

TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 45, SERIES 2009

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE FINAL PLAT OF GATEWAY TIMNATH SOUTH SUBDIVISION,
GENERALLY LOCATED SOUTH OF AND ADJACENT TO HARMONY ROAD, WEST
OF WEITZEL STREET

WHEREAS, Cache La Poudre Investors South (the "Developer") has submitted a final plat for the Gateway Timnath South Subdivision ("Development") to be used for commercial development, more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the above described subdivision plat was recommended for approval by the Town of Timnath Planning Commission on August 25, 2009; and

WHEREAS, a preliminary plat was approved by Town Council on September 2, 2009; and

WHEREAS, the Town Council, after proper notice as required by law and upon hearing the statements of staff, the Developer and giving consideration to the recommendations, determines as provided below.


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

Section 1. Final Plat

The final plat for Gateway Timnath South Subdivision is approved with the condition that the Development Agreement for the Property is approved by the Town of Timnath Town Council.

PASSED, APPROVED AND ADOPTED THIS 2ND DAY OF SEPTEMBER, 2009.

TOWN OF TIMNATH, COLORADO


Donna Benson, Mayor

ATTEST:


Milissa McGuire, Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Plat

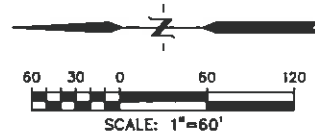
[attached]

FINAL PLAT

GATEWAY TIMNATH SOUTH SUBDIVISION

A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 3, T6N, R68W OF THE 6TH P.M.,
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

AREA = 15.292 ACRES, MORE OR LESS



NE COR. SEC. 3, T6N,
R68W OF THE 6TH P.M.
FOUND 3" ALUM. CAP IN RANGE BOX
W/CO-ED "34, 35, 3, 4, 3 10734
5009

OWNER:
WILLIAM DEYTER & SANDRA KAY SWETS
4801 E. HARMONY RD.
FORT COLLINS, CO 80526

OWNER:
CWH PROPERTIES, LLC
7785 HIGHLAND MEADOWS DRIVE, STE 100
FORT COLLINS, CO 80526

OWNER:
CWH PROPERTIES, LLC
7785 HIGHLAND MEADOWS
DRIVE, STE 100
FORT COLLINS, CO 80526

OWNER:
DEXTER/SANDRA KAY SWETS
WILLIAM
JOHN CHARLES/SANDRA E. SWETS
4801 E. HARMONY ROAD
FORT COLLINS, CO 80526

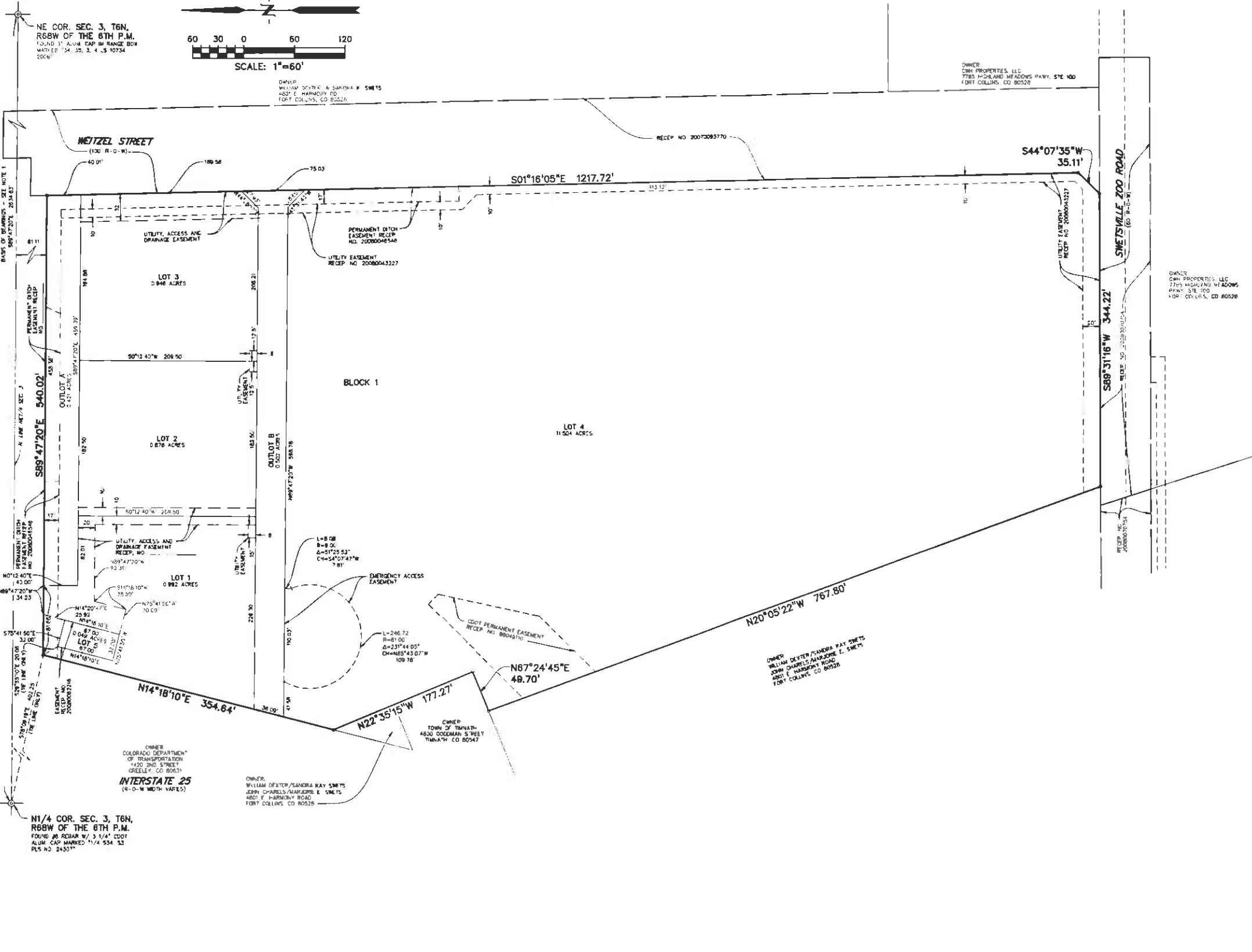
OWNER:
COLORADO DEPARTMENT
OF TRANSPORTATION
1420 2ND STREET
GREELEY, CO 80631
INTERSTATE 25
(4'-0" W WIDTH VARIES)

N1/4 COR. SEC. 3, T6N,
R68W OF THE 6TH P.M.
FOUND IN REBAR W/ 3 1/4" COOT
ALUM. CAP MARKED "1/4 534 53"
PLUS NO. 24307"

OWNER:
WILLIAM DEYTER/SANDRA KAY SWETS
JOHN CHARLES/SANDRA E. SWETS
4801 E. HARMONY ROAD
FORT COLLINS, CO 80526

HARMONY ROAD
(6'-0" W WIDTH VARIES)

SWEETVILLE ROAD
(60'-0" W)



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