

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 67, SERIES 2022**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE DREHLE SUBDIVISION PRELIMINARY PLAT, GENERALLY  
LOCATED AT THE NORTHWEST CORNER OF THREE BELL PARKWAY AND  
RIVER PASS ROAD.**

**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**, Hartford Homes (the “Developer”) has submitted a Preliminary Plat for the Drehle Property, 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 November 15, 2022, and the above described Preliminary Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission; and

**WHEREAS**, a properly noticed public hearing with the Town Council was held on December 13, 2022 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, 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 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 DECEMBER 13, 2022.**

TOWN OF TIMNATH, COLORADO



Mark J. Soukup , Mayor

ATTEST:



Milissa Peters-Garcia, CMC  
Town Clerk



## EXHIBIT A

### Legal Description of Property Proposed for Preliminary Plat

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PM, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH CORNER COMMON WITH SECTION 2 AND 11, MONUMENTED WITH A NO. 6 REBAR WITH 3' ALUMINUM CAP IN A RANGE BOX, STAMPED LS 37911;

THENCE N02°06'32"W, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY OF LARIMER COUNTY ROAD 36 AND NORTH LINE OF BRUNNER FARM ANNEXATION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20140019166 TO THE POINT OF BEGINNING;

THENCE N02°06'32"W, A DISTANCE OF 1164.79 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE FELDMAN ANNEXATION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20180016894;

THENCE N88°14'44"E, A DISTANCE OF 1253.51 FEET ON THE SOUTH LINE OF SAID FELDMAN ANNEXATION TO THE SOUTHEAST CORNER THEREOF AND THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3, MONUMENTED WITH A NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37065;

THENCE S0°28'56"E, A DISTANCE OF 1164.44 FEET ON SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY OF LARIMER COUNTY ROAD 36 AND NORTH LINE OF BRUNNER FARM ANNEXATION;

THENCE S89°13'46"W, A DISTANCE OF 1240.77 FEET ON SAID NORTH RIGHT OF WAY LINE AND NORTH LINE OF BRUNNER FARM ANNEXATION TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,452,417 SQUARE FEET OR 33.343 ACRES

**EXHIBIT B**

Preliminary Plat

[attached]



# DREHLE SUBDIVISION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



**LEGEND**

- ABOUT DIMENSION AS SHOWN
- FOUND MONUMENT AS SHOWN
- CALCULATED POSITION
- SET OUT BY A RESURVEY ROAD
- PUBLIC CORNER
- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- OUTLINE

**NOTICE**  
According to Colorado law, no warranty is made by this plat, based upon any survey, unless the survey is shown to be correct by a resurvey. The survey shown here was made by the surveyor named herein, and the accuracy of the same is guaranteed only for the year from the date of the certification hereon herein. (14-C.A.R. 503, 2012)

**PRELIMINARY**

THIS PLAN IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF MAJESTIC SURVEYING, LLC.

PROJECT NO. 202259	PROJECT NAME DREHLE	REVISIONS	DATE
DATE 6-17-2022	CLIENT HARTFORD		
DRAWN BY: SP	FILE NAME: 202259		
CHECKED BY: SP	SCALE: 1" = 60'		



SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.	SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.
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