

Way Line of Main Street extended, a pin and aluminum cap stamped PE-LS 13934; thence South 79 degrees 44'13" East along said South Right-of-Way Line a distance of 112.63 feet to a point of curve, a pin and aluminum cap stamped PE-LS 13934; thence 77.13 feet along the arc of a curve to the right having a central angle of 7 degrees 29'07" and a radius of 78.66 feet to a point of tangency, a pin and aluminum cap stamped PE-LS 13934; thence South 88 degrees 16'04" East a distance of 328.89 feet to the TRUE POINT OF BEGINNING, containing 189,343 square feet or 2,518 acres, more or less.

#### McDANIEL TRACT

A part of that parcel of land described in Book 212 at Page 4, being located in the Southwest Quarter of Section Fourteen, Township Thirty-five North, Range Nine East, N.M.P.M., County of Conejos, State of Colorado, and being more particularly described as follows:

Commencing at the South Quarter Corner of said Section Fourteen, a 1/4" rebar at the intersection of the centerlines of Colorado State Highway 136 and an existing County Road; thence North 88 degrees 16'04" West along the centerline of said County Road a distance of 1482.88 feet to the Northeast Corner of that parcel described in Book 212 at Page 4, also being the Southeast Corner of that parcel described in Book 277 at Page 119; thence North 89 degrees 41'04" West along the common line of said parcels a distance of 38.88 feet to the TRUE POINT OF BEGINNING. A pin and aluminum cap stamped PE-LS 13934; thence South 88 degrees 16'04" East a distance of 149.28 feet to a pin and aluminum cap stamped 13934; thence South 89 degrees 42'04" West a distance of 174.68 feet to a point on the East Line of Lot "B", a parcel of land conveyed by an unrecorded survey plat prepared by Jennings Thomas, P.L.S. 477, dated October 19, 1981, a pin and aluminum cap stamped 13934; thence North 88 degrees 16'04" West along the East Line of said Lot "B" a distance of 42.78 feet to the Northeast Corner of said Lot "B", a pin and aluminum cap stamped 13934; thence North 87 degrees 27'47" West along the North Line of said Lot "B" a distance of 51.25 feet to the corner of the McDaniel Addition to the Town of La Jara, a pin and aluminum cap stamped 13934; thence North 88 degrees 27'15" East along the boundary of said Addition a distance of 188.17 feet to a pin and aluminum cap stamped 13934; thence South 89 degrees 41'04" East a distance of 224.78 feet to the TRUE POINT OF BEGINNING, containing 21,479 square feet or 0.728 acres, more or less.

The above described tracts have a total perimeter of 1498.97 feet; of which 283.17 feet are contiguous with the Town of La Jara.

All bearings herein and for both tracts are based on a bearing of North 89 degrees 41'04" West along the common line between that parcel described in Book 212 at Page 4 and that parcel described in Book 277 at Page 119, as shown on the plat of the McDaniel Addition to the Town of La Jara; both ends of this common line being monumented with pins and aluminum caps stamped PE-LS 13934.

AND WHEREAS, such Petition is found to be in substantial compliance with Colo. Rev. Stat. §31-12-107 (11) (1973), as amended, and

WHEREAS, the Board of Trustees of the Town of La Jara finds and determines that the Petition is signed by the owner of 100 percent of the area proposed to be annexed, exclusive of streets and alleys, and

WHEREAS, the Board of Trustees finds and determines that the Annexors-Petitioners have complied substantially with the terms and provisions of Ordinance No. 1979-1, otherwise known as the "Annexation Ordinance of the Town of La Jara, Colorado," and with the Subdivision Policies and Standards of the Town of La Jara, reference to which is made in and forms a part of said Ordinance No. 1979-1;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA, COLORADO, AS FOLLOWS:

Section One. That the annexation proposed by said Annexors-Petitioners is approved in all respects and the property above described is hereby annexed to and made a part of the Town of La Jara, Colorado.

Section Two. That zoning of the annexed area be initiated and completed in accordance with the procedures and notice requirements of the "Zoning Ordinance of the Town of La Jara."

Section Three. That this annexation ordinance shall be of no force and effect if the zoning, as requested by the Annexors is not granted by the Town of La Jara.

Section Four—Validity. If any part or parts of this ordinance are for any reason held to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and any part or parts thereof irrespective of the fact that any one part or parts should be declared invalid.

Section Five—Publication. The Town Clerk shall certify to the passage of this ordinance, and shall cause notice of its contents and passage to be published and recorded with such offices or agencies as prescribed by law.

Section Six—Effective Date. This ordinance shall be in full force and effect 30 days after its final passage and publication as provided by law.

PASSED BY THE BOARD OF TRUSTEES OF THE TOWN OF LA JARA, COLORADO, AND SIGNED THIS 21st day of June, 1983.

TOWN OF LA JARA  
- Venustiano Gonzalez, Mayor

### ORDINANCE NO. 1983-3

#### TITLE AND PURPOSE

AN ORDINANCE ANNEXING TERRITORY TO THE TOWN OF LA JARA, COLORADO

WHEREAS, there has heretofore been presented by JAMES A. McDANIEL, III, and MARGARET D. McDANIEL, husband and wife, and by ANTONIO S. MONDRAGON, ONESIMO MONDRAGON, JR. and J. GUS MONDRAGON, doing business as MONDRAGON INVESTMENTS, all of the foregoing being of La Jara, County of Conejos and State of Colorado, to the Board of Trustees of the Town of La Jara a written petition for the annexation of the following described property situate in the County of Conejos and State of Colorado, to wit:

#### MONDRAGON SUBDIVISION

A part of that parcel of land described in Book 277 at Page 119, being located in the Southwest Quarter of Section Fourteen, Township Thirty-five North, Range Nine East, N.M.P.M., County of Conejos, State of Colorado, and being more particularly described as follows:

Commencing at the South Quarter Corner of said Section Fourteen, a 1/4" rebar at the intersection of the centerlines of Colorado State Highway 136 and an existing County Road; thence North 88 degrees 16'04" West along the centerline of said County Road a distance of 1482.88 feet to the Northeast Corner of that parcel described in Book 212 at Page 4, also being the Southeast Corner of that parcel described in Book 277 at Page 119; thence North 89 degrees 41'04" West along the common line of said parcels a distance of 38.88 feet to the TRUE POINT OF BEGINNING, a pin and aluminum cap stamped PE-LS 13934; thence North 88 degrees 16'04" East along said common line a distance of 379.78 feet to the Northwest Corner of that parcel described in Book 212 at Page 4, also being the Southeast Corner of that parcel described in Book 277 at Page 119, a collar post and a pin and aluminum cap stamped PE-LS 13934; thence North 83 degrees 27'28" East along the East Right-of-Way of the Richfield Lateral No. 1 a distance of 198.13 feet to a pin