

ORDINANCE NO. 572

AN ORDINANCE REPLATTING A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN, KNOWN AS BERTHOUD BUSINESS PARK, TOWN OF BERTHOUD, COUNTY OF LARIMER, 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 parcel of land located in the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian, known as Berthoud Business Park 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 parcel of property:

A parcel of land in the Town of Berthoud, Colorado, located in the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian and more particularly described as follows:

Those portions of Beins Fourth Annexation, Beins First Addition, Replat of Bein's Second Addition and Yate's Addition all to the Town of Berthoud, County of Larimer, and State of Colorado, being more particularly described as follows: considering the North line of the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado; as bearing North 88°59'18" West and with all bearings contained herein relative thereto; beginning at the North Quarter corner of said Section 23; thence along the North line of said Northwest Quarter North 88°59'18" West 388.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said North line North 88°59'18" West 963.51 feet; thence South 00°15'21" East 657.07 feet; thence South 89°16'00" East 978.14 feet; thence North 00°54'38" West 452.52 feet; thence North 88°59'18" West 7.24 feet; thence North 00°54'38" West 200.00 feet to the TRUE POINT OF BEGINNING. Said parcel contains 14.61+ acres.

Said parcel is hereby replatted into Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19. 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.

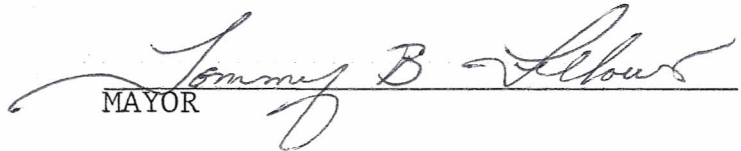
Section 3.

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. Emergency Clause

Because it is necessary to commence construction of the improvements as soon as possible so as to facilitate prompt construction of the shopping center on the district property, it is hereby declared that an emergency exists, that this Ordinance is necessary to the immediate preservation of the public health and safety, and that it shall be in full force and effect upon adoption and compliance with C.R.S., §31-16-104 (1973).

TOWN OF BERTHOUD:


MAYOR

ATTEST:


Town Clerk

Published _____

Receipt # 85016765 Date 4-10-85 9:10 A.M.
County of Larimer State of Colo.
Book N/A Page N/A
INT. C.P.