

RCPTN # 95065510 10/18/95 16:30:00 # PAGES - 2 FEE - \$11.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 733

AN ORDINANCE REZONING AND APPROVING THE VICTORIA SQUARE SUBDIVISION PLAT, BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,, 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 Victoria Square Subdivision of the following described parcel of property:

A portion of the Northwest Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado, being all of VICTORIA SQUARE, City of Berthoud, Colorado more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 24 as bearing South 01° 00'27" East based upon a line between a 3 1/2" aluminum cap in a range box at the Northeast Corner of said Section 24 and a 3 1/2" aluminum cap in a range box at the West one quarter corner of said Section 24, with all bearings contained herein relative thereto; Commencing at the Northwest corner of said Section 24; Thence South 01° 00'27" East along the West line of said Northwest Quarter a distance of 400.00 feet; Thence North 88° 59'33" East a distance of 30.00 feet to a point on the East right-of-way line of 1st Street according to the plat of Blue Spruce Addition on file in the office of the Clerk and Recorder of Larimer County, Colorado, said point being the TRUE POINT OF BEGINNING; Thence North 88° 59'33" East a distance of 272.01 feet; Thence North 01° 17'38" West a distance of 153.00 feet; Thence South 88° 59'33" West a distance of 271.23 feet to the

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easterly right-of-way of said 1st Street; Thence South 01° 00' 27" East along said easterly right-of-way line a distance of 153.00 feet to the TRUE POINT OF BEGINNING.

The above described parcel OF LAND CONTAINS 41,559 square feet OR 0.95 acres more or less and is subject to all easements, restrictions, reservations and/or rights-of-way as described on the Victoria Square Subdivision Plat which is incorporated herein by reference.

Said parcel is hereby rezoned to R-1 and platted into Lots 1, 2, 3 and 4 as described on the Victoria Square 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, future streets, recreation areas parks, passageways and utility and other 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 30 days after publication.

At its meeting September 26, 1995, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 10th day of October, 1995. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 10th day of October, 1995.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin
Town Clerk

TOWN OF BERTHOUD:

Richard D. Strachan
Richard D. Strachan
Mayor

10-12-95
Published

Board of Berthoud
B.O.B. of Berthoud
Berthoud CO 80513