

**ORDINANCE NO. 1191**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD  
ANNEXING PROPERTY KNOWN AS THE HERON POINTE – SERIAL 3  
ANNEXATION TO THE TOWN OF BERTHOUD, COLORADO**

**WHEREAS**, Resolution No. 16-14, finding substantial compliance and initiating annexation proceedings on behalf of Taft Enterprises, LLC (Robert W. Dehn, Manager); Taft Center, LLC (Stephen J. Steinbicker, Manager); Shelly M. Trent; Alan R. Trent; and Stephen M. Sprenger, owners of a parcel of property, all collectively referred to herein as “The HERON POINTE – SERIAL 3 Annexation” has heretofore been adopted by the Board of Trustees of the Town of Berthoud; and;

**WHEREAS**, the Board of Trustees does hereby find and determine that it is in the best interests of the Town to annex said area to the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE  
TOWN OF BERTHOUD AS FOLLOWS:**

**Section 1.** That the following described property meets all legal requirements for annexation to the Town of Berthoud, and on the request of the Owner and in the interest of the Town:

That portion of the Northeast Quarter of Section 3 and a portion of the Northwest Quarter of Section 2 all situate in Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows;

Considering the East line of the Northeast Quarter of said Section 3 as bearing North 00°34'15" West and with all bearings contained herein relative thereto;

Beginning at the Southeast corner of said Northeast Quarter; thence along the East line of the Northeast Quarter of said Section 3; North 00°34'15" West 913.00 feet to the TRUE POINT OF BEGINNING; thence departing said East line, South 08°19'49" West 581.65 feet to a point on the West right of way line of Larimer County Road No. 17; thence along said West right of way line, North 00°34'15" West 666.65 feet to the beginning of a non-tangent curve concave to the Southwest, having a central angle of 20°36'38" and a radius of 928.82 feet, the long chord of which bears North 10°52'51" West 332.32 feet; thence continuing along said West right of way line and Northwesterly along the arc of said curve 334.12 feet to a point on the South line of HERON POINTE M.L.D. to Larimer County, Colorado; thence non-tangent from said curve and departing said West right of way line and departing said South line, North 68°39'18" West 1585.02 feet; thence North 89°52'20" East 1620.00 feet to a point on the East line of the Northeast Quarter of said Section 3; thence along said East line, South 00°34'15" East 838.67 feet to the Northwest corner of MAPLEWOOD ESTATES FILING No. 2 to Larimer County, Colorado; thence departing said East line and along the North line of said MAPLEWOOD

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ESTATES FILING No. 2, South 89°45'00" East 20.00 feet to the East right of way line of said Larimer County Road No. 17; thence departing said North line and along said East right of way line, South 00°34'15" East 739.72 feet to a point on the North line of the BADER FARM ANNEXATION to the Town of Berthoud, Colorado; thence departing said East right of way line and said North line, North 02°32'37" West 581.00 feet to a point on the East line of the Northeast Quarter of said Section 3 and the TRUE POINT OF BEGINNING

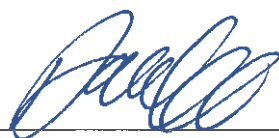
The above described Heron Pointe Annexation – Serial No. 3 contains 592,201.9 square feet (13.60 acres), more or less, and is subject to any existing easements and/or rights of way of record.

**Section 2. No Obligations Assumed:** In annexing said property to the Town, the Town does not assume any obligation respecting the construction of water mains, sewer lines, gas mains, electrical service lines, streets or any other services or utilities in connection with the property hereby annexed except as may be provided by the ordinances of the Town.


**Section 3. Interpretation:** This Ordinance shall be so interpreted and construed to effectuate its general purpose.

**Section 4. Effective Date:** Passed and ordered published this 13<sup>th</sup> day of Jan, 2015. This Ordinance shall take effect and be in force thirty (30) days after its publication as required by law.

TOWN OF BERTHOUD

By:   
David Gregg, Mayor

ATTEST:

By:   
Mary Cowdin, Town Clerk

PUBLISH: 1-15-15