TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 31, SERIES 2019

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE FISHER SUBDIVISION PRELIMINARY PLAT, GENERALLY  
LOCATED WEST OF AND ADJACENT TO MAIN STREET, AND SOUTH OF AND  
ADJACENT TO COUNTY ROAD 42-E.

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, Lorson South Land Corporation (the "Developer") has submitted a Preliminary Plat for the Fisher 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 May 7, 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.

WHEREAS, a properly noticed public hearing with the Town Council was held on May 28, 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.


TOWN OF TIMNATH, COLORADO

[Signature]
Aaron Pearson, Mayor Pro Tem

ATTEST:  
[Signature]  
Milissa Peters-Garcia, CMC  
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

A tract of land located in the Southeast Quarter of Section 22 and the Northeast Quarter of Section 27, Township 7 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 South line of the Southeast Quarter of Section 22 as bearing North 89° 59' 32" West, and with all bearing contained herein relative thereto:

BEGINNING at the Southeast corner of Section 22; thence along the East line of the Northeast Quarter of Section 27, South 00° 08' 28" West, 998.42 feet; thence departing said East line, North 89° 51' 32" West, 198.00 feet; thence, South 00° 08' 28" West, 237.00 feet; thence, South 89° 51' 32" East, 198.00 feet to the East line of the Northeast Quarter of Section 27; thence along said East line, South 00° 08' 28" West, 1330.25 feet; thence departing said East line, North 89° 38' 57" West, 1316.03 feet; thence, North 00° 10' 45" East, 1914.41 feet; thence, North 28° 09' 32" West, 729.97 feet to the South line of the Southeast Quarter of Section 22; thence along said South line, North 89° 59' 13" West, 967.83 feet to the South Quarter corner of Section 22; thence along the West line of the Southeast Quarter of Section 22, North 00° 10' 47" East, 2649.79 feet to the Center Quarter corner of Section 22; thence along the North line of the Southeast Quarter of Section 22, South 89° 56' 32" East, 2631.12 feet to the East Quarter corner of Section 22; thence along the East line of the Southeast Quarter of Section 22, South 00° 14' 00" West, 2647.76 feet to the POINT OF BEGINNING.

The above described tract of land contains 10,399,692 square feet or 238.744 acres more or less and is subject to all easements and right-of-way now on record or existing.
EXHIBIT B

Preliminary Plat

[attached]
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