

RCPTN # 2001098681 11/02/2001 10:44:00 # PAGES - 2 FEE - \$10.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 898

AN ORDINANCE REZONING CERTAIN REAL PROPERTY HERETOFORE ZONED T-TRANSITIONAL BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

Section 1.

WHEREAS, the applicant has submitted an application for rezoning and paid the attendant fee and the owner of the property has requested the Town of Berthoud to rezone the property.

Section 2.

WHEREAS, pursuant to the Planning and Zoning Ordinances of the Town of Berthoud, the Board of Trustees determines that the hereinafter described area of the Town requires rezoning.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO:

Section 3.

The property described on Exhibit "A", being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to M-2 - Industrial.

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 July 10, 2001, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 24th day of July, 2001. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 24th day of July, 2001.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Milan Karspeck
Milan Karspeck - Mayor

Published: 7-26-01

TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD CO 80513

81/2

EXHIBIT A

TO

**PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY
IN THE COUNTY OF LARIMER, STATE OF COLORADO
TO THE TOWN OF BERTHOUD, COLORADO**

**BROWN MLD
ANNEXATION**

Legal Description

A tract of land lying in the Southeast 1/4 of Section 11 and the Northeast 1/4 of Section 14, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, being more particularly described as follows:

Assuming the East line of Lot 2, BROWN M.L.D. 97-EX 1074, public records of Larimer County, Colorado bears N 00°04'00" E with all bearings relative thereto.

BEGIN at the Northeast corner of Lot 2, BROWN M.L.D. 97-EX 1074, public records of Larimer County, Colorado, said point also lying on the West right-of-way line of U.S. Highway No. 287; thence run S 89°43'21" W along the North line of said Lot 2 and the extension thereof for a distance of 1380.32 feet to the West right-of-way line of the Burlington Northern Railroad; thence leaving said North line run S 02°31'11" E along said West right-of-way line for a distance of 1745.79 feet to the North line of the Northeast Addition Annexation; thence leaving said West right-of-way line run S 89°51'18" E along said North line for a distance of 100.11 feet, to a point on the East right-of-way line of the Burlington Northern Railroad; thence leaving said North line run N 02°31'11" W along said East right-of-way line for a distance of 388.16 feet, to a point on the South right-of-way line Larimer County Road 10; thence leaving said East right-of-way line run S 89°51'01" E along said South right-of-way line for a distance of 1218.92 feet to the aforesaid West right-of-way line of U.S. Highway No. 287; thence leaving said South right-of-way line run N 00°04'00" E along said West right-of-way line for a distance of 60.00 feet to the North right-of-way line of aforesaid Larimer County Road No. 10; thence leaving said West right-of-way line run N 89°51'01" W along said North right-of-way line for a distance of 295.91 feet to the Easterly line of the aforesaid Lot 2; thence leaving said North right-of-way line run N 00°04'00" E along said Easterly line for a distance of 335.24 feet to the Southerly line of said Lot 2; thence leaving said Easterly line run N 88°45'31" E along said Southerly line for a distance of 295.98 feet to the aforesaid East line of Lot 2 and the West right-of-way line of U.S. Highway No. 287; thence leaving said Southerly line run N 00°04'00" E along said East line and said West right-of-way line for a distance of 964.01 feet to the Point of Beginning.

Containing 40.77 acres, more or less, and being subject to all existing easements and/or right-of-way record.