

ORDINANCE NO. 1306

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD ANNEXING PROPERTY KNOWN AS HERON LKES CRAN TO THE TOWN OF BERTHOUD, COLORADO

WHEREAS, Resolution No. R ___ finding substantial compliance and initiating annexation proceedings on behalf of Heron Lakes Investments LLC, owners of the parcel of property, has heretofore been adopted by the Board of Trustees of the Town of Berthoud; and

WHEREAS, by Resolution No. R ___ the Board of Trustees determined that the applicable provisions of section 30 of Article II of the State Constitution and Sections 31-12-104 and 31-12-105 have been met, and further determined that an election is not required under Section 31-12-107 (2), and did not determine that additional terms and conditions are to be imposed; and

WHEREAS, the Board of Trustees may annex the proposed area by ordinance pursuant to section 31-12-111, C.R.S.; 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:

CRAN PROPERTY LEGAL DESCRIPTION:

That portion of the West Half of the East Half of the Northwest Quarter of Section 3, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Considering the North line of the Northwest Quarter of Section 3 as bearing North $89^{\circ} 39' 59''$ East and with all bearings contained herein relative thereto:

BEGINNING at the Northwest corner of the West Half of the East Half of the Northwest Quarter of Section 3;

thence along the North line of the Northwest Quarter of Section 3, North $89^{\circ} 39' 59''$ East, 645.21 feet;

thence departing said North line, South $00^{\circ} 20' 44''$ East, 2805.25 feet to the North line of Heron Lakes Eighth Filing;

thence along said North line, South $89^{\circ} 52' 27''$ West, 662.72 feet to the Easterly line of Heron Lakes Twelfth Filing;

thence along said Easterly line and the East line of Heron Lakes Tenth Filing, North $00^{\circ} 00' 45''$ East, 2802.90 feet to the POINT OF BEGINNING, containing 1,833,761 square feet or 42.097 acres more or less.

The above described tract of land may be subject to easements and rights-of-way now on record or existing.

The legal description listed hereon does not exclude that portion of right of way dedicated to the public in Larimer County Road Book R, Page 170-2. It is the surveyors opinion that this public right of way should be excluded from the subject property legal description.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. That the above 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, said property shall be annexed to the Town.

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.

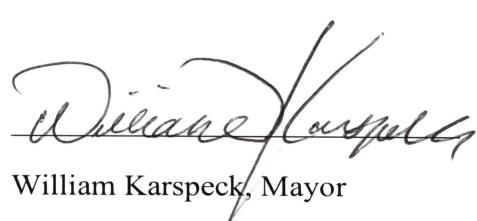
Section 3. Interpretation: This Ordinance shall be so interpreted and construed to effectuate its general purpose.

Section 4. Effective Date: The provisions of this Ordinance shall take effect thirty days after publication as required by law.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 26 day of July, 2022.

TOWN OF BERTHOUD

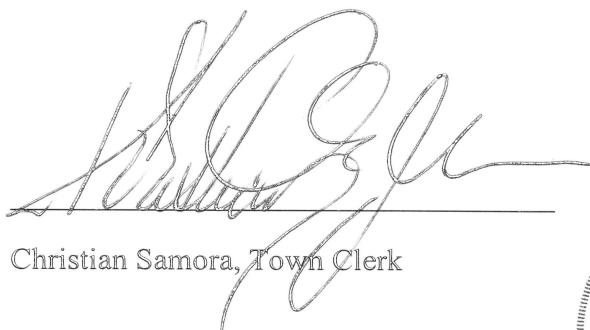
By:



William Karspeck, Mayor

ATTEST:

By:



Christian Samora, Town Clerk

