

ORDINANCE NO. 695

AN ORDINANCE APPROVING THE BERTHOUD HEIGHTS - WEST SUBDIVISION PLAT, BEING A SUBDIVISION OF A PORTION OF TRACT R1 OF BEIN SIXTH ANNEXATION TO THE 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 resolved the issues surrounding the subdivision plat for the development of land located in the town of Berthoud, county of Larimer, state of Colorado.

Section 2.

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

The Board of Trustees hereby approves the Berthoud Heights - West Subdivision of the following described parcel of property:

A parcel of land situate in Bein Sixth Annexation to the Town of Berthoud, Colorado, located in the Northwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th P.M., Larimer County, State of Colorado, being more particularly described as follows:

Considering the West line of said Northwest Quarter as bearing North  $00^{\circ}30'25''$  West and with all bearings contained herein relative thereto: BEGINNING at the West Quarter Corner of said Section 23; thence along the West line of the Northwest Quarter of said Section 23 North  $00^{\circ}30'25''$  West 1,623.45 feet; thence departing said West line South  $81^{\circ}30'00''$  East 350.00 feet; thence South  $05^{\circ}30'00''$  West 300.00 feet; thence South  $64^{\circ}00'00''$  East 380.00 feet; thence North  $89^{\circ}44'39''$  East 355.21 feet to the beginning of a non-tangent curve concave to the East having a central angle of  $22^{\circ}44'56''$  and a radius of 620.00 feet; thence southerly along the arc of said curve a distance of 246.17 feet; thence tangent from said curve South  $00^{\circ}05'52''$  East 866.59 feet to a point on the south line of the Northwest Quarter of said Section 23; thence along the South line of the Northwest

Quarter of said Section 23 South 89° 54'08"  
West 953.45 feet to the POINT OF BEGINNING.

Said parcel contains 28.71 acres more or less  
and is subject to all existing easements  
and/or rights-of-way of record.

Said parcel is hereby platted into Lots 1 through 15, Block 4  
and Lots 1 through 12, Block 5 as described on the Berthoud Heights  
- West Subdivision Plat which is incorporated herein by reference.  
It is further determined the plat is to be recorded in the office  
of the Larimer County Clerk and Recorder.

Section 3.

The town of Berthoud hereby accepts dedication to the public  
of all streets and utility easements as described on said plat.

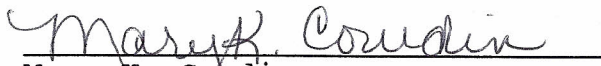
Section 4. Effective Date:

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.

This ordinance was introduced and read and a public hearing  
set for March 8, 1994 by the Board of Trustees of the town of  
Berthoud at its meeting held this 22nd day of February, 1994.  
After the public hearing, this ordinance was read, passed and  
ordered published by the Board of Trustees at its meeting this 8th  
day of March, 1994.

ATTEST:

TOWN OF BERTHOUD:

  
\_\_\_\_\_  
Mary K. Cowdin  
Town Clerk

  
\_\_\_\_\_  
Richard D. Strachan  
Mayor

March 10, 1994  
\_\_\_\_\_  
Published