

ORDINANCE NO. 900

AN ORDINANCE ANNEXING AND ZONING LAND TO THE TOWN OF BERTHOUD, COUNTIES OF LARIMER AND WELD, STATE OF COLORADO, TO BE KNOWN AND DESIGNATED AS THE LONETREE ANNEXATION NO. 1 AND LONETREE ANNEXATION NO. 2 TO THE TOWN OF BERTHOUD, COLORADO.

WHEREAS, two Petitions for Annexation together with seven copies for each petition of a Plat of said land as required by ordinance were filed with the Town of Berthoud by the owners of more than fifty percent (50%) of the area of the land hereinafter described; and,

WHEREAS, the Board of Trustees by resolution at its regular meeting accepted said Petitions and found 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 are not to be imposed and that the Petitions were signed by owners of more than fifty percent (50%) 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 lands 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 lands described on Exhibits "A" and "B" to be known and described as the Lonetree Annexation No. 1 and Lonetree Annexation No. 2 to the Town of Berthoud, are hereby annexed.

The parcel described in the Lonetree Annexation No. 1 (Exhibit "A") contains 63.729 acres of land, more or less, and shall be zoned P.U.D.

The parcel described in the Lonetree Annexation No. 2 (Exhibit "B") contains 453.741 acres, more or less, and shall be zoned P.U.D.

✓
TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD CO 80513

2

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.

A public hearing was conducted by the Board of Trustees of the Town of Berthoud pursuant to the requirements of the Municipal Annexation Act of 1965. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 24th day of July, 2001.

TOWN OF BERTHOUD:

Milan Karspeck
Milan Karspeck - Mayor

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

Published: 7-26-01

3

LEGAL DESCRIPTION: LONETREE ANNEXATION NO. 1

A TRACT OF LAND LOCATED IN SECTIONS 3, 4, AND 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, T4N, R69W 6TH P.M., FROM WHENCE THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER BEARS N00°48'15"W, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 10, T4N, R69W 6TH P.M., S00°00'04"E, 2954.74 FEET; THENCE N15°57'39"W, 4800.00 FEET; THENCE N27°04'10"W, 3936.39 FEET; THENCE S31°03'41"E, 6030.00 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT OF LAND CONTAINS 63.729 ACRES MORE OR LESS.

LEGAL DESCRIPTION: LONETREE ANNEXATION NO. 2

A TRACT OF LAND LOCATED IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHENCE THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BEARS S00°48'15"E, 2683.81 FEET, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, S00°48'15"E, 2683.81 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE N31°03'41"W, 6030.00 FEET; THENCE S27°04'10"E, 3936.39 FEET; THENCE S15°57'39"E, 4800.00 FEET; THENCE S74°36'52"W, 1249.29 FEET; THENCE N30°59'23"W, 120.81 FEET; THENCE N12°47'46"E, 219.53 FEET; THENCE N10°09'52"W, 198.94 FEET; THENCE N06°58'25"E, 204.45 FEET; THENCE N15°19'18"W, 124.58 FEET; THENCE N32°33'03"W, 215.10 FEET; THENCE N52°33'50"W, 82.15 FEET; THENCE N76°22'29"W, 516.25 FEET; THENCE N83°47'22"W, 118.56 FEET; THENCE N51°50'56"W, 292.33 FEET; THENCE N34°01'45"E, 24.56 FEET; THENCE S79°28'12"E, 151.83 FEET; THENCE N36°12'14"E, 201.39 FEET; THENCE N10°07'31"E, 128.62 FEET; THENCE N17°23'31"W, 91.27 FEET; THENCE N45°06'08"W, 97.76 FEET; THENCE N57°41'08"W, 70.48 FEET; THENCE N79°49'05"W, 103.28 FEET; THENCE S83°47'13"W, 204.21 FEET; THENCE N68°17'35"E, 218.44 FEET; THENCE S63°38'11"E, 92.33 FEET; THENCE S58°46'25"E, 136.42 FEET; THENCE S41°20'53"E, 78.83 FEET; THENCE S17°06'54"E, 102.15 FEET; THENCE S10°06'26"W, 148.36 FEET; THENCE N83°06'05"E, 284.73 FEET; THENCE S85°38'55"E, 344.54 FEET; THENCE N46°40'23"E, 110.88 FEET; THENCE N08°04'31"E, 197.04 FEET; THENCE N30°26'27"E, 179.19 FEET; THENCE N08°25'17"E, 447.38 FEET; THENCE N01°39'18"W, 265.58 FEET; THENCE N08°01'18"E, 313.74 FEET; THENCE N11°44'48"W, 250.45 FEET; THENCE N14°44'15"W, 326.64 FEET; THENCE N10°42'41"W, 198.18 FEET; THENCE N10°45'16"W, 165.28 FEET; THENCE N10°54'17"W, 273.57 FEET; THENCE N15°29'50"E, 202.30 FEET; THENCE N33°23'25"W, 189.08 FEET; THENCE N46°28'43"W, 213.79 FEET; THENCE S48°33'20"W, 1100.00 FEET; THENCE N48°05'05"W, 3800.00 FEET; THENCE S21°22'00"W, 138.47 FEET; TO THE SOUTH

LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID SOUTH LINE S88°33'16"W, 25.59 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S04°29'17"W, 81.43 FEET, THENCE S44°04'47"W, 197.10 FEET; THENCE S23°05'21"W, 116.27 FEET; THENCE S45°54'03"W, 81.15 FEET; THENCE N37°27'38"W, 185.56 FEET; THENCE N03°03'35"W, 242.87; THENCE N03°03'35"W, 59.63 FEET; THENCE N20°27'16"E, 351.63 FEET; THENCE N31°04'58"E, 201.82 FEET; THENCE N45°07'32"E, 248.16 FEET; THENCE N15°32'01"E, 324.39 FEET; THENCE N14°11'58"W, 366.44 FEET; THENCE N89°34'39"W, 313.54 FEET; THENCE S42°55'10"W, 453.63 FEET; THENCE S05°44'25"E, 335.79 FEET; THENCE S31°04'01"W, 274.08 FEET; THENCE S71°41'08"W, 275.44 FEET; THENCE N81°44'45"W, 201.84 FEET; THENCE S57°54'42"W, 325.30 FEET; THENCE S41°39'01"W, 214.23 FEET; THENCE S54°54'56"W, 178.05 FEET; THENCE S71°51'22"W, 179.52 FEET; THENCE N88°40'45"W, 307.94 FEET; THENCE S09°33'54"W, 96.30 FEET; THENCE S56°34'16"E, 256.03 FEET; THENCE S20°11'01"W, 178.04 FEET; THENCE S58°48'04"W, 212.69 FEET; THENCE N88°10'42"W, 333.65 FEET; THENCE N83°11'32"W, 33.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9; THENCE ALONG SAID WEST LINE S00°33'06"E, 681.74 FEET; THENCE S79°06'02"E, 159.50 FEET; THENCE N63°24'31"E, 428.28 FEET; THENCE S83°39'59"E, 403.30 FEET; THENCE S86°36'53"E, 369.08 FEET; THENCE S71°21'40"E, 299.05 FEET; THENCE S81°44'11"E, 299.40 FEET; THENCE N86°19'11"E, 254.76 FEET; THENCE S81°16'44"E, 282.20 FEET; THENCE S51°12'18"E, 105.88 FEET; THENCE S02°23'17"W, 217.33 FEET; THENCE S43°38'25"W, 173.99 FEET; THENCE S84°10'28"W, 159.42 FEET; THENCE S87°54'45"W, 101.66 FEET; THENCE N71°03'03"W, 203.64 FEET; THENCE N84°59'47"W, 108.92 FEET; THENCE N71°20'46"W, 296.84 FEET; THENCE N78°01'20"W, 405.16 FEET; THENCE N77°19'35"W, 235.96 FEET; THENCE N84°56'26"W, 172.76 FEET; THENCE N87°32'27"W, 258.35 FEET; THENCE S74°21'28"W, 479.66 FEET; S78°29'20"W, 363.82 FEET; THENCE S75°24'13"W, 276.92 FEET; S75°15'08"W, 146.72 FEET; THENCE S63°40'03"W, 101.54 FEET; THENCE S44°33'05"W, 261.16 FEET; THENCE S71°38'18"W, 318.52 FEET; THENCE S65°16'23"W, 104.06 FEET; THENCE S45°24'13"W, 147.34 FEET; THENCE S16°53'55"E, 72.30 FEET; THENCE S31°02'44"W, 1.66 FEET; THENCE S49°30'54"W, 84.94 FEET; THENCE S67°57'28"W, 298.78 FEET; THENCE S60°03'57"W, 141.16 FEET; THENCE S52°09'30"W, 14.44 FEET; THENCE S62°26'41"W, 82.28 FEET; THENCE S72°42'44"W, 29.60 FEET; THENCE S70°04'46"W, 276.29 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID SOUTH LINE, N89°29'48"W, 286.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N00°11'33"W, 141.11 FEET; THENCE N82°30'00"E, 491.36 FEET; THENCE N65°44'58"E, 91.61 FEET; THENCE N52°00'00"E, 149.23 FEET; THENCE N41°10'02"E, 95.15 FEET; THENCE N29°29'59"E, 206.70 FEET; THENCE N68°33'41"E, 335.70 FEET; THENCE N62°10'01"E, 161.65 FEET; THENCE N61°00'00"E, 353.69 FEET; THENCE N59°09'59"E, 107.82 FEET; THENCE N78°45'00"E, 381.12 FEET; THENCE N73°00'00"E, 205.18 FEET; THENCE S89°30'00"E, 354.09 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG SAID WEST LINE, N00°33'06"W, 267.07 FEET; THENCE CONTINUING ALONG SAID WEST LINE, N00°33'06"W, 681.74 FEET; THENCE N83°11'32"W, 123.37 FEET; THENCE N16°35'08"E, 323.96 FEET; THENCE N29°24'43"E, 264.09 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9 FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS N89°26'41"W, 105.25 FEET; THENCE CONTINUING N29°24'43"E, 27.11 FEET; THENCE N14°09'07"E, 400.16 FEET; THENCE N32°32'03"E, 349.55 FEET; THENCE N38°52'51"E, 435.99 FEET; THENCE N32°45'48"E, 720.13 FEET; THENCE N24°30'57"E, 456.31 FEET; THENCE N16°52'24"E, 128.40 FEET; THENCE N09°00'45"E, 349.19 FEET; THENCE N09°06'06"W, 198.71 FEET; THENCE N09°06'06"W, 263.19 FEET; THENCE N16°15'54"W, 250.58 FEET; THENCE N00°46'16"E, 118.10 FEET; THENCE N79°52'46"E, 292.41 FEET; THENCE N46°10'12"E, 71.18 FEET; THENCE N14°55'36"E, 206.97 FEET; THENCE N08°19'17"W, 168.74 FEET; THENCE N39°45'22"W, 163.42 FEET; THENCE N67°13'46"W, 183.52 FEET; THENCE S61°13'34"W, 106.08 FEET; THENCE S37°48'07"W, 122.03 FEET; THENCE S55°56'56"W, 187.43 FEET; THENCE S31°39'38"W, 126.55 FEET; THENCE N15°17'52"W, 137.14 FEET;

88/5

THENCE N48°48'07"E, 161.05 FEET; THENCE N55°05'24"E, 110.23 FEET; THENCE N42°09'54"E, 217.55 FEET; THENCE N52°46'21"E, 156.45 FEET; THENCE N04°01'59"E, 173.52 FEET; THENCE N40°39'13"E, 506.53 FEET; THENCE N35°46'10"E, 921.33 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4; THENCE ALONG SAID NORTH LINE N89°54'37"E, 449.99 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, N89°34'35"E, 1290.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF THE SAID WEST HALF, S00°04'39"E, 2802.90 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, N89°47'03"E, 1325.48 FEET TO THE POINT OF BEGINNING.

3

THUS DESCRIBED TRACT OF LAND CONTAINS 453.741 ACRES MORE OR LESS.