

ORDINANCE 2016-17

AN ORDINANCE OF THE FRUITA CITY COUNCIL ANNEXING INTO THE CITY OF FRUITA APPROXIMATELY 7.33 ACRES OF PROPERTY LOCATED ON SOUTH PINE STREET DIRECTLY WEST OF RIVER ROCK COURT.

WHEREAS, the Fruita City Council finds that it is necessary to annex certain real property contiguous to the City of Fruita in order to:

1. Promote the public health, safety, and welfare of the community;
2. Insure efficient provision of municipal services and fair and equitable distribution of cost amongst those who use services provided by the community; and,
3. Provide for orderly growth of the community; and,

WHEREAS, the City Council adopted Resolution 2016-27 finding that the real property described and shown on Exhibit A is eligible for annexation pursuant to C.R.S. 31-12-104 and 105, stating their intent to annex same and initiating the annexation procedures.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:

Section 1: The Fruita City Council, having reviewed a properly constituted petition of all the owners of real property in the area proposed for annexation, hereby annexes the property as described and shown in Exhibit A, and the Fruita City limits are hereby modified to reflect said annexation.

Section 2: Conditions of said annexation include:

Zoning of said property shall be established by future public hearing which will be held within ninety days (90) of the effective day of this ordinance.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
_____ DAY OF _____, 20____.**

ATTEST:

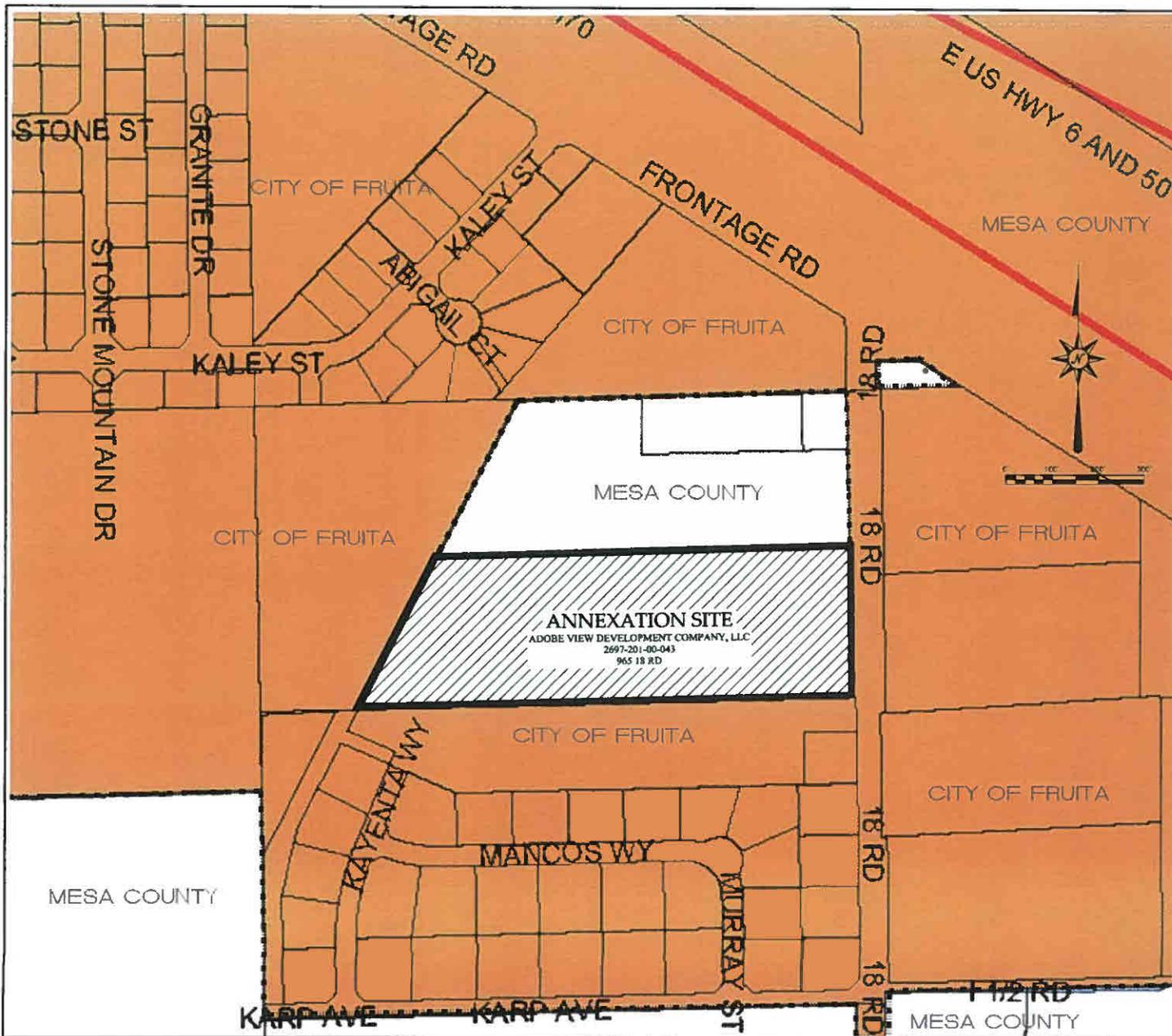
City of Fruita

City Clerk

Lori Buck, Mayor

EXHIBIT A

ORDINANCE # 2016-17



LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, Adobe View Development Company, LLC, the owners of 100% percent of the following described property, excluding any public streets and alleys, to-wit:

All that certain portion of the S1/4 NW1/4 SEC. 20, Township One North, Range Two West of the 1st Meridian, in the City of Fruita, County of Mesa, State of Colorado as described in Recapture Number 2579937 in the Office of the Mesa County Clerk and Recorder, said portion being more particularly described, as a result of a survey, by the following metes and distances:

Commencing at a Mesa County Survey Marker for the E1/4 Corner of said Section 20, from whence a Mesa County Survey Marker for the N1/4 Corner of said Section 20 bears N00°24'42"E for a distance of 1319.56 feet; thence N00°24'42"E for a distance of 659.78 feet to the point of beginning; thence S89°53'57"W, on the northerly line of Adobe View Subdivisions, as recorded in Plat Book 19 at Pages 396-397 in the Office of the Mesa County Clerk and Recorder, for a distance of 1145.67 feet to the centerline of the Murray Drain; thence continuing on said centerline for the following five courses and distances:

1. N39°08'04"E for a distance of 69.15 feet;
2. N25°07'39"E for a distance of 122.84 feet;
3. N27°32'11"E for a distance of 31.30 feet;
4. N30°28'51"E for a distance of 92.84 feet;
5. N29°42'39"E for a distance of 79.13 feet;

thence N89°53'58"E for a distance of 970.08 feet to a point on the easterly line of said Section 20; thence S00°24'42"W for a distance of 329.77 feet to the beginning.

I have by these presents laid out and placed the same as shown hereon and designate the same as Adobe View North Annexation to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this ____ day of _____, 20__.

STATE OF COLORADO)
 COUNTY OF _____)
 The foregoing certification was acknowledged before me this ____ day of _____, 20__ by _____, by _____, Notary Public.

CITY COUNCIL CERTIFICATE

The City Council of the City of Fruita, Colorado, by Resolution Number _____, duly adopted on the ____ day of _____, 20__, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the City of Fruita.

The City Council of the City of Fruita, Colorado, by Ordinance Number _____, duly adopted on the ____ day of _____, 20__, did annex the property herein described to the City of Fruita, Colorado.

ATTEST:
 City Clerk

SURVEYOR'S CERTIFICATE

I, _____, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-fourth (1/4) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita, Colorado. I further certify that the external boundaries of the property shown on this Plat have been monumented on the ground.

EXECUTED this ____ day of _____, 20__.

TITLE CERTIFICATE

_____, does hereby certify that I have examined the title to all lands shown on this Plat and that title to such lands is vested in _____ free and clear of all liens, taxes, and encumbrances.

EXECUTED this ____ day of _____, 20__.

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission the ____ day of _____, 20__.

 890 Bridge Street, Suite A Fruita, CO 81521 Phone: (970) 243-4300 Fax: (970) 243-4223 www.cofruita.com		ADOBE VIEW NORTH SUBDIVISION ANNEXATION MAP IN THE SE1/4 NE1/4 SECTION 20 T14N, R20W, OF THE 1ST MERIDIAN MESA COUNTY, COLORADO	
A.G.	A.G.	A.G.	A.G.
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