

ORDINANCE NO. 6

AN ORDINANCE OF THE TOWN OF JAMESTOWN AUTHORIZING THE SALE AND CONVEYANCE OF A PARCEL OF LAND OWNED BY THE TOWN

WHEREAS, the Town is the owner of certain real property consisting of approximately 10,000 square feet located on James Canyon Drive and more particularly described and depicted in Exhibits A and B attached hereto (the "Town Parcel"); and

WHEREAS, the Town Board has determined that the Town Parcel is not and will not be needed for any public purposes, and is not being used or held for park purposes or any other governmental purpose; and

WHEREAS, pursuant to C.R.S. §31-15-713, the Town Board desires to sell and convey the Town Parcel upon the terms and conditions set forth herein; and

WHEREAS, the Town Board has determined it is in the best interest of the Town and its citizens to sell and convey the Town Parcel upon the terms and conditions set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF JAMESTOWN, COLORADO:

Section 1. The Town Board hereby approves the sale and conveyance from the Town to Michael Lee and Mary Beth Brotherton of that certain parcel of land currently owned by the Town and described and depicted in Exhibits A and B, attached hereto and incorporated herein by this reference (the "Town Parcel").

Section 2. The sale of the Town Parcel shall be for a purchase price of not less than \$0.30 per square foot, paid to the Town in cash or certified funds. The property shall be conveyed by quit claim deed. The Mayor is authorized to execute on behalf of the Town a quit claim deed for the conveyance of such property, which deed shall be delivered upon Town receipt of the purchase price.

Section 3. Prior to any conveyance or publication of this ordinance, the purchaser at its expenses shall provide to the Town a final legal description for the Town Parcel, which description shall be in a form acceptable to the Town, shall be the basis for determination of the final purchase price, and shall be certified by a surveyor duly licensed in Colorado. The purchaser shall pay all costs incidental to the sale and conveyance.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 6th day of April, 1998.

TOWN OF JAMESTOWN, COLORADO

Jim Argenio 4/6/8
Jim Argenio, Mayor

Attest:

Mary Ellen Burch
Mary Ellen Burch, Town Clerk

EXHIBIT A

Description of Property to be Conveyed

A Tract of land located in the East 1/2 of the EMILY MILL SITE (United States Mineral Survey No. 74B) located in the Central Mining District and embracing a portion of Section 30, Township 2 North, Range 71 West of the 6th P.M., described as follows:

COMMENCING at corner No. 3 of said EMILY MILL SITE (United States Mineral Survey No. 74B); thence South 56°15'00" East, 119.82 feet along line 3-4 of said EMILY MILL SITE to the TRUE POINT OF BEGINNING; thence South 14°30'00" West, a distance of 83.67 feet; thence South 75°06'39" East, a distance of 96.56 feet to a point of curvature; thence 92.83 feet along the arc of a curve to the right, said curve having a delta angle of 06°18'14" and a radius of 843.70 feet; thence North 14°30'00" East, a distance of 27.26 feet to a point on said 3-4 line of the EMILY MILL SITE; thence North 56°15'00" West along said 3-4 line of the EMILY MILL SITE, a distance of 200.10 feet to the TRUE POINT OF BEGINNING.

EXHIBIT B

(Map Depicting Property to be Conveyed)

On file in the Office of the Town Clerk