

RESOLUTION 12-29, SERIES 2017

A RESOLUTION APPROVING A PURCHASE CONTRACT FOR THE SALE AND CONVEYANCE
OF A PARCEL OF LAND OWNED BY THE TOWN OF JAMESTOWN

WHEREAS, the Town is the owner of certain real property consisting of 13,325 square feet, more or less, located at 2 Ward Street, Jamestown, Colorado, Assessor's Parcel No. 131919005007 (the "Property"); and

WHEREAS, the Property is vacant land held by the Town for no park or other governmental purpose and is not needed for any public purpose; and

WHEREAS, there has been proposed a Contract to Buy and Sell Real Estate (the "Contract") for sale of a 528 square foot portion of the Property, which portion is more particularly described in the Contract, a copy of which is attached hereto and incorporated by this reference (the "Parcel"), for \$528 to Joanna Sharp; and

WHEREAS, the Town desires to sell the Parcel to such purchaser upon the terms and conditions of a mutually-agreeable Contract.

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

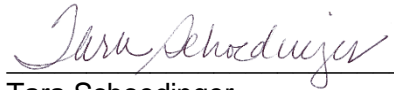
Section 1. The proposed Contract to Buy and Sell Real Estate between the Town of Jamestown and Joanna Sharp (the "Contract") for the sale of the 528 square foot parcel described therein (the "Parcel"), is hereby approved in essentially the same form as the copy of such Contract accompanying this Resolution.

Section 2. The Mayor is authorized to execute the Contract, except that the Mayor is hereby granted the authority to negotiate and approve such revisions to said Contract as the Mayor determines are necessary or desirable for the protection of the Town, so long as the essential terms and conditions of the Contract are not altered.

Section 3. The Mayor and Town Staff are further authorized to do all things necessary on behalf of the Town to perform the obligations of the Town under the Contract, and are further authorized to execute and deliver any and all closing documents and other documents necessary to effect the sale of the Parcel under the terms and conditions of said Contract.

INTRODUCED, READ AND ADOPTED this 4th day of December, 2017.

TOWN OF JAMESTOWN, COLORADO



Tara Schoedinger
Mayor

ATTEST:



Kristi Rutledge
Town Clerk

Exhibits A, B & C

[Legal Description of the Parcel]

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, 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 IN BLOCK 15 JAMESTOWN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, 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 THE EASTERLY LINE OF BLOCK 15 JAMESTOWN TO BEAR N38°10'00"E, A DISTANCE OF 83.42 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV. 16406 AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV. 16406, AS SHOWN ON THE SURVEY DEPOSITED AS LS-14-0299 IN THE BOULDER COUNTY LAND USE DEPARTMENT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 15; THENCE N64°00'29"W ALONG THE NORTHERLY LINE OF SAID BLOCK 15, A DISTANCE OF 69.39 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE S26°28'58"W, 8.72 FEET TO THE POINT OF BEGINNING; THENCE S26°28'58"W, 14.00 FEET; THENCE N63°31'02"W, 46.00 FEET; THENCE N26°28'58"E, 14.00 FEET; THENCE S63°31'02"E, 46.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 644 SQ.FT., 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. 17-70,540



JOB NUMBER: 17-70,540-REV1
DRAWN BY: W. BECKETT
DATE: DECEMBER 4, 2017

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.

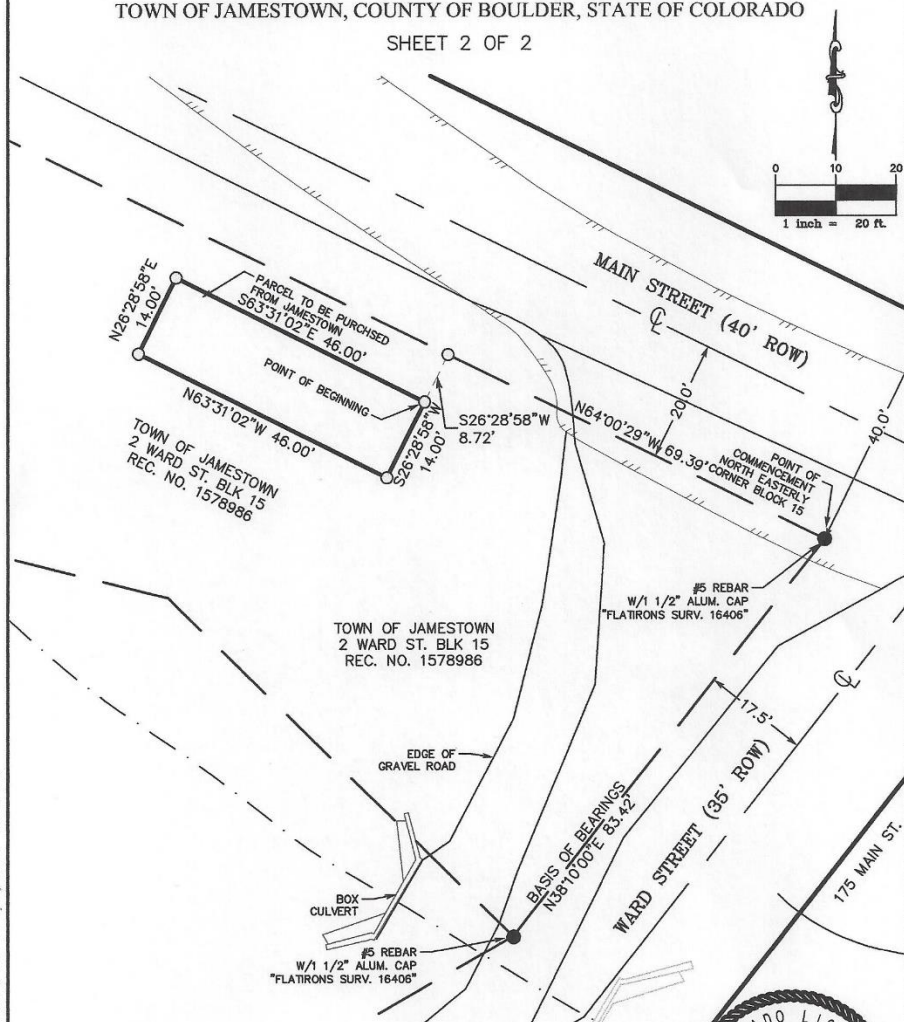
Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com

BY:BBECKETT FILE:70540-EXHIBIT-A-REV1.DWG DATE:12/4/2017 4:40 PM

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JAMESTOWN, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



BY: BECKETT FILE: 70540-EXHIBIT-A-REV1.DWG DATE: 12/4/2017 4:40 PM

JOB NUMBER: 17-70,540-REV1
DRAWN BY: W. BECKETT
DATE: DECEMBER 4, 2017

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 "B"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, 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 PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OVER A PARCEL OF LAND IN BLOCK 15 JAMESTOWN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, 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 THE NORTHEASTERLY LINE OF BLOCK 15 JAMESTOWN TO BEAR N38°10'00"E, A DISTANCE OF 83.42 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV. 16406 AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV. 16406, AS SHOWN ON THE SURVEY DEPOSITED AS LS-14-0299 IN THE BOULDER COUNTY LAND USE DEPARTMENT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 15; THENCE N64°00'29"W ALONG THE NORTHERLY LINE OF SAID BLOCK 15, A DISTANCE OF 130.40 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE S26°28'58"W, 37.20 FEET; THENCE S63°31'02"E, 73.52 FEET; THENCE N82°30'51"E, 68.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3,200 SQ.FT., 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. 17-70,540

JOB NUMBER: 17-70,540-REV1
DRAWN BY: W. BECKETT
DATE: DECEMBER 4, 2017

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.



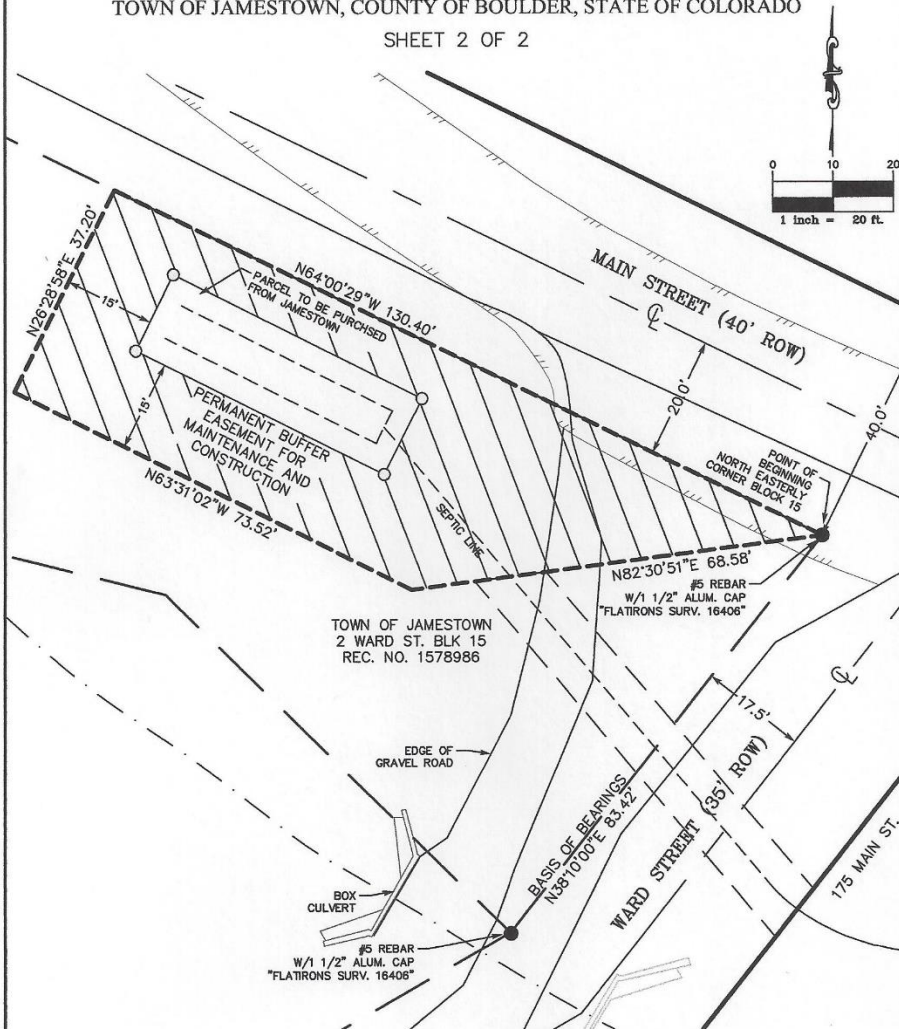
Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com

BY:BECKETT FILE:70540-EXHIBIT-B-REV1.DWG DATE:12/4/2017 4:35 PM

EXHIBIT "B"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JAMESTOWN, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



JOB NUMBER: 17-70,540-REV1
DRAWN BY: W. BECKETT
DATE: DECEMBER 4, 2017

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

BY:WBECKETT FILE:70540-EXHIBIT-B-REV1.DWG DATE:12/4/2017 4:37 PM

EXHIBIT "C"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, 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 PERMANENT EASEMENT FOR A SEWER SERVICE LINE ACROSS A ROAD RIGHT OF WAY AND A PARCEL OF LAND IN BLOCK 15 JAMESTOWN LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, 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 THE NORTHEASTERLY LINE OF BLOCK 15 JAMESTOWN TO BEAR N38°10'00"E, A DISTANCE OF 83.42 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV. 16406 AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV. 16406, AS SHOWN ON THE SURVEY DEPOSITED AS LS-14-0299 IN THE BOULDER COUNTY LAND USE DEPARTMENT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 15; THENCE S82°30'51"W, A DISTANCE OF 46.14 FEET; THENCE S40°13'26"E, 68.66 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AT REC. NO. 2746634 A.K.A. 175 MAIN ST.; THENCE S38°10'00"W ALONG SAID WEST LINE, 10.21 FEET; THENCE N40°13'26"W, 77.14 FEET; THENCE N82°30'51"E, 11.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 729 SQ.FT., 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. 17-70,540



JOB NUMBER: 17-70,540
DRAWN BY: W. BECKETT
DATE: NOVEMBER 21, 2017

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.

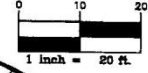
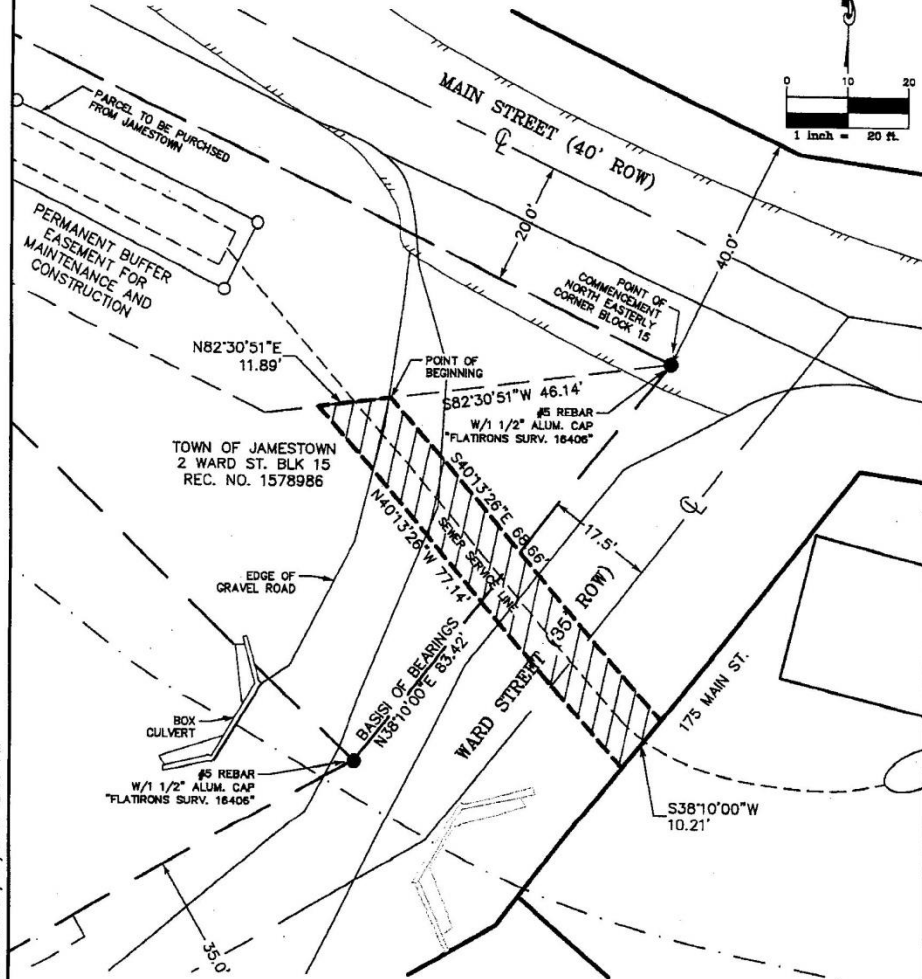
Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com

BY:BBECKETT FILE:70540-EXHIBIT-C.DWG DATE:11/21/2017 2:01 PM

EXHIBIT "C"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JAMESTOWN, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



BY:BECKETT FILE:70540-EXHIBIT-C.DWG DATE:11/21/2017 2:03 PM

JOB NUMBER: 17-70,540
DRAWN BY: W. BECKETT
DATE: NOVEMBER 21, 2017

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