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961

ORDINANCE NO. 850

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN WELD COUNTY, COLORADO, HERETOFORE ZONED AG-AGRICULTURAL BY THE TOWN OF BERTHOUD, COLORADO.

Section 1.

WHEREAS, the applicant(s), as owner of Green Acres subdivision, has submitted an application for rezoning and paid the attendant fee and has requested the Town of Berthoud to rezone the property.

Section 2.

WHEREAS, pursuant to the Planning Ordinances of the Town of Berthoud, the Board of Trustees determines that the hereinafter described area of the Town requires rezoning.

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

Section 3.

The parcel described on Exhibit "A" attached hereto, being a portion of the Town of Berthoud, Weld County, Colorado, is rezoned from Ag-Agricultural to P.U.D.

The parcel described on Exhibit "A" contains 138.158 acres, more or less.

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 March 14, 2000, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 11th day of April, 2000. After the

Town of Berthoud
PO Box 1229
Berthoud CO 80513



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public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 11th day of April, 2000.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Richard Strachan
Richard Strachan - Mayor

Published: 4-13-00



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Exhibit "A"
Green Acres

The NW1/4 of Section 19, T 4 N, R 68 W of the 6th P.M., County of Weld, State of Colorado, except that tract of land conveyed to the Department of Highways, State of Colorado as described in Book 1609, Page 496 of the records of Weld County, Colorado and also excepting Lot A of Recorded Exemption No. 1961-19-2-RE 1472, map recorded in Book 1369 as Reception No. 2321003 of the records of Weld County, Colorado, described as follows:

Commencing at the Northwest Corner of said Section 19, from which the N1/4 corner of said Section 19 bears N88°59'00" E, 2557.81 feet; thence S00° 33'29" W, 184.40 feet along the west line of said NW1/4 of said Section 19 the south line of that trace of land described in said Book 1609 at Page 496; thence continuing S00°33'29" W, 2431.30 feet along the west line of the NW1/4 of said Section 19 to the W1/4 corner of said Section 19; thence N89°38'26" E, 50.01 feet along the east-west centerline of said Section 19 to a line 50.00 feet easterly as measured at right angles from and parallel with the west line of the NW1/4 of said Section 19 and the TRUE POINT OF BEGINNING;

Thence continuing N89°38'26" E, 2472.56 feet along the east-west centerline of said Section 19 to the center of Section 19;

Thence N01°18'36" E, 2547.73 feet along the north-south centerline of said Section 19 to the south line of that tract of land as described in said Book 1369 at Page 496;

Thence S87°07'00" W, 973.01 feet along the south line of that tract of land as described in said Book 1369 at Page 496 to a point of curve to the right;

Thence southwesterly, 163.04 feet along the south line of that tract of land as described in said Book 1369 at Page 496 and along the arc of said curve to the east line of Lot A of said Recorded Exemption No. 1961-19-2-RE-1472, said arc having a radius of 22,995.00 feet, a central angle of 0°24'22" and being subtended by a chord that bears S87°19'11" W, 163.04 feet;

Thence S00°23'40" E, 521.42 feet along the east line of said Lot A to the southeast corner of said Lot A;

Thence S88°51'33" W, 400.00 feet along the south line of said Lot A to the southwest corner of said Lot A;

Thence N00°23'40" W, 515.57 feet along the west line of said Lot A to the south line of that tract of land as described in said Book 1609 at Page 496;

Thence southwesterly, 426.81 feet along the south line of that tract of land as described in said Book 1609 at Page 496 and along the arc of a curve concave to the north to a



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point tangent, said arc having a radius of 22,995.00 feet, a central angle of $1^{\circ}03'49''$ and being subtended by a chord which bears $S89^{\circ}03'06''$ W, 426.81 feet;

Thence $S89^{\circ}35'00''$ W, 515.80 feet along the south line of that tract of land as described in said Book 1609 at Page 496;

Thence $S44^{\circ}47'16''$ W, 42.18 feet along the south line of that tract of land as described in said Book 1609 at Page 496 to a line 50.00 feet easterly as measured at right angles from and parallel with the west line of the NW1/4 of said Section 19;

Thence $S00^{\circ}30'39''$ W, 2451.56 feet along a line 50.00 feet easterly as measured at right angles from and parallel with the west line of the NW1/4 of said Section 19 to the east-west centerline of said Section 19 and the TRUE POINT OF BEGINNING.

Said parcel contains 138.158 acres, more or less.