

ORDINANCE NO. 1068

AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF LAND TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, TO BE KNOWN AND DESIGNATED AS BADER FARM ANNEXATION TO THE TOWN OF BERTHOUD, COLORADO

WHEREAS, a Petition for Annexation together with 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; and,

WHEREAS, the Board of Trustees by motion at its regular meeting accepted said Petition and found that the Petition substantially complied with the statutory requirements set forth in Sections 31-12-104, 31-12-105 and 31-12-107, C.R.S.; Chapter 30-8 and Section 30-16-300 of the *Development Code* of the Town of Berthoud; 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 Petition was 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.

The land described on Exhibit "A" attached hereto and incorporated herein by reference is hereby annexed and shall be known and described as the Bader Farm Annexation to the Town of Berthoud:

The parcel contains approximately 183.7 acres more or less, and shall be zoned T-Transitional.

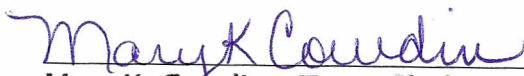
Section 2. Effective Date:

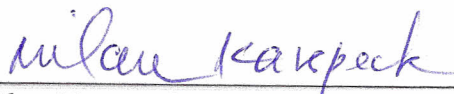
The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force 30 days after publication.

At its meeting September 11, 2007, the Ordinance was read, passed and ordered published by the Board of Trustees.

ATTEST:

TOWN OF BERTHOUD:


Mary K. Cowdin - Town Clerk


Milan Karspeck - Mayor

RECEPTION#: 20070079134, 10/19/2007 at
08:27:06 AM,
1 OF 2. R \$11.00 TD Pgs: 0
Scott Doyle, Larimer County, CO

✓ TOWN OF BERTHOUD
PLANNING DEPT
PO BOX 1229
BERTHOUD CO 80513

EXHIBIT "A"
BADER FARM ANNEXATION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3 AND THE WEST HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO BEAR NORTH 00°43'29" WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°43'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2683.70 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE NORTH 00°41'57" WEST, ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 331.14 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE NORTH 89°50'07" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2631.85 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE NORTH 89°50'07" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 17 (TAFT AVE.) AS DESCRIBED IN BOOK R AT PAGE 44 OF THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00°42'34" EAST, 30 FEET EASTERLY AND PARALLEL TO THE EAST LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 332.23 FEET;
2. SOUTH 00°47'42" EAST, 30 FEET EASTERLY AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2663.41 FEET;
3. THENCE SOUTH 89°25'17" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE SOUTH 89°25'17" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2635.06 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 8,003,639 SQUARE FEET OR 183.738 ACRES, MORE OR LESS.