TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 23, SERIES 2019

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE WILDWING SUBDIVISION FILING 2, AMENDMENT 3
PRELIMINARY PLAT, GENERALLY LOCATED WEST OF MAJESTIC VIEW DRIVE
AND WILDWING DRIVE, AND WEST OF AND ADJACENT TO LATHAM
PARKWAY AND WILDSHORE DRIVE

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, WW Development, LLC (the "Developer") has submitted a Preliminary Plat for the Wildwing 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 March 19, 2019, and the above described Preliminary Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by a 5-0 vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on April 9, 2019 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 Preliminary Plat 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.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON APRIL 9, 2019.

TOWN OF TIMNATH, COLORADO

[Signature]
Aaron Pearson, Mayor Pro Tem

ATTEST:

[Signature]
Milissa Peters-Garcia, CMC
Town Clerk

TOWN OF TIMNATH, COLORADO
SEAL
EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LAND BEING A TRACT S, I AND J, WILDWING FINAL PLAT FILING NO. 2 AND PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 89 WEST OF THE 6TH P.M.:

BASIS OF BEARINGS:
THE WEST LINE OF TRACT S, WILDWING FINAL PLAT FILING NO. 2 ASSUMED TO BEAR NORTH 00° 06' 57" EAST AND BEING MONUMENTED AT ITS NORTH BY A NUMBER 5 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 25669" AND AT ITS SOUTH BY A NUMBER 5 REBAR WITH A YELLOW PLASTIC CAP, STAMPED "PLS 25665" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

ALL OF TRACT S, I AND J, WILDWING FINAL PLAT FILING NO. 2, ACCORDING TO THE PLAT RECORDED MARCH 2, 2016, AT RECEPTION NO. 20160012605 OF THE LARIMER CLERK AND RECORDERS OFFICE.

SAID DESCRIBED TRACT CONTAINS 26.83 ACRES (1,171,514 SQUARE FEET), MORE OR LESS.
EXHIBIT B

Preliminary Plat

[attached]