

RESOLUTION NUMBER 12

(SERIES 2023)

A RESOLUTION REGARDING FINDINGS OF FACT FOR THE ANNEXATION FILED BY
HT LAND PARTNERS, LLC

WHEREAS, HT Land Partners, LLC as property owner (“the Petitioner”), filed with the Town Clerk a Petition for Annexation on February 20, 2023 (“the Petition”); and

WHEREAS, The Town Board of Trustees of the Town of Berthoud reviewed such Petition at its meeting held on March 28, 2023; and

WHEREAS, The Town Board of Trustees have established the Petitioner has filed the Petition to annex unincorporated property to the Town that meets the eligibility requirements found in Colorado Revised Statutes Section 31-12-104; and

WHEREAS, The Town Board of Trustees have established the Petition and the territory to be annexed satisfies the limitations found in Colorado Revised Statutes Section 31-12-105; and

WHEREAS, The Town Board of Trustees have established the Petitioner shall enter into an Annexation Agreement with the Town prior to a public hearing regarding the Petition.

FINDINGS

The Town Board of Trustees hereby finds and concludes that the Petition meets the eligibility requirements found in found in Colorado Revised Statutes Sections 31-12-104 and 31-12-105, and that a public hearing should be held to hear the Annexation request as well as consider the Annexation Agreement.


NOW THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COORADO, AS FOLLOWS:

A public hearing shall be held regarding the Annexation and Annexation Agreement. A public hearing shall be held before both the Planning Commission and the Town Board of Trustees regarding the Change of Zone and Neighborhood Master Plan after the Annexation and Annexation agreement have been heard and accepted by the Town Board of Trustees. Public notice shall be provided prior to the hearings.

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MOVED, SECONDED AND ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE
TOWN OF BERTHOUD, COLORADO THIS 23rd DAY OF MAY, 2023.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

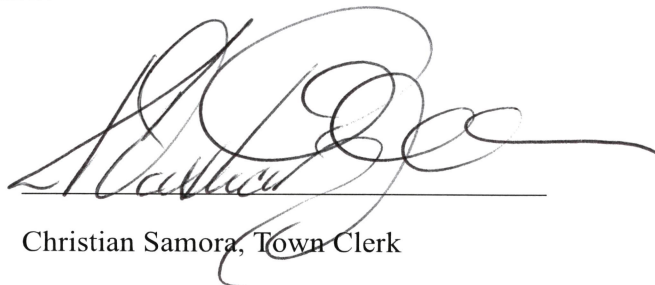
By: 
Christian Samora, Town Clerk



Exhibit A: Legal Description

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PARCELS DESCRIBED IN RULE AND ORDER RECORDED JULY 19, 2000 AT RECEPTION NO. 2000048368 AND JANUARY 22, 2004 AT RECEPTION NO. 20040006992, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27 AS BEARING SOUTH 00°20'18" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 89°08'40" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 A DISTANCE OF 1186.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 287; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 287 THE FOLLOWING FIVE (5) COURSES: NORTH 00°18'39" WEST A DISTANCE OF 6.04 FEET; NORTH 25°13'09" EAST A DISTANCE OF 80.00 FEET; NORTH 00°18'39" WEST A DISTANCE OF 820.56 FEET; NORTH 08°11'06" EAST A DISTANCE OF 338.44 FEET; NORTH 00°18'39" WEST A DISTANCE OF 81.62 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE NORTH 88°51'21" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 A DISTANCE OF 1101.18 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE SOUTH 00°20'18" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 A DISTANCE OF 1319.88 FEET TO THE POINT OF BEGINNING, CONTAINING 34.56 ACRES MORE OR LESS.