

ORDINANCE NO. 772

AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF LAND TO THE TOWN OF BERTHOUD, COUNTIES OF LARIMER AND WELD, STATE OF COLORADO, TO BE KNOWN AND DESIGNATED AS THE CANYON MECHANICAL ANNEXATION TO THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO.

WHEREAS, a Petition for Annexation together with seven copies of a Plat of said land as required by ordinance were filed with the Town of Berthoud by the owners of one hundred percent (100%) of the area of the land hereinafter described; and,

WHEREAS, the Board of Trustees by motion at its regular meeting accepted said Petition and found that the Petition substantially complied with the statutory requirements set forth in Sections 31-12-104, 31-12-105 and 31-12-107, C.R.S.; and,

WHEREAS, the Board of Trustees has determined that an election is not required under Section 31-12-107(2), C.R.S. as provided in Section 31-12-111, C.R.S.; and,

WHEREAS, the Board of Trustees has determined that additional terms and conditions were not to be imposed and that the Petition was signed by owners of one hundred percent (100%) of the property proposed to be annexed, exclusive of streets and alleys. Therefore, in accordance with Section 31-12-107, C.R.S., the Board of Trustees of the Town of Berthoud has determined that an ordinance to annex such land to the municipality should be considered.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, STATE OF COLORADO:

Section 1.

That the following described land, to be known and described as the Canyon Mechanical Annexation to the Town of Berthoud, is hereby annexed:

Lands located in the Northeast Quarter and Southeast Quarter of Section 11, the Northwest Quarter and Southwest Quarter of Section 12, the Northwest Quarter and Southwest Quarter of Section 13, and the Northeast Quarter of Section 14, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, more particularly described as follows:

BEGINNING at the East Quarter Corner of Said Section 14 and considering the East line of the Northeast Quarter of said Section 14 as bearing North 00°07'31" East and with all bearings contained herein relative thereto;

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thence along the East line of the Northeast Quarter of said Section 14 North  $00^{\circ}07'31''$  East, 360.00 feet; thence North  $89^{\circ}52'29''$  West, 30.00 feet to the Southeast corner of the Jackson-Gustafson-Gray Annexation to the Town of Berthoud; thence along the East line of said Annexation North  $00^{\circ}07'31''$  East, 2,280.57 feet to the Northeast corner of said Annexation; thence departing said Annexation North  $00^{\circ}03'45''$  East, 60.00 feet to a point on the westerly right-of-way line of Colorado Highway #287; thence along said westerly right-of-way line North  $00^{\circ}00'00''$  East, 2,597.20 feet; thence North  $00^{\circ}01'06''$  East, 60.00 feet; thence North  $00^{\circ}02'13''$  East, 929.49 feet; thence departing said westerly right-of-way line South  $89^{\circ}57'47''$  East, 30.00 feet to a point on the West line of said Section 12, said point also being the Northwest corner of that certain parcel of land described in deed recorded at Reception Number 92008932 in the records of the Clerk and Recorder of said Larimer County; thence along the perimeter of said parcel of land the following courses and distances: North  $81^{\circ}32'13''$  East, 100.00 feet; North  $64^{\circ}17'13''$  East, 100.00 feet; North  $48^{\circ}52'13''$  East, 67.65 feet; South  $79^{\circ}12'47''$  East, 304.09 feet; South  $15^{\circ}27'47''$  East, 20.00 feet; South  $14^{\circ}12'13''$  West, 90.00 feet; South  $38^{\circ}02'13''$  West, 90.00 feet; South  $49^{\circ}02'13''$  West, 80.00 feet; South  $62^{\circ}02'13''$  West, 40.00 feet; South  $87^{\circ}02'13''$  West, 100.00 feet; North  $76^{\circ}42'47''$  West, 100.00 feet; North  $89^{\circ}57'47''$  West, 143.66 feet to a point on the easterly right-of-way line of Colorado Highway #287; thence along said right-of-way line South  $00^{\circ}02'13''$  West, 774.41 feet to a point on the South line of the Northwest Quarter of said Section 12; thence continuing along said right-of-way line South  $00^{\circ}00'00''$  West, 2,627.37 feet; thence South  $00^{\circ}03'46''$  West, 60.00 feet; thence South  $00^{\circ}07'31''$  West, 2,640.60 feet; thence South  $00^{\circ}14'40''$  West, 2,234.99 feet; thence North  $89^{\circ}45'20''$  West, 30.00 feet to a point on the West line of the Southwest Quarter of said Section 13; thence along said West line North  $00^{\circ}14'40''$  East, 2,234.96 feet, more or less, to the POINT OF BEGINNING.

The above described parcel contains 12.678 acres of land more or less and shall be zoned T - Transitional.

Section 2. 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.

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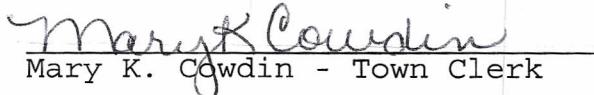
At its meeting July 22, 1997, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 26th day of August, 1997. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 26th day of August, 1997.

TOWN OF BERTHOUD:



Richard Strachan - Mayor

ATTEST:



Mary K. Cowdin - Town Clerk

Published: 8-28-97