

ORDINANCE 04-03, SERIES 2016

**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.

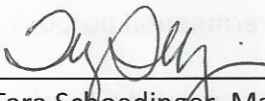
Section 2. The purchase price for the Parcel shall be \$16,673.25, to be paid in cash or certified funds. The Property shall be conveyed by quit claim deeds, and the sale shall be upon the other terms and conditions set forth in the Purchase Contract. The Mayor is authorized to execute, on behalf of 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.

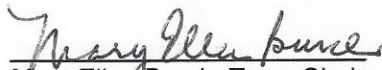
INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED ^{BY TITLE} ~~IN FULL~~ THIS 18 DAY OF APRIL, 2016.

TOWN OF JAMESTOWN, COLORADO



Tara Schoedinger, Mayor

Attest:



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.

Flatirons, Inc.
Surveying, Engineering & Geomatics

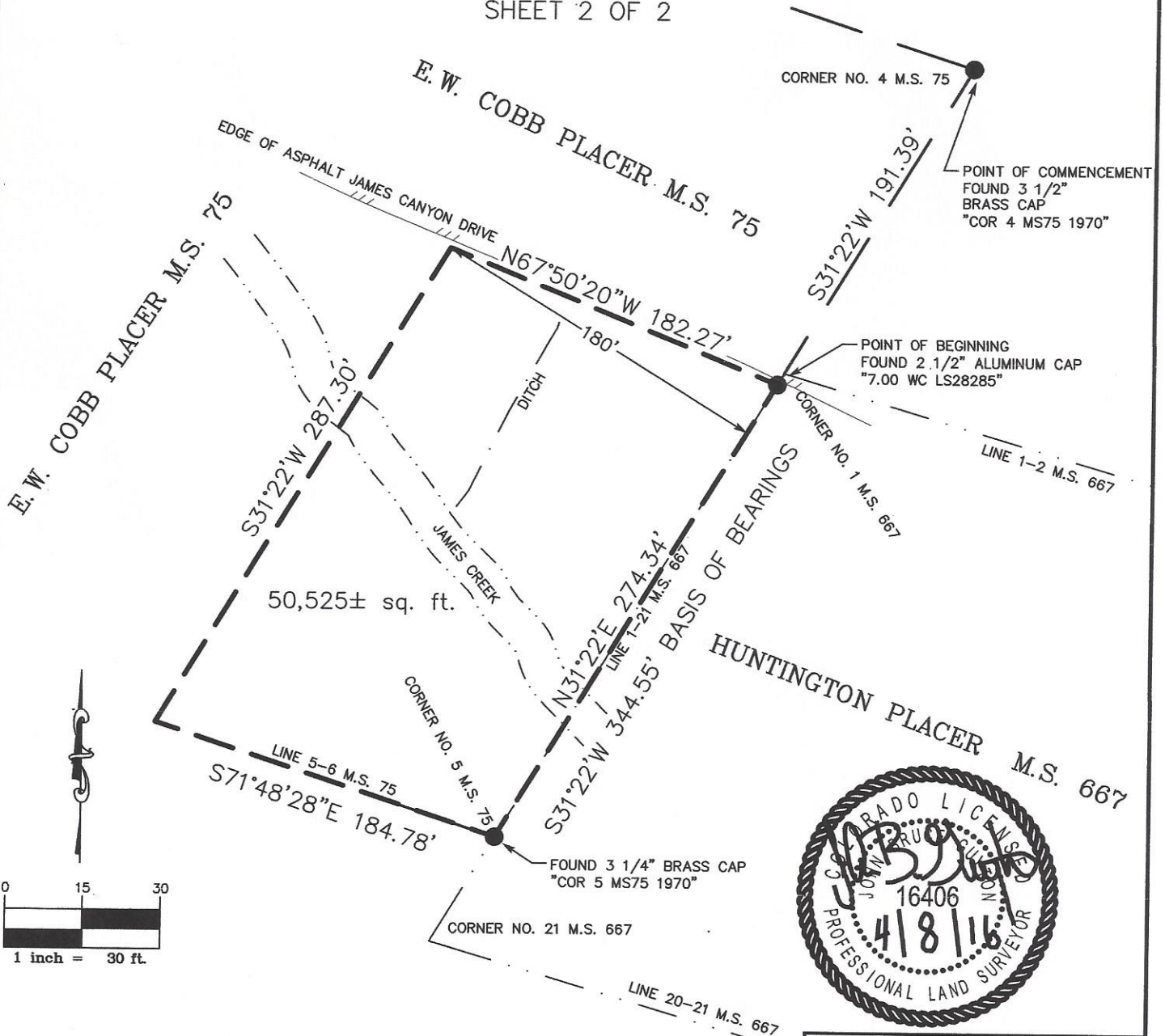


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EXHIBIT "A"

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

SHEET 2 OF 2



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