TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 60, SERIES 2017

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH FINDING
A PETITION FOR ANNEXATION OF THE PROPERTY KNOWN AS THE
FEWELL ANNEXATION
TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE ACT,
INITIATING ANNEXATION PROCEEDINGS AND SETTING A PUBLIC HEARING
THEREON

WHEREAS, the Town Council for the Town of Timnath, Colorado has received a Petition for
Annexation of certain property, signed by at least 50% of the land owners owning at least 50% of
the land of said property, exclusive of public streets and alleys moreover to be in substantial
compliance with the requirements of Section 31-12-107(1), Colorado Revised Statutes and Article
13 of the Timnath Land Use Code; and

WHEREAS, the Town Council for the Town of Timnath, Colorado has reviewed the draft
Annexation Agreement; and

WHEREAS, the Town Council wishes to initiate annexation proceedings for the Property and set
a public hearing to determine if the proposed annexation of the Property complies with the
applicable requirements of the Municipal Annexation Act of 1965, CRS 31-12-101 et. seq. and
Article 10 of the Timnath Land Use Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF TIMNATH, COLORADO:

Section 1. Annexation Proceedings Initiated
Annexation proceedings are hereby initiated upon the Petition for Annexation of the following
described property to the Town, which Petition appears to be in substantial compliance with the
applicable provisions of Chapter 31, Article 12, Colorado Revised Statutes:
Description of property proposed for annexation: See, attached: EXHIBIT A

Section 2. Public Hearing
The Council hereby sets and gives notice of a public hearing for 6 P.M. on January 9, 2018 at the
Timnath Administration Building, 4800 Goodman Street, in Timnath, Colorado, to determine if
the proposed annexation complies with Sections 31-12-104 and 31-12-105, C.R.S. or such parts
thereof as may be required to establish eligibility under Part 1 of Chapter 31, Article 12 of said
statutes.
INTRODUCED, MOVED, AND ADOPTED THIS 24TH DAY OF OCTOBER, 2017, THE VOTE UPON ROLL CALL BEING AS FOLLOWS:

For: 4
Against: 0
Abstain: 0

FOR THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO

Milissa Peters, Town Clerk

Jill Grossman-Belisle, Mayor

NOTICE IS HEREBY GIVEN that a Petition for Annexation of property hereinafter described has been presented to the Town Council of the Town of Timnath, Colorado and found to be in apparent compliance with the applicable provisions of law. The Town Council has adopted a Resolution setting a public hearing to be held at 6 P.M. on January 9, 2018, at the Timnath Administration Building, 4800 Goodman Street, Timnath, Colorado, to determine if the proposed annexation complies with the applicable requirements of the law.

Any person may appear at the hearing and present evidence upon any matter to be considered by the Council.

Published in the Fort Collins Coloradoan:

Published Weekly:

First Publication: October 27, 2017
Second Publication: November 3, 2017
Third Publication: November 10, 2017
Fourth Publication: November 17, 2017
EXHIBIT A

Legal Description of Property Proposed for Annexation

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE NORTH LINE OF SAID SECTION 2, BEING MONUMENTED ON THE WEST BY A NUMBER 6 REBAR WITH A 3-1/4' ALUMINUM CAP, STAMPED "2006 - PLS 10734" AND ON THE EAST BY A NUMBER 6 REBAR WITH A 2-1/2' ALUMINUM CAP, STAMPED "L.S 25619" AND IS ASSUMED TO BEAR NORTH 89° 58' 33" EAST

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 2, THENCE NORTH 89° 58' 33" EAST ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1834.80 FEET; THENCE SOUTH 09° 58' 20" EAST, A DISTANCE OF 30.46 FEET TO THE NORTHWEST CORNER OF A PARCEL CONVEYED TO THE TOWN OF TIMNATH AT RECEPTION NUMBER 20130012132 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING;

THENCE NORTH 90° 00' 00" EAST ALONG THE NORTH LINE OF THE SAID TOWN OF TIMNATH PARCEL NORTH 90° 00' 00" EAST, A DISTANCE OF 802.77 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GREAT WESTERN RAILROAD;

THENCE SOUTH 50° 46' 27" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1767.49 FEET TO THE MOST EASTERY NORTHEAST CORNER OF THE J. L. AND G. D. FEWELL LIVING TRUST PARCEL AS RECORDED IN RECEPTION NUMBER 19930037364;

THENCE SOUTH 02° 03' 36" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 1395.37 FEET, TO THE SOUTHEAST CORNER OF THE SAID J. L. AND G. D. FEWELL LIVING TRUST PARCEL;

THENCE SOUTH 07° 27' WEST ALONG THE SOUTH LINE OF SAID J. L. AND G. D. FEWELL LIVING TRUST PARCEL, A DISTANCE OF 1771.61 FEET TO THE SOUTHWEST CORNER OF SAID J. L. AND G. D. FEWELL LIVING TRUST PARCEL;

THENCE NORTH 10° 13' 32" WEST ALONG THE WEST LINE OF SAID J. L. AND G. D. FEWELL LIVING TRUST PARCEL, A DISTANCE OF 1256.49 FEET;

THENCE CONTINUING ALONG THE SAID WEST LINE NORTH 09° 58' 20" WEST, A DISTANCE OF 1269.56 FEET TO THE SOUTHWEST CORNER OF THE SAID TOWN OF TIMNATH PARCEL;

THENCE, ALONG THE WEST LINE OF SAID TOWN OF TIMNATH PARCEL, NORTH 09° 58' 20" WEST A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,174,255 SQUARE FEET OR 95.63 ACRES (4), MORE OR LESS.