

August 2, 2023  
Connell LLC  
7785 Highland Meadows Pkwy, Ste 100  
Fort Collins, CO 80528

**Neighborhood Meeting Notice**

You are invited to attend a Neighborhood Meeting regarding the Ladera Preliminary Plat Application that has been submitted to the Town of Timnath. Following a presentation by the development team, the public may engage in the development review process by making comments focused on this Application. This property is generally located south of Costco on both the east and west sides of Weitzel Street. See the vicinity map included below for more location information.

**This Neighborhood Meeting will be held:  
Thursday August 17<sup>th</sup>, 2023 – 6:00 pm to 7:00 pm  
Timnath Town Center  
1<sup>st</sup> Floor Community Room  
4750 Signal Tree Drive  
Timnath, CO 80547**

<b>Owner:</b>	Connell LLC 7785 Highland Meadows Pkwy, Ste 100 Fort Collins, CO 80528
<b>Property Size:</b>	55.814 acres
<b>Current Zoning:</b>	RC – Regional Commercial including existing PD Overlay
<b>Legal Description:</b>	Lot 1, Block 1; Lot 1, Block 2; Lot 1B, Amended Tract A; Tract A, Tract B, Tract C of the Ladera Subdivision
<b>Application File #:</b>	PP-2023-0001
<b>Parcel #:</b>	8603109002, 8603107001, 860319003, 8603108001
<b>General Description:</b>	<p>This Preliminary Plat proposal is to establish platted lots for the area previously annexed into the Town of Timnath in 2021 for the initial phase of the Ladera masterplan development.</p> <p>The proposal includes the establishment of twelve Lots across two Blocks, while also establishing two Tracts. Lots vary in size from 0.963 acres to 9.587 acres. These lots are intended to be developed as allowable uses under the established Regional Commercial zoning including the existing PD Overlay. Known potential users at this time include a conditioned storage facility (Lot 1, Block 2), a hospitality user (Lot 3, Block 2) and a special needs care facility (Lot 8, Block 2). Included in this plat is the is Weitzel Street extension from the roundabout southeast of Costco to County Road 5. Also included is ~19.4 acres of open space. Trails are planned in this Open Space that will connect with the pedestrian sidewalks along Weitzel, as well as future planned trails planned to be annexed into the Town.</p> <p>Through this Preliminary Plat proposal, the applicant has provided the design of private drives to provide appropriate access (vehicular, pedestrian and Poudre Fire Authority) to each lot off Weitzel Street and Swetsville Zoo Road.</p> <p>Other supporting materials for the submittal can be found on the Town of Timnath’s Planning website.</p>

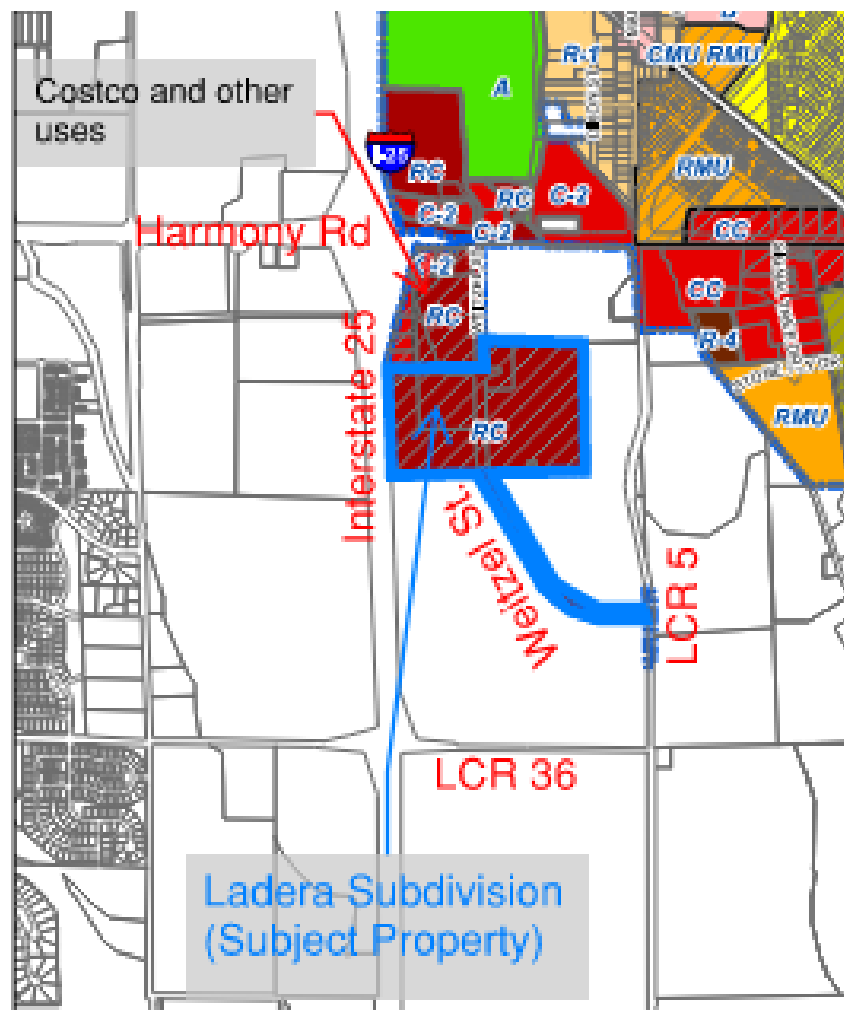
If you are unable to attend the meeting and would like a copy of the presentation, please see contact below. Requests for a copy of the presentation must be made by August 14<sup>th</sup>, 2023.

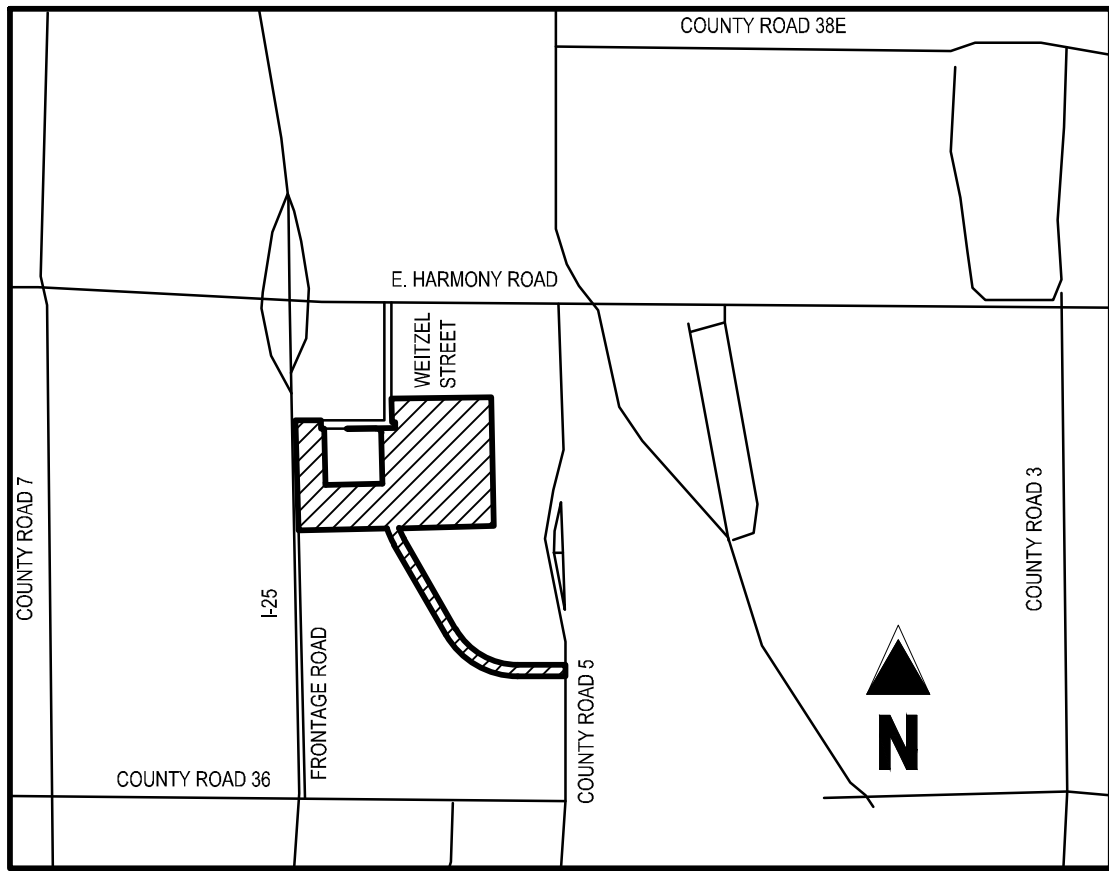
Jenny Romano  
Galloway & Associates  
jennyromano@GallowayUS.com

### Vicinity Map

Annotated Partial Map, Official Zoning Map, Town of Timnath, CO dated July 8, 2022

Official Zoning Map, Town of Timnath available at: [www.Timnath.org](http://www.Timnath.org)





VICINITY MAP  
NOT TO SCALE

#### DEDICATION OF PUBLIC PROPERTY

THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED, LAID OUT AND SUBDIVIDED UNDER THE NAME OF **LADERA SUBDIVISION FILING NO. 2**, AND DOES HEREBY SELL, GRANT, DEDICATE, AND CONVEY TO THE TOWN OF TIMNATH IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND SET APART ALL THE STREETS, ROADS, ALLEYS, EASEMENT, AND OTHER PUBLIC WAYS AND PLACES, AND TRACTS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THE OWNERS SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS OF SAID STREETS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES, UNTIL ACCEPTANCE OF MAINTENANCE THEREFORE BY THE TOWN AS PROVIDED IN THE TIMNATH MUNICIPAL CODE.

#### CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT CONNELL LLC IS THE OWNER OF THE PROPERTY AND HEREBY CONSENTS TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

OWNER: CONNELL LLC

BY: SHERI C. WELCH, MANAGER

#### NOTARIAL CERTIFICATE

STATE OF COLORADO

SS.

COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY SHERI C. WELCH, MANAGER OF CONNELL, LLC.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL (SEAL)

NOTARY PUBLIC

#### PROPERTY DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LAND BEING LOT 1, BLOCK 2, TRACT B, TRACT C, LADERA SUBDIVISION RECORDED AT RECEPTION NO. 20220009456 AND LOT 1B, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND4085, RECORDED AT RECEPTION NO. 20210098821 AND RIGHT-OF-WAY FOR WEITZEL DRIVE AS DEDICATED IN SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 20230020329, MAY 16, 2023, ALL RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT B;

THENCE N02°04'13"W, A DISTANCE OF 1119.42 FEET ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE SOUTH LINE OF GATEWAY TIMNATH SOUTH SUBDIVISION RECORDED AT RECEPTION NO. 20140010830 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N89°30'43"E, A DISTANCE OF 291.73 FEET ON SAID SOUTH LINE;

THENCE S00°29'17"E, A DISTANCE OF 59.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SWETSVILLE ZOO ROAD;

THENCE N89°31'02"E, A DISTANCE OF 20.06 FEET ON SAID SOUTH RIGHT-OF-WAY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, LADERA SUBDIVISION;

THENCE ON THE WEST, SOUTH AND NORTH LINES OF SAID LOT 1, BLOCK 1 FOR THE FOLLOWING SEVEN (7) COURSES;

1. S01°16'05"E, A DISTANCE OF 566.79 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 04°17'44", A DISTANCE OF 22.49 FEET, A CHORD BEARING OF S03°24'57"E WITH A CHORD DISTANCE OF 22.49 FEET;
3. N88°43'55"E, A DISTANCE OF 591.23 FEET;
4. N01°16'05"W, A DISTANCE OF 530.65 FEET TO A NON-TANGENT CURVE;
5. ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 76°12'11", A DISTANCE OF 76.47 FEET, A CHORD BEARING OF N52°22'52"W WITH A CHORD DISTANCE OF 70.96 FEET;
6. THENCE S89°31'02"W, A DISTANCE OF 140.60 FEET;
7. THENCE N88°15'05"W, A DISTANCE OF 166.95 FEET TO THE NORTH LINE OF SAID LADERA SUBDIVISION;

THENCE ON THE NORTH, WEST AND EAST LINES OF SAID LADERA SUBDIVISION FOR THE FOLLOWING SEVENTEEN (17) COURSES;

1. N89°31'02"E, A DISTANCE OF 506.70 FEET;
2. N00°29'50"W, A DISTANCE OF 60.00 FEET;
3. S89°30'43"W, A DISTANCE OF 34.92 FEET;
4. N01°16'05"W, A DISTANCE OF 247.88 FEET;
5. N89°31'11"E, A DISTANCE OF 1038.31 FEET;
6. S01°16'05"E, A DISTANCE OF 1339.12 FEET;
7. S88°43'55"W, A DISTANCE OF 988.41 FEET TO A NON-TANGENT CURVE;
8. ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 09°41'37", A DISTANCE OF 125.20 FEET, A CHORD BEARING OF S24°59'34"E WITH A CHORD DISTANCE OF 125.05 FEET;
9. S29°50'22"E, A DISTANCE OF 1077.98 FEET;
10. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 778.08 FEET, A CHORD BEARING OF S59°57'42"E WITH A CHORD DISTANCE OF 742.73 FEET;
11. N89°54'59"E, A DISTANCE OF 465.65 FEET;
12. S00°10'35"W, A DISTANCE OF 120.00 FEET;
13. S89°54'59"W, A DISTANCE OF 465.11 FEET;
14. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 904.25 FEET, A CHORD BEARING OF N59°57'42"W WITH A CHORD DISTANCE OF 863.17 FEET;
15. N29°50'22"W, A DISTANCE OF 1077.98 FEET;
16. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 12°24'23", A DISTANCE OF 186.22 FEET, A CHORD BEARING OF N23°38'11"W WITH A CHORD DISTANCE OF 185.85 FEET;
17. S88°43'55"W, A DISTANCE OF 921.34 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,431,256 SQUARE FEET OR 55.814 ACRES, MORE OR LESS.

# LADERA SUBDIVISION FILING NO. 2

A PART OF THE NORTHEAST QUARTER OF SECTION 3,  
T. 6 N., R. 68 W. OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

#### ATTORNEY'S CERTIFICATE (WITH LAND DEDICATION)

I, BENJAMIN D. KRAMER AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THAT THE TITLE OF SUCH LANDS IS THAT OF THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCE EXCEPT THOSE SHOWN HEREON.

ATTORNEY AT LAW \_\_\_\_\_ 48318  
REGISTRATION NUMBER

#### NOTARIAL CERTIFICATE

STATE OF COLORADO)

)SS

COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY BENJAMIN D. KRAMER,

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

#### TOWN COUNCIL CERTIFICATE

APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY THE TOWN COUNCIL, TIMNATH, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE INSTALLED AND FINANCED ACCORDING TO THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN TOWN AND OWNERS DATED AS OF DECEMBER 14, 2021.

BY: MAYOR, MARK J. SOUKUP \_\_\_\_\_ TOWN CLERK \_\_\_\_\_

#### PLANNING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

CHAIRPERSON, PHIL GOLDSTEIN \_\_\_\_\_

#### POUDRE FIRE AUTHORITY CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

POUDRE FIRE AUTHORITY FIRE MARSHAL \_\_\_\_\_

#### EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED TOGETHER WITH ALL EASEMENT VACATIONS.

QWEST COMMUNICATIONS \_\_\_\_\_ XCEL ENERGY \_\_\_\_\_

COMCAST \_\_\_\_\_ FORT COLLINS-LOVELAND WATER DISTRICT \_\_\_\_\_

SOUTH FORT COLLINS SANITATION DISTRICT \_\_\_\_\_ POUDRE VALLEY RURAL ELECTRIC ASSOCIATION, INC. \_\_\_\_\_

#### GENERAL NOTES

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
2. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
3. EXISTING EASEMENTS AND CONDITIONS ARE BASED ON TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. F01F25167878, WITH DATE OF AUGUST 14, 2019 AT 5:00 P.M.
4. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEXATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
6. BASIS OF BEARING: CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF N 2°04'13" W, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4"ALUMINUM CAP STAMPED "LS 25384" AND TO THE NORTH BY A 24", NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067", AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO.
7. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. F01F25203516, WITH AN EFFECTIVE DATE OF MARCH 10, 2023 AT 5:00 P.M.
8. PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1013F, HAVING AN MAP REVISED DATE OF DECEMBER 20, 2021. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

#### BENCHMARK INFORMATION

CITY OF FORT COLLINS BENCHMARK # 21-01 LOCATED ON THE NORTH SIDE OF HARMONY ROAD, EAST OF THE NORTHBOUND RAMP TO I-25 ON A STORM INLET.

ELEVATION=4868.56 (NAVD88)

#### VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE FOREGOING SIGNATURES BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF LOTS, BLOCKS, TRACTS, OUTLOTS AN EASEMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND.

#### SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF **LADERA SUBDIVISION FILING NO. 2** HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS FINAL PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

READE COLIN ROSELLES  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911  
AN EMPLOYEE FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.  
PROJECT NO.: CNL00001.10

OWNER/DEVELOPER:  
CONNELL LLC  
7785 HIGHLAND MEADOWS PKWAY SUITE 100  
FORT COLLINS, CO 80528  
TELE: 970-223-3151

ENGINEER:  
GALLOWAY AND COMPANY, INC.  
5265 RONALD REAGAN BLVD., SUITE 210  
JOHNSTOWN, CO 80534  
970-800-3300

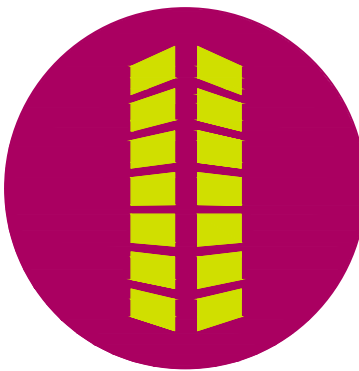
SURVEYOR:  
GALLOWAY AND COMPANY, INC  
5265 RONALD REAGAN BLVD., SUITE 210  
JOHNSTOWN, CO 80534  
970-800-3300

Galloway

5265 Ronald Reagan Blvd., Suite 210  
Johnstown, CO 80534  
970.800.3300  
GallowayUS.com

#### COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



LADERA SUBDIVISION FILING NO. 2

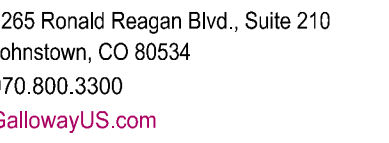
A PART OF THE NORTHEAST QUARTER OF SECTION 3,  
T. 6 N., R. 68 W. OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER,  
STATE OF COLORADO

#	Date	Issue / Description	Init.
1	6/9/2023	ADDRESSED TOWN COMMENTS	AN
2	7/18/2023	2ND SUBMITTAL	AN
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Project No: CNL00001.10  
Drawn By: AN  
Checked By: RCR  
Date: 5/15/2023



A PART OF THE NORTHEAST QUARTER OF SECTION 3,  
T. 6 N., R. 68 W. OF THE 6TH P.M.,  
VN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



**COPYRIGHT**  
THESE PLANS ARE AN INSTRUMENT OF SERVICE  
AND ARE THE PROPERTY OF GALLOWAY, AND MAY  
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED  
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.  
COPYRIGHTS AND INFRINGEMENTS WILL BE  
ENFORCED AND PROSECUTED.






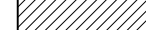








3, A PART OF THE NORTHEAST QUARTER OF SECTION 3,  
T. 6 N., R. 68 W. OF THE 6TH P. M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER,  
STATE OF COLORADO

Project No:	CNLC00001.10
Drawn By:	AN
Checked By:	RCR
Date:	5/15/2023

SHEET 2 OF 3



- |   |  |  |  |
|---|--|--|--|
|  | BOUNDARY LINE  | LS   | LADERA SUBDIVISION PER RECEPTION NO. 20220009456 |
|  | ADJACENT PROPERTY LINE   | (DIM)  | ALL EASEMENT DIMENSIONS ARE IN PARENTHESES       |
|  | PLSS SECTION LINE  |  | BOXELDER IRRIGATION EASEMENT                     |
|  | EXISTING EASEMENT  |  | EASEMENT TO BE VACATED                           |
| REC. NO.  | RECEPTION NUMBER   | ALL LINEAL UNITS ARE US SURVEY FEET  |  |
|  | ALIQUOT CORNER (AS DESCRIBED)  |  |  |
|  | FOUND MONUMENT AS DESCRIBED  |  |  |
|  | FOUND 24" NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067" UNLESS OTHERWISE NOTED |  |  |
|  | FOUND NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP, STAMPED "PLS 34176"                                |  |  |
|  | FOUND 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911"                        |  |  |
|  | SET 24" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911"                          |  |  |

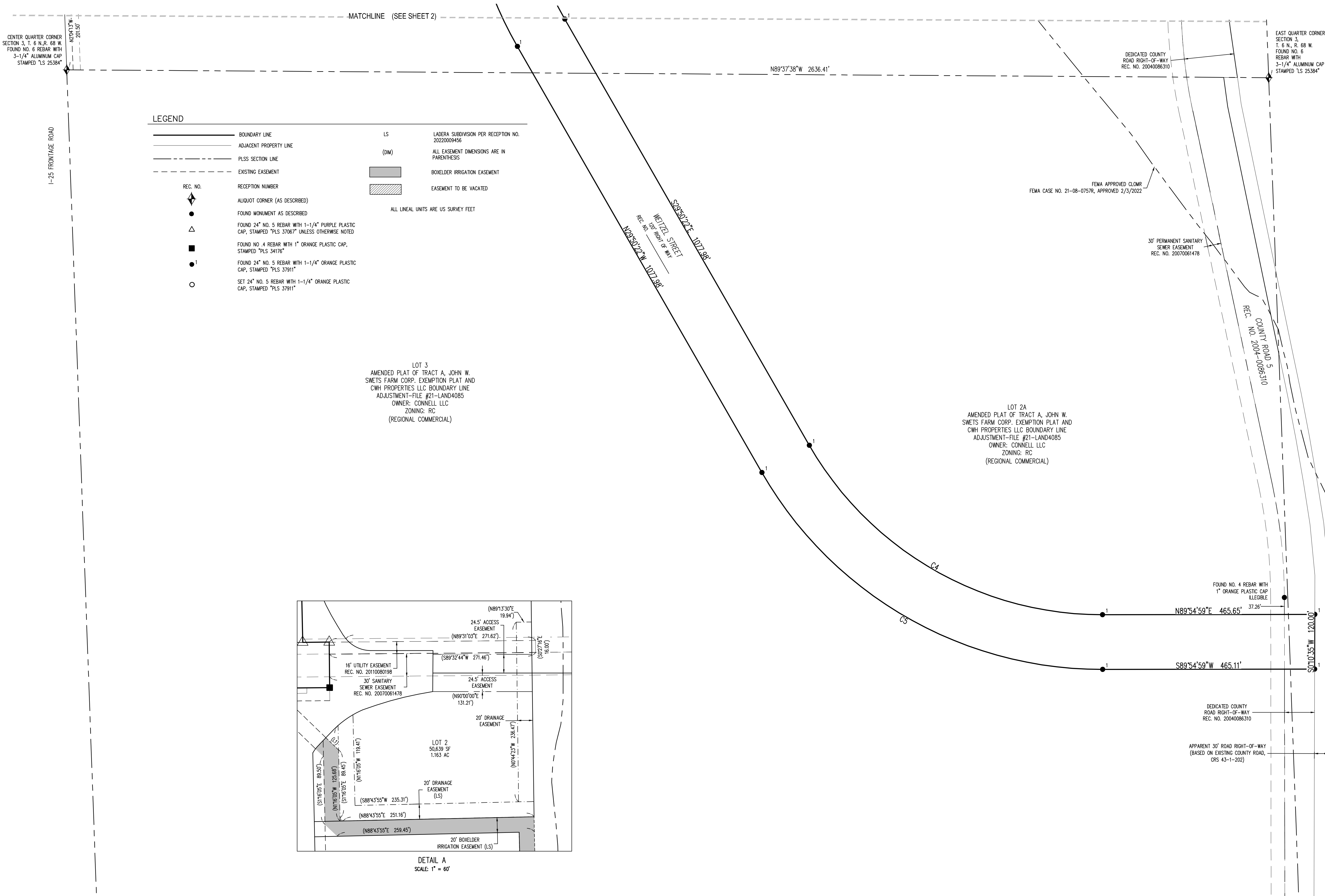
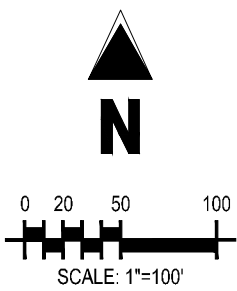
PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
(C16)	1°20'23"	7.47	319.50	S1°56'17"E	7.47
(C17)	3°53'55"	22.49	330.50	S37°30'03"E	22.48
(C18)	3°44'23"	22.49	344.50	S30°08'17"E	22.48
(C19)	20°44'25"	119.64	635.00	S78°24'18"W	118.98
(C20)	90°00'00"	102.10	65.00	S46°16'05"E	91.92
(C21)	90°00'00"	54.98	35.00	S46°16'05"E	49.50

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L1)	N46°02'58"W	23.13
(L6)	S68°02'05"W	5.22
(L7)	N88°41'30"W	11.84
(L9)	S1°16'05"E	81.83
(L10)	S39°23'10"W	37.68



# LADERA SUBDIVISION FILING NO. 2

A PART OF THE NORTHEAST QUARTER OF SECTION 3,  
T. 6 N., R. 68 W. OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



**Galloway**

5265 Ronald Reagan Blvd., Suite 210  
Johnstown, CO 80534  
970.800.3300  
GallowayUS.com

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

**COPYRIGHT**  
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



LADERA SUBDIVISION FILING NO. 2

A PART OF THE NORTHEAST QUARTER OF SECTION 3,  
T. 6 N., R. 68 W. OF THE 6TH P.M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER,  
STATE OF COLORADO

#	Date	Issue / Description	Init.
1	6/9/2023	ADDRESSED TOWN COMMENTS	AN
2	7/18/2023	2ND SUBMITTAL	AN
3			
4			
5			
6			
7			
8			
9			
10			

Project No: CNL00001.10  
Drawn By: AN  
Checked By: RCR  
Date: 5/15/2023