

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 52, SERIES 2023**

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

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, CCW Development, LLC (the “Developer”) has submitted a Final Plat for the Drehle 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 1, 2023, 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 August 22, 2023 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.

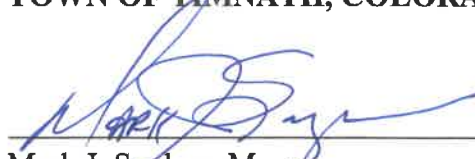
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

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 APRIL 22, 2023.

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

A parcel of land situate in the Southeast Quarter of Section Two (2), 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:

Parcel 1:

A tract of land situate in the East ½ of the East ½ of Section 2, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows:

Considering the East line of said Section 2 as bearing N 00°00'00" E. and all bearings contained herein relative thereto:

Beginning at the Southeast corner of said Section 2; thence S 89°46' 31" W., 1270.25 feet more or less to the East 1/16 corner between said Section 2 and Section 11; thence along the West line of the East ½ of the East ½ of said Section 2, N 00° 35' 40" W., 1194.43 feet; thence N 89° 46' 31" E., 1282.64 feet more or less to the East line of said Section 2; thence along said East line 00° 00' 00" W., 1194.42 feet more or less to the point of beginning,

EXCEPTING THEREFROM A tract of land situate in the East ½ of the East ½ of Section 2, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the East line of said Section 2 as bearing N 00° 00' 00" E., and all bearings contained herein relative thereto; Beginning at the Southeast corner of said Section 2; thence S 89° 46' 31" W., 280.00 feet, thence N 00° 00' 00" W., 780.00 feet; thence N 89° 46' 31" E., 280.00 feet more or less to the East line of said Section 2; thence along said East line S 00° 00' 00" W., 780.00 feet more or less to the point of beginning.

Parcel 2:

TRACT A - A tract of land situate in the East ½ of the East ½ of Section 2, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows: Considering the East line of said Section 2 as bearing N 00° 00' 00" E., and all bearings contained herein relative thereto;

Beginning at the Southeast corner of said Section 2; thence S 89° 46' 31" W., 280.00 feet, thence N 00° 00' 00" W., 780.00 feet; thence N 89° 46' 31" E., 280.00 feet more or less to the East line of said Section 2; thence along said East line S 00° 00' 00" W., 780.00 feet more or less to the point of beginning.

Said parcel contains 1,525,468 Square Feet or 35.020 Acres more or less by this survey.

EXHIBIT B

Final Plat

[attached]

DREHLE SUBDIVISION FINAL PLAT

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

- ALREADY COVERED AS RECORDED
- PLANNED IMPROVEMENTS AS RECORDED
- CALCULATED POSITION
- SETBACK OF AL. REBAR WITH NO PUBLIC (UP TO 3.000)
- EASEMENT LINE
- - - RIGHT OF WAY LINE
- SETBACK LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT

NOTICE

As visible to Colorado law, you must continuously (and truthfully) disclose any defects in this map to all those who receive a copy of this plat. If you are not a party to this map, you should consult your attorney for advice on your rights and the effect of this plat. This notice is given pursuant to C.R.S. 24-201.

DRAFT

REVISIONS	DATE
REVISIONS	11-25-22
REVISIONS	11-25-22
REVISIONS	11-25-22

2

PROJECT NO: 2022258	PROJECT NAME: DREHLE
DATE: 6-17-2022	CITY: HARTFORD
DRAWN BY: SP	FILE NAME: 2022258
CHECKED BY: SP	SCALE: 1" = 60'



EAST QUARTER CORNER SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. WITH CORNER 15.33' ALUMINUM COP

TIMNATH RANCH SUB 1ST FL. 3RD AMEND. EX ZONING: R-5 SFR W/ PD OVERLAY

SOUTH 1/4 CORNER SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. WITH CORNER 15.33' ALUMINUM COP

WEST 1/4 CORNER SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. WITH CORNER 15.33' ALUMINUM COP

RIGHT OF WAY BY THIS PLAT

MAJESTIC SURVEYING
1500 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
(303) 733-7700