

**ORDINANCE NO. 1192**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD  
ANNEXING PROPERTY KNOWN AS THE HERON POINTE – SERIAL 4  
ANNEXATION TO THE TOWN OF BERTHOUD, COLORADO**

**WHEREAS**, Resolution No. 16-14, finding substantial compliance and initiating annexation proceedings on behalf of Taft Enterprises, LLC (Robert W. Dehn, Manager); Taft Center, LLC (Stephen J. Steinbicker, Manager); Shelly M. Trent; Alan R. Trent; and Stephen M. Sprenger, owners of a parcel of property, all collectively referred to herein as “The HERON POINT – SERIAL 4 Annexation” has heretofore been adopted by the Board of Trustees of the Town of Berthoud; and;

**WHEREAS**, the Board of Trustees does hereby find and determine that it is in the best interests of the Town to annex said area to the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE  
TOWN OF BERTHOUD AS FOLLOWS:**

**Section 1.** That the following described property meets all legal requirements for annexation to the Town of Berthoud, and on the request of the Owner and in the interest of the Town:

That portion of the Northeast Quarter of Section 3 and a portion of the Northwest Quarter of Section 2, both in Township 4 North, and a portion of the Southwest Quarter of Section 35 and a portion of the Southeast Quarter of Section 34, both in Township 5 North, all situate in Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows;

Considering the East line of the Northeast Quarter of said Section 3 as bearing North 00°34'15" West and with all bearings contained herein relative thereto;

Beginning at the Southeast corner of said Northeast Quarter; thence along the East line of the Northeast Quarter of said Section 3; North 00°34'15" West 1911.03 feet to the TRUE POINT OF BEGINNING; thence departing said East line, South 89°52'20" West 1620.00 feet; thence South 68°39'18" East 1585.02 feet to a point on the South line of HERON POINTE M.L.D. to Larimer County, Colorado; thence along the South line said HERON POINTE M.L.D., South 89°52'20" West 2481.47 feet to the Southwest corner of said HERON POINTE M.L.D.; thence along the West line of said HERON POINTE M.L.D. and along the Northerly prolongation of said West line, North 00°34'27" West 1513.22 feet to a point on the North right of way line of Larimer County Road No. 14; thence along said North right of way line, North 89°22'33" East 448.10 feet to the Southwest corner of LONGS PEAK ESTATES to Larimer County, Colorado; thence along the West line of said LONGS PEAK ESTATES, North 02°34'59" East 20.03 feet to a point on the North right of way line of said Larimer County Road No. 14; thence along said

North right of way line, North 89°22'33" East 1103.47 feet and again South 89°35'38" East 1102.73 feet to the East line of CHURCH SUBDIVISION to Larimer County, Colorado; thence along the East line of said CHURCH SUBDIVISION, South 22°23'46" East 18.32 feet to a point on the Northerly prolongation of the East right of way line of Larimer County Road No. 15H; thence along said Northerly prolongation and along the East right of way line of said Larimer County Road No. 15H, South 01°19'33" West 939.50 feet to a point on the East line of the Northeast Quarter of said Section 3 and the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM;

That certain parcel of land as described in Book 2197 at Page 1168, records of said Larimer County, Colorado and being more particularly described as follows;

Beginning at the Southeast corner of said Section 34, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado; thence along the South line of the Southwest Quarter of said Section 34, South 89°22'33" West 660.34 feet to a point on the Northerly prolongation of the Easterly line of Lot 1 of said HERON POINTE M.L.D.; thence departing said South line and along said Northerly prolongation, South 00°40'50" West 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said Northerly prolongation and along the Easterly line of said Lot 1, South 00°40'50" East 354.99 feet; thence departing said Northerly prolongation and said Easterly line and along the Northerly line of said Lot 1, North 89°21'54" East 692.81 feet to a point on the West line of that certain parcel of land as described in deed recorded in Book 1365 at Page 505, records of said Larimer County, said point being on a non-tangent curve concave to the Northeast, having a central angle of 27°43'57" and a radius of 756.30 feet, the long chord of which bears North 12°24'49" West 362.50 feet; thence Northeasterly along the arc of said curve and along the West line of said certain parcel of land 366.07 feet; thence non-tangent from said curve, South 89°22'33" West 619.10 feet to the TRUE POINT OF BEGINNING.

The above described Heron Pointe Annexation – Serial No. 4 contains 3,318,607.4 square feet (76.18 acres), more or less, and is subject to any existing easements and/or rights of way of record.

**Section 2. No Obligations Assumed:** In annexing said property to the Town, the Town does not assume any obligation respecting the construction of water mains, sewer lines, gas mains, electrical service lines, streets or any other services or utilities in connection with the property hereby annexed except as may be provided by the ordinances of the Town.

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

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**Section 4. Effective Date:** Passed and ordered published this 13<sup>th</sup> day of Jan, 2015. This Ordinance shall take effect and be in force thirty (30) days after its publication as required by law.

TOWN OF BERTHOUD

By:



David Gregg, Mayor

ATTEST:

By: Mary K Cowdin

Mary Cowdin, Town Clerk

PUBLISH: 1-15-15