

**ORDINANCE NO. 1244**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD  
ANNEXING PROPERTY KNOWN AS THE HERON LAKES—LAKE CLUB  
ANNEXATION TO THE TOWN OF BERTHOUD, COLORADO**

**WHEREAS**, Resolution No. R-14-2018, finding substantial compliance and initiating annexation proceedings on behalf of Heron Lakes Investments LLC, owners of a parcel of property, all collectively referred to herein as “The Heron Lakes--Lake Club” 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 4, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Considering the North line of the Northeast corner of Section 4 as bearing South 89° 59' 58" West and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter corner of Section 4; thence South 00° 13' 44" West, 30.01 feet to a point on the South line of Jaskowski Annexation No. 2 To The Town of Berthoud, said point being the POINT OF BEGINNING; thence along said South line, South 89° 59' 59" East, 2021.36 feet; thence, South 00° 01' 41" East, 20.00 feet to the Northeast corner of Parcel 1A, Amended Duffy Exemption, thence along said Parcel 1A the following 13 courses: South 36° 35' 56" West, 678.16 feet; thence, South 74° 55' 06" West, 257.32 feet; thence, South 69° 33' 14" West, 194.87 feet; thence, South 61° 46' 08" West, 190.89 feet; thence, South 57° 10' 05" West, 99.74 feet; thence, North 41° 52' 38" West, 164.83 feet; thence, North 28° 00' 27" West, 280.84 feet; thence, South 79° 55' 50" West, 337.02 feet; thence, South 02° 15' 08" East, 205.22 feet; thence, South 04° 08' 54" East, 128.40 feet; thence, South 07° 03' 49" East, 396.85 feet; thence South 77° 18' 05" West, 447.46 feet; thence, North 00° 25' 45" East, 1337.29 feet; thence, North 00° 13' 44" East, 20.15 feet to the POINT OF BEGINNING.

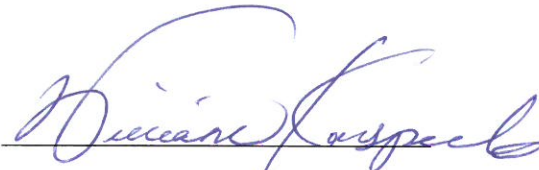
The above described Heron Lakes—Lake Club— containing 1,413,271 square feet or 32.444 acres more or less, and is subject to any existing easements and/or rights of way of record.

**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.

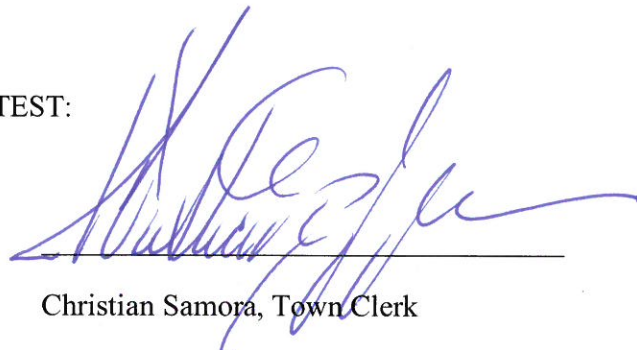
**Section 3. Interpretation:** This Ordinance shall be so interpreted and construed to effectuate its general purpose.

**Section 4. Effective Date:** Passed and ordered published this 22<sup>nd</sup> day of May, 2018.

TOWN OF BERTHOUD

By:   
William Karspeck, Mayor

ATTEST:

By:   
Christian Samora, Town Clerk

