

RCPTN # 97020418 04/03/97 10:29:00 # PAGES - 3 FEE - \$16.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 760

AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF LAND TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, TO BE KNOWN AND DESIGNATED AS THE SOUTH FIRST STREET ANNEXATION TO THE TOWN OF BERTHOUD, COLORADO.

WHEREAS, a Petition for Annexation together with seven copies of a Plat of said land as required by ordinance were filed with the Town of Berthoud by the owners of one hundred percent (100%) of the area of the land hereinafter described; and,

WHEREAS, the Board of Trustees by motion at its regular meeting accepted said Petition and found that the Petition substantially complied with the statutory requirements set forth in Sections 31-12-104, 31-12-105 and 31-12-107, C.R.S.; and,

WHEREAS, the Board of Trustees has determined that an election is not required under Section 31-12-107(2), C.R.S. as provided in Section 31-12-111, C.R.S.; and,

WHEREAS, 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 one hundred percent (100%) of the property proposed to be annexed, exclusive of streets and alleys. Therefore, in accordance with Section 31-12-107, C.R.S., the Board of Trustees of the Town of Berthoud has determined that an ordinance to annex such land to the municipality should be considered.

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

Section 1.

That the land described on Exhibit "A" shall be known and described as the South First Street Annexation to the Town of Berthoud and is hereby annexed.

The parcel described on Exhibit "A" contains 13.937 acres, more or less. Welch's Suburban Lots of the above-described parcel and parcels 4 and 5 are zoned T-Transitional.

Section 2. 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.

✓ Town of Berthoud

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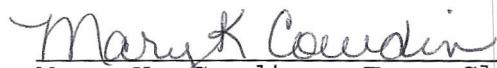
At its meeting March 11, 1997, the Town of Berthoud held a public hearing where this Ordinance was read, passed and ordered published by the Board of Trustees.

TOWN OF BERTHOUD:



Jack Olinger - Mayor Pro Tem

ATTEST:



Mary K. Cowdin - Town Clerk

Published: 3-13-97

DESCRIPTION

That portion of the Southwest 1/4 of Section 24 and the East 1/2 of Section 23, both in Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado described as follows.

Considering the West line of said Southwest 1/4 of Section 24 as bearing South 00° East and with all bearings contained herein relative thereto:

Beginning at the West 1/4 corner of said Section 24; thence along the North line of said Southwest 1/4 of Section 24 North 89°27'54" East 50.00 feet to the East right-of-way line of County Road 15; thence along said East right-of-way line South 00° East 1326.61 feet to the South line of the North 1/2 of said Southwest 1/4 of Section 24; thence along said South line South 89°24'06" West 20.00 feet; thence continuing along the East line of said County Road 15 South 00° East 184.86 feet; thence North 90° West 30.00 feet to the intersection of the said West line of the Southwest 1/4 of Section 24 and the Easterly right-of-way line of the Colorado and Southern Railroad said intersection point being on a curve concave to the Southwest having a central angle of 17°22'18" and a radius 2735.89 feet, the chord of which bears North 20°48'59" West for 826.33 feet; thence Northwesterly along the arc of said curve 829.50 feet; thence continuing along said Easterly right-of-way line the following 7 courses and distances:

- 1) North 30°41'28" West 47.95 feet
- 1) North 30°57'59" West 50.20 feet
- 1) North 31°08'55" West 50.12 feet
- 1) North 31°14'22" West 50.04 feet
- 1) North 31°15'17" West 101.20 feet
- 1) North 31°15'56" West 37.31 feet
- 1) North 27°51'00" West 201.09 feet to the beginning of a

curve concave to the Northeast having a central angle of 08°08'09" and a radius 2815.73 feet, the chord of which bears North 21°40'47" West for 399.49 feet; thence Northwesterly along the arc of said curve, and continuing along said right-of-way line 399.82 feet to the South line of the Kepp Annexation to the Town of Berthoud; thence along said South line North 89°57'54" East 679.23 feet, and again North 90° East 30.00 feet to the West line of Berthoud Heights East Subdivision; thence along said West line South 00°00'00" East 98.98 feet to the Point of Beginning. Containing 13.937 acres more or less.