TOWN OF TIMNATH, COL.

ORDINANCE NO. 63, SERIES 2009

AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN REAL PROPERTY TO BE KNOWN AS THOMPSON ANNEXATION NO. 2, TO THE TOWN OF TIMNATH, COLORADO

WHEREAS, a petition (the "Petition") for Annexation was filed with the Town by the Town of Timnath ("Petitioner"), requesting the Town of Timnath annex that property more particularly described in EXHIBIT A, attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the portion of the Property annexed by this Ordinance is described in EXHIBIT B, attached hereto and incorporated herein by this reference; and

WHEREAS, a properly noticed public hearing was held on April 1, 2009, regarding said Petition in accordance with C.R.S.§ 31-12-108, and all persons interested in such Petition were provided an opportunity to be heard; and

WHEREAS, over 50% of the property owners owning more than 50% of the Property, exclusive of streets and alleys have signed the Petition and requested the Property be annexed; and

WHEREAS, the Town Council finds the Property is eligible for annexation and should be annexed to the Town of Timnath; and

WHEREAS, the contiguity required by CRS 31-12-104(1)(a) exists in that the property annexed hereby has at least one-sixth boundary contiguity with a present municipal boundary of the Town, as established by the annexation of the real property accomplished by the adoption of Ordinance No. 62, Series 2009.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Findings

The Council hereby finds that a Petition for Annexation, together with four (4) copies of the annexation map as required by law, was filed with the Town Council on February 25, 2009, by the owners of over fifty percent (50%) of the area of the property hereinafter described in EXHIBIT A, and comprising more than fifty percent (50%) of the landowners of the property to be annexed, exclusive of public streets and alleys. The Council, by resolution at a properly noticed meeting on February 25, 2009, accepted said Petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, as amended, have been met and further determined that an
election was not required under the Act and that no additional terms and conditions were to be imposed upon said annexation.

Section 2. Annexation Approved
The annexation to the Town of the following described real property is hereby approved:

    See, attached Exhibit B

Section 3. Severability.

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact than any one or parts be declared unconstitutional or invalid.

Section 4. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter.

INTRODUCED, MOVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, SET FOR PUBLIC HEARING AND SECOND READING AT 7:00 P.M. ON APRIL 1, 2009, AT THE TIMNATH TOWN HALL, 4100 MAIN STREET, TIMNATH, COLORADO AND ORDERED PUBLISHED BY TITLE THIS 25TH DAY OF FEBRUARY, 2009.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE ____ DAY OF April, 2009.

TOWN OF TIMNATH

Donna Benson, Mayor

ATTEST:

Milissa McGuire, Town Clerk

[SEAL]
EXHIBIT A
Legal description of property petitioned for annexation

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 27 AND IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 34, AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR N89°01′51″E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID NORTH LINE N89°01′51″W, 30.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LARIMER COUNTY ROAD NO. 5 AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE AND ALONG THE NORTHERLY LINE OF THE NORTH TIMNATH ANNEXATION NO. 2 AS SHOWN UNDER RECEPTION NO. 592988 OF THE LARIMER COUNTY RECORDS N89°01′51″W, 727.87 FEET;
THENCE ALONG THE WESTERLY LINE OF SAID NORTH TIMNATH ANNEXATION NO. 2 S00°58′09″W, 10.00 FEET;
THENCE N89°01′51″W, 1,000.00 FEET;
THENCE N00°58′09″W, 20.00 FEET;
THENCE N89°01′51″E, 1,727.69 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF THE LARIMER COUNTY ROAD NO. 5;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°05′11″E, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 27,278 SQUARE FEET OR 0.626 ACRES, MORE OR LESS

AND

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 27 AND IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 34, AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR N89°01′51″W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE ALONG SAID NORTH LINE N89°01′51″W, 30.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LARIMER COUNTY ROAD NO. 5; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE N00°05′11″W, 10.00 FEET TO THE POINT OF BEGINNING;
THENCE N89°01′51″W, 1,727.69 FEET;
THENCE S00°58′09″W, 20.00 FEET;
THENCE N89°01′51″E, 1,000.00 FEET TO THE WESTERLY LINE OF THE NORTH TIMNATH ANNEXATION NO. 2 AS SHOWN UNDER RECEPTION NO. 592988 OPF THE LARIMER COUNTY RECORDS;
THENCE ALONG SAID WESTERLY LINE S00°58'09"W, 10.00 FEET;
THENCE N89°01'51"W, 1,800.00 FEET;
THENCE N00°58'09"E, 40.00 FEET;
THENCE S89°01'51"E, 1,800.00 FEET;
THENCE N00°58'09"E, 10.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LARIMER COUNTY ROAD NO. 40;
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S89°01'51"E, 727.32 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF THE LARIMER COUNTY ROAD NO. 5;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°05'11"E, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 66,550 SQUARE FEET OR 1.528 ACRES, MORE OR LESS

AND

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 27 AND IN THE NORTH HALF OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 34, AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR N89°01'51"W WITH ALL Bearings CONTAINED HEREGO RELATIVE THEREO;
THENCE ALONG SAID NORTH LINE N89°01'51"W, 757.88 FEET TO THE NORTHWESTERN CORNER OF NORTH TIMNATH ANNEXATION NO. 2 AS SHOWN UNDER RECEPTION NO. 592938 OFF THE LARIMER COUNTY RECORDS;
THENCE N00°58'09"E, 20.00 FEET TO THE POINT OF BEGINNING;
THENCE N89°01'51"W, 1,800.00 FEET;
THENCE S00°58'09"W, 40.00 FEET;
THENCE S89°01'51"E, 1,600.00 FEET TO THE WESTERLY LINE OF SAID NORTH TIMNATH ANNEXATION NO. 2;
THENCE ALONG SAID WESTERLY LINE S00°58'09"W, 10.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LARIMER COUNTY ROAD NO. 40;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

(1) THENCE N89°01'51"W, 1,872.87 FEET;
(2) THENCE S89°46'47"W, 500.50 FEET TO THE NORTHEASTERLY BOUNDARY LINE OF LOT 1 OF ELLIOT MLD #98-S1327 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE GREAT WESTERN RAILWAY, AS SHOWN UNDER RECEPTION NO. 99010997 OF LARIMER COUNTY RECORDS;
THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

(1) THENCE S41°37'51"E, 1,992.61 FEET TO A POINT OF CURVE;
(2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 11,509.20 FEET AND A CENTRAL ANGLE OF 02°40'46", 538.25 FEET;
THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 1 THE FOLLOWING FIFTEEN (15) COURSES:

(1) THENCE N70°15'13"W, 202.22 FEET;
(2) THENCE N44°24'43"W, 138.80 FEET;
(3) THENCE N57°26'13"W, 445.00 FEET;
(4) THENCE S61°18'47"W, 368.63 FEET;
(5) THENCE S32°01'47"W, 286.20 FEET;
(6) THENCE S72°11'47"W, 372.37 FEET;
(7) THENCE N13°08'59"W, 661.09 FEET;
(8) THENCE N76°51'01"E, 250.69 FEET;
(9) THENCE N13°08'59"W, 212.85 FEET;
(10) THENCE S77°01'47"W, 27.59 FEET;
(11) THENCE N12°58'13"W, 550.00 FEET;
(12) THENCE N77°01'47"E, 30.00 FEET;
(13) THENCE N12°58'13"W, 0.94 FEET;
(14) THENCE N16°33'21"W, 149.31 FEET;
(15) THENCE S77°01'47"W, 315.91 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION N09°49'13"W, 558.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

(1) THENCE N89°46'47"E, 824.24 FEET;
(2) THENCE S89°01'51"E, 1,873.49 FEET;

THENCE S00°58'09"W, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,358,382 SQUARE FEET OR 31.184 ACRES, MORE OR LESS
EXHIBIT B
Legal description of annexed property
[Attached]
THOMPSON ANNEXATION NO. 2
TO THE TOWN OF TIMNATH, COLORADO
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27
AND IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE
68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

VICINITY MAP

LEGAL DESCRIPTION OF TOWN OF TIMNATH, COLORADO

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27
AND IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE
68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

LEGAL DESCRIPTION OF TOWN OF TIMNATH, COLORADO

The legal description of the Town of Timnath, Colorado, includes the following:

- Section 27, Township 7 North, Range 68 West of the 6th P.M., Larimer County, State of Colorado.

CERTIFICATE OF APPROVAL FOR THE TOWN OF TIMNATH

The following certificate is submitted to the Town of Timnath, Colorado, in accordance with the requirements of the applicable regulations and ordinances:

- Approval is granted for the annexation of the parcel of land described above.

Signature:

[Signature]

Date:

[Date]

LARIMER COUNTY CLERK & RECORDER CERTIFICATE

The annexation map was reviewed and accepted by the Larimer County Clerk & Recorder in accordance with the applicable laws and regulations. The annexation was approved on the date specified.

[Signature]

Date:

[Date]

[Note: The document includes various signatures and dates, which are not transcribed here.]
THOMPSON ANNEXATION NO. 2
TO THE TOWN OF TIMNATH, COLORADO
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27
AND IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE
68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

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LINE OF SECTION

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CONINUOUS BOUNDARY

---

SECTION LINE

---

PRIVATE PROPERTY BOUNDARY

---

UNNUMBERED BOUNDARY

GRAPHIC SCALE

1" = 100'