

RCPTN # 94078533 09/23/94 10:38:00 # PAGES - 2 FEE - \$10.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$0.00

ORDINANCE NO. 704

AN ORDINANCE APPROVING THE BIRDSONG P.U.D. PLAT BEING THAT PORTION OF BLOCK 5, BEIN FIFTH ADDITION TO THE 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 development of a P.U.D. being a portion of block 5, Bein Fifth Addition to 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 Birdsong P.U.D. being described as:

That portion of Block Five, BEIN FIFTH ADDITION to the Town of Berthoud, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of said Block Five as bearing South 00 54'38" East and with all bearings contained herein relative thereto:

BEGINNING at the Northwest corner of said Block Five; thence along the West line of said Block Five South 00 54'38" East 122.36 feet; thence along the Southwesterly lines of said Block Five South 35 19'00" East 140.85 feet and again South 52 16'00" East 319.00 feet to a point on the East line of said Block Five; thence along said East line North 420.65 feet; thence departing said East line South 89 33'22" West 135.26 feet; thence North 00 49'18" West 9.39 feet to the Southwest corner of the plat of Berthoud Gardens P.U.D. to the Town of Berthoud, Colorado; thence along the South line of said Berthoud Gardens P.U.D. North 88 59'47" West 200.29 feet to the POINT OF BEGINNING.

Said parcel is hereby platted into Lots 1 through 8, as described on the Birdsong P.U.D. 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.

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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 thirty (30) days after publication.

This Ordinance was introduced and read and a Public Hearing set for July 12, 1994 by the Board of Trustees of the Town of Berthoud at its meeting held this 28th day of June, 1994. After the Public Hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 12th day of July, 1994.

TOWN OF BERTHOUD

ATTEST:

Mary K. Cowdin
Mary K. Cowdin
Town Clerk

Richard D. Strachan
Richard D. Strachan
Mayor

7-14-94
Published