TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 14, SERIES 2014

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE PRELIMINARY PLAT FOR BRUNNER FARM SUBDIVISION,
GENERALLY LOCATED SOUTH OF AND ADJACENT TO CR 36/RIVER PASS
ROAD, AND WEST OF AND ADJACENT TO THREE BELL PARKWAY

WHEREAS, Grant and Gregory Brunner, GL Brunner Farms, LLC and Timnath
Holdings, LLC (the "Developer") has submitted a Preliminary Plat for Brunner Farm 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 February 18, 2014, and the
above described Preliminary Plat was recommended to the Town Council for approval by the
Town of Timnath Planning Commission with the following conditions:

a. Prior to approval of the Preliminary Plat by the Timnath Town Council, the property
known as the Brunner Farm Annexation is to be annexed and zoned within the Town of
Timnath, and the Sketch Plan is to be approved by Town Council

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

WHEREAS, a properly noticed public hearing with the Town Council was held on February
25, 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 Brunner Farm Subdivision is approved as presented with the
following condition:

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

PASSED, APPROVED AND ADOPTED THIS 25 DAY OF FEBRUARY, 2014.

TOWN OF TIMNATH, COLORADO

Bryan Voronin, Mayor Pro Tem

ATTEST:

Milissa Peters, Town Clerk
EXHIBIT A

Legal Description of Property

A tract of land located in Section 11, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado and being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 11 as bearing North 88°35'19" East with all other bearings herein relative thereto:

COMMENCING at the North Quarter Corner of Section 11; thence along the West line of the Northeast Quarter of Section 11, South 00° 58' 24" West, 30.03 feet to the Point of Beginning, said point being on the South right-of-way line of County Road 36; thence along said South line, North 88° 35' 19" East, 2511.45 feet to the West right-of-way line of County Road 3; thence along said West line, South 00° 34' 57" East, 2495.14 feet; thence, North 77° 19' 47" West, 1304.81 feet to a point on the West line of the Southeast Quarter of the Northeast Quarter; thence along said West line, North 00° 11' 36" East, 692.14 feet; thence, North 23° 51' 18" West, 213.43 feet to a point on the South line of the Northwest Quarter of the Northeast Quarter; thence along said South line, South 88° 48' 49" West, 1201.12 feet to the Center North Sixteenth Corner of Section 11; thence along the West line of the Northeast Quarter of Section 11, North 00° 58' 24" East, 1284.68 feet to the Point of Beginning.

The above described tract of land contains 4,589,386 square feet or 105.358 acres more or less and is subject to all easements and right-of-way now on record or existing.
EXHIBIT B

Preliminary Plat

[attached]
PRELIMINARY PLAT OF
BRUNNER FARM SUBDIVISION
A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 8 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO