

RCPTN # 95065511 10/18/95 16:30:00 # PAGES - 2 FEE - \$11.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 732

AN ORDINANCE APPROVING THE RESUBDIVISION OF A PORTION OF LOT 10 TURNER SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., 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 resubdivision 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 resubdivision of the following described parcel of property:

A portion of Lot 10, Turner Subdivision being located in a portion of the Southeast Quarter of Section 14, Township 4 North, Range 69 West of the 6th P.M., Berthoud, Colorado, being more particularly described as follows:

Beginning at the East One Quarter Corner of said Section 14 and considering the East line of the Southeast Quarter of said Section 14 as bearing South $00^{\circ}21'35''$ East and with all bearings contained herein relative thereto; thence along said East line South $00^{\circ}21'35''$ East 30.00 feet; thence departing said East line South $89^{\circ}51'54''$ West 30.00 feet to a point on the West right-of-way line of U.S. Highway 287; said point being the Northeast Corner of that certain parcel of land described in deed recorded in Book 1544, Page 309, records of Larimer County, Colorado; thence continuing along said West right-of-way line South $00^{\circ}21'35''$ East 130.00 feet to the Southeast Corner of that parcel of land recorded in Book 1544, Page 309, records of said County; said point being the TRUE POINT OF BEGINNING; thence continuing along said West right-of-way line South $00^{\circ}21'35''$ East 218.07 feet to a point on the South line of Lot 10, Turner Subdivision as evidenced by

monuments in the field; thence departing said West right-of-way line and along the South line of said Lot 10 South $89^{\circ} 41'25''$ West 152.17 feet; thence departing said South line North $00^{\circ} 21'35''$ West 218.53 feet; thence North $89^{\circ} 51'54''$ East 152.17 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 33,219 square feet 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 and 2 as described on the Resubdivision of a Portion of Lot 10 Turner 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 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

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