AN [EMERGENCY] ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF
LAND OWNED BY THE TOWN OF JAMESTOWN

WHEREAS, the Town is the owner of 18.36 acres of real property located in Section 29,
Township 2 North, Range 71, West of the 6th P.M., Jamestown, County of Boulder, also known
as 1 Mill Street; and

WHEREAS, the Town Board has determined that approximately 50,525 square feet of the real
property, as detailed in Exhibit A and referred to as “the Property” in the remainder of this
Ordinance, is not and will not be used for any public purpose and is not being used or held for
park purposes or any other governmental purpose; and

WHEREAS, the Town Board has approved a Purchase Contract for sale of the Property, attached
as Exhibit B; and

WHEREAS, pursuant to C.R.S. 31-15-713, the Town Board desires to authorize the sale and
conveyance of the Property upon the terms and conditions set forth herein and in the Purchase
Contract;

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 Roger
and Nancy Loving, also known as Loving Equine Clinic, P.C., of the Property currently owned by
the Town and described and depicted in Exhibit A attached hereto, and as more fully described
in the Purchase Agreement, Exhibit B.

Section 2. The purchase price for the Parcel shall be $16,673.25, to be paid in cash or certified
funds. The Property shall be conveyed by quit claim deeds, and the sale shall be upon the other
terms and conditions set forth in the Purchase Contract. The Mayor is authorized to execute,
on behalf of the Town, such quit claim deeds and any other documentation required to convey
the Property. The quit claim deeds shall be delivered to the purchaser upon receipt of the
purchase price plus required fees and costs (estimated or actual). Proceeds of the sale shall be
deposited in the General Fund to be used for any lawful purpose.

Section 3. The Property being conveyed is not a separate legal lot under the current subdivision
ordinances. Therefore, the Property and adjoining property owned by purchaser shall be held
as one parcel and may not be subdivided unless a subdivision application is approved by
separate future action of the Town Board pursuant to Town subdivision ordinances as in effect
from time to time.
Section 4. Emergency Clause. The Board of Trustees herewith finds, determines and declares that this ordinance is necessary for the immediate preservation of the public health, safety and welfare in order to expedite reconstruction and recovery efforts within the Town. Therefore, the Board of Trustees herewith further finds, determines and declares that it is necessary for this ordinance to take effect immediately upon adoption, provided the same has been adopted and signed by the Mayor and approved by three-fourths of the entire Board of Trustees.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL THIS 18TH DAY OF APRIL, 2016.

TOWN OF JAMESTOWN, COLORADO

[Signature]
Tara Schoedinger, Mayor

Attest:

[Signature]
Mary Ellen Burch, Town Clerk
Exhibit A
Description of the Property
EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JAMESTOWN, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2
NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JAMESTOWN, COUNTY
OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING LINE 4–5 OF THE E.W. COBB PLACER M.S. NO. 75 TO BEAR S31°22'W, A
DISTANCE OF 344.55 FEET BETWEEN A FOUND 3 1/2" BRASS CAP STAMPED "COR 4 MS75
1970" AND A FOUND 3 1/4" BRASS CAP STAMPED "COR 5 MS75 1970", WITH ALL BEARINGS
CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT CORNER NO. 4 OF THE SAID E.W. COBB PLACER; THENCE S31°22'W, ALONG
SAID LINE 4–5, A DISTANCE OF 191.39 FEET TO A POINT ON SAID LINE 4–5 AND TO THE
FOUND 7 FOOT WITNESS CORNER TO CORNER NO. 1, HUNTINGTON PLACER M.S. 667 AND THE
POINT OF BEGINNING; THENCE N67°50'20"W, A DISTANCE OF 182.27 FEET; THENCE S31°22"W,
PARALLEL TO SAID LINE 4–5, A DISTANCE OF 287.30 FEET; THENCE S71°48'28"E, ALONG
THE 5–6 LINE OF SAID E.W. COBB PLACER, A DISTANCE OF 184.78 FEET TO SAID CORNER
NO. 5 OF SAID E.W. COBB PLACER; THENCE N31°22'E, ALONG SAID LINE 4–5, A DISTANCE
OF 274.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 50,525 SQUARE FEET OR 1.2 ACRES MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY
STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND
ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY
RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE
STATUTE.

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 16–67,276
JOB NUMBER: 16–67,276
DRAWN BY: W. BECKETT
DATE: APRIL 7, 2016

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.
EXHIBIT "A"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF TOWN OF JAMESTOWN, COUNTY OF BOULDER, STATE OF COLORADO

E. W. COBB PLACER M. S. 75

POINT OF BEGINNING FOUND 3 1/2" ALUMINUM CAP
"7.00 WC LS28285"

POINT OF COMMENCEMENT FOUND 3 1/2" BRASS CAP
"COR 4 MS75 1970"

HUNTINGTON PLACER M.S. 667

JAMES CREEK

Corner No. 4 M.S. 75

Corner No. 1 M.S. 667

Corner No. 21 M.S. 567

Corner No. 5 M.S. 75

Corner No. 6 M.S. 75

Corner No. 21 M.S. 667

50,525 sq. ft.

1 inch = 90 ft

1/2 inch = 180 ft

0 15 30

LINE 1-2 M.S. 667

LINE 5-6 M.S. 75

LINE 20-21 M.S. 667

LINE 3-4 M.S. 75

STATE OF COLORADO

PROFESSIONAL LAND SURVEYOR

FLATIRON, INC.
Surveying, Engineering & Geomatics
3825 IRIS AVE., STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com

This is not a "Land Survey Plat" or "Improvement Survey Plat" and this exhibit is not intended for purposes of transfer of title or subdvisions of land. Record information shown hereon is based on information provided by client.