

ORDINANCENO. 559**AN ORDINANCE ANNEXING CERTAIN PORTIONS OF BENT COUNTY IN  
OR NEAR SUN MEADOWS WEST SUBDIVISION, FIRST FILING**

WHEREAS, there was filed with the City Council of the City of Las Animas, Colorado on the 31st day of May, 1994, a Petition for Annexation to the City of Las Animas, Colorado, the real estate set forth in this Ordinance; and

WHEREAS, Benjamin Palomino, Kathryn F. Palomino, First Baptist Church, Charles W. Newman, Karen R. Newman, William A. Hudnall, Lois I. Hudnall, Dennis Heady, Jr., Jean S. Heady, Eloy S. Salazar, Frank R. Bryant, Patricia E. Bryant, Beverly J. Adams-Hardin, Sam A. Koury, Violet M. More, Charlotte Salazar, Duana S. Bourne, Ann E. Bogner, Louis N. Bogner, Jerry Pursley, Madeline Bogner, Jesus E. Garcia, Irene Garcia, Joe Lincoln, Arthur I. Davis, Jacque L. Davis; and

WHEREAS, said territory is eligible for annexation under the provisions of Colorado Revised Statutes 1973, Chapter 31, Article 12, and said Petition and documents and maps thereto attached comply with the requirements of Colorado Revised Statutes 1973, 31-12-104 and 31-12-105; and

WHEREAS, the Petition is in substantial compliance of Colorado Revised Statutes 1973, 31-12-107;

WHEREAS, the landowners of more than fifty percent of the area to be annexed have petitioned for annexation;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAS ANIMAS, COLORADO:

SECTION 1. All proceedings for the annexation of the City of Las Animas, Colorado, of the lands hereinafter described are approved.

SECTION 2. There is hereby annexed to the City of Las Animas, Colorado, all said real estate described as follows, to-wit:

**TRACT ONE:**

All of Blocks 1, 2, 3, 4, 5 and 6 of Sun Meadows West Subdivision, First Filing, in the County of Bent.

**TRACT TWO:**

All streets and alley ways contained in Sun Meadows West Subdivision, First Filing, in the County of Bent.

**TRACT THREE:**

All of McAfee Avenue, McBride Avenue and West Sixth Street, adjacent to the above described tracts.

**TRACT FOUR:**

The North fractional half of Lot 1 of the NE1/4 of Section 9, Township 23 South, Range 52 West of the 6th P.M.

**TRACT FIVE:** (Bogner)

A part of the NW1/4 NE1/4 of Section 9, Township 23 South, Range 52 West of the 6th P.M., Bent County, Colorado, described as follows: Beginning at the Southeast corner of said NW1/4 NE1/4, thence West a distance of 134.6 feet to a point which is the point of beginning, thence West 150 feet to a point, thence North at right angle a distance of 114 feet to a point on the old County Road, thence in a Northeasterly direction a distance of 152 feet, more or less to a point on the old County Road, 129 feet North of the point of beginning, thence South to the point of beginning.

**TRACT SIX:** (Bogner)

Beginning at the Southeast corner of the NW1/4 NE1/4, Section 9, Township 23 South, Range 52 West of the 6th P.M., thence West a distance of 284.6 feet; thence North a distance of 114 feet to the true point of beginning; thence North a distance of 136.0 feet; thence East a distance of 264.6 feet to its intersection with the West R.O.W. line of County Road; thence South along the West R.O.W. line of said road a distance of 62.5 feet; thence South 84°18" West a distance of 113.89 feet; thence South a distance of 47.1 feet; thence South 84°18" West a distance of 152.0 feet to the true point of beginning.

**TRACT SEVEN:** (First Baptist Church)

A tract of land situated in the NW1/4 NE1/4 of Section 9, Township 23 South, Range 52 West of the 6th P.M., Bent County, Colorado, described as follows: Beginning at the Southeast corner of the NW1/4 NE1/4 of Section 9, Township 23 South, Range 52 West, of the 6th P.M., thence West a distance of 134.6 feet; thence North a distance of 176.1 feet; thence North 84°18' East 135 feet, more or less, to a point in the East boundary line of said NW1/4 NE1/4, thence South to the point of beginning.

**TRACT EIGHT:** (Holden, Hutchins, Turnbull)

From the Southeast corner of the NW1/4 NE1/4 of Section 9, Township 23 South, Range 52 West of the 6th P.M., thence West 284.6 feet to a point, the same being the true point of beginning, thence West 462.4 feet to a point, thence North 72 feet to a point, thence Northeasterly on a straight line to a point 114 feet North of the true point of beginning, thence South 114 feet to the true point of beginning; and

Beginning at the Southeast corner of the NW1/4 NE1/4 of Section 9, Township 23 South, Range 52 West of the 6th P.M., thence West 284.6 feet to a point, thence North 114 feet to the true point of beginning of the within described parcel; thence South 84°49' West 464.3 feet to a point, thence North 22 1/2 feet to a point, thence North 84°49' East 464.3 feet to a point, thence South 22 1/2 feet to the point of beginning; and

A triangular tract of land lying between Sun Meadows West Subdivision and abandoned County Road in the North fractional half of Lot 1 of the NE1/4 of Section 9, Township 23 South, Range 52 West of the 6th P.M., and more particularly described as follows: Beginning at a point on the South line of Sun Meadows West Subdivision at a distance of 118.07 feet Westerly from the Southeast corner of said Subdivision, then continuing along said South line bearing South 89°48' West, a distance of 344.51 feet; thence South 0°04' West, a distance of 30.13 feet to the center line of abandoned County Road, thence North 84°49' East, a distance of 345.95 feet to the point of beginning.

**TRACT NINE:** (Duran)

A part of the NW1/4 NE1/4 of Section 9, Township 23 South, Range 52 West, of the 6th P.M., Bent County, Colorado, described as follows:

Commencing at the Southeast corner of said NW1/4 NE1/4, thence running due North 135 feet, thence in a Southwesterly course 1440 feet to a point on a line directly West of the starting point, thence East to point of beginning, EXCEPTING therefrom a parcel of land described as follows: Beginning at the Southeast corner of said NW1/4 NE1/4, thence West a distance of 747 feet, thence North a distance of 72 feet to the County Road, thence in a Northeasterly direction along said County Road a distance of 750 feet to a point in the East boundary line of said NW1/4 NE1/4, thence South 135 feet to the point of beginning.

SECTION 3. The City Clerk of the City of Las Animas is hereby directed, upon final passage and approval of this ordinance to keep on file in her office, a map or plat of the annexed territory, and to file two copies of said map or plat and two certified copies of said ordinance with the County Clerk and Recorder of Bent County, Colorado; one copy of the Ordinance and the map to be retained by the

Clerk and Recorder and the other copy of the Ordinance and map to be filed with the Division of Local Government of the Department of Local Affairs.

SECTION 4. The property hereby annexed shall be zoned "A-1".

Passed on first reading this 25th day of October, 1994.

ADOPTED AND APPROVED on second reading and final reading this <sup>10<sup>th</sup></sup> day of November, 1994.

CITY OF LAS ANIMAS

*Keith Varner*  
\_\_\_\_\_  
Keith Varner, Mayor

ATTEST:  
*Leslie Uncel*  
\_\_\_\_\_  
Leslie Uncel, City Clerk

