

ORDINANCE NO. 821

AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF LAND IN LARIMER COUNTY TO THE TOWN OF BERTHOUD TO BE KNOWN AND DESIGNATED AS THE CHAMPION HOME BUILDERS CO. FOURTH ANNEXATION.

WHEREAS, Petitions for Annexation together with at least 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 except for streets and alleys; and,

WHEREAS, the Board of Trustees by motion at its regular meeting March 16, 1999 accepted said Petition and found by resolution that the Petitions 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 Petitions were 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, LARIMER AND WELD COUNTIES, COLORADO:

Section 1.

That the land described on Exhibit "A" attached hereto and incorporated herein by reference to be known and described as the Champion Home Builders Co. Fourth Annexation to the Town of Berthoud is hereby annexed.

The described parcel contains 20.091 acres more or less and shall be zoned T-Transitional District.

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.

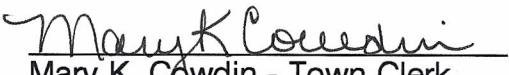
TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD CO 80513

After notice and the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 27th day of April, 1999.

TOWN OF BERTHOUD:


Richard Strachan - Mayor

ATTEST:


Mary K. Cowdin - Town Clerk

Published: 4-29-99

80/3
Champion Homes Fourth Annexation

Legal Description of a tract of land being a portion of the East half of Section 11, Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado being more particularly described as follows:

Beginning at the East One Quarter Corner of said Section 11 and considering the South line of the Northeast Quarter of said Section 11 as bearing North 89°13'15" West and with all bearings contained herein relative thereto; thence along said South line North 89°13'15" West 1050.00 feet to a point on the East line of Champion Homes Second Annexation; thence along said East line North 00°52'30" East 30.00 feet to the Southeast Corner of Champion Homes Third Annexation; thence along the East line of said Champion Homes Third Annexation North 00°52'30" East 375.99 feet to the TRUE POINT OF BEGINNING; thence continuing along said Champion Homes Third Annexation and its Northerly prolongation North 00°52'30" East 1261.54 feet; thence South 89°13'45" East 700.00 feet; thence South 00°52'30" West 576.98 feet; thence continuing South 00°52'29" West 661.95 feet; thence North 88°55'15" West 700.41 feet to the TRUE POINT OF BEGINNING.

The above described tract of land contains 20.091 acres more or less.