

## RESOLUTION NUMBER 12

(SERIES 2024)

### A RESOLUTION REGARDING PETITION FOR ANNEXATION FILED BY RIVER TRAILS, LLC AND SETTING THE MATTER FOR A PUBLIC HEARING

WHEREAS, River Trails, LLC as property owner (“the Petitioner”), filed with the Town Clerk a Petition for Annexation on July 29, 2024 (“the Petition”); and

WHEREAS, The Town Board of Trustees of the Town of Berthoud reviewed such Petition at its meeting held on September 10, 2024.

### FINDINGS

The Town Board of Trustees hereby finds and concludes that the Petition substantially complies with Section 31-12-107(1), C.R.S., and that a public hearing should be held to determine if the proposed annexation of the 245.2 +/- -acre property, commonly known as Parcel Numbers 9425000004, 9425000003 and 9424000006, further described in Exhibit A, and generally located east of and adjacent to 1<sup>st</sup> Street and south of and adjacent to Larimer County Road 6C, in Larimer County, Colorado, complies with Section 31-12-104 and Section 31-12-105, C.R.S.

NOW THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COORADO, AS FOLLOWS:

The public hearing shall be set for November 12, 2014 beginning at 6:30 P.M., or as soon thereafter as the matter may be heard, with such hearing to be conducted at the Berthoud Town Board of Trustees Chambers, 807 Mountain Avenue, Berthoud, Colorado. The purpose of such hearing shall be to consider the Petition for Annexation and to determine whether the statutes referred to above have been complied with, whether the property is eligible for annexation, and whether the area proposed to be annexed meets the requirements of Section 31-12-104 and 31-12-105, C.R.S.

[Intentionally left blank]

MOVED, SECONDED AND ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE  
TOWN OF BERTHOUD, COLORADO THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2024.

TOWN OF BERTHOUD

By   
William Karspeck, Mayor

ATTEST:


By:   
Christian Samora, Town Clerk



Exhibit A: Legal Descriptions

**PARCEL DESCRIPTION**  
**RIVER TRAILS ANNEXATION NO. 1**

A parcel of land situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 30.00 feet to the POINT OF BEGINNING, also being a point on the boundary of the South First Street Annexation to the Town of Berthoud, recorded April 3, 1997, as Reception Number 19970020418 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, continuing along said North line and said annexation boundary, a distance of 20.00 feet;

THENCE North 00°21'20" West, continuing along said annexation boundary, a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 318.75 feet;

THENCE South 82°35'32" West a distance of 311.64 feet to a point on the North line of the South half of said SW1/4;

THENCE South 04°19'57" East a distance of 362.91 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

THENCE North 08°56'36" West, along said East line, a distance of 178.75 feet;

THENCE South 89°38'27" West a distance of 27.84 feet to the Southeast corner of said South First Street Annexation;

THENCE North 00°23'06" West, along said annexation boundary a distance of 184.98 feet to the POINT OF BEGINNING.

Said described parcel of land contains 13,654 Square Feet or 0.313 Acres, more or less (±).

**PARCEL DESCRIPTION**  
**RIVER TRAILS ANNEXATION NO. 2**

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 59.46 feet to the POINT OF BEGINNING;

THENCE North 82°35'32" East a distance of 311.64 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 831.94 feet;

THENCE South 80°45'46" West a distance of 1036.95 feet;

THENCE South 00°32'05" East a distance of 872.85 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

THENCE North 08°56'36" West, along said East line, a distance of 630.95 feet;

THENCE North 04°19'57" West a distance of 362.91 feet to the POINT OF BEGINNING.

Said described parcel of land contains 141,781 Square Feet or 3.255 Acres, more or less (±).

**PARCEL DESCRIPTION**  
**RIVER TRAILS ANNEXATION NO. 3**

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), and the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;

THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 1150.69 feet to the POINT OF BEGINNING;

THENCE North 89°02'27" East, continuing along said North right of way, a distance of 792.67 feet;  
THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 664.43 feet to a point on the East line of the North half of said SW1/4, from which the Center-South Sixteenth Corner of said Section 24 bears South 00°19'12" East a distance of 30.00 feet;

THENCE North 89°02'42" East, continuing along said North right of way, a distance of 1248.36 feet;  
THENCE South 00°57'18" East a distance of 30.00 feet to a point on the North line of the South half of the Southeast Quarter of said Section 24;

THENCE South 61°08'42" West, along the approximate centerline of Rockwell Ditch, a distance of 422.20 feet;

THENCE South 23°25'42" West a distance of 142.60 feet to the approximate confluence of Rockwell Ditch and the Little Thompson River;

The following 8 courses are along the approximate centerline of said Little Thompson River.

THENCE North 75°15'42" West a distance of 89.83 feet;  
THENCE South 38°48'59" West a distance of 75.80 feet;  
THENCE South 30°41'09" West a distance of 150.28 feet;  
THENCE South 12°10'45" West a distance of 120.83 feet;  
THENCE South 40°45'06" West a distance of 110.06 feet;

THENCE South 62°50'06" West a distance of 144.57 feet;  
THENCE South 67°38'42" West a distance of 325.77 feet;

THENCE South 52°17'46" West a distance of 99.24 feet to a point on the West line of the South half of the Southeast Quarter of said Section 24;

THENCE South 00°19'12" East, along said West line, a distance of 392.52 feet to the South Quarter Corner of said Section 24;

THENCE South 00°23'40" East, along the East line of the NW1/4 of said Section 25, a distance of 970.68 feet;

THENCE North 89°56'28" West a distance of 2493.94 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

The following 4 courses are along the East line of said parcel.

THENCE North 02°04'42" East a distance of 624.62 feet;  
THENCE North 07°20'03" East a distance of 149.82 feet;  
THENCE North 07°04'32" East a distance of 153.28 feet to a point on North line of said NW1/4, from which the Northwest Corner of said Section 25 bears South 88°58'50" West a distance of 230.00 feet;  
THENCE North 08°56'36" West a distance of 342.51 feet;  
THENCE North 00°32'05" West a distance of 872.85 feet;  
THENCE North 80°45'46" East a distance of 1036.95 feet to the POINT OF BEGINNING.

Said described parcel of land contains 6,259,750 Square Feet or 143.704 Acres, more or less (±).

**PARCEL DESCRIPTION**  
**RIVER TRAILS ANNEXATION NO. 4**

A parcel of land, situate in the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 25 and assuming the South line of said NW1/4 as bearing North 89°10'21" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.58 feet Monumented by a #6 rebar with 2.5" aluminum cap stamped LS 17662 on the West end, and a #6 rebar with 2" aluminum cap stamped LS 13446 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°10'21" East, along said South line, a distance of 90.00 feet to the POINT OF BEGINNING;

THENCE North 02°04'42" East, along the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder, a distance of 1706.94 feet;

THENCE South 89°56'28" East a distance of 2493.94 feet to a point on the East line of said NW1/4;

THENCE South 00°23'40" East, along said East line, a distance of 1666.21 feet to the Center Quarter Corner of said Section 25;

THENCE South 89°10'21" West, along the South line of said NW1/4, a distance of 2567.58 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,266,195 Square Feet or 97.938 Acres, more or less (±).