

RCPTN # 97042220 07/02/97 11:56:00 # PAGES - 3 FEE - \$16.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 766

AN ORDINANCE APPROVING THE LONGSPEAK TOWNHOMES SUBDIVISION PLAT, LYING IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., BEING A REPLAT OF LOT 5, BLOCK 2, JONES SUBDIVISION SECOND FILING AND LOT 7, BEARDSLEY SUBDIVISION, TOWN OF BERTHOUD, COUNTIES OF LARIMER AND WELD, 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 AND WELD COUNTIES, COLORADO:

The Board of Trustees hereby approves the Longspeak Townhomes Subdivision of the following described parcels of property:

A parcel of land located in the NE 1/4 of Section 23, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado, being more particularly described as follows: Commencing at the East 1/4 corner of said Section 23, Thence along the East-West Centerline of said Section S 89° 09' 19" E 1045.69 feet to a point, thence N 00° 50' 41" E 337.72 feet to the TRUE POINT OF BEGINNING this description: Thence N 31° 30' 00" W 41.94 feet to a point of curve; thence along a curve to the right having a central angle of 31° 29' 57", a radius of 170.00 feet and an arc length of 93.46 feet to a point; thence N 00° 00' 00" E 69.96 feet to a point; thence N 90° 00' 00" E 173.54 feet to a point, said point being on the westerly right of way of the Colorado and Southern Railroad; thence along said westerly right of way S 12° 06' 08" E 114.38 feet to a point of curve; thence along a curve to the left having a central angle of 00° 30' 55", a radius of 5338.03 feet and an arc of 48.01 feet to a point; thence S 77° 26' 57" W 164.70 feet to the TRUE POINT OF BEGINNING this description.

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Said parcel containing 0.75 acres, more or less, AND,

OUTLOT "A" - OPEN SPACE

A parcel of land located in the NE 1/4 of Section 23, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado, being more particularly described as follows: Commencing at the East 1/4 corner of said Section 23, thence along the East-West centerline of said Section S 89°09'19" E 1045.69 feet to a point, thence N 00° 50'41" E 337.72 feet to the TRUE POINT OF BEGINNING THIS DESCRIPTION; thence N 31° 30'00" W 41.94 feet to a point of curve; thence along a curve to the right having a central angle of 31° 29'57", a radius of 170.00 feet and an arc length of 93.46 feet to a point; thence N 00° 00'00" E 69.96 feet to a point; thence N 90° 00'00" E 173.54 feet to a point; said point being on the westerly right of way of the Colorado and Southern Railroad; thence along said westerly right of way S 12° 06'08" E 114.38 feet to a point of curve; thence along a curve to the left having a central angle of 00° 30'55", a radius of 5338.03 feet and an arc of 48.01 feet to a point; thence S 77°26'57" W 164.70 feet to the TRUE POINT OF BEGINNING THIS DESCRIPTION. EXCEPTING therefrom those parcels of land known as Lots 1-5 as depicted on the final plat of Longspeak Townhomes Subdivision. Said parcel containing 22,669 square feet, more or less.

The above described parcels are subject to all existing easements and/or rights-of-way of record.

Said parcel is hereby platted into Lots 1, 2, 3, 4, and 5, Block 2, and Outlot "A", as described on the Longspeak Townhomes 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.

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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.

At its meeting June 10, 1997, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 23rd day of June, 1997. After the public hearing, the ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 23rd day of June, 1997.

ATTEST:

TOWN OF BERTHOUD:

Mary K. Cowdin

Mary K. Cowdin
Town Clerk

Richard D. Strachan

Richard D. Strachan
Mayor

6-26-97
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