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

Dennis 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, R18W OF THE 6TH P.M.,
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

AREA = 15.292 ACRES, MORE OR LESS