TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 48, SERIES 2019

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE WILDWING SUBDIVISION 4TH FILING FINAL 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 Final Plat for the Wildwing Subdivision, 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 August 6, 2019, and the above described Final 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 August 27, 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 Final 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 AUGUST 27, 2019

TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

ATTEST:
[Signature]
Milissa Peters-Garcia, 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 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 68 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° 00' 57" East and being monuments at its North by a number 5 rebar with a 2-1/2" aluminum cap, stamped "LS 25865" and at its South by a number 5 rebar with a yellow plastic cap, stamped "PLS 25865" 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. 20160312936 of the Larimer Clerk and Recorder Office.

Said described tract contains 26.89 acres (1,171,814 square feet), more or less.
EXHIBIT B

Final Plat

[attached]