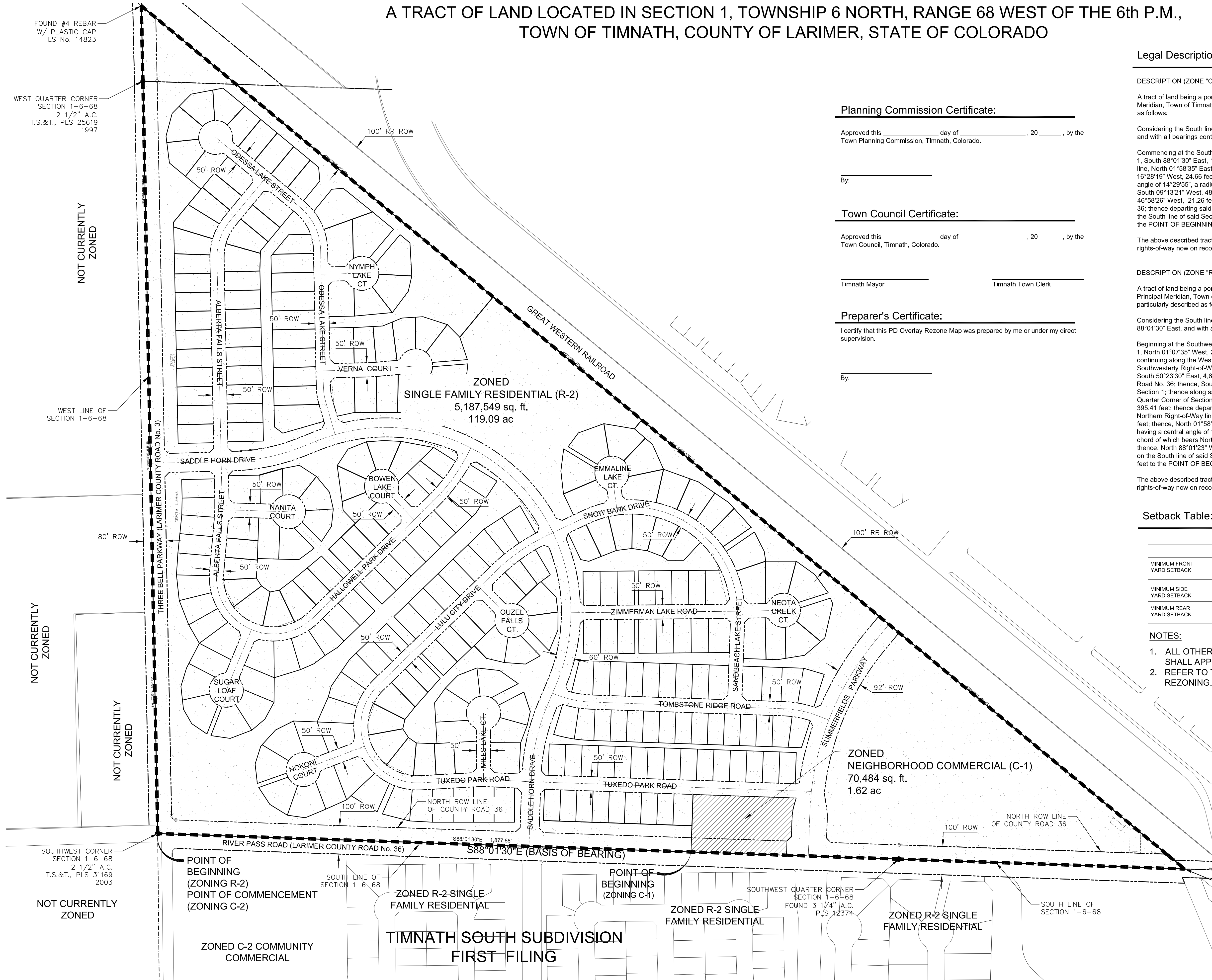


TIMNATH RANCH SUBDIVISION FIRST FILING PD OVERLAY

A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M.,
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



Legal Description:

DESCRIPTION (ZONE "C-1" NEIGHBORHOOD COMMERCIAL):

A tract of land being a portion of Section 1, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Timnath, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of Section 1 as bearing South 88°01'30" East, and with all bearings contained herein relative thereto:

Commencing at the Southwest Corner of said Section 1; thence along the South line of said Section 1, South 88°01'30" East, 1,877.88 feet to the POINT OF BEGINNING; thence departing said South line, North 01°58'35" East, 202.42 feet; thence, South 88°01'23" East, 363.21 feet; thence, South 16°28'19" West, 24.66 feet; thence along a tangent curve concave to the East having a central angle of 14°29'55", a radius of 192.00 feet, an arc length of 48.59 feet and the chord of which bears South 09°13'21" West, 48.46 feet; thence, South 01°58'24" West, 65.43 feet; thence, South 46°58'26" West, 21.26 feet to a point on the North Right-of-Way line of Larimer County Road No. 36; thence departing said North Right-of-Way line, South 01°58'30" West, 50.00 feet to a point on the South line of said Section 1, thence along said South line, North 88°01'30" West, 335.90 feet to the POINT OF BEGINNING

The above described tract contains 1.62 acres more or less and is subject to all easements and rights-of-way now on record or existing.

DESCRIPTION (ZONE "R-2" SINGLE FAMILY RESIDENTIAL):

A tract of land being a portion of Section 1, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Timnath, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter Corner of Section 1 as bearing South 88°01'30" East, and with all bearings contained herein relative thereto:

Beginning at the Southwest Corner of said Section 1; thence along the West line of said Section 1, North 01°07'35" West, 2,648.29 feet to the West Quarter Corner of said Section 1; thence continuing along the West line of said Section 1, North 01°13'26" West, 265.25 to a point on the Southwesterly Right-of-Way line Great Western Railroad; thence along said Southwesterly line, South 50°23'30" East, 4,882.72 feet to a point on the North Right-of-Way line of Larimer County Road No. 36; thence, South 50°23'30" East, 81.89 feet to a point on the South line of said Section 1; thence along said South line, North 88°01'18" West, 1,005.99 feet to the Southwest Quarter Corner of Section 1; thence continuing along said South line, North 88°01'30" West, 395.41 feet; thence departing said South line, North 01°58'30" East, 50.00 feet to a point on the Northern Right-of-Way line of Larimer County Road No. 36; thence, North 46°58'26" East, 21.26 feet; thence, North 01°58'24" East, 65.43 feet; thence along a tangent curve concave to the East having a central angle of 14°29'55", a radius of 192.00 feet, an arc length of 48.59 feet and the chord of which bears North 09°13'21" East, 48.46 feet; thence, North 16°28'19" East, 24.66 feet; thence, North 88°01'23" West, 363.21 feet; thence, South 01°58'35" West, 202.42 feet to a point on the South line of said Section 1; thence along said South line, North 88°01'30" West, 1,877.88 feet to the POINT OF BEGINNING.

The above described tract contains 119.09 acres more or less and is subject to all easement and rights-of-way now on record or existing.

Setback Table:

	R-2 ZONE	PD OVERLAY
MINIMUM FRONT YARD SETBACK	15'	15'
MINIMUM SIDE YARD SETBACK	7'	5'
MINIMUM REAR YARD SETBACK	20'	20'

NOTES:

1. ALL OTHER STANDARDS FOR THE R-2 ZONING DISTRICT SHALL APPLY TO THIS PROPERTY.
2. REFER TO TIMNATH RANCH SUBDIVISION FIRST FILING REZONING.

Planning Commission Certificate:

Approved this _____ day of _____, 20____, by the
Town Planning Commission, Timnath, Colorado.

By: _____

Town Council Certificate:

Approved this _____ day of _____, 20____, by the
Town Council, Timnath, Colorado.

Timnath Mayor _____

Timnath Town Clerk _____

Preparer's Certificate:

I certify that this PD Overlay Rezone Map was prepared by me or under my direct supervision.

By: _____

PROJECT TITLE

**TIMNATH RANCH
SUBDIVISION
FIRST FILING**

**PLANNED
DEVELOPMENT
OVERLAY
DISTRICT**

TIMNATH, COLORADO

PREPARED FOR

OWNER:
NVH WP LLL
8480 East Orchard Road
Suite 1000
Greenwood Village, CO 80111

Attn: Rob Johnson
303-703-8671

REVISIONS DATE

REVISIONS	DATE
TOWN COMMENTS	4.12.13

ISSUE DATE

JANUARY 9, 2013

SHEET TITLE

PD OVERLAY REZONE MAP

SHEET INFORMATION

SHEET NUMBER:

1 of 1

