



RCPTN#

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SCOTT DOYLE, CLERK  
LARIMER COUNTY CO

08/14/2006

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## ORDINANCE NO. 1030

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS LOT 1, SMITH SUBDIVISION, HERETOFORE ZONED T-TRANSITIONAL BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

WHEREAS, the applicant has submitted an application for rezoning and paid the attendant fee and the owner of the property has requested the Town of Berthoud to rezone the property; and,

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

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

Section 1.

The property described on Exhibit "A" attached hereto and incorporated herein by reference and known as Lot 1, Smith Subdivision, being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to P.U.D.

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.

At its meeting April 25, 2006, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 9th day of May, 2006. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 9th day of May, 2006.

ATTEST:

Mary K. Cowdin  
Mary K. Cowdin - Town Clerk

Published: 6-15-06

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck - Mayor

✓ TOWN OF BERTHOUD  
PO BOX 1229  
BERTHOUD CO 80513

EXHIBIT "A"

A Tract of land being a portion of the Southwest Quarter of Section 15, Township 4 North, Range 69 West of the 6<sup>th</sup> P.M., Town of Berthoud, County of Larimer, State of Colorado also

being a portion of Smith Subdivision to the Town of Berthoud according to the plat on file in the office of the Clerk and Recorder of said County;

Beginning at the West 1/16 Corner of said Section 15, said Corner being a point on the South line of the Southwest Quarter of said Section 15, from which point the South One Quarter Corner of said Section 15 bears South 89°59'22" East 1322.58 feet; thence along the West line of Yeager 1<sup>st</sup> Annexation to the Town of Berthoud North 00°43'57" East 30.00 feet to a point on the North right-of-way line of Colorado State Highway 56; thence South 90°00'00" West 527.10 feet; thence departing said North line North 49°16'15" West 107.62 feet to the Southwest Corner of Lot 1 said Smith Subdivision; thence along the Southwesterly lines of said Lot 1 North 49°16'15" West 452.28 feet; thence North 33°26'46" West 338.55 feet; thence South 89°46'19" West 146.37 feet to the Southwest Corner of said Lot 1; thence on the Westerly prolongation of the south line of said Lot 1 South 89°46'19 West 30.00 feet to a point on the West line of the Southwest Quarter of said Section 15; thence along said West line North 00°41'48" East 650.11 feet to the South 1/16 Corner of said Section 15; thence along the Westerly prolongation of the Northerly line of said Lot 1 North 89°56'46" East 30.00 feet to the Northwest corner of said Lot 1; thence along said Northerly line North 89°56'46" East 1568.71 feet to the Northeast Corner of said Lot 1; thence continuing North 89°56'46" East 136.62 feet to a point on the center line of U.S. Highway 287, said point being the beginning of a curve concave to the East having a central angle of 02°58'18" and a radius of 11,998.75 feet; thence Southwesterly along said centerline and along the arc of said curve 622.32 feet to the end of said curve, said curve being subtended by a chord that bears South 02°42'22" West 622.24 feet; thence departing said end of curve and continuing on said centerline South 01°13'13" West 707.49 feet to a point on the South Line of the Southwest Quarter of said Section 15; thence along said South line North 89°59'22" West 384.82 feet to the TRUE POINT OF BEGINNING.

The above described tract of land contains 44.763 acres more or less.