

ORDINANCE NO. 75B

**AN ORDINANCE OF THE TOWN OF STRATTON ANNEXING A PARCEL OF LAND LOCATED IN KIT CARSON COUNTY, COLORADO, TO THE TOWN OF STRATTON, COLORADO, AND EXTENDING THE CORPORATE LIMITS OF THE TOWN OF STRATTON TO INCLUDE THE DESCRIBED PARCEL.**

WHEREAS, the Town of Stratton is presently the owner of certain unincorporated land described as:

A tract of land being a portion of the Northwest Quarter of Section 1, Township 9 South, Range 47 West of the 6<sup>th</sup> Principal Meridian, Kit Carson County, Colorado, and being more particularly described as follows:

Commencing at the Southwest Corner of Block 4 of Stegman's Addition to the Town of Stratton (Formerly; Claremont), being the Northwest Corner of that tract of land described in document filed for record as Reception No. 367573 in Book 464 at Page 229 of the Kit Carson County, Colorado records; Thence S01°52'16"E along the westerly line of said tract described in document at Reception No. 367573 in Book 464 at Page 229 a distance of 578.79 feet to the Southwest Corner thereof on the northerly right of way of Interstate Highway 70; Thence along the northerly right of way of Interstate Highway 70 the following 5 course; (1): S78°07'07"W a distance of 601.98 feet; (2): Thence S88°02'23"W a distance of 696.87 feet; (3) Thence S88°01'25"W a distance of 704.83 feet; (4): Thence N81°45'48"W a distance of 141.37 feet; (5): Thence N06°38'37"W a distance of 828.27 feet; Thence N02°47'06"W along the easterly right of way of County Road 30 a distance of 63.02 feet to a point on the southerly line of that tract of land described in Document filed for record as Reception No. 558218 of the Kit Carson County, Colorado records; Thence N85°55'13"E along the southerly line of said tract a distance of 391.87 feet to the Southeast Corner thereof; Thence N02°04'32"W along the easterly line of said tract a distance of 290.49 feet to the Northeast Corner of said tract and a point on the southerly line of that tract of land described in document filed for record as Reception No. 585051 of the Kit Carson County, Colorado, records; Thence N88°23'07"E along the southerly line of said tract described in Reception No. 585051 a distance of 726.41 feet to a point on the westerly line of Block 14 of Stegman's Addition to the Town of Stratton (Formerly; Claremont); Thence S02°35'50"E along the westerly line of said Block 14 a distance of 127.22 feet to the Southwest Corner of said Block 14; Thence S02°35'09"E a distance of 60.00 feet to the Northwest Corner of Block 13 of said Stegman's Addition; Thence S02°34'24"E along the westerly line of said Block 13 a distance of 350.00 feet to the Southwest Corner thereof; Thence N87°43'37"E along the southerly line of said Block 13 and the southerly line of Block 12 of Stegman's Addition a distance of 720.00 feet to the Southwest Corner of Block 5 of said Stegman's Addition; Thence N87°44'51"E along the southerly line of said Block 5 a distance of 300.08 feet to the Southeast Corner of said Block 5; Thence N87°45'43"E a distance of 59.95 feet to the point of beginning, described parcel containing 44.07 acres more or less.

Section 2. Upon approval of this Ordinance, the Town shall obtain and record a plat of the annexed property, to be known as the Weibel Addition to the Town of Stratton.

Section 3. An annexation impact report, as defined in C.R.S. 31-12-108.5(1) has been waived by the Town of Stratton and Kit Carson County.

Section 4. No notice, hearing, or election is required by C.R.S. C.R.S. 31-12-107(2).

Section 5. The area proposed for annexation is owned by the Town of Stratton and is not solely a public street or right-of-way.

Section 6. The zoning for the subject property shall be "residential" until a General development plan is submitted and approved by the Town of Stratton Board of Trustees.

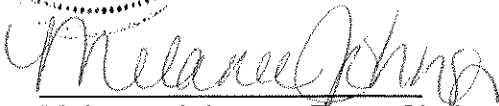
Section 7. SEPARABILITY. If any portion or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such portion or provision shall not affect any of the remaining provisions of this Ordinance, the intention being that the same are severable.

Section 8. AUTHENTICATION AND RECORDING. Pursuant to the laws of the State of Colorado, immediately upon the passage of this Ordinance by the Board of Trustees, the Ordinance shall take effect. The Ordinance shall then be authenticated by the signatures of the Mayor and Clerk, shall be published as required by law, and shall be recorded in the records of the Kit Carson County Clerk and Recorder.

ADOPTED AND APPROVED this 12<sup>th</sup> day of January, 2023.



  
Matt Brachtenbach, Mayor

  
Melanee Johnson, Town Clerk