TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 46, SERIES 2017

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH LANDING FINAL PLAT FILING 1, GENERALLY
LOCATED WEST OF AND ADJACENT TO CR 5/MAIN STREET, AND NORTH OF
AND ADJACENT TO HARMONY ROAD.

WHEREAS, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, Catellus, LLC (the "Developer") has submitted a Final Plat for the Timnath Landing 1st Filing, more particularly described in Exhibit A (legal description) and Exhibit B (Final Plat) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on July 18, 2017, and the above described Final 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

WHEREAS, a properly noticed public hearing with the Town Council was held on July 25, 2017 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. Approval
The Final Plat Filing 1 is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.


TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

[Seal]
ATTEST:

Milissa Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Final Plat

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TWO PARCELS OF LAND LOCATED IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 58 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR S89°40'50"E; THENCE ALONG SAID SOUTH LINE S89°40'50"E, A DISTANCE OF 121.26 FEET TO NORTHEAST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD AS RECORDED AT BOOK T, PAGE 346 OF THE LARIMER COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHLINE N50°24'42"W, A DISTANCE OF 2,083.37 FEET;

THENCE N00°14'31"E, A DISTANCE OF 384.30 FEET;

THENCE S89°45'28"E, A DISTANCE OF 30.00 FEET;

THENCE N00°14'31"E, A DISTANCE OF 380.16 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID NORTH LINE S89°46'32"E, A DISTANCE OF 905.81 FEET;

THENCE N00°13'28"E, A DISTANCE OF 300.00 FEET;

THENCE N00°05'50"E, A DISTANCE OF 282.85 FEET;

THENCE N89°54'10"W, A DISTANCE OF 906.87 FEET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°02'10"E, A DISTANCE OF 70.79 FEET;

THENCE N89°57'44"W, A DISTANCE OF 60.00 FEET;

THENCE N00°02'16"E, A DISTANCE OF 465.00 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 99073702 OF THE LARIMER COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE S89°57'44"E, A DISTANCE OF 887.48 FEET;

THENCE ALONG THE EAST LINE OF SAID PARCEL N00°02'16"E, A DISTANCE OF 1,521.58 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID NORTH LINE S89°48'54"E, A DISTANCE OF 1,216.33 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID NORTH LINE S89°54'07"E, A DISTANCE OF 788.31 FEET TO THE SOUTHWESTERLY LINE OF A 75 FOOT WIDE RIGHT-OF-WAY AS DESCRIBED AT BOOK 186, PAGE 60 OF THE LARIMER COUNTY RECORDS;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

1. S40°34'07"E, A DISTANCE OF 117.88 FEET;
2. S08°54'07"E, A DISTANCE OF 85.80 FEET;
3. S01°35'53"W, A DISTANCE OF 103.78 FEET;
4. S20°08'07"E, A DISTANCE OF 114.07 FEET;
5. S40°54'07"E, A DISTANCE OF 108.07 FEET;
6. S4°34'07"E, A DISTANCE OF 111.10 FEET;
7. S7°09'07"E, A DISTANCE OF 113.85 FEET;
8. S6°24'07"E, A DISTANCE OF 108.83 FEET;
9. N7°35'53"E, A DISTANCE OF 107.72 FEET;
10. N7°09'53"E, A DISTANCE OF 101.07 FEET;

THENCE S00°00'00"E, A DISTANCE OF 728.04 FEET;

THENCE S55°14'54"E, A DISTANCE OF 1,443.05 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID EAST LINE S00°06'35"W, A DISTANCE OF 535.02 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER S00°06'32"W, A DISTANCE OF 2648.14 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER N89°40'50"W, A DISTANCE OF 2,528.14 FEET TO THE POINT OF BEGINNING, CONTAINING 10,030.865 SQUARE FEET OR 2.437.095 ACRES, MORE OR LESS.

PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR S89°40'50"E; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 N89°39'13"W, A DISTANCE OF 36.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE N89°38'13"W, 2,805.58 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER N00°14'31"E, A DISTANCE OF 780.70 FEET;

THENCE S89°45'28"E, A DISTANCE OF 42.00 FEET;

THENCE N00°14'31"E, A DISTANCE OF 910.56 FEET;

THENCE S89°39'28"E, A DISTANCE OF 335.84 FEET;

THENCE N00°11'20"E, A DISTANCE OF 131.11 FEET TO THE SOUTHWEST LINE OF THE COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY AS RECORDED AT BOOK T, PAGE 346 OF THE LARIMER COUNTY RECORDS;

THENCE ALONG SAID SOUTHWEST LINE S50°24'42"E, A DISTANCE OF 2,880.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2,630,765 SQUARE FEET OR 60.395 ACRES, MORE OR LESS.

PARCELS 1 AND 2 TOGETHER CONTAIN 21,870,681 SQUARE FEET OR 497.140 ACRES, MORE OR LESS.
EXHIBIT B

Final Plat

[attached]