

ORDINANCE 3-2, SERIES 2016

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

WHEREAS, the Town is the owner of three parcels of real property,

- Parcel A: 2,159 square feet
- Parcel B: 2,340 square feet and
- Parcel C: 1,208 square feet

Which collectively total 5,707 square feet, and which are more specifically described in Exhibits A, B and C, attached, and which are located in the North Half of Section 30, Township 2 North, Range 71, West of the 6th P.M., Jamestown, County of Boulder (hereafter the "Property"); and

WHEREAS, the Town Board has determined that the property is not and will not now, 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 Parcel; and

WHEREAS, pursuant to C.R.S. 31-15-713, the Town Board desires to authorize the sale and conveyance the Parcel 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 Matthew J Kohlhaas and Julie Constantine of that certain Property currently owned by the Town and described and depicted in Exhibit A, B and C attached hereto.


Section 2. The purchase price for the Parcel shall be \$5,707.00 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 ^{title} 7th DAY OF MARCH, 2016.

TOWN OF JAMESTOWN, COLORADO



Tara Schoedinger, Mayor

Attest:



Mary Ellen Burch, Town Clerk

EXHIBIT "A"

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

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 71 WEST OF THE 6TH P.M., JAMESTOWN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH RIGHT OF WAY LINE OF MAIN STREET TO BEAR NORTH 52°26'53" WEST, A DISTANCE OF 729.68 FEET BETWEEN TWO FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAPS "FLATIRONS SURV. 16406" ONE LOCATED AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 8 AND THE OTHER LOCATED AT THE NORTHEAST INTERSECTION OF MAIN STREET AND 13TH STREET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

COMMENCING AT THE NORTHEAST INTERSECTION OF 13TH STREET AND MAIN STREET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MAIN STREET NORTH 52°26'53" WEST, A DISTANCE OF 67.70 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE SOUTH 37°33'07" WEST, A DISTANCE OF 24.20 FEET; THENCE ALONG A LINE 24.2 FEET SOUTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF MAIN STREET NORTH 52°26'53" WEST, A DISTANCE OF 89.14 FEET; THENCE NORTH 37°13'48" EAST, A DISTANCE OF 24.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 52°26'53" EAST, A DISTANCE OF 89.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,159 SQ.FT. OR 0.05 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,



SI JOB NO. 16-67,029

JOB NUMBER: 16-67,029
DRAWN BY: B. SWIFT
DATE: FEBRUARY 23, 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.

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

EXHIBIT "A"

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

SHEET 2 OF 2

FOUND #5 REBAR W/ 1 1/2"
ALUM CAP "FLATIRONS SURV. 16406"

LOTS 1 & 2
BLOCK 8

N37°13'48"E
24.20'

BASIS OF BEARINGS
N52°26'53"W 729.68'
S52°26'53"E 89.28'

PARCEL

N52°26'53"W 89.14'
MAIN STREET (50' ROW)

POINT OF
BEGINNING

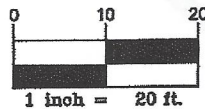
S37°33'07"W
24.20'

67.70'

FOUND #5 REBAR W/ 1 1/2"
ALUM. CAP "FLATIRONS SURV. 16406"
POINT OF COMMENCEMENT



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EXHIBIT "B"

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SHEET 1 OF 2

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COMMENCING AT THE NORTHEAST INTERSECTION OF 13TH STREET AND MAIN STREET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MAIN STREET NORTH 52°26'53" WEST, A DISTANCE OF 206.83 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE SOUTH 37°33'07" WEST, A DISTANCE OF 24.20 FEET; THENCE ALONG A LINE 24.2 FEET SOUTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF MAIN STREET NORTH 52°26'53" WEST, A DISTANCE OF 96.71 FEET; THENCE NORTH 37°33'07" EAST, A DISTANCE OF 24.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 52°26'53" EAST, A DISTANCE OF 96.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,340 SQ.FT. OR 0.05 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.

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EXHIBIT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH,
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JAMESTOWN, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

FOUND #5 REBAR
W/ 1 1/2"
ALUM CAP
"FLATIRONS SURV. 16406"

LOT 4

LOTS 4 & 5
BLOCK 8

BASIS OF BEARINGS
N52°26'53"W 729.68'

S52°26'53"E 96.71'

N52°26'53"W 96.71'

PARCEL

MAIN STREET (50' ROW)

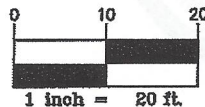
POINT OF BEGINNING

S37°33'07"W 24.20'
N52°26'53"W 206.83'

POINT OF COMMENCEMENT
FOUND #5 REBAR W/ 1 1/2"
ALUM CAP "FLATIRONS SURV. 16406"



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EXHIBIT "C"

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SHEET 1 OF 2

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COMMENCING AT THE NORTHEAST INTERSECTION OF 13TH STREET AND MAIN STREET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MAIN STREET NORTH 52°26'53" WEST, A DISTANCE OF 156.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE SOUTH 37°13'48" WEST, A DISTANCE OF 24.20 FEET; THENCE ALONG A LINE 24.2 FEET SOUTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF MAIN STREET NORTH 52°26'53" WEST, A DISTANCE OF 49.99 FEET; THENCE NORTH 37°33'07" EAST, A DISTANCE OF 24.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 52°26'53" EAST, A DISTANCE OF 49.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,208 SQ.FT. OR 0.02 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.

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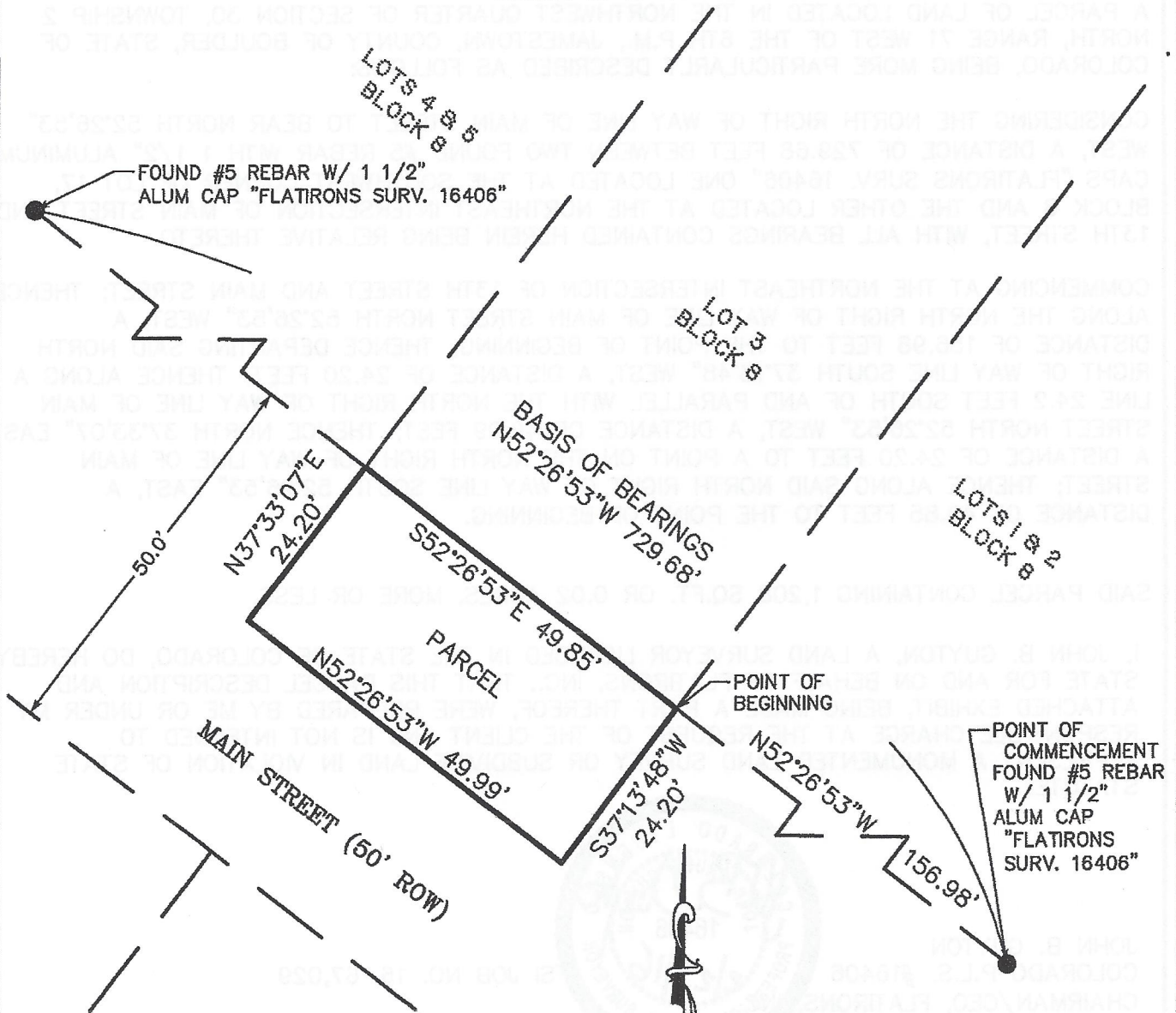


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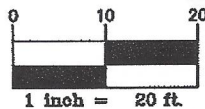
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SHEET 2 OF 2



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