

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 46, SERIES 2017**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE TIMNATH LANDING FINAL PLAT FILING 1, GENERALLY  
LOCATED WEST OF AND ADJACENT TO CR 5/MAIN STREET, AND NORTH OF  
AND ADJACENT TO HARMONY ROAD.**

**WHEREAS**, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

**WHEREAS**, Catellus, LLC (the “Developer”) has submitted a Final Plat for the Timnath Landing 1<sup>st</sup> Filing, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Final Plat) and attached hereto and incorporated herein by this reference (the “Property”); and

**WHEREAS**, a properly noticed public hearing was held on July 18, 2017, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

**WHEREAS**, a properly noticed public hearing with the Town Council was held on July 25, 2017 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

**BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:**

**Section 1. Approval**

The Final Plat Filing 1 is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

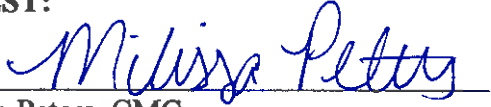
**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JULY 25, 2017.**

**TOWN OF TIMNATH, COLORADO**

  
\_\_\_\_\_  
Jill Grossman-Belisle, Mayor



**ATTEST:**



Milissa Peters, CMC  
Town Clerk

## EXHIBIT A

### Legal Description of Property Proposed for Final Plat

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TWO PARCELS OF LAND LYING IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR S89°40'50"E; THENCE ALONG SAID SOUTH LINE S89°40'50"E, A DISTANCE OF 121.26 FEET TO NORTHEAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD AS RECORDED AT BOOK T, PAGE 346 OF THE LARIMER COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHEAST RIGHT-OF-WAY LINE N50°24'42"W, A DISTANCE OF 2,063.37 FEET;  
THENCE N00°14'31"E, A DISTANCE OF 384.30 FEET;  
THENCE S89°45'29"E, A DISTANCE OF 30.00 FEET;  
THENCE N00°14'31"E, A DISTANCE OF 380.15 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;  
THENCE ALONG SAID NORTH LINE S89°46'32"E, A DISTANCE OF 905.81 FEET;  
THENCE N00°13'28"E, A DISTANCE OF 300.00 FEET;  
THENCE N00°05'50"E, A DISTANCE OF 282.85 FEET;  
THENCE N89°54'10"W, A DISTANCE OF 906.87 FEET;  
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°02'16"E, A DISTANCE OF 70.79 FEET;  
THENCE N89°57'44"W, A DISTANCE OF 60.00 FEET;  
THENCE N00°02'16"E, A DISTANCE OF 465.00 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 99073702 OF THE LARIMER COUNTY RECORDS;  
THENCE ALONG SAID SOUTH LINE S89°57'44"E, A DISTANCE OF 987.48 FEET;  
THENCE ALONG THE EAST LINE OF SAID PARCEL N00°02'16"E, A DISTANCE OF 1,521.58 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;  
THENCE ALONG SAID NORTH LINE S89°48'54"E, A DISTANCE OF 1,216.33 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35;  
THENCE ALONG SAID NORTH LINE S89°54'07"E, A DISTANCE OF 788.31 FEET TO THE SOUTHWESTERLY LINE OF A 75 FOOT WIDE RIGHT-OF-WAY AS DESCRIBED AT BOOK 186, PAGE 60 OF THE LARIMER COUNTY RECORDS;  
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:  
1. S40°54'07"E, A DISTANCE OF 117.85 FEET;  
2. S08°54'07"E, A DISTANCE OF 85.80 FEET;  
3. S01°39'53"W, A DISTANCE OF 103.76 FEET;  
4. S20°09'07"E, A DISTANCE OF 114.07 FEET;  
5. S40°54'07"E, A DISTANCE OF 108.07 FEET;  
6. S44°34'07"E, A DISTANCE OF 111.10 FEET;  
7. S74°09'07"E, A DISTANCE OF 113.93 FEET;  
8. S86°24'07"E, A DISTANCE OF 108.63 FEET;  
9. N79°35'53"E, A DISTANCE OF 107.72 FEET;  
10. N70°05'53"E, A DISTANCE OF 101.07 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 723.05 FEET;  
THENCE S53°14'54"E, A DISTANCE OF 1,443.05 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER;  
THENCE ALONG SAID EAST LINE S00°06'35"W, A DISTANCE OF 535.02 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;  
THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER S00°06'32"W, A DISTANCE OF 2648.14 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER N89°40'50"W, A DISTANCE OF 2,528.14 FEET TO THE POINT OF BEGINNING, CONTAINING 19,039,866 SQUARE FEET OR 437.095 ACRES, MORE OR LESS.

#### PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR S89°40'50"E; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 N89°39'13"W, A DISTANCE OF 36.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE N89°39'13"W, 2,605.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER N00°14'31"E, A DISTANCE OF 780.70 FEET;  
THENCE S89°45'29"E, A DISTANCE OF 42.00 FEET;  
THENCE N00°14'31"E, A DISTANCE OF 910.58 FEET;  
THENCE S89°39'28"E, A DISTANCE OF 335.84 FEET;  
THENCE N00°11'20"E, A DISTANCE OF 131.11 FEET TO THE SOUTHWEST LINE OF THE COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY AS RECORDED AT BOOK T, PAGE 346 OF THE LARIMER COUNTY RECORDS;  
THENCE ALONG SAID SOUTHWEST LINE S50°24'42"E, A DISTANCE OF 2,880.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2,630,795 SQUARE FEET OR 60.395 ACRES, MORE OR LESS.

PARCELS 1 AND 2 TOGETHER CONTAIN 21,670,661 SQUARE FEET OR 497.490 ACRES, MORE OR LESS.

**EXHIBIT B**

**Final Plat**

[attached]

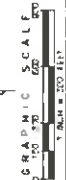
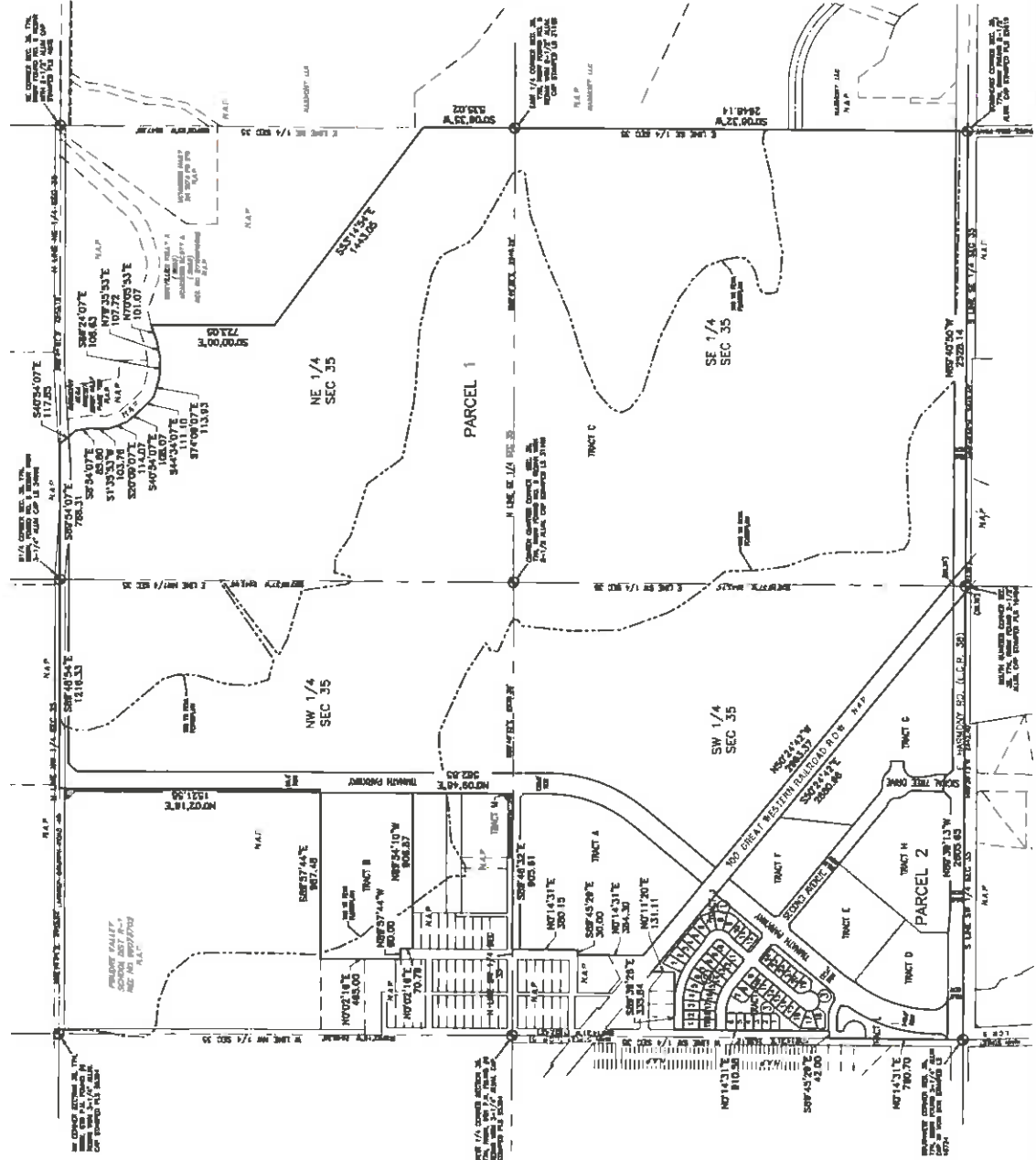




# TIMNATH LANDING FILING NO. 1

A PARCEL OF LAND LING IN THE 11th TOWNSHIP NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 3 OF 10  
OVERALL BOUNDARY



- EASEMENT LEGEND**
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**NOTES**

1. SEE SHEETS 1 AND 2 FOR EASEMENT DIMENSIONS

PREPARED BY  
**EMH** EMH CONSULTANTS, INC.  
1000 PINE STREET, SUITE 200  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
WWW.EMHCONSULTANTS.COM

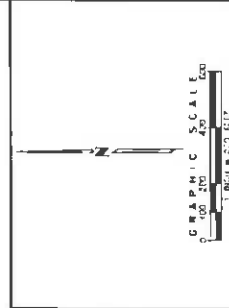
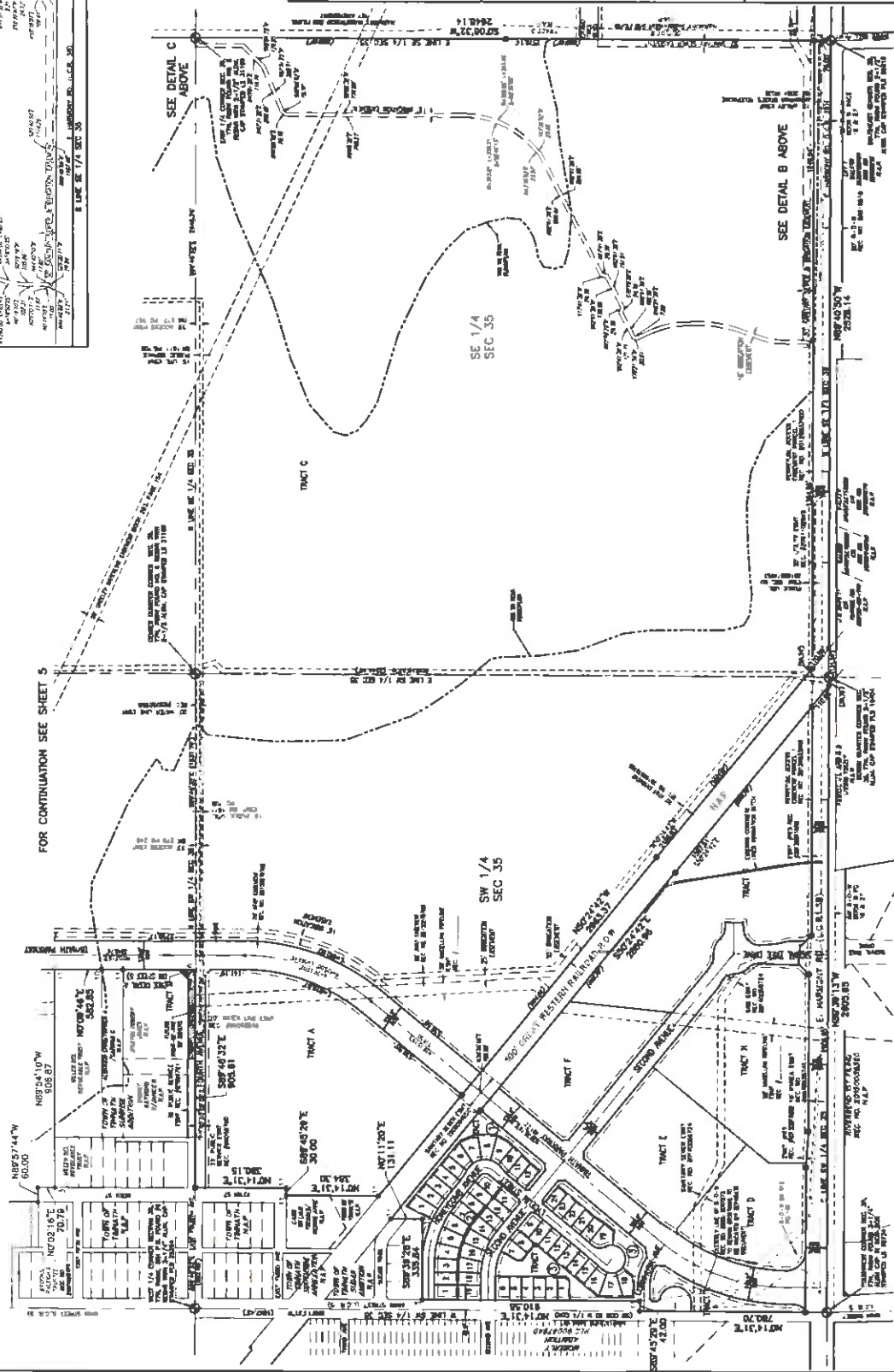
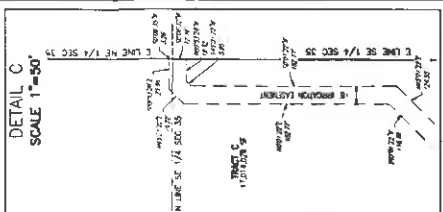
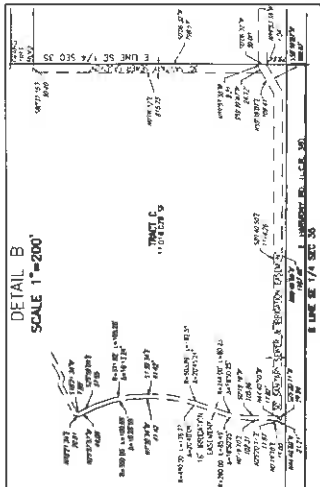
TIMNATH LANDING FILING NO. 1  
DATE PREPARED: JANUARY 2011  
BY: [Name]  
CHECKED BY: [Name]

**TIMMATH LANDING FILING NO. 1**  
 A PIECE OF LAND LYING IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 80 WEST OF  
 COUNTY OF LARIMER, STATE OF COLORADO

SHEET 4 OF 10

**MONUMENT LEGEND**

- 1. IRON PIN
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- 3. IRON ROD
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**EMM CONSULTANTS, INC.**  
 ENGINEERS AND SURVEYORS  
 1000 WEST 10TH AVENUE, SUITE 100  
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**TIMMATH LANDING FILING NO. 1**  
 DATE PREPARED: JANUARY 2011

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# TIMNATH LANDING FILING NO. 1

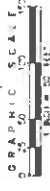
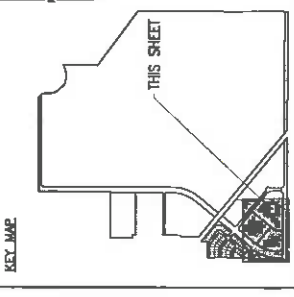
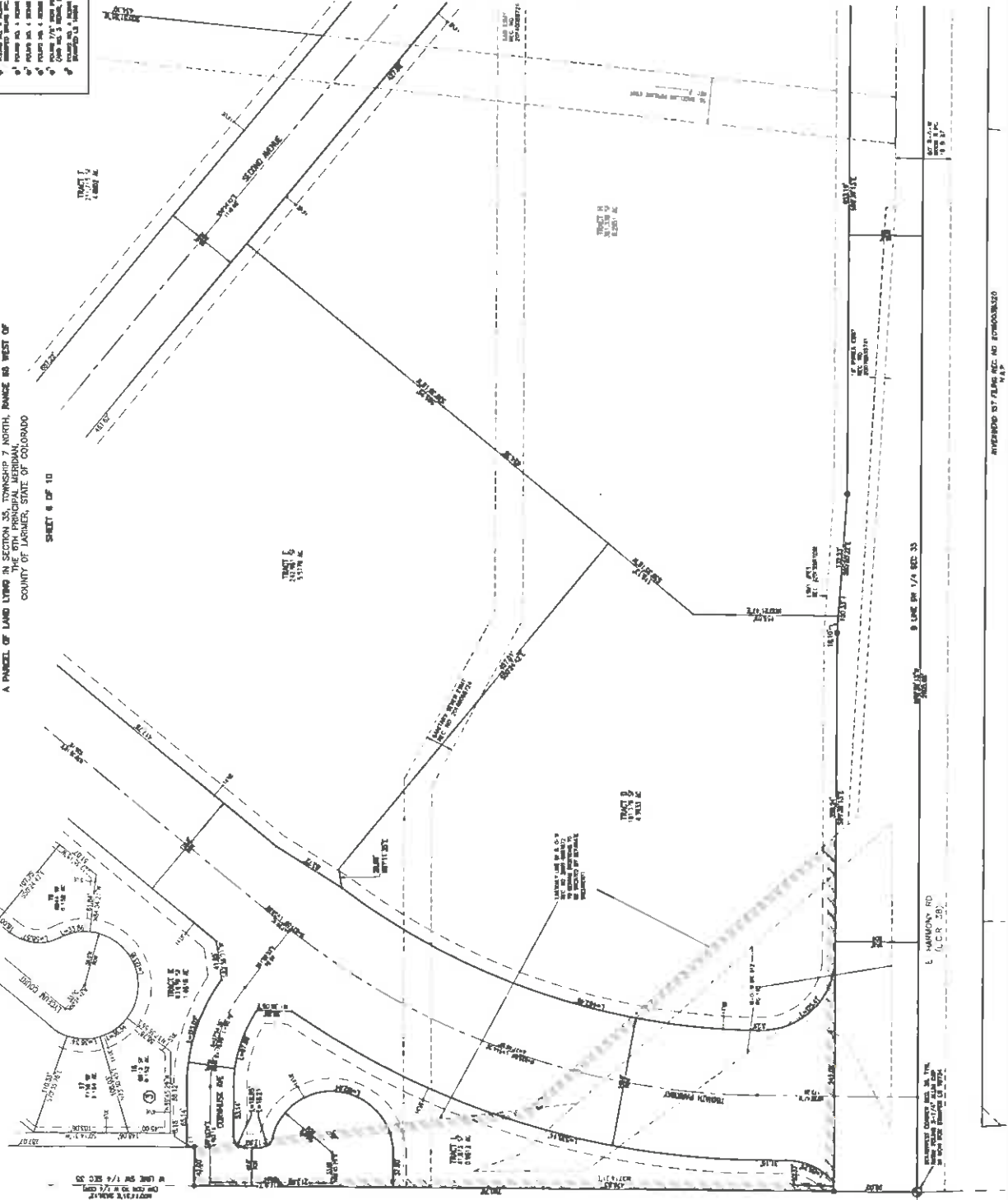
A PARCEL OF LAND LYING IN SECTION 36, T10N, R10W, NE 1/4 SEC 35, COUNTY OF FARMER, STATE OF COLORADO

## MONUMENT LEGEND

- MONUMENTS REFERRED TO ARE:
- 1. TOWN 10S, 1 RANGE 10W, CO. 13
  - 2. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 35
  - 3. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 36
  - 4. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 37
  - 5. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 38
  - 6. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 39
  - 7. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 40
  - 8. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 41
  - 9. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 42
  - 10. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 43
  - 11. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 44
  - 12. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 45
  - 13. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 46
  - 14. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 47
  - 15. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 48
  - 16. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 49
  - 17. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 50
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  - 21. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 54
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  - 65. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 98
  - 66. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 99
  - 67. TOWN 10S, 1 RANGE 10W, CO. 13, SEC. 100

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 10



## CASEMENT LEGEND

- 1. STREET EASEMENT
- 2. UTILITY EASEMENT
- 3. EASEMENT FOR
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## NOTES

1. SEE SHEETS 4 AND 5 FOR BOUNDARY INFORMATION.
2. ALL EASEMENTS ARE 10 FEET UNLESS OTHERWISE SHOWN.



TIMNATH LANDING FILING NO. 1  
SHEET 6 OF 10

INTERPOLY EST/PLG REC NO. F000000000

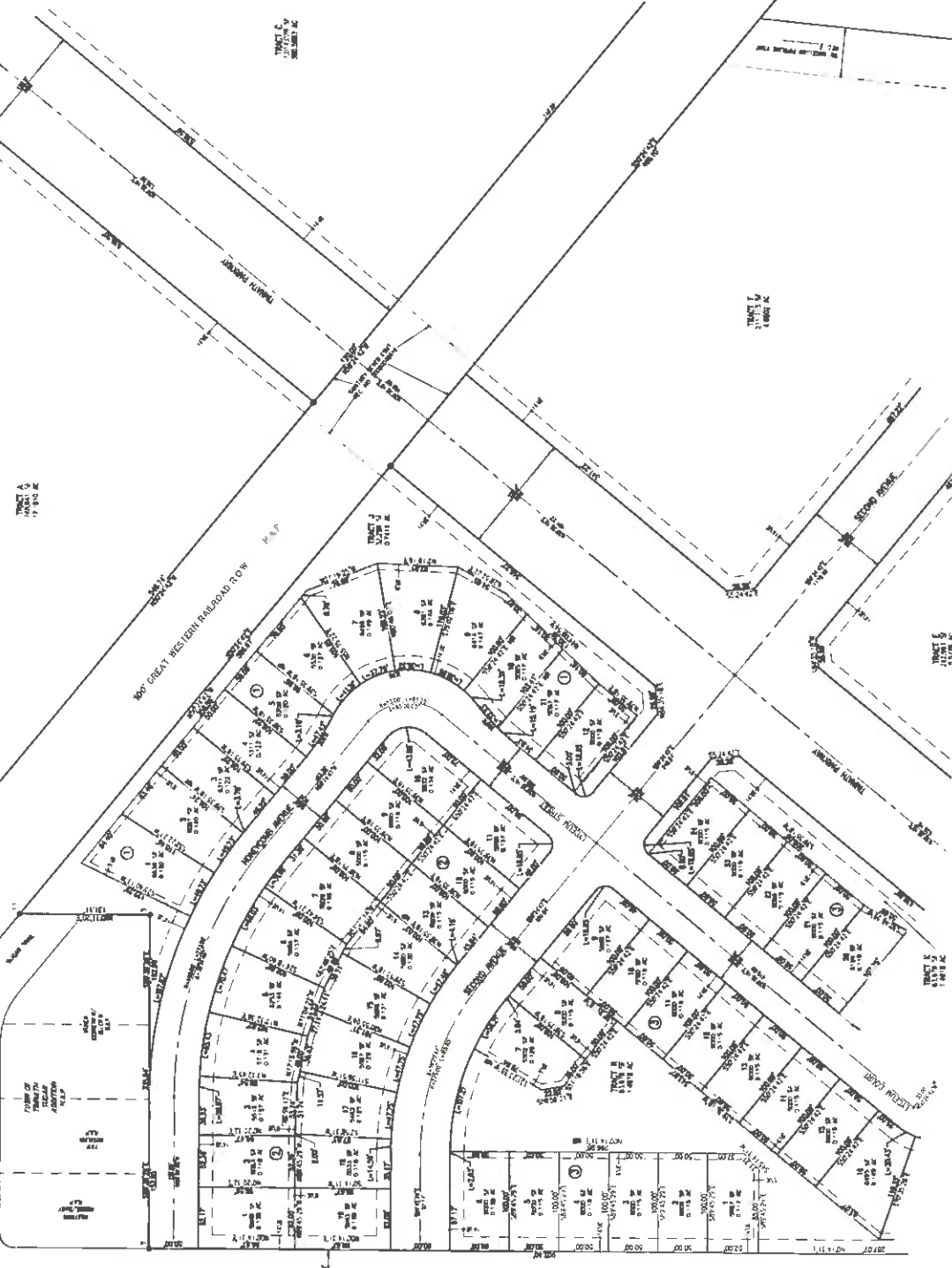
**TIMNATH LANDING FILING NO. 1**  
 A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 7 OF 10

FOR CONTINUATION SEE SHEET 8

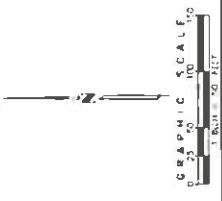
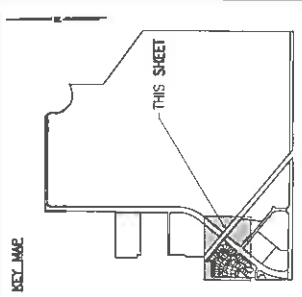
**MONUMENT LEGEND**

- 1. MONUMENT PLOTTED AS RESERVE
- 2. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 3. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 4. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 5. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 6. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 7. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 8. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 9. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
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- 98. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 99. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W
- 100. CORNER NO. 4 SECTION 15, TWP. 7N, R. 68W



FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 8



- EASEMENT LEGEND**
- 1. UTILITY EASEMENT
  - 2. ROCK BLOWER
  - 3. ENGINE EASEMENT
  - 4. PROPOSED EASEMENT
- NOTES**
1. SEE SHEETS 1 AND 5 FOR PROPERTY INFORMATION.
  2. ALL DISTANCE MEASUREMENTS ARE TO BE MADE TO THE CENTER OF THE EASEMENT UNLESS OTHERWISE NOTED.

**EMK CONSULTANTS, INC.**  
 ENGINEERS AND SURVEYORS  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 (303) 733-1111

**TIMNATH LANDING FILING NO. 1**  
 DATE PLOTTED: JANUARY 2011

**EMK CONSULTANTS, INC.**  
 ENGINEERS AND SURVEYORS  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 (303) 733-1111

**SHEET 7 OF 10**





# TIMNATH LANDING FILING NO. 1

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 10 OF 10

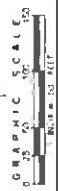
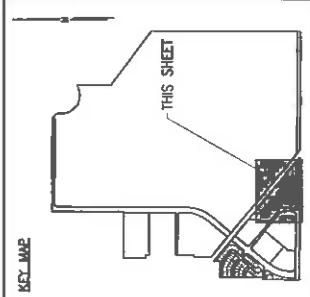
FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 4

## MONUMENT LEGEND

- 1. IRON PIN
- 2. IRON PIPE
- 3. IRON ROD
- 4. IRON ROD WITH PLATE
- 5. IRON ROD WITH PLATE AND NAIL
- 6. IRON ROD WITH PLATE AND NAIL AND WIRE
- 7. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS
- 8. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT
- 9. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY
- 10. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS
- 11. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT
- 12. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE
- 13. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE AND BRICK
- 14. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE AND BRICK AND STONE
- 15. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE AND BRICK AND STONE AND SAND
- 16. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE AND BRICK AND STONE AND SAND AND GRAVEL
- 17. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE AND BRICK AND STONE AND SAND AND GRAVEL AND ASPHALT
- 18. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE AND BRICK AND STONE AND SAND AND GRAVEL AND ASPHALT AND PAINT
- 19. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE AND BRICK AND STONE AND SAND AND GRAVEL AND ASPHALT AND PAINT AND GUNNY
- 20. IRON ROD WITH PLATE AND NAIL AND WIRE AND BRASS AND PAINT AND GUNNY AND GLASS AND CEMENT AND CONCRETE AND BRICK AND STONE AND SAND AND GRAVEL AND ASPHALT AND PAINT AND GUNNY AND BRASS



## EASEMENT LEGEND

- 1. EASEMENT
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- 20. EASEMENT

## NOTES

1. SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION.
2. ALL EASEMENT INFORMATION IS TO BE USED IN CONJUNCTION WITH THE 12' WIDE EASEMENT.



EMM CONSULTANTS, INC.  
ENGINEERS AND SURVEYORS  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
FAX: 303.733.1112

TIMNATH LANDING FILING NO. 1  
REVISED JANUARY 2010

APPROVED BY:  
CAC TIMNATH, LLC  
DANIELA CALDERON  
JAMES MICHAEL RUTENFRANZ

SHEET 10 OF 10

