

ORDINANCE NO. 564

AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, TO BE KNOWN AND DESIGNATED AS BEIN SIXTH ANNEXATION TO THE TOWN OF BERTHOUD, COLORADO.

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

Section 1.

That a Petition for Annexation together with seven copies of a Plat of said territory as required by law were filed with the Board of Trustees August 14, 1984, by the owners of one hundred percent (100%) of the area of the territory hereinafter described and the Petition for Annexation contains signatures of one hundred percent (100%) of the landowners. That the Trustees by motion at their regular meeting held on August 14, 1984, accepted said Petition and found that the Petition substantially complied with 105 and 31-12-107. The Board of Trustees has determined that an election is not required under Section 31-12-107 as provided in 31-12-111. The Board of Trustees has determined that additional terms and conditions were not to be imposed and that the Petition was signed by owners of 100% of the property proposed to be annexed, exclusive of streets and alleys. Therefor, in accordance with 31-12-107, the Town Board determined that an ordinance to annex such terriroty to the municipality should be adopted.

Section 2.

That the annexation to the Town of Berthoud of the following described territory, to be known and designated as Bein Sixth Annexation to the Town of Berthoud, is hereby approved:

That portion of the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th P.M., Larimer County, in the State of Colorado, being more particularly described as follows:

Considering the North line of said Northwest Quarter 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 1501.53 feet to the TRUE POINT OF BEGINNING; thence South 00°51'21" East 747.81 feet; thence South 89°16'00" East 500.00 feet; thence South 60°00'00" East 200.00 feet; thence South 27°00'00" East 200.00 feet; thence South 50°00'00" East 37.07 feet; thence

South 00°54'38" East 398.79 feet to the Northerly line of Bein Third Annexation to the Town of Berthoud, Colorado; thence along said Northerly lines North 76°04'21" West 665.87 feet to the West line of Bein Third Annexation; thence along said West line South 00°15'21" East 1335.86 feet to the South line of the Northwest Quarter of Section 23; thence along the South line South 89°54'08" West 1303.59 feet to the West line of the Northwest Quarter of said section; thence North along said Section North 00°30'25" West 2653.45 feet to the Northwest Corner of said Section 23; thence along the North line of the Northwest Quarter South 88°59'18" East 1165.54 feet to the TRUE POINT OF BEGINNING.

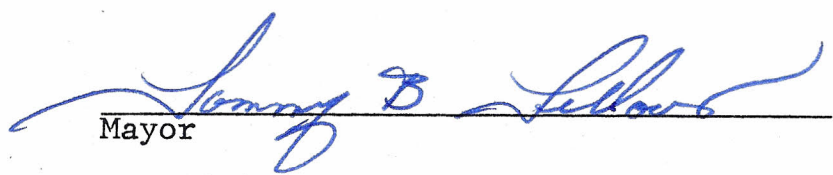
The above described parcel contains a gross acreage of 85.19+ acres more or less and shall be zoned as set forth on the attached Exhibits "A", "B", "C" and "D".

### 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 and read by the Board of Trustees of the Town of Berthoud at its meeting held the 11th day of September, 1984, and passed on second reading and ordered published at its meeting held the 25th day of September, 1984.

TOWN OF BERTHOUD:

  
Mayor

ATTEST:

  
Orahbelle Patterson  
Town Clerk

Published: ~~Loveland Daily Reporter Herald~~  
October 3, 1984

Receipt. 595388 Date 11-2-84  
County of Larimer State of Colo.  
Book 2296 Page 1460  
1:55 P.M. INT. O.P.

EXHIBIT "A"

LEGAL DESCRIPTION - C-2 Zoning

That portion of the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, in the State of Colorado, being more particularly described as follows:

Considering the North line of said Northwest Quarter 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 1501.53 feet to the TRUE POINT OF BEGINNING; thence South 00°15'21" East 657.81 feet; thence South 89°44'39" West 489.92 feet; thence North 75°00'00" West 697.73 feet to the West line of the Northwest Quarter of said Section 23, thence along said West line North 00°30'25" West 500.00 feet to the North line of the Northwest Quarter of Section 23; thence along said North line South 88°59'18" East 1165.54 feet to the TRUE POINT OF BEGINNING. Said parcel contains 16.50± acres



EXHIBIT "B"

LEGAL DESCRIPTION - R-1 Zoning

That portion of the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, in the State of Colorado, being more particularly described as follows:

Considering the North line of said Northwest Quarter 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 1501.53 feet; thence South 00°15'21" East 747.81 feet; thence South 89°16'00" East 500.00 feet; thence South 60°00'00" East 200.00 feet; thence South 27°00'00" East 200.00 feet; thence South 50°00'00" East 37.07 feet; thence South 00°54'38" East 398.79 feet to the Northernly line of Bein Third Annexation to the Town of Berthoud, Colorado; thence along said Northernly lines North 76°04'21" West 665.87 feet to West line of Bein Third Annexation; thence along said West line South 00°15'21" East 228.70 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line South 00°15'21" East 1107.16 feet to the South line of the Northwest Quarter of Section 23; thence along the South line South 89°54'08" West 1303.59 ft. to the West line of the Northwest Quarter of said Section; thence North along said Section North 00°30'25" West 1623.45 feet, thence South 81°30'00" East 350.00 feet, thence South 05°30'00" West 300.00 feet, thence South 64°00'00" East 380.00 feet, thence North 89°44'39" East 654.07 feet to the West line of Bein Third Annexation and the TRUE POINT OF BEGINNING. Said parcel contains 37.48 ± acres.

EXHIBIT "C"

LEGAL DESCRIPTION - R-2 Zoning

That portion of the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, in the State of Colorado, being more particularly described as follows:

Considering the North line of said Northwest Quarter 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 1501.53 feet; thence South 00°15'21" East 657.81 feet to the TRUE POINT OF BEGINNING; thence continuing South 00°15'21" East 90.00 feet; thence South 89°16'00" East 150.00 Feet to the beginning of a curve concave to the West having a central angle of 35°02'30", a radius of 650.00 feet; thence along the arc of said curve a distance of 397.54 feet; thence South 35°46'30" West 148.81 feet; thence South 76°04'21" East 218.42 feet to the West line of Bein Third Annexation to the Town of Berthoud, Colorado; thence along said West line South 00°15'21" East 228.70 feet; thence leaving said West line South 89°44'39" West 654.07 feet thence North 64°00'00" West 380.00 feet; thence North 05°30'00" East 300.00 feet thence North 81°30'00" West 350.00 feet to the West line of the Northwest Quarter of said Section 23; thence along said West line North 00°30'25" West 530.00 feet, thence South 75°00'00" East 697.73 feet; thence North 89°44'39" East 489.92 feet to the TRUE POINT OF BEGINNING. Said parcel contains 21.88 ± acres

EXHIBIT "D"

LEGAL DESCRIPTION - R-3 Zoning

That portion of the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, in the State of Colorado, being more particularly described as follows:

Considering the North line of said Northwest Quarter 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 1501.53 feet; thence South 00°15'21" East 747.81 feet; thence South 89°16'00" East 150 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°16'00" East 350.00 feet; thence South 60°00'00" East 200.00 feet; thence South 27°00'00" East 200.00 feet; thence South 50°00'00" East 37.07 feet; thence South 00°54'38" East 398.79 feet to the Northerly line of Bein Third Annexation to the Town of Berthoud, Colorado; thence along said Northerly lines North 76°04'21" West 665.87 feet to the West line of Bein Third Annexation; thence North 76°04'21" West 218.42 feet; thence North 35°46'30" East 148.81 feet to the beginning of a tangent curve concave to the Northwest having a central angle 35°02'30", a radius 650.00 feet, thence along the arc of said curve a distance of 397.54 feet to the TRUE POINT OF BEGINNING. Said Parcel contains 9.33 ± acres.