

PALMER LAKE, COLORADO

ORDINANCE ~~14~~¹⁸ OF 2018

AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF PALMER LAKE APPROVING THE CONVEYANCE OF TOWN OWNED PROPERTY BY APPROVING THE EXECUTION OF A QUIT CLAIM DEED DEEDING CERTAIN REAL PROPERTY TO DONA STUART, AND ACCEPTING A QUIT CLAIM DEED DEEDING TO THE TOWN CERTAIN REAL PROPERTY BY DONA STUART,

WHEREAS, THE TOWN OF PALMER LAKE IS A COLORADO MUNICIPAL CORPORATION AUTHORIZED BY STATE LAW, SECTION 31-15-713(1)(b) C.R.S., TO SELL OR DISPOSE OF REAL ESTATE HELD FOR OTHER THAN GOVERNMENTAL PURPOSES BY ORDINANCE; AND

WHEREAS, CERTAIN REAL PROPERTY WITHIN SECTION 5, T11S, R67W, 6TH PM, GLEN PARK, PALMER LAKE, COLORADO (“THE “PROPERTY”) IS HELD BY THE TOWN AS RIGHT OF WAY; AND

WHEREAS, THE TOWN DOES NOT HOLD OR USE THE PROPERTY FOR ANY SPECIFIC GOVERNMENTAL PURPOSE; AND

WHEREAS, THE TOWN DESIRES TO CONVEY THE PROPERTY AND ACCEPT A CONVEYANCE TO THE TOWN OF OTHER PROXIMATE REAL PROPERTY AS SET FORTH IN THE DEEDS ATTACHED HERETO AS EXHIBIT A.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO:

Section 1. The Town Board of Trustees adopts the recitals set forth in this Ordinance.

Section 2. The Town Board hereby finds that the Property is nonessential to municipal purposes, not used for any other governmental purposes, and the Town is willing to convey what rights it has in the Property, if any, to Dona Stuart by quit claim deed.

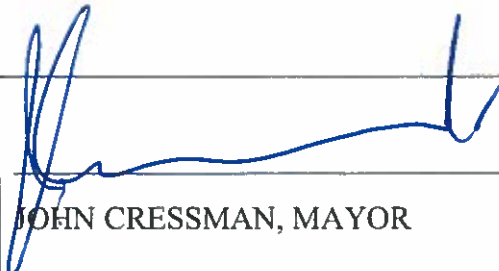
Section 3. The Town Board of Trustees approves of the form of two quit claim deeds presented at this meeting and authorizes the Mayor to execute the same on behalf of the Town in the form attached hereto as Exhibit A.

Section 4. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining issues of this Resolution.

Section 5. Publication and Effective Date. The Town Clerk shall certify to the passage of this ordinance and cause notice of its contents and passage to be published by title only and


posted in full on the Town official web site. This ordinance shall become effective thirty (30) days after the date of publication.

PASSED AND ADOPTED THIS 23 DAY OF August, 2018 BY A VOTE OF 7 FOR AND 0 AGAINST.



JOHN CRESSMAN, MAYOR

ATTEST:



VERLA BRUNER, TOWN CLERK

I hereby certify that the above Ordinance was adopted by the Board of Trustees of the Town of Palmer Lake at its meeting of August 23 2018, and ordered published by title only by August newspaper on _____, 2018 and published in full on the Town's official web site.



Verla Bruner, Town Clerk

EXHIBIT A
FORM OF DEEDS

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed _____ by Dona Stuart ("Grantor"), whose post office address is PO Box 11733, Aspen, CO 81612 and Town of Palmer Lake ("Grantee"), whose address is PO Box 208 Palmer Lake, CO 80133.

WITNESSETH, that the Grantor, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby sell, remise, release and quitclaim unto the Grantee forever, all the right title, interest and claim which the Grantor has in and to the following described real estate in the county of El Paso, State of Colorado:

Parcel B as described on Exhibit A attached hereto.

Also known by street address as: 0 Buena Vista Avenue, Palmer Lake, CO

And assessor's schedule or parcel number: Unscheduled

With all its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the _____ day of _____, 20__.

STATE OF COLORADO)
) ss
County of _____)

The foregoing instrument was acknowledged before me this ____ of _____, 20__
By Dona Stuart, as Grantor.

Witness my hand and official seal.
My commission expires: _____

Notary Public

(Seal)

Exhibit A to Quitclaim Deed from Dona Stuart to Town of Palmer Lake.

PARCEL B:

THAT PORTION OF BLOCK 18 AS PLATTED IN GLEN PARK, IN THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1886 IN PLAT BOOK A AT PAGE 83 NOT LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL THAT PART OF THE SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PORTION OF GLEN PARK, TOWN OF PALMER LAKE, EL PASO COUNTY, STATE OF COLORADO, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST END OF THE NORTH LINE OF LOT 4, ELLIOTT'S CORNER, TOWN OF PALMER LAKE AS RECORDED JUNE 19, 2006 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 206712355 AND CONSIDERING SAID NORTH LOT LINE TO BEAR NORTH 82 DEGREES 49 MINUTES 42 SECONDS EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 71 DEGREES 34 MINUTES 07 SECONDS WEST, LEAVING SAID NORTH LOT LINE A DISTANCE OF 53.39 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 11 DEGREES 15 MINUTES 42 SECONDS EAST A DISTANCE OF 28.46 FEET;
THENCE NORTH 17 DEGREES 51 MINUTES 38 SECONDS WEST A DISTANCE OF 190.30 FEET;
THENCE SOUTH 48 DEGREES 21 MINUTES 54 SECONDS WEST A DISTANCE OF 6.67 FEET TO AN ANGLE POINT;
THENCE SOUTH 19 DEGREES 27 MINUTES 20 SECONDS WEST A DISTANCE OF 289.70 FEET;
THENCE SOUTH 70 DEGREES 32 MINUTES 40 SECONDS EAST A DISTANCE OF 46.78 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 27.22 FEET, SAID CURVE HAS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 62 DEGREES 22 MINUTES 24 SECONDS TO A POINT OF TANGENT;
THENCE NORTH 47 DEGREES 04 MINUTES 57 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 115.82 FEET TO THE POINT OF BEGINNING.

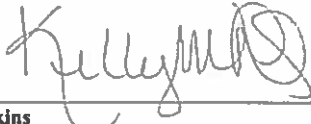
AFFIDAVIT OF PUBLICATION

**STATE OF COLORADO
COUNTY OF El Paso**

Finance NO. 17 of 2018
AN ORDINANCE AMENDING SECTION
14.04.010 OF THE PALME LAKE MUNICIPAL
CODE CONCERNING BUILDING CODES AND
ADOPTING AMENDMENTS TO THE BUILDING
CODES AND ADOPTING AMENDMENTS TO
THE PIKES PEAK REGIONAL BUILDING CODE,
2017 EDITION, SETTING FORTH THE ENTIRE
TEXT OF SUCH AMENDMENTS.
Published In the CS Gazette October 17, 2018

I, Kelly Perkins, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole at the city of Colorado Springs in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper 1 time(s) to wit 10/17/2018

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Kelly Perkins
Sales Center Agent

Subscribed and sworn to me this 10/19/2018, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.



Sandra King
Notary Public
The Gazette

**SANDRA KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184014369
MY COMMISSION EXPIRES MARCH 30, 2022**