

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 68, SERIES 2022**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH RANCH SUBDIVISION 5TH FILING REPLAT 2 MINOR
SUBDIVISION, GENERALLY LOCATED SOUTH OF ADJACENT TO HARMONY
ROAD, AND NORTH OF AND ADJACENT TO INNOVATE PLACE**

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, Timnath Ranch, LLC (the “Developer”) has submitted a Minor Subdivision Plat for the Timnath Ranch Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Minor Subdivision 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 Minor Subdivision was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous vote (5-0); 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.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Approval

The Minor Subdivision 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 Garcia-Peters, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Minor Subdivision

A parcel of land situate in the Northeast Quarter of Section One (1), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado, and being more particularly described as follows:

Lot 1, Block 1, Timnath Ranch Subdivision-Fifth Filing as recorded February 13, 2012 at Reception No. 20120009614 of the records of the Larimer County Clerk and Recorder.

Said parcel contains 492,408 Square Feet or 11.304 Acres more or less by this survey.

EXHIBIT B

Minor Subdivision

[attached]

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TIMNATH RANCH SUBDIVISION-FIFTH FILING, REPLAT NO. 2

BEING A REPLAT OF LOT 1, BLOCK 1, TIMNATH RANCH SUBDIVISION-FIFTH FILING, SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION
A parcel of land situated in the Northeast Quarter of Section One (1), Township Six North (6 N.), Range Sixty Eight West (68 W.), Township 6 North, Range 68 West of the 6th P.M., Town of Timnath, County of Larimer, State of Colorado, and more particularly described as follows:
Lot 1, Block 1, Timnath Ranch Subdivision Fifth Filing as recorded February 15, 2012 as Record 10.
10.1200000 ac of this record of the Larimer County Clerk and Recorder.
Said parcel is located 402.488 Acres more or less by this survey.

CERTIFICATE OF OWNERSHIP
We, the undersigned, Timnath Ranch, LLC, as the owners of the property, LEGALLY ARE, of the majority and best of our own free will and volition, and we, our heirs, assigns, successors, and assigns, do hereby certify that the following is a true and correct description of all claims, mortgages, liens, encumbrances, and other matters affecting the title to the above described premises.

OWNER: TIMNATH RANCH, LLC
By: _____ At _____ day of _____, 20____
Whose my hand and seal this _____ day of _____, 20____

NOTARIAL CERTIFICATE
STATE OF COLORADO)
COUNTY OF LARIMER)
I, _____ Notary Public in and for the State of Colorado, do hereby certify that _____ is the true and lawful owner of the above described premises and that the above description is a true and correct description of all claims, mortgages, liens, encumbrances, and other matters affecting the title to the above described premises.

LESSORS
By: _____ At _____ day of _____, 20____
Whose my hand and seal this _____ day of _____, 20____

NOTARIAL CERTIFICATE
STATE OF COLORADO)
COUNTY OF LARIMER)
I, _____ Notary Public in and for the State of Colorado, do hereby certify that _____ is the true and lawful owner of the above described premises and that the above description is a true and correct description of all claims, mortgages, liens, encumbrances, and other matters affecting the title to the above described premises.

DEICATION OF PUBLIC PROPERTY
The owner of the land hereby described in this plat has caused the said plat to be prepared, laid out and subdivided under the name of TIMNATH RANCH SUBDIVISION-FIFTH FILING REPLAT NO. 2, and does hereby dedicate to the public all the streets, roads, alleys, easements and other public ways or places shown on this plat, together with all the other rights and interests therein, and does hereby agree that the same shall remain forever open to the public for the use and enjoyment of the public, and that the same shall be subject to the jurisdiction and control of the Board of Public Works of the Town of Timnath, Colorado, and that the owner of the land hereby described in this plat shall be bound by the provisions of the Town of Timnath Municipal Code.

RELEASE
According to Colorado law, you must commence any legal action based upon any claim in this survey within three years after you have been notified of the claim by this survey, or within three years after the date of the survey, whichever date is later. If you fail to commence any legal action within this time period, you will be forever barred from pursuing any claim against the surveyor or any other party named in this survey. (C.R.S. 13-2-102)

DISCLAIMER
This survey is a preliminary survey and is not intended to be a final survey. The surveyor makes no warranty or representation as to the accuracy of the survey. The surveyor is not responsible for any errors or omissions in this survey, and the surveyor is not liable for any damages or losses resulting from the use of this survey.

PLANNING COMMISSION CERTIFICATE
Approved this _____ day of _____, 20____, by the Town Planning Commission, Timnath, Colorado.
Planning Commission Chairperson

TOWN COUNCIL CERTIFICATE
Approved this _____ day of _____, 20____, by the Town Council, Timnath, Colorado.
This approval is conditional upon all requirements necessary for final plat approval, including but not limited to, utility relocation, easements, and other matters affecting the title to the above described premises.

UTILITY EASEMENTS
CENTURY LINK _____
SOUTHERN UTILITIES _____
SOUTH FORT COLLINS SANITATION DISTRICT _____
FOURDIE FIRE AUTHORITY _____



Parcel	Current Zoning	Description / Land Use	Area	Neighboring Parcels	Intervening Ownership / Jurisdiction
Parcel 1	Commercial	Open Space / Landscape	11.18 ac. ±	Neighboring Parcels: 1000 Acres (Bureau of Land Management)	BLM / Bureau of Land Management
Parcel 2	Residential	Open Space / Landscape	11.18 ac. ±	Neighboring Parcels: 1000 Acres (Bureau of Land Management)	BLM / Bureau of Land Management
Parcel 3	Residential	Open Space / Landscape	11.18 ac. ±	Neighboring Parcels: 1000 Acres (Bureau of Land Management)	BLM / Bureau of Land Management
Parcel 4	Residential	Open Space / Landscape	11.18 ac. ±	Neighboring Parcels: 1000 Acres (Bureau of Land Management)	BLM / Bureau of Land Management

LINE	BEARING	LENGTH	DELTA	COORD	ON BEARING
01	S 89° 54' 42" E	63.17	55.57	111.15	111.15
02	S 89° 54' 42" E	63.17	55.57	111.15	111.15
03	S 89° 54' 42" E	63.17	55.57	111.15	111.15
04	S 89° 54' 42" E	63.17	55.57	111.15	111.15
05	S 89° 54' 42" E	63.17	55.57	111.15	111.15
06	S 89° 54' 42" E	63.17	55.57	111.15	111.15
07	S 89° 54' 42" E	63.17	55.57	111.15	111.15
08	S 89° 54' 42" E	63.17	55.57	111.15	111.15
09	S 89° 54' 42" E	63.17	55.57	111.15	111.15
10	S 89° 54' 42" E	63.17	55.57	111.15	111.15
11	S 89° 54' 42" E	63.17	55.57	111.15	111.15
12	S 89° 54' 42" E	63.17	55.57	111.15	111.15
13	S 89° 54' 42" E	63.17	55.57	111.15	111.15
14	S 89° 54' 42" E	63.17	55.57	111.15	111.15
15	S 89° 54' 42" E	63.17	55.57	111.15	111.15
16	S 89° 54' 42" E	63.17	55.57	111.15	111.15
17	S 89° 54' 42" E	63.17	55.57	111.15	111.15
18	S 89° 54' 42" E	63.17	55.57	111.15	111.15
19	S 89° 54' 42" E	63.17	55.57	111.15	111.15
20	S 89° 54' 42" E	63.17	55.57	111.15	111.15

PROJECT: Timnath Ranch, LLC
1000 Acres, Timnath, CO 80110

DESIGNER: Highland Development Services
1100 North Lincoln Avenue, Suite 100
Windsor, CO 80550
970.712.1770

CLIENT: Majestic Surveying, LLC
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970.633.5478

DATE: 03/11/2024

PROJECT NO: 2024002

CLIENT: HBS

FILE NAME: 2024002

DRAWN BY: SP

CHECKED BY: SP

SCALE: 1" = 50'

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	03/11/24	SP	ISSUED FOR PERMIT

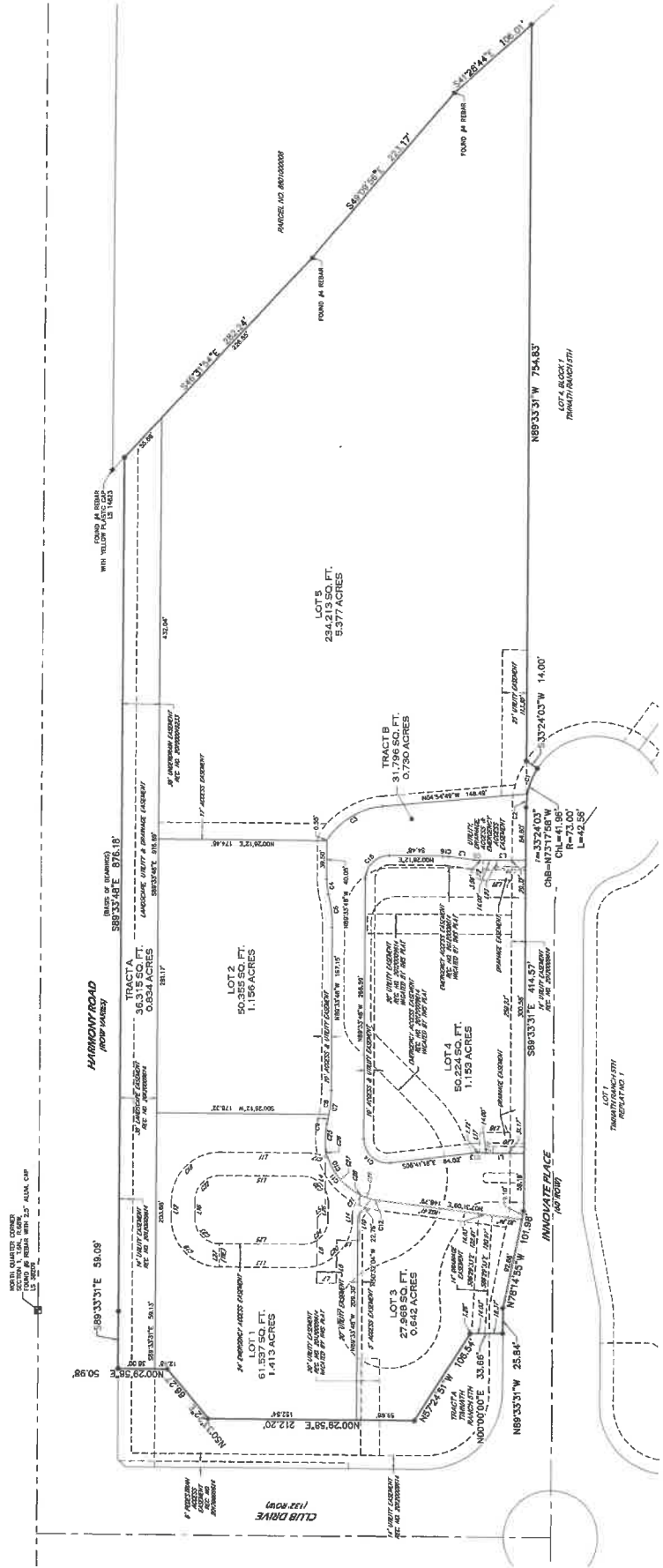
PRELIMINARY

Survey made in accordance with the provisions of the Colorado Surveying Act, C.R.S. 13-2-101, et seq., and the rules and regulations of the Board of Surveying and Mapping, State of Colorado. This survey is preliminary and is not intended to be a final survey. The surveyor makes no warranty or representation as to the accuracy of the survey. The surveyor is not responsible for any errors or omissions in this survey, and the surveyor is not liable for any damages or losses resulting from the use of this survey.



TIMNATH RANCH SUBDIVISION-FIFTH FILING, REPLAT NO. 2

BEING A REPLAT OF LOT 1, BLOCK 1, TIMNATH RANCH SUBDIVISION-FIFTH FILING,
SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- SOLID LINE: BOUNDARY LINE
- DASHED LINE: EASEMENT LINE
- DOTTED LINE: CONVEYANCE
- SQUARE WITH X: ADJACENT CORNER AS LOCATED
- CIRCLE WITH X: FOUND MONUMENT AS LOCATED
- DIAMOND WITH X: FOUND MONUMENT WITH CHAIN
- STAR: SET 1/2" OF 1/4" BEARS WITH IRON
- CIRCLE WITH X: PLASTER COP. 1/2" DIA.

NOTICE
According to Colorado law you must compare this legal notice bearing upon any defect in this survey with the law you have been advised to read. It is your duty to read the law upon which you are relying. The law is available at the following website: www.colorado.gov

PROJECT NO. 222022	PROJECT NAME: TBD	DATE
DATE: 2-26-2021	CLIENT: HRS	
DRAWN BY: SP	FILE NAME: 222022	
CHECKED BY: SP	SCALE: 1" = 50'	



PRELIMINARY
Steven Parks - the Richard of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #25416