

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 10<sup>th</sup> day of September, 2013.

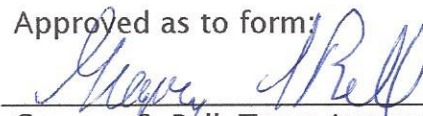
ATTEST:

  
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

  
Jan Dowker - Mayor Pro-Tem

Approved as to form:

  
Gregory S. Bell, Town Attorney

Published: 9-19-13

## 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 6<sup>th</sup> 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°08'05" West, 285.04 feet; 7) South 67° 40'36" East, 302.08 feet; 8) South 02°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°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°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°47'45" West 120.13 feet to the beginning of a tangent curve concave to the East having a central angle of 07°51'30" and a radius of 2895.00 feet, the long chord of which bears North 03°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°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°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°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°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"

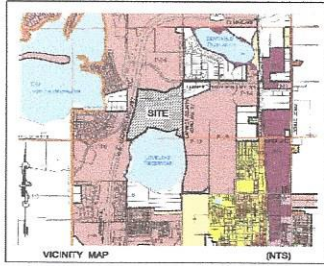
## RICHARDSON FIRST ANNEXATION - ZONING MAPS

### REZONING MAP FOR THE RICHARDSON FIRST ANNEXATION

BEING THE REZONING OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 4 NORTH, RANGE 90 WEST OF THE 4TH PM, IN THE COUNTY OF BERNICHO, COLORADO

#### NOTES:

1. The following map was prepared by the author of this document for the purpose of showing the location of the land to be rezoned. It is not intended to be a legal description of the land, but only a general indication of its location. The land to be rezoned is shown in red on this map. The land to be rezoned is located in the Southwest Quarter of Section 10 and the Southwest Quarter of Section 11, all in Township 4 North, Range 90 West of the 4th PM, in the County of Bernicho, Colorado.
2. The following map was prepared by the author of this document for the purpose of showing the location of the land to be rezoned. It is not intended to be a legal description of the land, but only a general indication of its location. The land to be rezoned is shown in red on this map. The land to be rezoned is located in the Southwest Quarter of Section 10 and the Southwest Quarter of Section 11, all in Township 4 North, Range 90 West of the 4th PM, in the County of Bernicho, Colorado.
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VICINITY MAP (NTS)

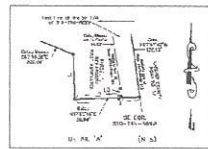
#### ADDITIONAL NOTES:

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STATE OF COLORADO, County of Bernicho, ss. I, Robert D. Smith, Surveyor, do hereby certify that the foregoing map was prepared by the author of this document for the purpose of showing the location of the land to be rezoned. It is not intended to be a legal description of the land, but only a general indication of its location. The land to be rezoned is shown in red on this map. The land to be rezoned is located in the Southwest Quarter of Section 10 and the Southwest Quarter of Section 11, all in Township 4 North, Range 90 West of the 4th PM, in the County of Bernicho, Colorado.

VICINITY MAP  
TOWN OF BERNICHO, COLORADO  
RANGE 90 WEST  
TOWNSHIP 4 NORTH



#### CERTIFICATE OF APPROVAL BY TOWN OF BERNICHO:

This is to certify that the rezoning in the above described property was approved by the Board of Directors of the Town of Bernicho, Colorado, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Approved by the Board of Directors of the Town of Bernicho, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_, Mayor.

By \_\_\_\_\_, Councilman.

DATE	_____
BY	_____
TOWN OF BERNICHO, COLORADO	
INTERMILL LAND SURVEYING, INC.	
1001 10TH AVENUE, SUITE 100	
BOULDER, COLORADO 80501	
PHONE (303) 440-1111	
FAX (303) 440-1112	
WWW.INTERMILL.COM	
PROJECT NO.	P-13-7261
DATE	08/07/07
1	3

REZONING MAP FOR THE  
RICHARDSON FIRST ANNEXATION

BEING AN EDITION OF A MAP SITUATE IN THE "SOUTHWEST QUARTER OF SECTION 10 AND IN "SOUTHWEST QUARTER OF SECTION 11", ALL IN TOWNSHIP 4 NORTH RANGE 36 WEST OF THE 6 - T.M., T. THE TOWN OF MONTANA, COUNTY OF LARIMER, STATE OF COLORADO

EMERSON ANALOG ION METER  
 (IOWA 10-664-CUR)  
 EXISTING SCHEMATIC  
 PWD (PULSED WAVE) DEVELOPMENT OVERLAY CIRCUIT  
 - GAINING PWD -

RECEIVED NO. 39-34578  
— (UNINCORPORATED LATVIAN COUNTRY) —  
DATING ZONE: FA- (FARMING DISTRICT)

PARCEL 1,  
RICHARDSON FIRST ANNEXATION  
1.111 PM LIVING - 1.111 PM LIVING (2.111 PM)  
PROPOSED ZONING: 4C (CULTURE DISTRICT)  
APN: 017-01-000

PROPERTY TAXES  
TOWN OF BETHOJA, COLORADO  
P.O. Box 125  
Bethoja, Colorado 80101

NOTES: 1. The above information is for informational purposes only. It is not intended to be used for any other purpose. 2. The above information is for informational purposes only. It is not intended to be used for any other purpose.

[illegible]

INQUIRED BY AND ON BEHALF OF:  
 GEORGE J. GORDON, JR., INC.  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 Tel: (404) 525-0100  
 Telex: 535000  
 Fax: (404) 525-0100

ORIGINAL SCALE - 1" = 100'

Scale of 800 ft. (approx.) - 1/8" = 100'

UNITED STATES OF AMERICA  
 (Seal of the Coast and Geodetic Survey - U.S. Navy)

BASES OF DEMONSTRATION STATEMENT: Study of Students for 1971-72 by Mr. Richard W. Evans, Assistant Professor of Education, University of the Southern California, Los Angeles 90089, California. Study of Students for 1971-72 by Mr. Evans, Assistant Professor of Education, University of the Southern California, Los Angeles 90089, California.

RICHARDSON FIRST ANNEXATION REZONING MAP

INTERMILL LAND SURVEYING, INC.

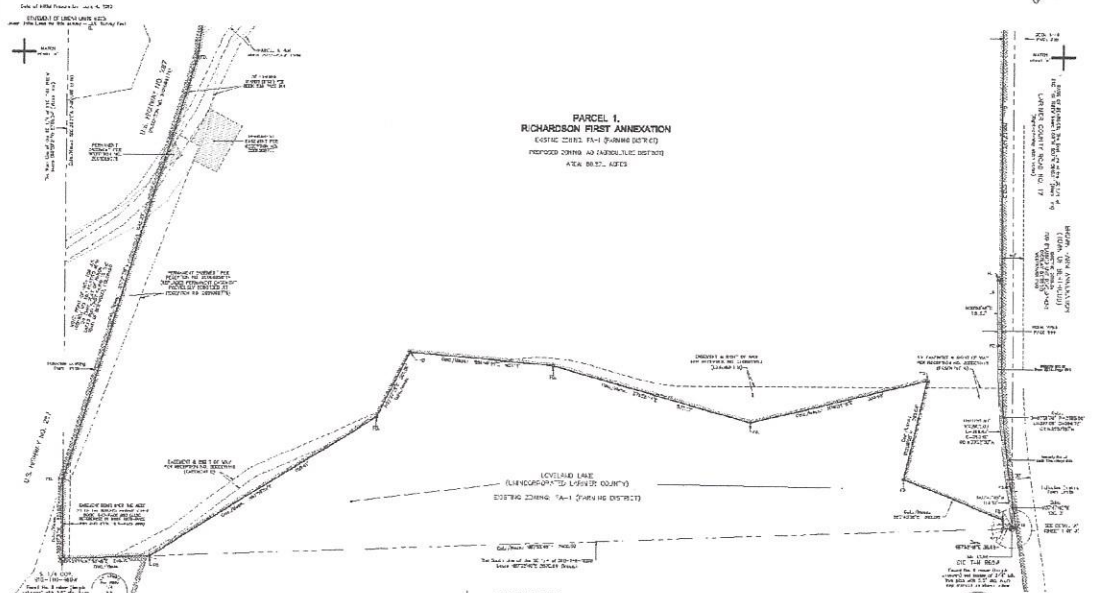
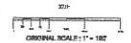
3.05. 740-888-2010 / 149. 800-622-1777

STAFF
CHIEF
ASSISTANT
SECRETARY
CLERK
RECORDS

[illegible]

## RICHARDSON FIRST ANNEXATION REZONING MAP

PRINTED BY AND IN BEHALF OF  
A. WAGNER, THE MANAGING AGENT  
1025 North Canadian Avenue  
Lawrenceville, Georgia 30046  
IN 1982 \$80.00  
IN 1978 \$35.00  
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Buyer's Guide Periodicals  
Catalogue PLS 2478  
Date: \_\_\_\_\_ 1983



TRACT 00,  
1 CITY TANKS PUN  
-MS. PUN  
(TOWN 0" CITY QUD)  
-THIS TOWN  
PUN PLANNED BY SCHMIDT  
DANIEL HENRY  
1900 LAY. 00

[illegible]

BROWDER LIVE DATA VALUE	
J. LIME DATA	L2 LIME DATA
Calc Mass	Calc Mass
WATER % LOSS	WATER % LOSS
(Mass before/after water)	(Mass before/after water)
J. LIME DATA	L2 LIME DATA
Calc Mass	Calc Mass
WATER % LOSS	WATER % LOSS
(Mass before/after water)	(Mass before/after water)

PROPERTY OWNER:  
TOWN OF BETH-GO, COLORADO  
P.O. Box 1029  
Berkshs, Colorado 80513

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[illegible]

**INTERMILL LAND SURVEYING, INC.**  
1000 SAVANNAH AVE.      OFFICE: 903-555-1111      FAX: 903-555-1111

DATE: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
SHEET: \_\_\_\_\_

RICHARDSON FIRST ANNEXATION REZONING MAP