

ORDINANCE NO. #451

AN ORDINANCE REZONING CERTAIN REAL PROPERTY HERETOFORE ZONED R-1.

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, and after a public hearing, the Board of Trustees determines that the hereinafter described area previously zoned R-1 should be rezoned R-2.

Section 2.

That the following described property by and the same is hereby zoned R-2:

All that portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 69 West of the Sixth Principal Meridian, Larimer County, Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 23; thence along the East line of said Northeast Quarter South 951.50 feet to the Easterly prolongation of an existing fence line and the TRUE POINT OF BEGINNING; thence along said prolongation along said existing fence line and the Westerly prolongation of said existing fence line South 88°22'21" West 510.21 feet to the West line of that certain parcel of land described in Deed recorded in Book 1151, Page 238, records of said County; thence along said West line South 185.00 feet to the Westerly prolongation of a line between two existing 1/2" rebars; thence along said Westerly prolongation along said line and the Easterly prolongation of said line North 89°03'11" East 510.07 feet to said East line of the Northeast Quarter; thence along said East line North 191.06 feet to the TRUE POINT OF BEGINNING; said parcel contains 2.20 acres, more or less, is subject to a 30.00 foot reserved roadway along the West and East lines thereof, is subject to a 40.00 foot reserved roadway along the South line thereof, is subject to a 10.00 foot reserved roadway along the North line thereof, and is subject to all other easements and rights of way now existing or of record.

Section 3. Effective Date:

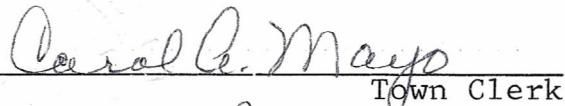
The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force 30 days after publication.

This Ordinance was introduced, read, passed on first reading and ordered published by the Board of Trustees of the Town of Berthoud at its meeting held this 26th day of September, 1978.

ATTEST:



Mayor



Carol G. Mayo  
Town Clerk

Published: Berthoud Bulletin  
October 5, 1978

Harold Wright property - 222 - 2<sup>nd</sup> Street  
#451