

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 4, SERIES 2022**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH LANDING SUBDIVISION 8th FILING FINAL PLAT,
GENERALLY LOCATED NORTH OF AND ADJACENT TO HARMONY ROAD, AND
EAST OF AND ADJACENT TO MAIN STREET**

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, CAC Timnath, LLC (the “Developer”) has submitted a Final Plat for the Timnath Landing 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 January 4, 2022, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on January 25, 2022 and upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations from Planning Commission, the Town Council determines as provided below.

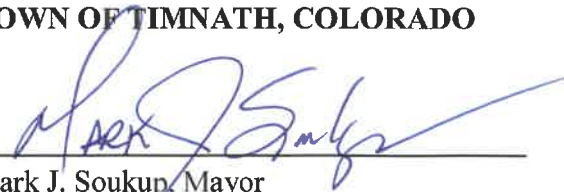
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

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 JANUARY 25, 2022.

TOWN OF TIMNATH, COLORADO



Mark J. Soukup, Mayor

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Final Plat

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LYING IN THE SOUTH HALH OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT D, TIMNATH LANDING FILING NO. 3, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO, PER PLAT RECORDED _____, 2021 AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, TOGETHER WITH TRACT J, TIMNATH LANDING FILING NO. 4, SAID TOWN, COUNTY AND STATE, PER PLAT RECORDED _____, 2021 AT RECEPTION NO. _____ IN SAID OFFICE OF THE CLERK AND RECORDER.

CONTAINS 479,650 SQUARE FEET OR 11.0113 ACRES, MORE OR LESS.

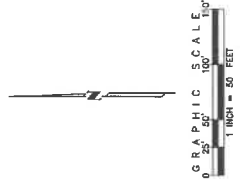
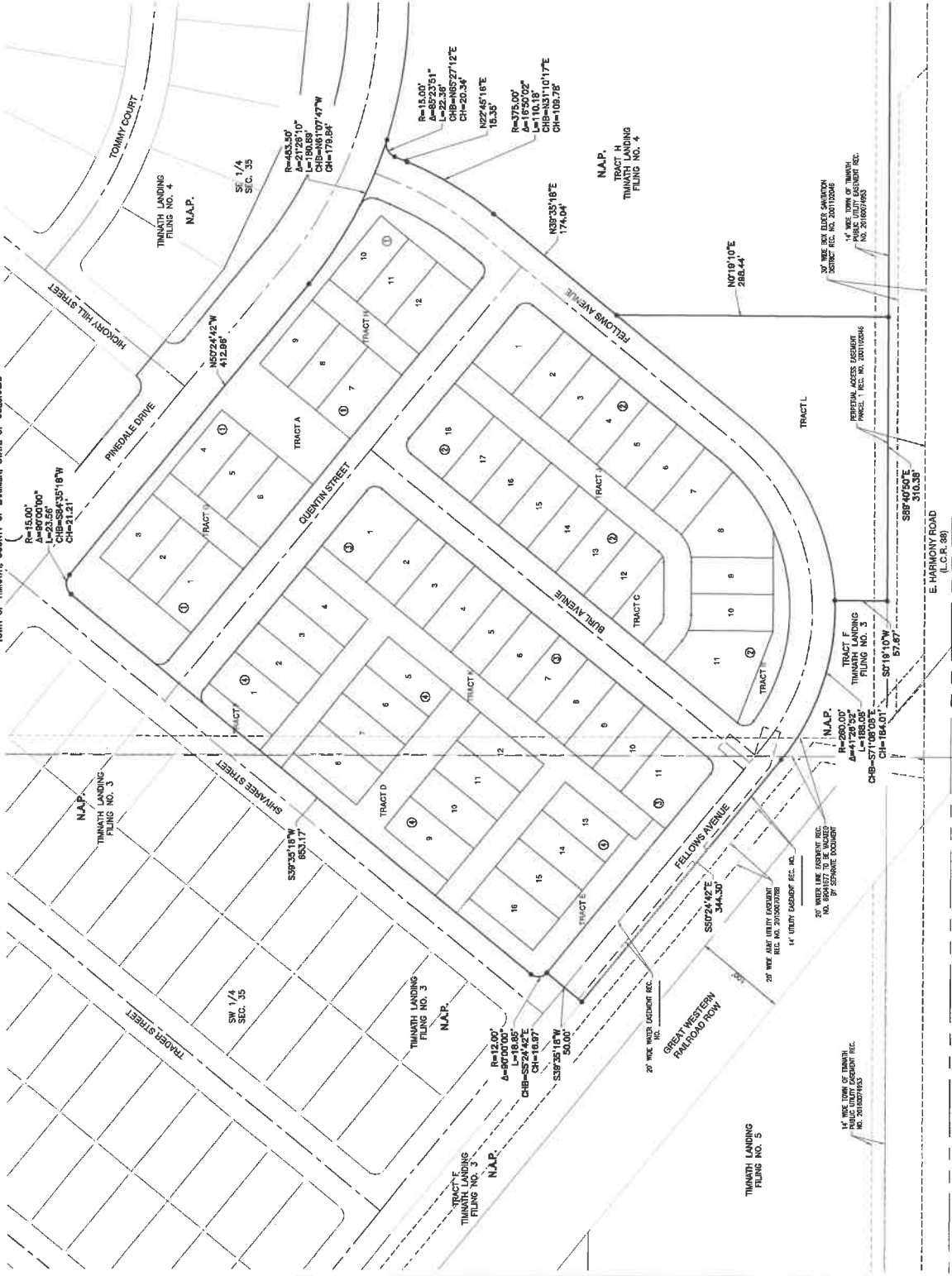
EXHIBIT B

Final Plat

[attached]

TIMNATH LANDING FILING NO. 8

BEING A REPORT OF TRACTS OF TIMNATH LANDING FILING NO. 3 AND TRACTS OF TIMNATH LANDING FILING NO. 4 LYING WITHIN THE SOUTH PLATT COUNTY OF THE STATE OF COLORADO

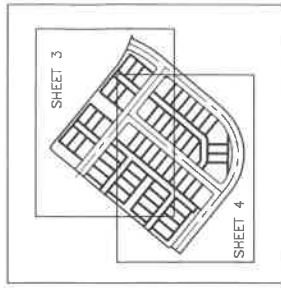


EMK CONSULTANTS, INC.
 LAND DEVELOPMENT
 5000 W. 120th Ave., Suite 200
 Greenwood Village, CO 80120
 (303) 755-5500
 WWW.EMKCONSULTANTS.COM

TIMNATH LANDING FILING NO. 8
 PREPARED FOR: [Redacted]
 PREPARED BY: [Redacted]
 DATE: [Redacted]

TIMNATH LANDING FILING NO. 8

BEING A REPEAT OF TRACT D, TIMNATH LANDING FILING NO. 3 AND TRACT V, TIMNATH LANDING FILING NO. 4, LYING WITHIN THE SOUTH HALF OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF JARVIS, STATE OF COLORADO



KEY-MAP
NOT TO SCALE

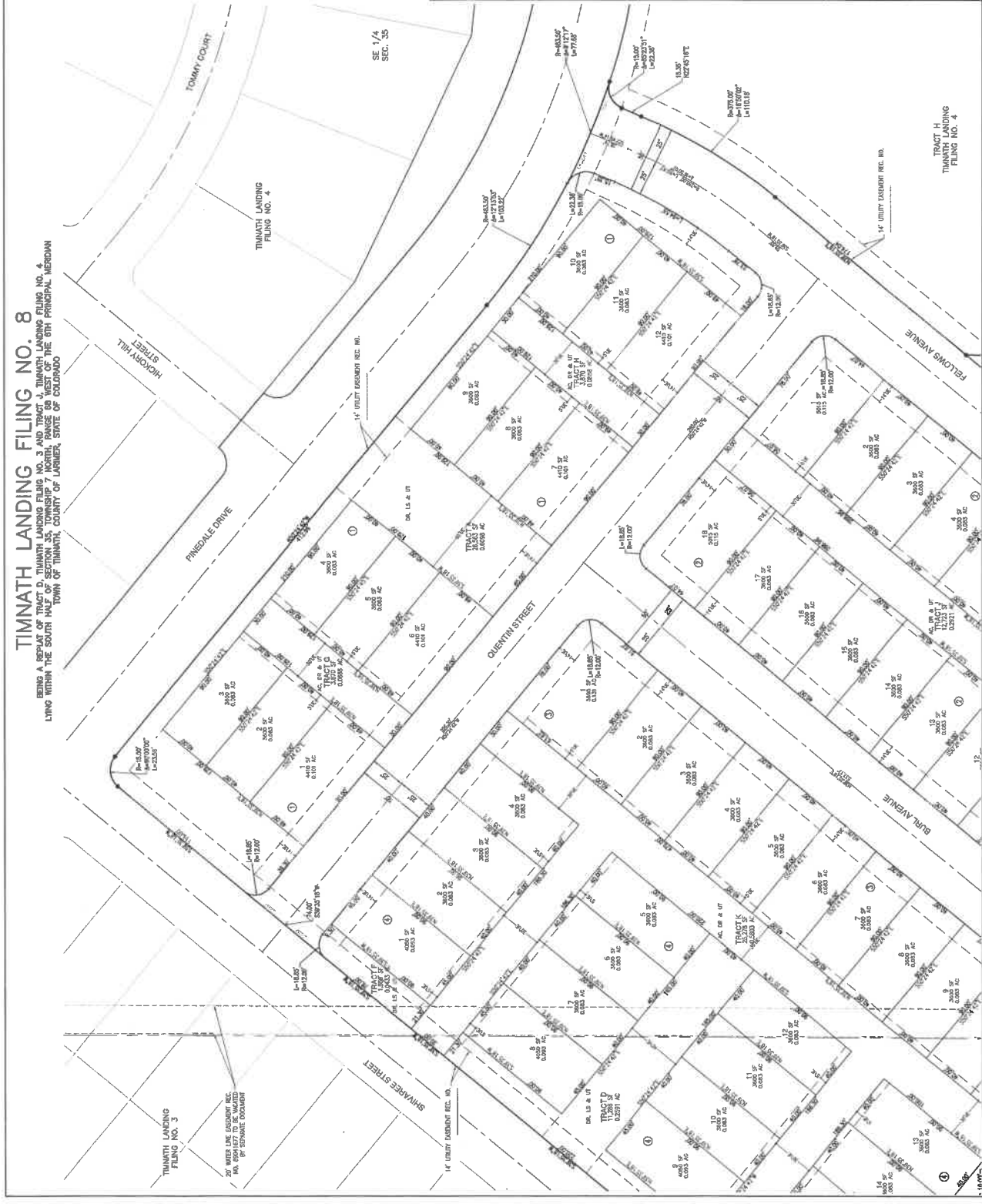


- LEGEND**
- ① BLOCK NUMBER
 - EXISTING EASEMENT
 - N.A.P., NOT A PART OF THIS SUBDIVISION
- EASEMENT LEGEND**
- UE - UTILITY EASEMENT
- MONUMENT LEGEND**
- ⊙ FOUND SECTION CORNER MONUMENT AS NOTED
 - ⊙ SET 1/4 SECTION WITH 1-1/2" ALUMINUM CAP THIS 20040"
- TRACT USES**
- 1R - RESIDENTIAL
 - 2R - RESIDENTIAL
 - 3R - RESIDENTIAL
 - 4R - RESIDENTIAL
 - 5R - RESIDENTIAL
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 - 99R - RESIDENTIAL
 - 100R - RESIDENTIAL

EMK ENGINEERING & ARCHITECTURE, INC.
 CONSULTANTS IN
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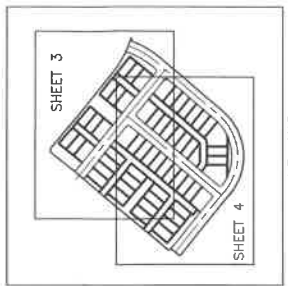
TIMNATH LANDING
 FILING NO. 8
 DATE PREPARED: SEPTEMBER 1, 2011

ASSEMBLY/ADVISOR:
 TOWN OF TIMNATH
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TIMNATH LANDING FILING NO. 8

BEING A REPEAT OF TRACT D, TIMNATH LANDING FILING NO. 3 AND TRACT 4, TIMNATH LANDING FILING NO. 4
LYING WITHIN THE SOUTH HALF OF SECTION 28, TOWNSHIP 57 NORTH, RANGE 67E, COUNTY OF COLORADO,
STATE OF COLORADO



GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
1 INCH = 50 FEET

- LEGEND**
- ① BLOCK NUMBER
 - - - - - EXISTING EASEMENT
 - N.A.P., NOT A PART OF THIS SUBDIVISION
- EASEMENT LEGEND**
- UR - UTILITY EASEMENT
- MONUMENT LEGEND**
- FOUND SECTION CORNER MONUMENT AS NOTED
 - SET #8 REBAR WITH 1-1/2" ALUMINUM CAP "PLS 20940"
- TRACT USES**
- AS - ACCESS USES
 - UR - UTILITY USES
 - UT - UTILITY USES

EMH CONSULTANTS, INC.
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TIMNATH LANDING FILING NO. 8

APPLICANTS/OWNER
CAC TIMNATH, LLC
1400 W. ALPINE AVENUE, SUITE 100
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