

ORDINANCE NO. 718

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 KEEP 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 following described land, to be known and described as the Keep Annexation to the Town of Berthoud, is hereby annexed:

That part of Lots 4 and 5 of Welch's Suburban Lots, located in that part of the Northeast quarter 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:

Beginning at the Southeast corner of said quarter section, thence north on the section line 577 feet; thence west 828 feet to a point on the East line of the right of way of the Colorado and Southern Railway Company; thence southeasterly along the East line of

the right of way of said railway to a point on the south line of said quarter section; thence east on said south line of said south quarter section 674 feet to the place of beginning; except that portion as described in Warranty Deed recorded December 8, 1965 in Book 1313 at Page 536.

The above described parcel contains 8.03 acres of land more or less and shall be zoned R1.

Section 2. Effective Date:

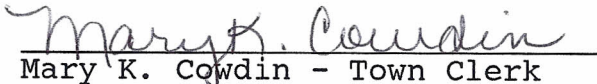
The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force 30 days after publication.

At its meeting October 25, 1994, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 29th day of November, 1994. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 10th day of January, 1995.

TOWN OF BERTHOUD:

  
Richard Strachan - Mayor

ATTEST:

  
Mary K. Cowdin - Town Clerk

Published: 1-12-95

TRUE POINT OF BEGINNING; said TRUE POINT OF BEGINNING being the Southwest Corner of Fickel Farm Second Annexation to the Town of Berthoud according to the plat on file in the office of the Clerk and Recorder, County of Larimer, State of Colorado; thence along the South and East lines of said Fickel Farm Second Annexation the following two courses and distances; North  $88^{\circ}59'33''$  East 272.00 feet; thence North  $01^{\circ}17'38''$  West 99.99 feet to the Northeast Corner of said Fickel Farm Second Annexation; said point also being the Southeast Corner of Fickel Farm Annexations to the Town of Berthoud according to the plat on file in the office of the Clerk and Recorder said County; thence along the East line of said Fickel Farm Annexation North  $01^{\circ}17'38''$  West 251.52 feet to a point on the North line of the Northwest Quarter of said Section 24; thence along said North line North  $88^{\circ}42'22''$  East 1030.28 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 24; thence departing said North line and along the East line of the Northwest Quarter of the Northwest Quarter of said Section 24 South  $00^{\circ}59'09''$  East 395.00 feet; thence departing said East line and along the South line and its Westerly and Easterly prolongation of the Hergenreter MRD North  $88^{\circ}42'22''$  East 806.12 feet to a point on the West line of that certain parcel of land known as Parcel No. 94240-00-010; thence along said West line South  $00^{\circ}57'52''$  East 921.95 feet to a point on the South line of the North half of the Northwest Quarter of said Section 24; thence along said South line South  $88^{\circ}35'18''$  West 805.78 feet to the Southeast Corner of the Northwest quarter of the Northwest Quarter of said Section 24; thence continuing along the South line of the North half of the Northwest Quarter of said Section 24 South  $88^{\circ}35'18''$  West 1299.80 feet to a point on the East right-of-way line of 1st Street, also being a point on the East line of Blue Spruce Addition to the Town of Berthoud according to the plat on file in the office of the Clerk and Recorder, said County; thence along said East lines North  $01^{\circ}00'27''$  West 921.13 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 52.58 acres of land more or less and shall be zoned AR.