

**RESOLUTION NUMBER 19
(SERIES 2024)**

**A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES
ACCEPTING TITLE TO CERTAIN REAL PROPERTY PARCELS IN THE TOWN OF
BERTHOUD.**

WHEREAS, the real property depicted in Exhibit A and Exhibit B (the “Parcels”) are located within the Town of Berthoud and are currently owned by LGI HOMES – Colorado, LLC (“LGI Homes”); and

WHEREAS, in satisfaction of the condition of approval of the Farmstead Second Filing Plat, LGI Homes is dedicating the Parcels to the Town of Berthoud; and

WHEREAS, the Town of Berthoud received a statement of authority from LGI Homes that Kacy Flemons, Authorized Officer, is authorized to convey the Parcels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. The Town accepts title to the Parcels by acceptance of the special warranty deeds, in the form attached hereto as Exhibit A and directs that such deed be recorded in the real property records of the Larimer County Clerk and Recorder.

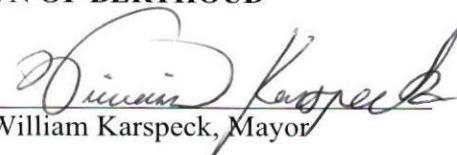
Section 2. The Town accepts title to the Parcels by acceptance of the special warranty deeds, in the form attached hereto as Exhibit B and directs that such deed be recorded in the real property records of the Weld County Clerk and Recorder.

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

Section 4. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 10th day of December, 2024.

TOWN OF BERTHOUD

By: 
William Karspeck, Mayor

ATTEST:



By: 
Christian Samora, Town Clerk

Exhibit A: Special Warranty Deed – Larimer County Parcels

Exhibit B: Special Warranty Deed – Weld County Parcels

**DEED OF DEDICATION
(WELD COUNTY PARCEL(S))**

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned **LGI Homes - Colorado, LLC**, a Colorado limited liability company ("Grantor"), in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell, convey and confirm unto the **Town of Berthoud**, Colorado, a statutory town of the State of Colorado, whose mailing address for purposes of this Deed is P.O. Box 1229, Berthoud, CO 80513 ("Grantee"), all of that certain real property in the County of Weld and State of Colorado that is legally described on **Exhibit A** attached hereto and by this reference made a part hereof (the "Property");

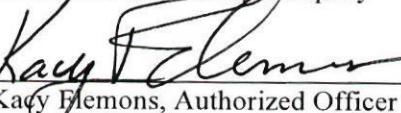
TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT AND FOREVER DEFEND the Property, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to the Statutory Exceptions as defined in C.R.S. §38-30-113(5)(a).

Dated this 2nd day of December 2024.

GRANTOR:

LGI HOMES - COLORADO, LLC,
a Colorado limited liability company

By: 
Kacy Flemons, Authorized Officer

STATE OF COLORADO)
)
CITY AND COUNTY OF DENVER) ss

The foregoing instrument was acknowledged before me this 1 day of December 2024,
by Kacy Flemons as Authorized Officer of LGI Homes - Colorado, LLC.

Witness my hand and official seal.

My commission expires: 05/17/2027


Notary Public



This Deed of Dedication is hereby accepted by the Town of Berthoud this 10th day of December, 2024.

TOWN OF BERTHOUD,
a statutory town of the State of Colorado

By: William Karspeck
Name: William Karspeck
Title: Mayor

ATTEST:

William Karspeck
Town Clerk



AXIS SURVEYING

EXHIBIT A: DESCRIPTION – Lot 3 Right of Way

A parcel of land being dedicated for Right of Way purposes and being a portion of Lot 3, Green Acres, recorded August 14, 2003 as Reception No. 3095453 of the Records of Weld County and situate within the Northwest Quarter of Section 19, Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Weld, State of Colorado, being more particularly described as follows.

COMMENCING at the Southwest corner of Lot 3, Green Acres and assuming the West line of said Lot 3 as bearing North 00° 05' 10" West a distance of 860.91 feet;
THENCE North 00° 05' 10" West along the West line of Lot 3 a distance of 104.18 feet to the **POINT OF BEGINNING**.

THENCE North 00° 05' 10" West continuing along said West line of Lot 3 a distance of 313.65 feet;
THENCE South 03° 39' 58" East a distance of 59.32 feet;
THENCE South 10° 49' 33" East a distance of 59.32 feet;
THENCE South 14° 24' 20" East a distance of 66.83 feet;
THENCE South 29° 08' 36" East a distance of 18.32 feet;
THENCE South 44° 28' 37" East a distance of 32.11 feet;
THENCE South 41° 08' 28" East a distance of 24.32 feet;
THENCE South 74° 34' 57" East a distance of 24.44 feet;
THENCE South 84° 48' 32" East a distance of 28.92 feet;
THENCE South 88° 19' 38" East a distance of 28.92 feet;
THENCE South 00° 04' 46" East a distance of 58.00 feet;
THENCE South 89° 54' 50" West a distance of 24.86 feet;
THENCE North 86° 05' 39" West a distance of 45.27 feet;
THENCE South 86° 56' 17" West a distance of 64.06 feet;
THENCE South 77° 08' 08" West a distance of 26.53 feet to the West line of Lot 3 and to the **POINT OF BEGINNING**.

The above-described parcel of land contains 15,401 square feet or 0.35 acre, more or less (±).

SURVEYOR'S CERTIFICATE

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information, and belief, that it is in accordance with applicable standards of practice, and that it is not a guaranty or warranty, either expressed or implied.



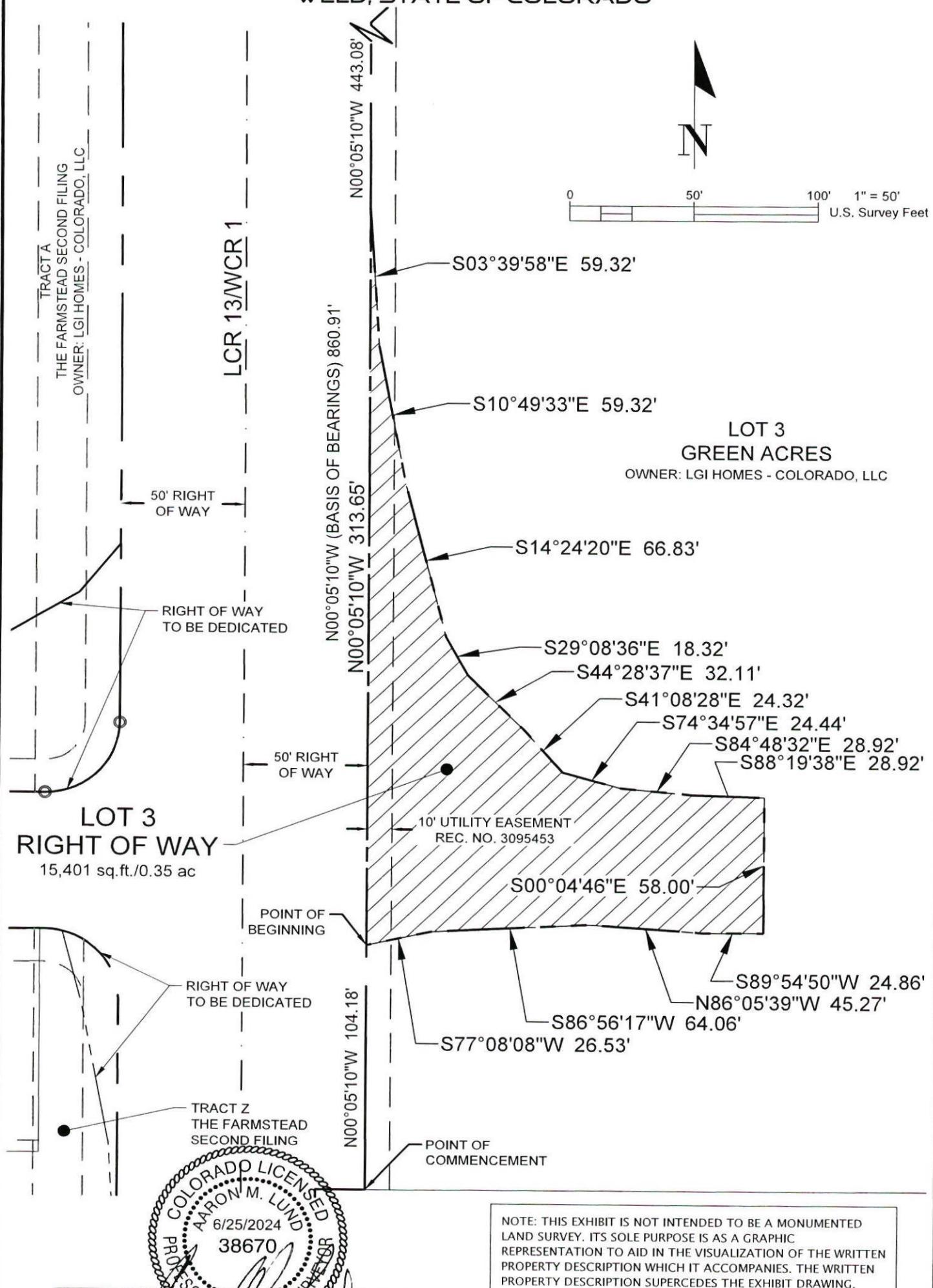
Aaron M. Lund – on behalf of AXIS Surveying
Colorado Registered Professional
Land Surveyor #38670

AXIS SURVEYING
2139 Grain Bin Dr
Windsor, Colorado 80550
(970) 231-9501

June 25, 2024
AML

LOT 3 RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF LOT 3, GREEN ACRES AND SITUATE WITHIN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO



Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of AXIS Surveying & Land Services, LLC



**DEED OF DEDICATION
(LARIMER COUNTY PARCEL(S))**

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned **LGI Homes - Colorado, LLC**, a Colorado limited liability company ("Grantor"), in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell, convey and confirm unto the **Town of Berthoud**, Colorado, a statutory town of the State of Colorado, whose mailing address for purposes of this Deed is P.O. Box 1229, Berthoud, CO 80513 ("Grantee"), all of that certain real property in the County of Larimer and State of Colorado that is legally described on **Exhibit A** attached hereto and by this reference made a part hereof (the "Property");

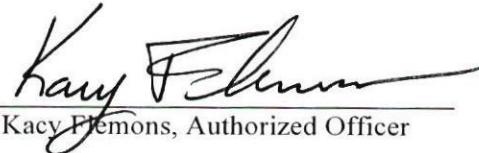
TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT AND FOREVER DEFEND the Property, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to the Statutory Exceptions as defined in C.R.S. §38-30-113(5)(a).

Dated this 2nd day of December 2024.

GRANTOR:

LGI HOMES - COLORADO, LLC,
a Colorado limited liability company

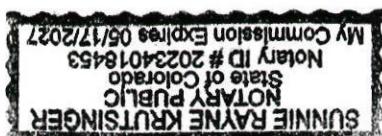
By: 
Kacy Flemons, Authorized Officer

STATE OF COLORADO)
) ss
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 1 day of December 2024,
by Kacy Flemons as Authorized Officer of LGI Homes - Colorado, LLC.

Witness my hand and official seal.

My commission expires: 01/17/2027




Notary Public

This Deed of Dedication is hereby accepted by the Town of Berthoud this 10th day of December, 2024.

TOWN OF BERTHOUD,
a statutory town of the State of Colorado

By: William Karspeck
Name: William Karspeck
Title: Mayor

ATTEST:

Kathy G. Lee
Town Clerk



AXIS SURVEYING

EXHIBIT A: DESCRIPTION – Tract A Right of Way

A parcel of land being dedicated for Right of Way purposes and being a portion of Tract A, The Farmstead Second Filing, recorded June 16, 2023 as Reception No. 20230025105 of the Records of Larimer County and situate within the Northeast Quarter of Section 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, being more particularly described as follows.

BEGINNING at the most Easterly Southeast corner of Tract A, said point being a Point of Curvature and assuming the East line of said Tract A as bearing South 00° 05' 10" East a distance of 426.52 feet;

THENCE along the arc of a curve concave to the Northwest and along the Southeast arc of Tract A a distance of 47.12 feet, said curve has a Radius of 30.00 feet, a Delta of 90° 00' 00" and is subtended by a Long Chord bearing South 44° 54' 50" West a distance of 42.43 feet to a Point of Tangency; THENCE South 89° 54' 50" West along the South line of Tract A a distance of 252.45 feet; THENCE North 83° 00' 02" East a distance of 116.28 feet; THENCE North 66° 58' 13" East a distance of 115.64 feet; THENCE North 59° 13' 35" East a distance of 51.01 feet; THENCE North 38° 30' 51" East a distance of 26.71 feet to the East line of Tract A, The Farmstead Second Filing; THENCE South 00° 05' 10" East along said East line of Tract A a distance of 75.98 feet to the most Easterly Southeast corner of said Tract A and to the **POINT OF BEGINNING**.

The above-described parcel of land contains 9,260 square feet or 0.21 acre, more or less (±).

SURVEYOR'S CERTIFICATE

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, that it is based upon the best of my knowledge, information, and belief, that it is in accordance with applicable standards of practice, and that it is not a guaranty or warranty, either expressed or implied.



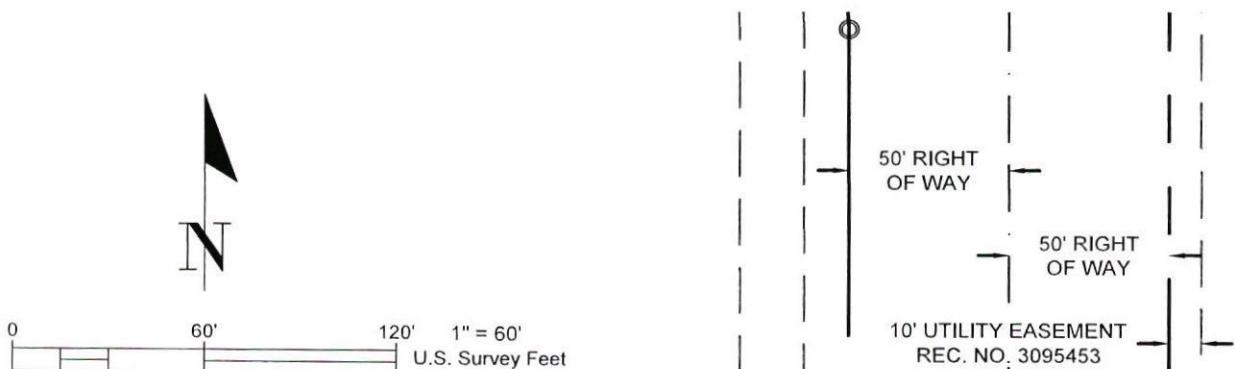
Aaron M. Lund – on behalf of AXIS Surveying
Colorado Registered Professional
Land Surveyor #38670

AXIS SURVEYING
2139 Grain Bin Dr
Windsor, Colorado 80550
(970) 231-9501

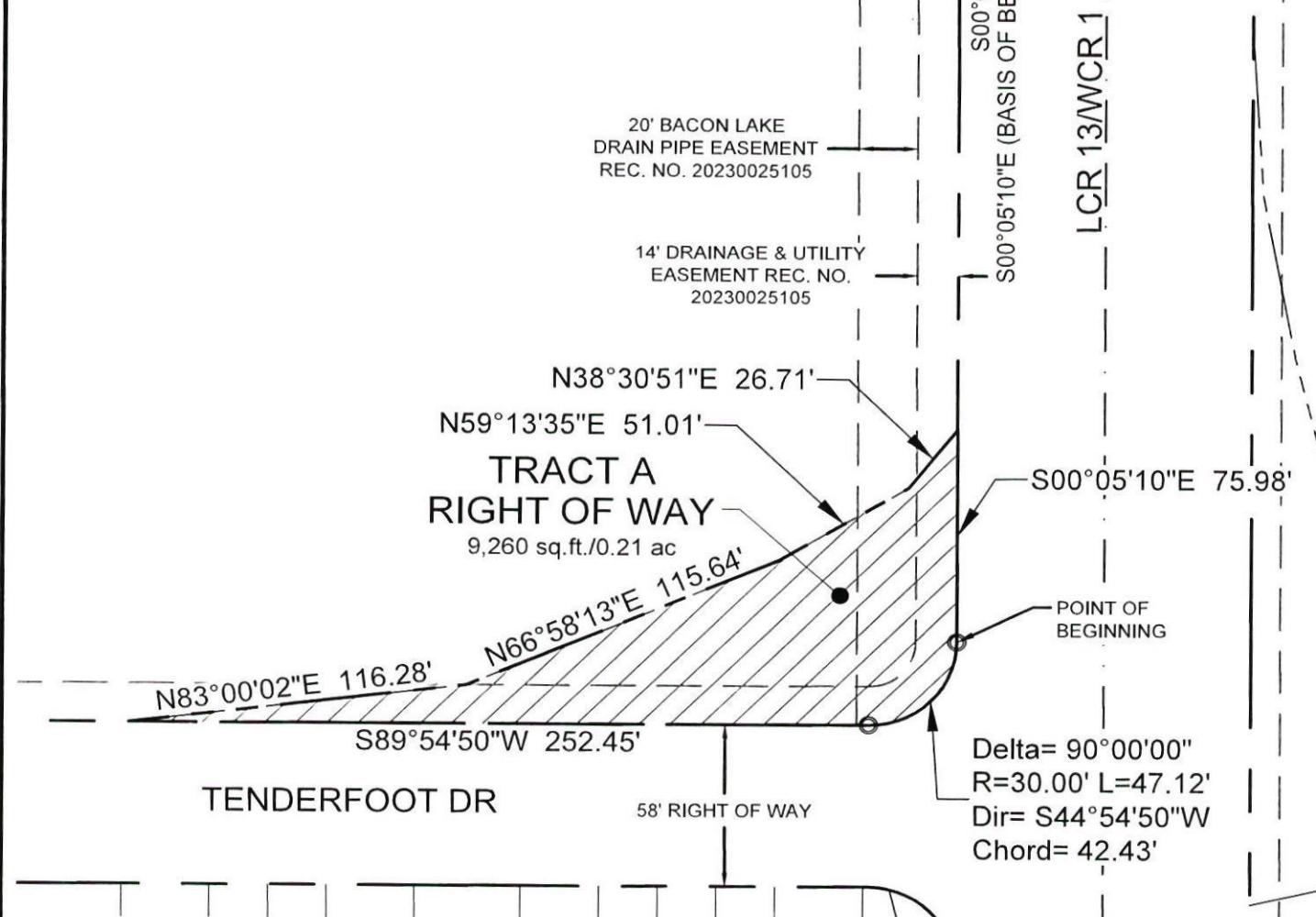
September 9, 2024
AML

TRACT A RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE FARMSTEAD SECOND FILING AND SITUATE WITHIN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



TRACT A
THE FARMSTEAD
SECOND FILING
OWNER: LGI HOMES - COLORADO, LLC



Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of AXIS Surveying & Land Services, LLC

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

**DEED OF DEDICATION
(WELD COUNTY PARCEL(S))**

KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned **LGI Homes - Colorado, LLC**, a Colorado limited liability company ("Grantor"), in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell, convey and confirm unto the **Town of Berthoud**, Colorado, a statutory town of the State of Colorado, whose mailing address for purposes of this Deed is P.O. Box 1229, Berthoud, CO 80513 ("Grantee"), all of that certain real property in the County of Weld and State of Colorado that is legally described on **Exhibits A and B** attached hereto and by this reference made a part hereof (the "Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT AND FOREVER DEFEND the Property, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to the Statutory Exceptions as defined in C.R.S. §38-30-113(5)(a).

Dated this 2nd day of December 2024.

GRANTOR:

LGI HOMES - COLORADO, LLC,
a Colorado limited liability company

By: Kacy Flemons
Kacy Flemons, Authorized Officer

STATE OF COLORADO)
) ss
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 1 day of December 2024,
by Kacy Flemons as Authorized Officer of LGI Homes - Colorado, LLC.

Witness my hand and official seal.

My commission expires: 01/17/2017



Quinton J. Krutsinger
Notary Public

This Deed of Dedication is hereby accepted by the Town of Berthoud this 10th day of December, 2024.

TOWN OF BERTHOUD,
a statutory town of the State of Colorado

By: William Karspeck
Name: William Karspeck
Title: Mayor

ATTEST:

Kathy J. Clark
Town Clerk

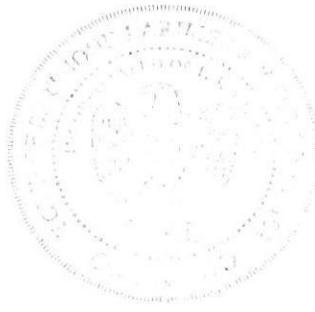


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land being a portion of the Northwest Quarter of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Weld, State of Colorado, being more particularly described as follows:

Considering the West line of the Northwest Quarter of Section 19 as bearing South 00° 05' 10" East with the Northwest corner of Section 19 being a 2 1/2" aluminum cap on #6 rebar, stamped LS 28285 and the West quarter corner of Section 19 being a 3 1/4" aluminum cap on #6 rebar, stamped LS 12374, and with all bearings contained herein relative thereto:

COMMENCING at the Northwest corner of Section 19;

THENCE along the West line of the Northwest Quarter of Section 19, South 00° 05' 10" East a distance of 123.41 feet;

THENCE departing said West line, North 89° 54' 50" East a distance of 50.00 feet, to the POINT OF BEGINNING;

THENCE North 44° 46' 44" East a distance of 42.30 feet;

THENCE North 89° 21' 29" East a distance of 317.00 feet;

THENCE South 79° 50' 22" West a distance of 98.78 feet;

THENCE South 73° 29' 59" West a distance of 107.94 feet;

THENCE South 67° 09' 37" West a distance of 107.94 feet;

THENCE South 48° 27' 41" West a distance of 40.43 feet;

THENCE South 32° 55' 56" West a distance of 8.76 feet;

THENCE South 22° 05' 17" West a distance of 28.97 feet;

THENCE South 00° 23' 59" West a distance of 28.97 feet;

THENCE South 10° 26' 39" East a distance of 18.13 feet;

THENCE South 00° 05' 10" East a distance of 121.51 feet;

THENCE South 04° 33' 32" West a distance of 43.22 feet;

THENCE North 00° 05' 10" West a distance of 328.80 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 15,823 square feet or 0.363 acres, more or less (\pm), and may be subject to easements and rights-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}



Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

EPS GROUP, INC.

301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

08/15/24

TJH

S:\Survey Jobs\1204-006\Dwg\Exhibits\ROW dedication Exhibit A\1204-006 ROW dedication exhibit description A.docx

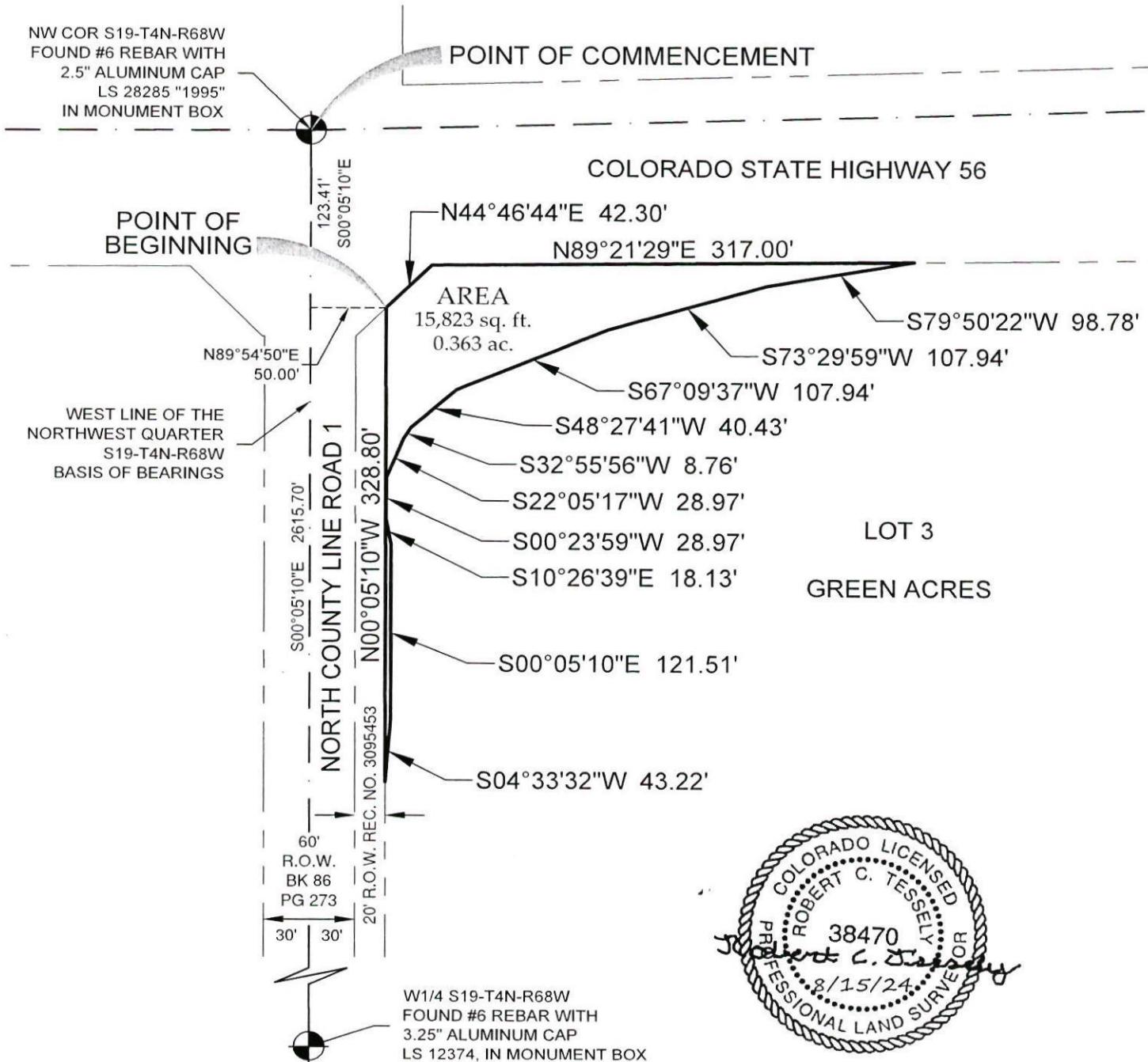
EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO



100 0 100 Feet
(IN U.S. SURVEY FEET)
1 inch = 100 ft.

LEGEND	
—	BOUNDARY LINE
—	LOT LINE
— — —	SECTION LINE
— - -	RIGHT OF WAY LINE
—	FOUND SECTION
—	CORNER MONUMENT
—	AS DESCRIBED
—	R.O.W.
—	RIGHT-OF-WAY



Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

Sheet
A-3
Of 3
Sheets



EPS
GROUP

NE
NORTHERN
ENGINEERING

970.221.4158
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH
northernengineering.com

THIS EXHIBIT IS NOT A
MONUMENTED LAND
SURVEY. IT IS MEANT TO
AID IN THE VISUALIZATION
OF THE ACCOMPANYING
WRITTEN DESCRIPTION.
THE WRITTEN
DESCRIPTION SUPERCEDES
THE EXHIBIT DRAWING.

PROJECT:
1204-006
DATE:
08/15/24
DRAWN BY:
TJH
REVIEW BY:
RCT

EXHIBIT B
LEGAL DESCRIPTION

A parcel of land being a portion of the Northwest Quarter of Section Nineteen (19), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Weld, State of Colorado, being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 19 as bearing South 00° 05' 10" East with the Northwest corner of Section 19 being monumented by a #6 rebar with a 2 1/2" aluminum cap, stamped LS 28285 and the West quarter corner of Section 19 being monumented by a #6 rebar with a 3 1/4" aluminum cap, stamped LS 12374, and with all bearings contained herein relative thereto:

COMMENCING at the Northwest corner of Section 19;

THENCE along the Westerly line of the Northwest Quarter of Section 19, South 00° 05' 10" East a distance of 984.41 feet;

THENCE departing said Westerly line, North 89° 54' 50" East a distance of 30.00 feet to the **POINT OF BEGINNING**;

THENCE North 89° 54' 50" East a distance of 20.00 feet;

THENCE South 00° 05' 10" East a distance of 183.62 feet;

THENCE South 03° 39' 58" East a distance of 59.32 feet;

THENCE South 10° 49' 33" East a distance of 59.32 feet;

THENCE South 14° 24' 20" East a distance of 48.01 feet;

THENCE South 35° 53' 36" East a distance of 26.37 feet;

THENCE South 57° 22' 52" East a distance of 8.33 feet;

THENCE South 67° 45' 38" East a distance of 28.29 feet;

THENCE South 88° 31' 08" East a distance of 28.29 feet;

THENCE North 81° 06' 06" East a distance of 41.11 feet;

THENCE North 89° 54' 50" East a distance of 65.28 feet;

THENCE South 00° 05' 10" East a distance of 67.00 feet;

THENCE South 85° 33' 26" West a distance of 72.70 feet;

THENCE South 76° 50' 38" West a distance of 72.70 feet;

THENCE South 72° 29' 15" West a distance of 53.85 feet;

THENCE South 52° 06' 05" West a distance of 26.82 feet;

THENCE South 20° 10' 17" West a distance of 31.42 feet;

THENCE South 02° 55' 01" East a distance of 31.42 feet;

THENCE South 14° 27' 39" East a distance of 31.67 feet;

THENCE South 07° 16' 25" East a distance of 63.34 feet;

THENCE South 00° 05' 10" East a distance of 31.67 feet;

THENCE South 89° 54' 46" West a distance of 20.00 feet;

THENCE North 00° 05' 10" West a distance of 686.31 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 32,126 square feet or 0.738 acres, more or less (±), and may be subject to easements and rights-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}



Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

EPS GROUP, INC.

301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

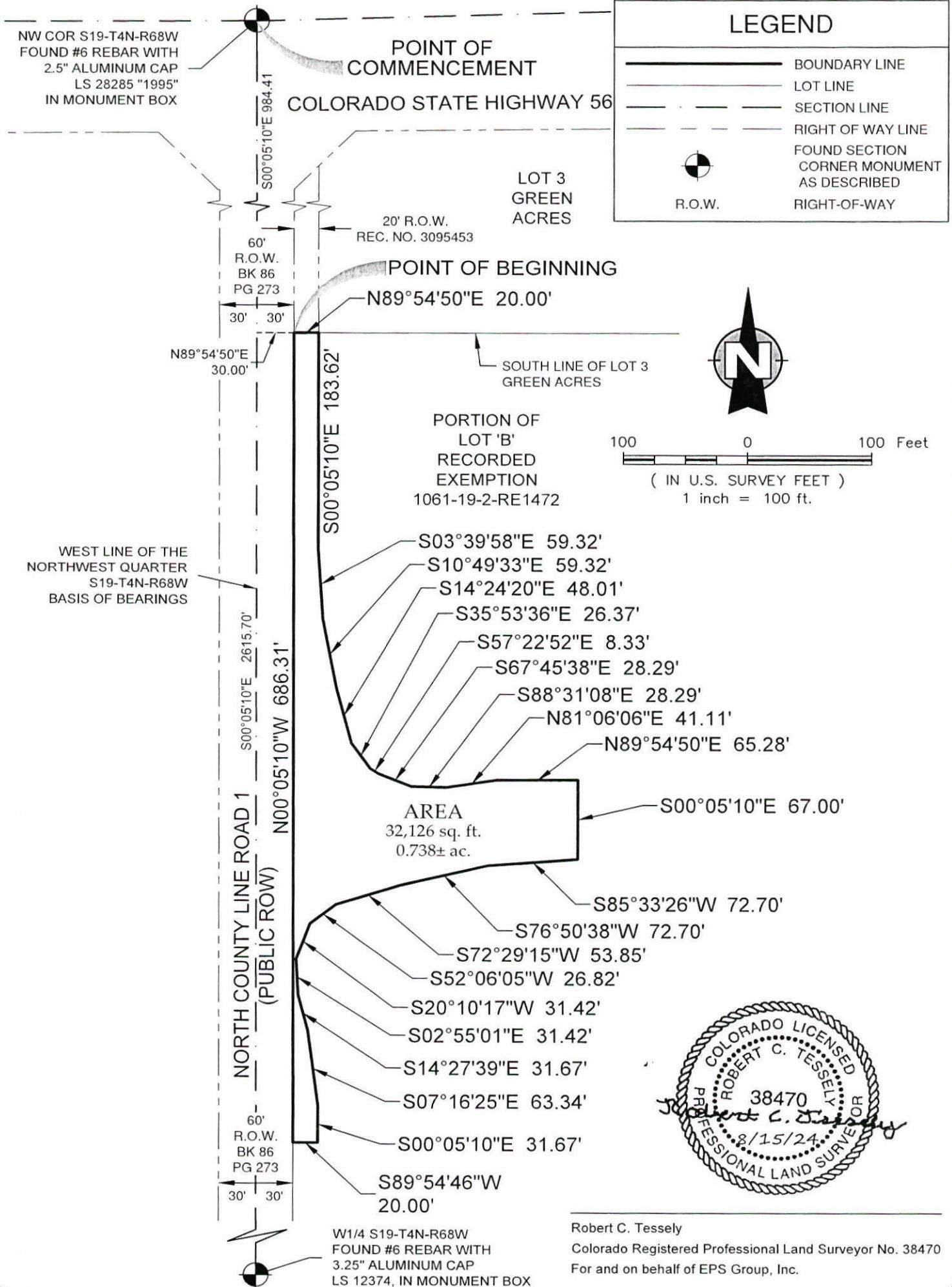
08/15/24

TJH

S:\Survey Jobs\1204-006\Dwg\Exhibits\ROW dedication Exhibit B\1204-006 ROW dedication exhibit description B.docx

EXHIBIT B

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO



Sheet
B-3
Of 3
Sheets



970.221.4158

FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH



northernenGINEERING.com

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

PROJECT: 1204-006
DATE: 08/15/24
DRAWN BY: TJH
REVIEW BY: RCT