

ORDINANCE NO. 1167

AN ORDINANCE ZONING REAL PROPERTY KNOWN AS THE RICHARDSON FIRST ANNEXATION TO AG: AGRICULTURE DISTRICT BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

Section 1.

WHEREAS, the Town of Berthoud as owner of the property has requested the zoning of 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 zoning.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO:

Section 3.

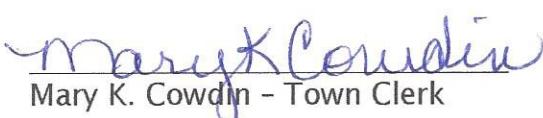
The property described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference and known as the Richardson First Annexation being a portion of the Town of Berthoud, Larimer County, Colorado, is zoned AG: Agriculture District.

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 September 10, 2013, a public hearing was held by the Board of Trustees of the Town of Berthoud at which hearing the public was provided the opportunity to be heard. This Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 10th day of September, 2013.

ATTEST:


Mary K. Cowdin

Published: 9-19-13

TOWN OF BERTHOUD:


Jan Dowker - Mayor Pro-Tem

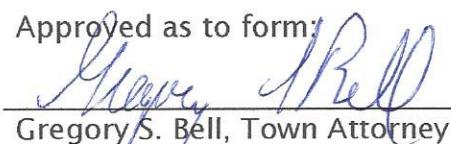
Approved as to form:

Gregory S. Bell, Town Attorney

EXHIBIT "A"

Those portions of Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, All 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 Southeast Quarter of said Section 10 as bearing North-South and with all bearings contained herein relative thereto:

Beginning at the Northeast corner the Southeast Quarter of said Section 10; thence along the East line of the Southeast Quarter of said Section 10 South 81.20 feet, more or less, to a point on the South line of HAMMOND ANNEXATION NO. 4, Town of Berthoud, County of Larimer, State of Colorado and the TRUE POINT OF BEGINNING; thence departing said East line of the Southeast Quarter of said Section 10 and along said South line of HAMMOND ANNEXATION NO. 4 South 37°28'38" West 49.53 feet, more or less, to a point on the Westerly line of that certain parcel of land as described in Deed recorded in Book 1440 at Page 935, records of said County; thence departing said South line of HAMMOND ANNEXATION NO. 4 and along said Westerly line of that certain parcel of land as described in Deed recorded in Book 1440 at Page 935 South 00°03'45" West 503.03 feet, more or less, to a point on the Southerly line of the Larimer County Recorded Exemption as recorded in Book 1742 at Page 942 records of said County; thence departing said Westerly line of that certain parcel of land as described in Deed recorded in Book 1440 at Page 935 and along said Southerly line of said Larimer County Recorded Exemption as recorded in Book 1742 at Page 942 the following eight (8) courses and distances: 1) South 70°51'31" West, 240.87 feet; 2) South 80°41'46" West, 121.66 feet; 3) South 89°32'43" West, 279.89 feet; 4) South 36°10'25" West, 237.88 feet; 5) South 76°47'40" West, 63.25 feet; 6) North 82°00'54" West, 416.05 feet; 7) South 84°55'27" West, 338.32 feet; 8) North 86°12'48" West, 618.55 feet, more or less, to a point on the Easterly right-of-way line for U.S. Highway No. 287; said point also being a point on the Easterly line of HERON LAKES P.U.D. FIRST FILING, Town of Berthoud, County of Larimer, State of Colorado; thence departing said Southerly line of said Larimer County Recorded Exemption as recorded in Book 1742 at Page 942 and along said Easterly right-of-way line for U.S. Highway No. 287 and said Easterly line of HERON LAKES P.U.D. FIRST FILING South 08°23'54" West 476.51 feet and again South 17°21'29" West 1245.23 feet, more or less, to a point on the West line of the Southeast Quarter of said Section 10; thence departing said Easterly right-of-way line for U.S. Highway No. 287 and said Easterly line of HERON LAKES P.U.D. FIRST FILING and along said West line of the Southeast Quarter of said Section 10 South 00°20'31" West 225.85 feet, more or less, to the Southwest corner of the Southeast Quarter of said Section 10; thence departing said West line of the Southeast Quarter of said Section 10 and along the South line of the Southeast Quarter of said Section 10 North 87°52'46" East 245.70 feet, more or less, to a point on the Northerly line of that certain parcel of land described in Deed recorded in Book 131 at Page 568, records of said County; thence along said Northerly line of said certain parcel of land described in Deed recorded in Book 131 at Page 568 the following eight (8) courses and distances: 1) North 57°53'52" East, 750.41 feet; 2) North 27°37'28" East, 201.56 feet; 3) South 84°59'44" East, 403.11 feet; 4) South 74°28'14" East, 577.17 feet; 5) North 76°34'10"

East, 509.90 feet; 6) South $13^{\circ}08'05''$ West, 285.04 feet; 7) South $67^{\circ} 40'36''$ East, 302.08 feet; 8) South $02^{\circ}07'14''$ East 25.00 feet, more or less, to a point on the South line of the Southeast Quarter of said Section 10; thence along said South line of the Southeast Quarter of said Section 10 North $87^{\circ}52'46''$ East 24.95 feet, more or less, to the Southeast corner of the Southeast Quarter of said Section 10; thence departing said South line of the Southeast Quarter of said Section 10 and continuing North $87^{\circ}52'46''$ East 10.73 feet, more or less, to a point on the Westerly line of BROWN FARM ANNEXATION, Town of Berthoud, County of Larimer, State of Colorado; thence along said Westerly line of BROWN FARM ANNEXATION North $07^{\circ}47'45''$ West 120.13 feet to the beginning of a tangent curve concave to the East having a central angle of $07^{\circ}51'30''$ and a radius of 2895.00 feet, the long chord of which bears North $03^{\circ}52'00''$ West a distance of 396.75 feet; thence Northerly along the arc of said curve and continuing along said Westerly line of BROWN FARM ANNEXATION 397.06 feet; thence tangent from said curve and continuing along said Westerly line of BROWN FARM ANNEXATION North $00^{\circ}03'45''$ East 1510.31 feet; thence departing said Westerly line of BROWN FARM ANNEXATION and along the Northerly line of said BROWN FARM ANNEXATION North $68^{\circ}01'33''$ East 64.73 feet, more or less, to a point on the Easterly line of said parcel of land as described in Deed recorded in Book 1440 at Page 935; thence departing said Northerly line of said BROWN FARM ANNEXATION and along said Easterly line of said parcel of land as described in Deed recorded in Book 1440 at Page 935 North $00^{\circ}03'45''$ East 822.91 feet, more or less, to point on the South line of said HAMMOND ANNEXATION NO. 4; thence departing said Easterly line of said parcel of land as described in Deed recorded in Book 1440 at Page 935 and along the South line of said HAMMOND ANNEXATION NO. 4 North $89^{\circ}59'52''$ West 29.91 feet, more or less, to a point on the East line of the Southeast Quarter of said Section 10; said point being the TRUE POINT OF BEGINNING.

EXHIBIT "B"
RICHARDSON FIRST ANNEXATION - ZONING MAPS

REZONING MAP FOR THE
RICHARDSON FIRST ANNEXATION

DID IN THE 10TH DAY OF MARCH, 1900, IN THE 10TH SECTION OF SECTION 10 AND 11TH SECTION OF SECTION 11, ALL IN TOWNSHIP 4 NORTH, RANGE 10 WEST, IN THE B. & M. R. R. TOWN OF MONTPELIER, COUNTY OF LARIMER, STATE OF COLORADO.

REZONING MAP FOR THE
RICHARDSON FIRST ANNEXATION

EDING AND REZONING OF LAND SITUATE IN THE 50' - EAST QUARTER OF SECTION 10, AND THE SOUTH REZONING QUARTER 10 - SLOCUM 11', ALL IN TOWNSHIP 4 NORTHEAST, LAUREL MOUNTAIN, COLORADO, 10' - 16' TOWN 0 - ELY - DIA. COUNTY OF SEDGWICK, STATE OF COLORADO

RICHARDSON FIRST ANNEXATION REZONING MAP

ANSWER

REZONING MAP

OF SERVICES STATEMENT: Being of One Age, the City
is bound up with the Northeast-North-South by the
Saskatchewan River, at the West of the City, and
is about of the size of the City of 10,000. The
City is situated on the North side of the River, and

RICHARDSON FIRST ANNEXATION REZONING MAP

REZONING MAP FOR THE RICHARDSON FIRST ANNEXATION

D-1000-48 REZONING OF LAND 2 STATE IN THE 50TH DISTRICT QUADRANGLE OF RICHARDSON 10 AND THE 50TH DISTRICT QUADRANGLE OF RICHARDSON 11, ALL IN TOWNSHIP 4 NORTH, RANGE 6 WEST, U.S. NATIONAL GRID SYSTEM, COLORADO, COUNTY OF LOVELAND, STATE OF COLORADO

PARCEL 1,
RICHARDSON FIRST ANNEXATION
COSTIC ZONE: T-1 (RURAL RESIDENTIAL)
RESIDENTIAL AND COMMERCIAL DISTRICTS
AREA: B-1, C-1

LOVELAND LAKE
(UNINCORPORATED, LOVELAND COUNTY)
DISTRICT ZONING: A-1, C-1, R-1, R-2

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LOVELAND, COLORADO 80547
TOLL FREE 1-800-333-1313
FAX: 970-669-1313
E-MAIL: ILS@INTERMILL.COM

RICHARDSON FIRST ANNEXATION REZONING MAP