

ORDINANCE NO. 964

657

AN ORDINANCE REZONING CERTAIN REAL PROPERTY KNOWN AS THE SIMPSON ANNEXATION 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 as the South ½ of the Southwest ¼ of Section 27, in Township 4 North, Range 68 West of the 6th P.M., being a portion of the Town of Berthoud, Weld County, Colorado, is rezoned from T-Transitional to P.U.D.-Planned Unit Development.

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 March 25, 2003, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 8th day of April, 2003. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 8th day of April, 2003.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Milan Karspeck
Milan Karspeck - Mayor

Published: April 17, 2003

Town of Berthoud
PO Box 1229
Berthoud CO 80513

EXHIBIT A

**SIMPSON PROPERTY
80.528 ACRES**

PROPERTY DESCRIPTION

A parcel of land being all of the South Half of the Southwest Quarter of Section 27, Township 4 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado, more particularly described as follows:

Considering the Southerly line of the Southwest Quarter of said Section 27, as bearing South 89 degrees 23 minutes 58 seconds West and with all bearings contained herein relative thereto:

Commencing at the South Quarter corner of said Section 27; THENCE South 89 degrees 23 minutes 58 seconds West, 2641.84 feet along the Southerly line of said Southwest Quarter and along the Northerly line of Margil Third Annexation to the Town of Berthoud to the Southwest corner of said Section 27; THENCE North 00 degrees 09 minutes 36 seconds East, 1324.98 feet along the Westerly line of the South Half of the Southwest Quarter of said Section 27 to the South Sixteenth corner common to Sections 27 and 28; THENCE North 89 degrees 18 minutes 30 seconds East, 2645.17 feet along the Northerly line of the South Half of the Southwest Quarter of said Section 27 and along the Southerly line of Berthoud Technological Center Annexation to the Town of Berthoud to the Center-South Sixteenth corner of said Section 27; THENCE South 00 degrees 18 minutes 04 seconds West, 1329.23 feet along the Easterly line of the South Half of the Southwest Quarter of said Section 27 and along the Westerly line of Wilson 2nd Annexation to the Town of Berthoud to the POINT OF BEGINNING. Said parcel of land containing 80.528 Acres more or less.

Source: Shear Engineering.

3119657 10/22/2003 03:56P Weld County, CO
2 of 2 R 11.00 D 0.00 Steve Moreno Clerk & Recorder