

**TOWN OF BERTHOUD**

**ORDINANCE NO. 1323**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD  
ANNEXING PROPERTY KNOWN AS THE “LUDLOW SLIVER ANNEXATION” TO  
THE TOWN OF BERTHOUD**

WHEREAS, Resolution No. 2023-16 finding substantial compliance and initiating annexation proceedings on behalf of Ludlow Farms, LLC, owners of the parcel of property, collectively referred to herein as “Ludlow Sliver Annexation” has heretofore been adopted by the Board of Trustees of the Town of Berthoud; and

WHEREAS, by Resolution No. 2023-19 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, Colorado Revised Statutes; 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:

A parcel of land being a part of the Southeast Quarter of Section 22, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of said Section 22, as bearing South 89°06'41" West, with the South Quarter corner of Section 22 being monumented by a 3-1/4" aluminum cap and the Southeast corner of Section 22 being monumented by a 2-1/2" aluminum cap stamped LS 12374, and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter corner of said Section 22, thence along the South line of the Southeast Quarter of Section 22, North 89°06'41" East, a distance of 223.67 feet to a point on the Easterly right-of-way line U.S. Highway 287, said point being the POINT OF BEGINNING;

THENCE North 07°21'53" West, a distance of 25.76 feet to the Southwest corner of Lot 9, Ludlow Farms - Conveyance Plat, recorded at Reception No. 2011008205, Larimer County Clerk and Recorder;

THENCE along the Southerly line of Lot 9 the following seven (7) courses and distances:

South 88°00'48" East, a distance of 107.18 feet;

THENCE North 89°17'36" East, a distance of 232.13 feet;

THENCE North 89°35'38" East, a distance of 219.93 feet;

THENCE North 89°49'13" East, a distance of 204.24 feet;

THENCE South 89°36'42" East, a distance of 152.83 feet;

THENCE North 88°06'10" East, a distance of 188.67 feet;

THENCE South 00°08'00" West, a distance of 15.02 feet to said South line of the Southeast Quarter of Section 22;

THENCE departing said South line of Lot 9, along the South line of the Southeast Quarter of said Section 22, South 89°06'41" West a distance of 1101.58 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 19,011 square feet or 0.436 acres, more or less (±), and may be subject to easements and rights-of-way now on record or existing.

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 (30) days after publication as required by law.

PASSED, ADOPTED, SIGNED, AND APPROVED this the 26<sup>th</sup> day of September 2023.

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TOWN OF BERTHOUD

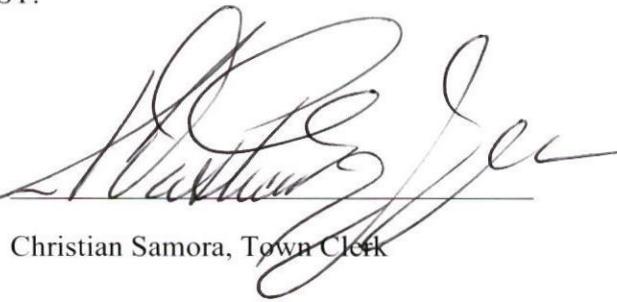
By

William Karspeck, Mayor



ATTEST:

By:

  
Christian Samora, Town Clerk