

ORDINANCE NO. 731

AN ORDINANCE APPROVING THE HEARTHSTONE TOWNHOMES SUBDIVISION PLAT, LYING IN SECTION 14, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., BEING A REPLAT OF LOTS 1-4, BLOCK 5, ORIGINAL 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 Hearthstone Townhomes Subdivision of the following described parcel of property:

A portion of Section 14, Township 4 North, Range 69 West of the 6th P.M., being a replat of Lots 1-4, Block 5, original Town of Berthoud, County of Larimer, State of Colorado

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

Said parcel is hereby platted into Lots 1, 2, 3, 4, 5, 6, 7, 8, and Lots 1G, 2G, 3G, 4G, 5G, 6G, 7G and 8G, as described on the Hearthstone 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.

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. Emergency Clause:

The Board of Trustees of the Town of Berthoud has evaluated the circumstances surrounding the development of this property and hereby finds that the current boundary lines unduly restrict its development and inequitably burden the owner and hereby determines that an emergency exists regarding the economic well being of the

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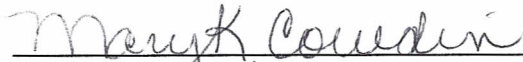
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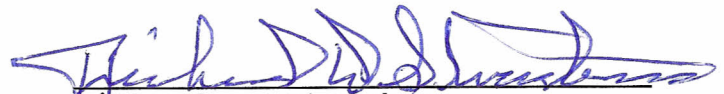
community. This ordinance shall take effect and be in force upon passage.

ATTEST:

TOWN OF BERTHOUD:



Mary K. Cowdin
Town Clerk



Richard D. Strachan
Mayor

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