

ORDINANCE NO. 592

AN ORDINANCE REPLATTING A PORTION OF HILLSDALE SUNDIVISION AND A SUBDIVISION OF PART OF LEWIS 2ND ADDITION, LOCATED IN THE SOUTH-WEST QUARTER, SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, LARIMER COUNTY, STATE OF COLORADO.

Section 1.

WHEREAS, the Planning Commission and the Board of Trustees of the Town of Berthoud have reviewed a plat of a portion of Hillsdale Sundivision and a Subdivision of part of Lewis 2nd Addition, located in the Southwest quarter, Section 23, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud and have resolved the issues surrounding its development.

Section 2.

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

The Board of Trustees hereby replats the following described property:

A parcel of land located in the East One-Half of the Southwest One Quarter of Section 23, Township 4 North, Range 69 West of the 6th P.M. being a replat of Hillsdale Sundivision to the Town of Berthoud, State of Colorado and a Subdivision of a portion of Lewis Second Addition to the Town of Berthoud, State of Colorado being more particularly described on the plat attached hereto as Exhibit "A" and incorporated herein by reference.

Said parcel is hereby replatted into Lots 1 through 32 inclusive in Block 1; Lots 1 through 5 inclusive in Block 2; Lots 1 through 32 inclusive in Block 3; Lots 1 and 2 in Block 4; and Lots 1 through 23 inclusive in Block 5, as described in the replat. It is further determined the Replat is to be recorded in the office of the Larimer County Clerk and Recorder and is hereby incorporated herein by reference.

Section 3.

The Town of Berthoud hereby accepts dedication to the public of all streets, alleys, and utility easements as located and described on said Replat.


Section 4. 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 thirty (30) days after publication.

At its meeting January 28, 1986, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 4th day of February, 1986. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 4th day of February, 1986.

ATTEST:

TOWN OF BERTHOUD:

  
TOWN CLERK

  
MAYOR

Published: \_\_\_\_\_

Receipt. 86015-339 Date 3/27/86  
County of Larimer State of Colo.  
Book \_\_\_\_\_ Time 13:41 P.m.  
INT. Q.P.

EXHIBIT "A" (Ordinance #592)

A plat of a parcel of land located in the East One Half of the Southwest One Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian being a replat of Hillsdale Sundivision to the Town of Berthoud, State of Colorado and a Subdivision of a portion of Lewis Second Addition to the Town of Berthoud, State of Colorado being more particularly described as follows:

Considering the Wase-West conterline of said Section 23 as bearing North  $89^{\circ}57'05''$  West and with all bearings contained herein relative thereto; commencing at the South One Quarter corner of said Section 23; thence along the North-South centerline of said Section 23 North  $00^{\circ}08'19''$  East 1610.81 feet to the True Point of Beginning; thence along the East Line of said Hillsdale Sundivision North  $00^{\circ}08'19''$  East 56.00 feet; thence departing said East Line North  $79^{\circ}31'34''$  West 103.54 feet; thence South  $08^{\circ}22'38''$  West 25.00 feet; thence North  $89^{\circ}57'05''$  West 30.00 feet; thence North  $00^{\circ}02'55''$  East 19.24 feet; thence North  $59^{\circ}06'35''$  West 20.99 feet; thence North  $89^{\circ}57'05''$  West 69.98 feet to the beginning of a curve concave to the Southeast having a central angle of  $90^{\circ}00'00''$  and a radius of 15.00 feet; thence Southwesterly along the arc of said curve 23.56 feet to the end of said curve; thence departing said curve North  $89^{\circ}57'05''$  West 40.00 feet to the beginning of a curve concave to the Southwest having a central angle of  $90^{\circ}00'00''$  and a radius of 15.00 feet; thence Northwesterly along the arc of said curve 23.56 feet to the end of said curve; thence tangent from said curve North  $89^{\circ}57'05''$  West 246.00 feet to the beginning of a tangent curve concave to the Northeast having a central angle of  $90^{\circ}00'00''$  and a radius of 15.00 feet; thence Northwesterly along the arc of said curve 23.56 feet to the end of said curve; thence tangent from said curve North  $00^{\circ}02'55''$  East 35.00 feet; thence North  $89^{\circ}57'05''$  West 100.00 feet; thence North  $00^{\circ}02'55''$  East 880.00 feet to a point on the Southerly right-of-way line of Minnesota Ave.; thence along said Southerly right-of-way line North  $89^{\circ}57'05''$  West 665.66 feet to a point on the West line of said Hillsdale Sundivision; thence along said West line and its Southerly prolongation South  $00^{\circ}10'48''$  West 1350.00 feet; thence South  $70^{\circ}00'00''$  East 275.00 feet; thence North  $05^{\circ}45'11''$  East 49.36 feet; thence North  $29^{\circ}00'00''$  East 145.18 feet to a point on a curve concave to the Northeast having a partial central angle of  $09^{\circ}52'15''$  and a radius of 350.00 feet; thence Southeasterly along the arc of said curve 60.30 feet to the end of said curve; thence tangent from said curve South  $61^{\circ}00'00''$  East 75.00 feet; thence North  $29^{\circ}00'00''$  East 20.89 feet; thence South  $89^{\circ}57'05''$  East 405.34 feet; thence North  $78^{\circ}36'43''$  East 188.55 feet; thence South  $57^{\circ}30'00''$  East 115.00 feet; thence South  $89^{\circ}57'05''$  East 170.00 feet to a point on the East line of said Lewis Second Addition; thence along said East line North  $00^{\circ}08'19''$  West 334.00 feet to the Northeast corner of said Lewis Second Addition; thence along the South line of said Hillsdale Sundivision South  $86^{\circ}16'22''$  East 6.01 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 26.51 acres more or less.