

man, Decker
white

ORDINANCE NO. 379

AN ORDINANCE ZONING CERTAIN REAL PROPERTY HERETOFORE ANNEXED TO THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO:

Section 1.

That pursuant to the Zoning Ordinances of the Town of Berthoud, the Board of Trustees determines that the hereinafter described area, having been recently annexed to the Town, requires zoning.

Section 2.

That the following described property be and the same is hereby Zone R-1:

A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section 23, Township 4 North, Range 69 West of the Sixth Principal Meridian, Larimer County, Colorado and being further described as follows:

Commencing at the Northeast Corner (NECOR) of said Section 23, and considering the East line of said Section 23 to bear South 00°00'00" West, with all bearings herein being relative thereto;

Thence South 00°00'00" West, along the East line of said Section 23, A distance of 760.00 feet to the Southeast Corner (SECOR) of Welch Third Addition as platted and recorded in the Office of the Recorder, Larimer County, Colorado;

Thence South 88°52'18" West, along the South line of said Welch Third Addition, 30.00 feet to the true point of beginning, said point being on the West right-of-way line of First Street and also on the outer boundary of the Blue Spruce Addition to the Town of Berthoud as platted and recorded in the Office of the Recorder, Larimer County, Colorado;

Thence along the outer boundary of said Blue Spruce Addition by the following three (3) bearings and distances:

South 00°00'00" West, 378.62 feet (Deed record 380 feet)

South 88°52'18" West, a distance of 440.00 feet;

North 00°00'00" East, a distance of 378.62 feet (Deed record 380 feet) To the South boundary line of said Welch Third Addition;

Thence North 88°52'18" East, along the South line of said Welch Third Addition, 440.00 feet to the true point of beginning.

Said tract of land contains 3.838 acres.

Section 3. Effective Date:

The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance is necessary for the immediate preservation of the public peace, health and safety; and whereas, in the opinion of the Board of Trustees, an emergency exists, this Ordinance shall take effect and be in force immediately after its final passage, adoption and publication.

This Ordinance was introduced, read, passed on first reading and ordered published by the Board of Trustees of the Town of Berthoud at its regular meeting held this 10th day of July, A.D., 1973.

R B Fickel

Mayor

ATTEST:

Carol A. Mayo
Town Clerk

Published: July 19, 1973