TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 69, SERIES 2015

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE
PRELIMINARY PLAT FOR TIMNATH LANDING SUBDIVISION, GENERALLY LOCATED
EAST OF AND ADJACENT TO CR 5/MAIN STREET, AND NORTH OF AND ADJACENT TO
CR 38 (HARMONY RD)

WHEREAS, CAC Timnath, LLC (the “Developer”) has submitted a Preliminary Plat for the
Timnath Landing Subdivision, more particularly described in Exhibit A (legal description) and
Exhibit B (Preliminary Plat) and attached hereto and incorporated herein by this reference (the
“Property”); and

WHEREAS, a properly noticed public hearing was held on October 6, 2015, and the above
described Preliminary 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
2. Preliminary Plat to highlight all lots that require 4-sided architecture per Town
   Council’s sketch plan requirements.

WHEREAS, a properly noticed public hearing with the Town Council was held on October 13,
2014 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. Preliminary Plat
The Preliminary Plat for Timnath Landing Subdivision is approved as presented with the
following condition:

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
2. Preliminary Plat to highlight all lots that require 4-sided architecture per Town
   Council’s sketch plan requirements

PASSED, APPROVED AND ADOPTED THIS 13 DAY OF OCTOBER, 2015.

TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

ATTEST:
Milissa Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

Parcel A:

A Parcel of land located in Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of said Section 35; Thence S 89 Degrees 54'07" E along the North line of said Northeast quarter of Section 35, 788.31 feet to the westerly and southerly line of a 75 feet wide right-of-way as described in Book 186, Page 60 of the Larimer County Records; Thence along said right-of-way line the following ten (10) courses:
1) S 40 Degrees 54'07" E, 117.85 feet;
2) S 08 Degrees 54'07" E, 85.80 feet;
3) S 01 Degrees 35'53" W, 103.76 feet;
4) S 20 Degrees 09' 07" E, 114.07 feet;
5) S 40 Degrees 54' 07" E, 108.07 feet;
6) S 44 Degrees 34' 07" E, 111.10 feet;
7) S 74 Degrees 09' 07" E, 113.93 feet;
8) S 86 Degrees 24' 07" E, 108.63 feet;
9) N 79 Degrees 35' 53" E, 107.72 feet;
10) N 70 Degrees 05' 53" E, 101.07 feet.
Thence S 00 Degrees 00'00" E, 723.05 feet; Thence S 53 Degrees 14'54" E, 1443.05 feet to the East line of said Northeast quarter of Section 35; Thence S 00 Degrees 06'35" W along said East line, 535.02 feet to the East quarter corner of said Section 35; Thence S 00 Degrees 06' 32" W along the East line of the Southeast quarter of said Section 35, 423.09 feet; Thence N 89 Degrees 46'32" W, 4814.63 feet; Thence N 00 Degrees 14'31" E, 42.94 feet; Thence S 89 Degrees 45'29" E, 30.00 feet; Thence N 00 Degrees 14'31" E, 380.15 feet to the North line of the Southwest quarter of said Section 35; Thence S 89 Degrees 46' 32" E along said North line, 905.61 feet; Thence N 00 Degrees 13'28" E, 300.00 feet; Thence N 00 Degrees 05' 50" E, 282.85 feet; Thence N 89 Degrees 54' 10" W, 906.87 feet; Thence N 00 Degrees 02' 16" E, 70.79 feet; Thence N 89 Degrees 57' 44" W, 60.00 feet; Thence N 00 Degrees 02' 16" E, 465.00 feet to the South line of a Parcel of land described at Reception No. 99073702 of the Larimer County Records; Thence S 89 Degrees 57'44" E along said South line, 987.48 feet; Thence N 00 Degrees 02'16" E along the East line of said parcel of land described at Reception No. 99073702, 1521.58 feet to the North line of the Northwest quarter of said Section 35; Thence S 89 Degrees 48'54" E along said North line, 1216.33 feet to the point of beginning, excepting therefrom a portion of Larimer County Road 40 right-of-way described in Book 1122 at Page 167 of the Larimer County Records more particularly described as follows:
Beginning at the Northwest corner of the Northeast quarter of said Section 35; Thence S 89 Degrees 54'07" W along the North line of said Northeast quarter of said Section 35, 788.31 feet; Thence S 40
Degrees 54° 07” E, 64.52 feet to the South line of Larimer County Road 40; thence along said South right-of-way line the following four (4) courses: 1) S 86 Degrees 28’27” W, 162.59 feet;
2) N 89 Degrees 37’33” W, 261.86 feet;
3) N 85 Degrees 43’33” W, 380.62 feet;
4) N 89 Degrees 49’02” W, 1243.21 feet to said East line of Reception No. 99073702;
Thence N 00 Degrees 02’16” E, 30.00 feet to the North line of said Northwest quarter of Section 35; Thence S 89 degrees 48’54” E along said North line, 1216.33 feet to the Point of Beginning,

Excepting therefrom a Parcel of land located in the Southeast quarter of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; Thence N 89 Degrees 40’50” W along the South line of said Southeast quarter of Section 35, 2649.40 feet to the Southwest corner of said Southeast quarter of Section 35; Thence N 00 Degrees 10’37” E along the West line of said Southeast quarter of Section 35, 2220.63 feet to the Point of Beginning; Thence continuing along said west line of the Southeast quarter N 00 Degrees 10’37” E, 390.09 feet; Thence S 89 Degrees 46’32” E, 1323.17 feet; Thence S 00 Degrees 08’35” W, 390.09 feet; Thence N 89 Degrees 46’32” W, 1323.40 feet to the Point of Beginning, County of Larimer, State of Colorado.

And also except Lot 1, in Block 7, of the Town of Timnath, per Plat of record, and the vacated alleys to the North and East thereof and adjacent thereto and heretofore vacated by instruments of record, County of Larimer, State of Colorado.

Parcel B:

A Parcel of land located in the Southeast quarter of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; Thence N 89 Degrees 40’50” W along the South line of said Southeast quarter of Section 35, 2649.40 feet to the Southwest corner of said Southwest quarter of Section 35; Thence N 00 Degrees 10’37” E along the West line of said Southwest quarter of Section 35, 2220.63 feet to the Point of Beginning; Thence continuing along said West line of the Southwest quarter N 00 Degrees 10’37” E, 390.09 feet; Thence S 89 Degrees 46’32” E, 1323.17 feet; Thence S 00 Degrees 08’35” W, 390.09 feet; Thence N 89 Degrees 46’32” W, 1323.40 feet to the Point of Beginning, County of Larimer, State of Colorado.

Parcel C:

Lot 1, in Block 7, of the Town of Timnath, per Plat of record, and the vacated alleys to the North and East thereof and adjacent thereto and heretofore vacated by instruments of record, County of Larimer, State
of Colorado.

Parcel D:

A Parcel of land located in the South half of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Beginning at the Southeast corner of said Section 35; Thence N 89 Degrees 40’50” W along the South line of the Southeast quarter of said Section 35, 2649.40 feet; to the South quarter corner of said Section 35; Thence N 89 Degrees 39’13” W along the South line of the Southwest quarter of said Section 35, 2642.40 feet to the Southwest corner of said Section 35; Thence N 00 Degrees 14’31” E along the West line of said Southwest quarter of Section 35, 780.70 feet; Thence S 89 Degrees 45’29” E, 42.00 feet; Thence N 00 Degrees 14’31” E, 910.58 feet; Thence S 89 Degrees 39’28” E, 335.84 feet; Thence N 00 Degrees 11’20” E, 131.11 feet to the Southwesterly line of a 100 foot wide railroad right-of-way as described in Book T at Page 346 of the Larimer County Records; Thence S 50 Degrees 24’42” E along said Southwesterly right-of-way line, 432.26 feet; Thence N 00 Degrees 14’31” E, 129.31 feet to the Northeasterly line of said 100 foot wide railroad right-of-way; Thence N 50 Degrees 24’42” W along said Northeasterly right-of-way line, 310.35 feet; Thence N 00 Degrees 14’31” E, 341.36 feet; Thence S 89 Degrees 46’32” E, 4814.63 feet to the East line of the Southeast quarter of said Section 35; Thence S 00 Degrees 06’32’” W along said east line of the Southeast quarter of Section 35, 2225.05 feet to the Point of beginning.

Excepting therefrom that portion conveyed to the Board of County Commissioners by Quit Claim Deed recorded in Book 512 at Page 140, and also except those portions described in Deeds of Dedication recorded May 6, 1997 at Receiption No. 97027960 and July 27, 2005 at Receiption No. 2005 0061972, and also except that portion as conveyed in instrument recorded August 16, 1881 in Book T at Page 346, County of Larimer, State of Colorado; And except the South Thirty (30) feet for Larimer County Road 38 as described in Book R at Page 16 and Book R at Page 27 of the Larimer County Records;

And also excepting therefrom a Parcel of land located in the Southeast quarter of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; Thence N 89 Degrees 40’50” W along the South line of said Southeast quarter of Section 35, 1324.70 feet to the Point of Beginning; Thence continuing along said South line of the Southeast quarter of Section 35 N 89 Degrees 40’50” W, 1203.44 feet to a point on the Northeasterly right-of-way way line of the Colorado and Southern Railroad as described in Book T at Page 346 of the Larimer County records; Thence along said Northeasterly right-of-way line, N 50 Degrees 24’42” W, 156.98 feet to the West line of said Southeast quarter of Section 35; Thence N 00 Degrees 10’37” W along said West line of the Southeast quarter of Section 35, 2121.29 feet; Thence S 89 Degrees 46’32” E, 1323.40 feet; Thence S 00 Degrees 08’35” W, 2222.85 feet to the Point of Beginning, excepting therefrom a portion of Larimer County Road 38 right-of-way described in Book R at
Pages 16 and 27 of the Larimer County Records, County of Larimer, State of Colorado.

Parcel E:

A Parcel of land located in the Southeast quarter of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; Thence N 89 Degrees 40'50" W along the South line of said Southeast quarter of Section 35, 1324.70 feet to the Point of Beginning; Thence continuing along said South line of the Southeast quarter of Section 35 N 89 Degrees 40'50" W, 1203.44 feet to a point on the Northeasterly right-of-way line of the Colorado and Southern Railroad as described in Book T at Page 346 of the Larimer County Records; Thence along said Northeasterly right-of-way line, N 50 Degrees 24'42" W, 156.98 feet to the West line of said Southeast quarter of Section 35; Thence N 00 Degrees 10'37" W along said West line of the Southeast quarter of Section 35, 2121.29 feet; Thence S 89 Degrees 46'32" E, 1323.40 feet; Thence S 00 Degrees 08'35" W, 2222.85 feet to the Point of Beginning,

Excepting therefrom a portion of Larimer County road 38 right-of-way described in Book R at Page 16 and 27 of the Larimer County records, County of Larimer, State of Colorado.
EXHIBIT B

Preliminary Plat

[attached]