

ORDINANCE NO. 2100

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF THE NORTH SAN JUAN ADDITION, AND DECLARING AN EMERGENCY

WHEREAS, the City of Montrose is the sole owner of an unincorporated tract of land described below which area is proposed to be annexed as the North San Juan Addition and which is not solely a public street or right-of-way, and

WHEREAS, such property is eligible for annexation pursuant to C.R.S. 31-12-104(1)(a) and 31-12-105, and

WHEREAS, all applicable requirements of the City Code and Charter have been fulfilled, and

WHEREAS, the property is eligible for annexation in accordance with the Municipal Annexation Act of 1965 without Notice or Hearing,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:


**SECTION 1:**

The property described on Exhibit A hereto which is solely owned by the City of Montrose and which is not solely a public street or right-of-way is hereby annexed to the City of Montrose, Colorado, to be known as the North San Juan Addition.

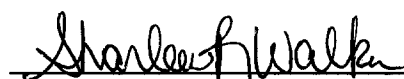
**SECTION 2:      EMERGENCY DECLARED**

The City Council finds that this ordinance is necessary for the preservation of public property, health, peace, and safety because it needs to go into effect immediately to facilitate conveyance of property and related transactions for a grant supported affordable housing project.

INTRODUCED, READ and PASSED by unanimous vote this 15<sup>th</sup> day of December, 2005.

  
Erica Lewis Kennedy, Mayor

ATTEST:

  
Sharleen R. Walker, City Clerk

## EXHIBIT "A"

A tract of land in Lots 3, 4, and 5 and the County Road, of PLAT OF THE FAIRGROUND LANDS as shown in Original Plat Book Page 8, recorded January 2, 1906, Reception No. 31201, Montrose County Records, and in Lot 5 of FAIRGROUND LANDS as shown in Original Plat Book Page 11, recorded June 27, 1917, Reception No. 74030, Montrose County Records, situated in SW1/4SW1/4 of Section 22 and NW1/4NW1/4 of Section 27, all in Township 49 North, Range 9 West, N.M.P.M., Montrose County, Colorado, and being more particularly described as follows:

Considering the south line of the SW1/4 of said Section 22 to be S88°21'24"E, 2647.64 ft. as shown by PLAT OF IMPROVEMENTS, recorded September 19, 2002, Reception No. 692680, Montrose County Records, between a steel rod encased in concrete at the southwest corner of said Section 22 and a found pipe and cap LS#7160 at the south 1/4 corner of said Section 22 with all bearings herein relative thereto.

Beginning at the southwest corner of that property conveyed to the City of Montrose in the deed recorded May 26, 1999, Book 1002 Page 919, Reception No. 652388, Montrose County Records being a point on the west line of said SW1/4SW1/4, a point on the west line of said Lot 5 and a point on the east boundary line of CEDAR CREEK ADDITION to the City of Montrose, recorded October 21, 1983, Book 12 Page 446, Reception No. 514954, Montrose County Records, from which the southwest corner of said Section 22 bears S01°13'22"W, 124.00 ft.; thence N01°13'22"E along the west line of said SW1/4SW1/4 also being the west line of said Lot 5 and the east boundary line of CEDAR CREEK ADDITION, 767.54 ft. to the northwest corner of said property; thence leaving said lines S88°05'44"E along the north line of said property, 440.41 ft. to a point on the east boundary line of said Lot 5 as shown on the BOUNDARY LINE STIPULATION PLAT recorded April 9, 1959, Book 7 Page 37, Reception No. 349215, Montrose County Records; thence S01°13'15"W along said east boundary line, 297.60 ft.; thence leaving said east boundary line N83°06'47"E, 470.14 ft.; thence S02°16'59"E, 151.59 ft.; thence S85°44'19"W, 87.13 ft.; thence S00°35'36"W, 232.44 ft. to a point on the northerly right-of-way line of San Juan Avenue Parcel B as shown on the plat of SAN JUAN AVENUE RIGHT-OF-WAY BOUNDARY SURVEY, recorded April 24, 2001, Reception No. 673213, Montrose County Records; thence S72°14'13"E along said northerly right-of-way line, 149.68 ft.; thence leaving said northerly right-of-way line N69°28'30"E, 107.16 ft.; thence N85°58'49"E, 214.58 ft. to a point on the westerly right-of-way line of 6530 Road; thence N85°58'49"E, 6.17 ft. to a point on the westerly boundary line of HOMESTEAD ADDITION NO. 1 to the City of Montrose, recorded May 11, 1994, Book 12 Page 1284, Reception No. 597949, Montrose County Records; thence S01°13'06"W along said westerly boundary line, 289.72 ft. to a point on the south line of said SW1/4SW1/4; thence N88°21'24"W along said south line, 7.85 ft. to a point on the easterly right-of-way line of said San Juan Avenue Parcel B; thence S01°33'18"W along said easterly right-of-way line, 17.82 ft.; thence the following courses along the southerly right-of-way line of said San Juan Avenue Parcel B: 110.10 ft. along the arc of a curve to the left having a radius of 440.00 ft., a central angle of 14°20'15", and a long chord which bears N65°04'05"W, 109.82 ft.; N72°14'12"W, 437.80 ft.; 84.42 ft. along the arc of a curve to the right having a radius of 560.00 ft., a central angle of 08°38'14", and a long chord which bears N67°55'05"W, 84.34 ft.;

N63°35'58"W, 272.26 ft. to a point on the said east boundary line of Lot 5 as shown on the BOUNDARY LINE STIPULATION PLAT; thence S01°13'15"W along said east boundary line, 166.63 ft. to a point N01°13'15"E, 124.00 ft. from the south line of the SW1/4 of said Section 22; thence N88°21'24"W, 440.42 ft. to the point of beginning, containing 13.92 acres.