

ORDINANCE NO. 1195

AN ORDINANCE ESTABLISHING A ZONING DISTRICT IN AND UPON LANDS ANNEXED TO THE CITY OF FORT MORGAN, COLORADO, AND FOR SAID PURPOSE REVISING AND SUPPLEMENTING THE ZONING DISTRICT MAP OF SAID CITY FOR THE FORT MORGAN FARMS IV ANNEXATION

WHEREAS, a petition for annexation of certain property described in Exhibit A, attached hereto and made a part hereof, and known as the Fort Morgan Farms IV Annexation, was filed with the City Council of the City of Fort Morgan; and

WHEREAS, said property was annexed to the City by Ordinance 1194; and

WHEREAS, the City Council must provide for the zoning of said property; and

WHEREAS, the City Council provided notice of the public hearing on said zoning by publication as provided by law; and,

WHEREAS, no protests were received by the City pursuant to C.R.S. §31-23-305; and,

WHEREAS, the Owners have requested the areas be zoned **R-2: Medium Density Residential**; and,

WHEREAS, this zoning is consistent with the City's plan for the area.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF FORT MORGAN,

Section 1: That certain property known as the Fort Morgan Farms IV Annexation, the legal description of which is set forth in Exhibit A attached hereto and incorporated herein by this reference, is hereby zoned into **R-2: Medium Density Residential**.

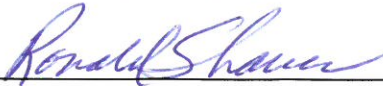
Section 2: That said zoning made a part hereby is permitted and the Zoning District Map of the City of Fort Morgan, Colorado, shall be amended accordingly.

INTRODUCED, READ, ADOPTED ON FIRST READING AND ORDERED PUBLISHED on the 19th day of September, 2017.






THE CITY COUNCIL OF THE CITY OF FORT
MORGAN, COLORADO


By: Ronald Shaver
Mayor


Attest:


John Brennan
City Clerk


PASSED, APPROVED AND ADOPTED ON FINAL READING AND ORDERED
PUBLISHED this 3rd day of October, 2017.



THE CITY COUNCIL OF THE CITY OF
FORT MORGAN, COLORADO


By: Ronald Shaver
Mayor

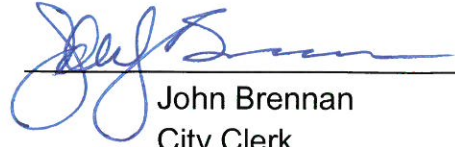
Attest:


John Brennan
City Clerk

STATE OF COLORADO)
COUNTY OF MORGAN) ss. **CERTIFICATE**
CITY OF FORT MORGAN)

I, John Brennan, the duly appointed, qualified Clerk of the City of Fort Morgan, Colorado, do hereby certify that the foregoing **Ordinance No. 1195** was, as a proposed Ordinance, duly and legally presented to the City Council of the City of Fort Morgan, Colorado, on the 19th day of September, 2017. Said ordinance, as proposed, was duly read at length at said meeting, and thereafter the same was, on the 22nd day of September, 2017, published in *The Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado. Said proposed ordinance was again taken up and read a second time, duly and legally, passed, approved and adopted at a regular meeting of the City Council held on the 3rd day of October, 2017. Within five (5) days after its final passage, said **Ordinance No.**

1195 was published in *The Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado.

A handwritten signature in blue ink, appearing to read "John Brennan", is written over a horizontal line.

John Brennan
City Clerk

EXHIBIT A

A parcel of land being a portion of the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twelve (12), Township Three North (T.3N.), Range Fifty-eight West (R.58W.) of the Sixth Principal Meridian (6th P.M.), County of Morgan, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 12 and assuming the East line of said SE1/4 as bearing North 01°00'27" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2642.38 feet with all other bearings contained herein relative thereto;

THENCE South 88°34'09" West along the South line of said E1/2 SE1/4 a distance of 29.78 feet;

THENCE North 01°25'51" West a distance of 30.00 feet to a line parallel with and 30.00 feet North of, as measured at a right angle to the South line of said E1/2 SE1/4 and to the POINT OF BEGINNING;

THENCE South 88°34'09" West along said parallel line a distance of 1277.46 feet to a line parallel with and 40.00 feet East of, as measured at a right angle to the West line of said E1/2 SE1/4;

THENCE North 00°45'46" West along said parallel line a distance of 1952.22 feet to the South line of Annexation to the City of Fort Morgan (Shawnee Subdivision Second Filing) recorded May 16, 1978 as Reception No. 622169 of the Records of Morgan County;

THENCE North 88°35'07" East along said South line a distance of 1269.11 feet to a line parallel with and 30.00 feet West of, as measured at a right angle to the East line of the SE1/4 of said Section 12 and to the West line of the Fort Morgan Middle School Annexation recorded March 11, 2015 as Reception No. 1500331 of the Records of Morgan County;

The following Two (2) courses are along said parallel line:

THENCE South 01°00'27" East along West line of said Fort Morgan Middle School Annexation a distance of 124.78 feet to the North line of FM Farms III Annexation recorded March 11, 2015 as Reception No. 1500332 of the Records of Morgan County;

THENCE South 01°00'27" East along the West line of said FM Farms III Annexation a distance of 1951.79 feet to the POINT OF BEGINNING.

Said described parcel of land contains 57.056 Acres, more or less (±).