

ORDINANCE NO. 1165

AN ORDINANCE ZONING REAL PROPERTY KNOWN AS THE CARTER FIRST ANNEXATION TO AG: AGRICULTURE DISTRICT BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

Section 1.

WHEREAS, the Town of Berthoud as owner of the property has requested the zoning of the property.

Section 2.

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 zoning.

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

Section 3.

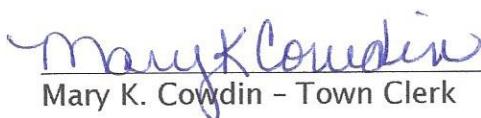
The property described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by reference and known as the Carter First Annexation being a portion of the Town of Berthoud, Larimer County, Colorado, is zoned AG: Agriculture District.

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 30 days after publication.

At its meeting September 10, 2013, a public hearing was held by the Board of Trustees of the Town of Berthoud at which hearing the public was provided the opportunity to be heard. This Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 10<sup>th</sup> day of September, 2013.

ATTEST:

  
Mary K. Cowdin

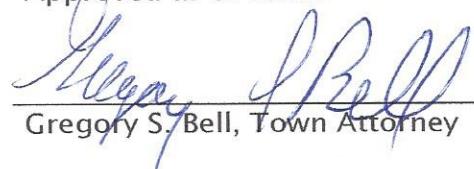
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

  
Jan Dowker

- Mayor Pro-Tem

Approved as to form:

  
Gregory S. Bell

- Town Attorney

**EXHIBIT "A"**

That portion of the North half of Section 11, Township 4 North, Range 69 West of the 6<sup>th</sup> P.M., County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the North Half of said Section 11 as bearing North 90°00'00" West and with all bearings contained herein relative thereto:

Beginning at the East One-Quarter corner of said Section 11: thence along the South line of the North Half of said Section 11 as bearing North 90°00'00" West 3,262.70 feet, more or less, to a point on the West line of that certain tract of land as described in Deed recorded in Book 1411 at Page 364, records of said County; thence departing said South line of the North Half of said Section 11 and along said West line of that certain tract of land as described in Deed recorded in Book 1411 at Page 364 North 00°02'06" East 461.82 feet; thence North 90°00'00" East 179.61 feet to the TRUE POINT OF BEGINNING; thence North 00°01'16" East 530.49 feet, more or less, to a point on the Southerly line of 4<sup>TH</sup> STREET THIRD ANNEXATION to the Town of Berthoud, County of Larimer, State of Colorado; thence along said Southerly line of 4<sup>TH</sup> STREET THIRD ANNEXATION South 59°37'02" East 387.45 feet and again South 01°42'00" East 149.60 feet, more or less, to a point on the approximate centerline of the Handy Ditch; said point also being a point on the Westerly line of Lot 2, AMENDED PLAT PARCELS B & C, TAYLOR EXEMPTION, County of Larimer, State of Colorado; thence departing said Southerly line of 4<sup>TH</sup> STREET THIRD ANNEXATION and along said approximate centerline of the Handy Ditch and said Westerly line of Lot 2, AMENDED PLAT PARCELS B & C, TAYLOR EXEMPTION the following three (3) courses and distances: 1) South 61°54'00" West 28.25 feet; 2) South 39°20'00" West 106.35 feet; 3) South 25°56'00" West 99.44 feet; thence departing said approximate centerline of the Handy Ditch and said Westerly line of Lot 2, AMENDED PLAT PARCELS B & C, TAYLOR EXEMPTION South 90°00'00" West 202.67 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described parcel contains 2.995 acres, more or less, and is subject to any existing easements and/or rights of way of record.

**EXHIBIT "B"**  
**CARTER FIRST ANNEXATION - ZONING MAP**

