

ORDINANCE NO. 1171

AN ORDINANCE ZONING REAL PROPERTY KNOWN AS THE HAWORTH ESTATES FIRST AND SECOND ANNEXATIONS AS AG: AGRICULTURE BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

Section 1.

WHEREAS, the applicant has submitted an application for zoning 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 on Exhibit "A" attached hereto and incorporated herein by reference and depicted on Exhibit "B" attached hereto and known as the Haworth Estates First and Second Annexations being a portion of the Town of Berthoud, Larimer County, Colorado, is zoned AG: Agriculture.

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 October 22, 2013 the Ordinance was read, passed and ordered published by the Board of Trustees.

ATTEST:


Mary K. Cowdin – Town Clerk

TOWN OF BERTHOUD:


David Gregg – Mayor

Published: October 31, 2013

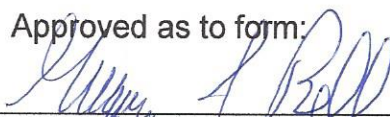
Approved as to form:

Greg Bell, Town Attorney

EXHIBIT "A"
HAWORTH ESTATES FIRST AND SECOND ANNEXATIONS

HAWORTH ESTATES FIRST ANNEXATION:

Those portions of the Southwest Quarter of Section 15, the Southeast Quarter of Section 16, the North Half of Section 21 and the Northwest Quarter of Section 22, all being 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 South line of the Southeast Quarter of said Section 16 as bearing South 89°34'24" East and with all bearings contained herein relative thereto:

Beginning at the Southeast corner of said Section 16; thence along the South line of the Southwest Quarter of the Southwest Quarter of said Section 15 North 89°18'12" East 30.00 feet, more or less, to a point on the Southerly prolongation of the Easterly right-of-way line for Larimer County Road No. 19 and the TRUE POINT OF BEGINNING; thence departing said South line of the Southwest Quarter of the Southwest Quarter of said Section 15 and along said Southerly prolongation of the Easterly right-of-way line for Larimer County Road No. 19 and along the Easterly right-of-way line for Larimer County Road No. 19 North 00°00'00" East 1327.30 feet; thence departing said Easterly right-of-way line for Larimer County Road No. 19 South 89°14'34" West 30.00 feet, more or less, to a point on the East line of the Southeast Quarter of said Section 16; thence along said East line of the Southeast Quarter of said Section 16 North 00°00'00" East 90.18 feet, more or less, to the Southeast corner of the Plat of Condon M.L.D. S-95-89, County of Larimer, State of Colorado; thence departing said East line of the Southeast Quarter of said Section 16 and along the Southerly line of said Condon M.L.D. S-95-89 North 89°31'13" West 826.14 feet; thence departing said Southerly line of said Condon M.L.D. S-95-89 South 00°28'47" West 1448.18 feet, more or less, to a point on the Southerly right-of-way line of Larimer County Road No. 8; thence along said Southerly right-of-way line of Larimer County Road No. 8 South 89°34'24" East 838.32 feet and again North 89°18'12" East 29.93 feet, more or less, to a point on the Southerly prolongation of the Easterly right-of-way line for Larimer County Road No. 19; thence departing said Southerly right-of-way line of Larimer County Road No. 8 and along said Southerly prolongation of the Easterly right-of-way line for Larimer County Road No. 19 North 00°00'00" East 30.00 feet, more or less, to a point on the South line of the Southwest Quarter of the Southwest Quarter of said Section 15 and the TRUE POINT OF BEGINNING.

Containing 28.594 Acres (Gross), more or less, and being subject to all existing easements and/or rights-of-way of record.

HAWORTH ESTATES SECOND ANNEXATION:

Those portions of the Southeast Quarter of Section 16 and the North Half of Section 21, all being 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 South line of the Southeast Quarter of said Section 16 as bearing South 89°34'24" East and with all bearings contained herein relative thereto:

Beginning at the Southeast corner of said Section 16; thence along the South line of the Southwest Quarter of the Southwest Quarter of said Section 15 North 89°18'12" East 30.00 feet, more or less, to a point on the Southerly prolongation of the Easterly right-of-way line for Larimer County Road No. 19; thence departing said South line of the Southwest Quarter of the Southwest Quarter of said Section 15 and along said Southerly prolongation of the Easterly right-of-way line for Larimer County Road No. 19 and along the Easterly right-of-way line for Larimer County Road No. 19 North 00°00'00" East 1327.30 feet; thence departing said Easterly right-of-way line for Larimer County Road No. 19 South 89°14'34" West 30.00 feet, more or less, to a point on the East line of the Southeast Quarter of said Section 16; thence along said East line of the Southeast Quarter of said Section 16 North 00°00'00" East 90.18 feet, more or less, to the Southeast corner of the Plat of Condon M.L.D. S-95-89, County of Larimer, State of Colorado; thence departing said East line of the Southeast Quarter of said Section 16 and along the Southerly line of said Condon M.L.D. S-95-89 North 89°31'13" West 826.14 feet to the TRUE POINT OF BEGINNING; thence continuing along said Southerly line of said Condon M.L.D. S-95-89 North 89°31'13" West 1831.28 feet, more or less, to the Southwest corner of said Condon M.L.D. S-95-89; said Southwest corner being a point on the West line of the Southeast Quarter of said Section 16; thence departing said Southerly line of said Condon M.L.D. S-95-89 and along said West line of the Southeast Quarter of said Section 16 and along the Southerly prolongation of said West line of the Southeast Quarter of said Section 16 South 00°01'16" West 1449.90 feet, more or less, to a point on the Southerly right-of-way line of Larimer County Road No. 8; thence departing said Southerly prolongation of said West line of the Southeast Quarter of said Section 16 and along said Southerly right-of-way line of Larimer County Road No. 8 South 89°34'24" East 1819.68 feet; thence departing said Southerly right-of-way line of Larimer County Road No. 8 North 00°28'47" East 1448.18 feet, more or less, to a point on the Southerly line of said Condon M.L.D. S-95-89 and the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of that certain parcel of land as described in Deed recorded in Book 1816 at Page 289, records of said County, situate in the Southeast Quarter of said Section 16 and being more particularly described as follows:

Beginning at the Southeast corner of said Section 16; thence along the South line of the Southeast Quarter of said Section 16 North 89°34'24" West 1833.57 feet; thence departing said South line of the Southeast Quarter of said Section 16 North 00°25'36" East 30.00 feet, more or less, to a point on the Northerly right-of-way line of Larimer County Road No. 8; thence departing said Northerly right-of-way line of Larimer County Road No. 8 and along the Easterly, Northerly and Westerly lines of said parcel of land as described in Deed recorded in Book 1816 at Page 289 the following three (3) courses and distances: 1) North 00°25'36" East 100.00 feet; 2) North 89°34'24" West 50.00 feet; 3) South 00°25'36" West 100.00 feet, more or less, to a point on said Northerly right-of-way line of Larimer County Road No. 8; thence departing said

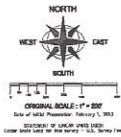
Westerly line of said parcel of land as described in Deed recorded in Book 1816 at Page 289 and along said Northerly right-of-way line of Larimer County Road No. 8 South 89°34'24" East 50.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 60.610 Acres (Gross), more or less, and being subject to all existing easements and/or rights-of-way of record.

HAWORTH ESTATES FIRST & SECOND ANNEXATIONS REZONING MAP

GENERAL NOTES:

- [illegible]

[illegible]

SURVEYOR'S CERTIFICATE

1. Robert George Perreault, a Registered Professional Land Surveyor in the State of Colorado, do hereby verify that this Recording Map of PARCELS, ESTATES FIRST AND SECOND AMENDATIONS RECORDING MAP is the item as described, partly as follows: State of Colorado was made under my direct supervision and the accompanying map, secondary and property stress show amendment.

PREPARED BY AND ON BEHALF OF:

WISNAPAL 14435 SURVING, INC.
1305 South Chestnut Avenue
Littleton, Colorado 80137
Phone: 870-660-0212
Fax: 870-635-9725
Email: info@wisnapal.com

Robert George Perreault
Colorado P.L.S. No. 34174

Date: _____



CERTIFICATE OF APPROVAL BY TOWN OF DORSET-HUD

This is to certify that the rezoning of the above described property was approved by ordinance No. _____ of the Town of Baraboo, passed and adopted on the _____ day of _____, A.D. 20____ and that the Mayor of the Town of Baraboo as authorized by said ordinance on behalf of the Town hereby for all acknowledge and adopts said ordinance rezoning the property as described.

Approved by the Board of Trustees of the Town of Berthoud, Colorado, this _____ day of _____, A.D. 20__.

The foregoing map is approved for filing and accepted by the Town of
Berkeley, Colorado, this _____ day of _____, A.D., 20____.

Town Clerk _____

VICINITY MAP (NTS)

HAWORTH ESTATES FIRST & SECOND ANNEXAT

INTERMILL LAND SURVEYING, INC. 1343 JAYNE GLENVIEW AVENUE UNIVERSITY, INDIANAPOLIS, INDIANA 46201 TEL: (317) 251-0001 / FAX: (317) 251-0002		DATE: _____ BY: _____ TITLE: _____
DESIGN BY: <u>INTERMILL</u> CHECKED BY: _____ APPROVED BY: _____ DATE: _____ SCALE: <u>1"=200'</u>		PROJECT NO: <u>P482-1172</u> SHEET: <u>1</u> OF <u>1</u>