

AN ORDINANCE REPLATTING A PORTION OF THE NORTHEAST ADDITION TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

Section 1.

WHEREAS, the Planning Commission and the Board of Trustees of the Town of Berthoud have reviewed a plat of a parcel of land in the Northeast Addition of the Town of Berthoud and have resolved the issues surrounding its development.

Section 2.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO:

The Board of Trustees hereby replats the following described parcel of property:

A tract of land located in the Northeast Quarter of Section 14, Township 4 North, Range 69 West of the 6th P.M., and also being a portion of the Northeast Addition to the Town of Berthoud, according to the plat on file in the office of the clerk and recorder, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Northeast Quarter of said Section 14 as bearing North $88^{\circ}46'34''$ West and with all bearings contained herein relative thereto.

Beginning at the East Quarter corner of said Section 14; thence along the South line of the Northeast Quarter of said Section North $88^{\circ}46'34''$ West 1074.02 feet to a point on the East right-of-way of the Colorado - Southern Railroad; thence departing from said South line and along said railroad right-of-way North $01^{\circ}43'24''$ West 40.05 feet to the TRUE POINT OF BEGINNING. Thence continuing along said railroad right-of-way North $01^{\circ}43'24''$ West 320.43 feet; thence South $88^{\circ}46'34''$ East 1061.25 feet to a point on the West right-of-way of U.S. Highway No. 287; thence along said highway right-of-way South $01^{\circ}00'56''$ West 320.00 feet to a point on the North right-of-way of Bunyan Avenue; thence along said right-of-way North $88^{\circ}46'34''$ West 234.80 feet; thence departing said right-of-way North $01^{\circ}07'56''$ East 212.55 feet; thence North $88^{\circ}46'34''$ West 204.94 feet; thence South $01^{\circ}07'56''$ West 212.55 feet to a point on the North right-of-way on Bunyan Avenue; thence along said right-of-way North $88^{\circ}46'34''$ West 606.14 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 6.74 acres and is subject to all easements, agreements and right-of-way of records.

Said parcel is hereby replatted into Lots 1 and 2 as described on the T.V.I. First Filing. It is further determined the Replat is to be recorded in the office of the Larimer County

Clerk and Recorder and is hereby incorporated herein by reference.

Section 3.

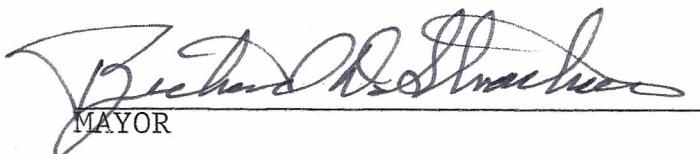
The Town of Berthoud hereby accepts dedication to the public of all streets, alleys, and utility easements as located and described on said Replat.

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 thirty (30) days after publication.

At its meeting October 11, 1983, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 25th day of October, 1983. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 25th day of October, 1983.

TOWN OF BERTHOUD:


Richard D. Shadley
MAYOR

ATTEST:


Oraphelle Patterson
TOWN CLERK

Berthoud Recorder 10/26/83
Published