO A POINT ON THE  
EAST LINE OF LOT 3, BLOCK 1 OF THE SAID INDUSTRIAL BUSINESS PARK  
INTERNATIONAL P.U.D. AMENDED PLAT;  
THENCE S 00°49'01" W A DISTANCE OF 564.16 FEET ALONG SAID EAST  
LINE;  
THENCE CONTINUING ALONG SAID EAST LINE 86.67 FEET ON A CURVE TO  
THE RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF  
124°09'00" AND A CHORD THAT BEARS S 62°53'31" W A DISTANCE OF 70.68  
FEET TO A POINT ON THE BOUNDARY LINE OF THE SAID INDUSTRIAL  
BUSINESS PARK INTERNATIONAL P.U.D. AMENDED PLAT;  
THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES:  
S 55°01'59" E A DISTANCE OF 137.05 FEET;  
S 89°10'59" E A DISTANCE OF 84.49 FEET;  
S 89°10'59" E A DISTANCE OF 545.55 FEET;  
THENCE S 89°10'59" E A DISTANCE OF 140.00 FEET TO THE BOUNDARY OF  
THE AMENDED PLAT OF LOTS 11 AND 12, AMENDED PLAT OF ENVELOPE  
"A" INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D. RECORDED AT  
RECEPTION NO. 19950040821 OF THE LARIMER COUNTY RECORDS;  
  
THENCE ALONG SAID BOUNDARY LINE 62.83 FEET ON A CURVE TO THE  
RIGHT HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 90° AND A  
CHORD THAT BEARS N 44°10'56" W A DISTANCE OF 56.57 FEET; THENCE N  
00°49'04" E A DISTANCE OF 384.74 FEET CONTINUING ALONG SAID  
BOUNDARY LINE TO THE BOUNDARY LINE OF THE AMENDED PLAT OF  
ENVELOPE A INDUSTRIAL BUSINESS PARK INTERNATIONAL P.U.D.  
RECEPTION NO. 562057 (1984) OF THE LARIMER COUNTY RECORDS;  
THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES:  
N 00°49'04" E A DISTANCE OF 90.47 FEET;

35.63 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 241.54 FEET, A DELTA ANGLE OF 8°27'09" AND A CHORD THAT BEARS N 05°02'39" E A DISTANCE OF 35.60 FEET;  
91.74 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 105°07'55" AND A CHORD THAT BEARS N 61°50'10" E A DISTANCE OF 79.41 FEET;  
S 65°35'52" E A DISTANCE OF 523.36 FEET;  
111.98 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 115.69 FEET, A DELTA ANGLE OF 55°27'28" AND A CHORD THAT BEARS S 37°52'08" E A DISTANCE OF 107.66 FEET; THENCE N 79°52'41" E A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,081,947 SQ.FT. (24.838 ACRES) MORE OR LESS,

is hereby annexed to the City of Fort Collins and made a part of the City, to be known as the Heritage Annexation, which annexation shall become effective upon completion of the conditions contained in Colorado Revised Statutes ("C.R.S.") Section 31-12-113, including, without limitation, all required filings for recording with the Larimer County Clerk and Recorder.

Section 3. In annexing the Property to the City, the City does not assume any obligation respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the Property hereby annexed except as may be provided by ordinances of the City.

Section 4. The City hereby consents, pursuant to C.R.S. Section 37-45-136(3.6), to the inclusion of the Property into the Municipal Subdistrict, Northern Colorado Water Conservancy District.

Introduced, considered favorably on first reading on February 18, 2025, and approved on second reading for final passage on March 4, 2025.

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Mayor

ATTEST:

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City Clerk

Effective Date: March 14, 2025  
Approving Attorney: Heather N. Jarvis