

**TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 12, SERIES 2023**

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

WHEREAS, The Town of Timnath (the "Town") is a home rule municipality operating under the Timnath Home Rule Charter (the "Charter") adopted on November 7, 2006, and the Town's Municipal Code (the "Code"). Pursuant to the Charter, the Code and the authority given home rule municipalities, the Town may adopt and amend ordinances; and

WHEREAS, a public Right-of-Way was dedicated to the Town on October 26, 2021 by Serratoga Falls 3rd Filing Final Plat recorded in the real property records of the Larimer County Clerk and Recorder at Reception Number 20220012349;

WHEREAS, the Town has determined that it no longer has need for such right-of-way, as shown on **Exhibit A**, attached hereto and incorporated herein (such portion is referred to herein as the "Subject Right-of-Way"), and the applicant has applied for vacation of the Subject Right-of-Way; and

WHEREAS, the Town has determined that the following public utilities have facilities located within the Subject Right-of-Way and any shall reserve easements for such utilities upon vacation of the Subject Right-of-Way;

WHEREAS, the Town of Timnath Planning Commission held a properly noticed public hearing on the proposed vacation of the Subject Right-of-Way on June 20, 2023, and the Planning Commission recommended that the Town Council approve vacation of the Subject Right-of-Way, by vote of (5-0); and

WHEREAS, the Town Council held a properly noticed public hearing on the proposed vacation and upon hearing the statements of staff, the applicant, and any public comments and giving consideration to the recommendation of the Planning Commission and considering the Review Criteria set forth in Section 2.9.12.9 of the Town's Land Use Code, the Town Council determines as provided below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Approval

The Town Council hereby approves the application for vacation of the Subject Right-of-Way, finding that the review criteria set forth in Section 2.9.12.9 of the Town's Land Use Code are satisfied. The Town hereby vacates the Subject Right-of-Way, effective upon adoption of this Ordinance.

The Town Council hereby authorizes the transfer of the vacated right-of-way property by quitclaim deed to the property owners per Sec. 43-2-302, C.R.S. The Town authorizes the Mayor or Town Manager to sign a quitclaim deed for the Subject Right-of-Way, in form

acceptable to the Town Attorney, and record it in the real property records of the Larimer County Clerk and Recorder.

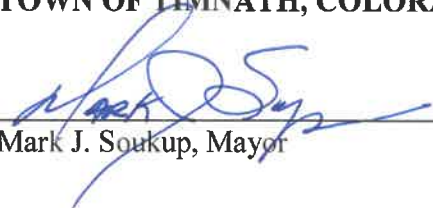
Section 2. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

INTRODUCED, MOVED, ADOPTED AND ORDERED PUBLISHED BY TITLE BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON JULY 11, 2023, AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON JULY 25, 2023 AT THE TIMNATH ADMINISTRATION BUILDING, 4750 SIGNAL TREE DRIVE, TIMNATH COLORADO.


MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JULY 25, 2023.

TOWN OF TIMNATH, COLORADO



Mark J. Soukup, Mayor

ATTEST:



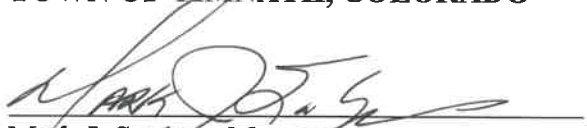
Milissa Peters-Garcia, CMC
Town Clerk

QUITCLAIM DEED

The Town of Timnath, a Colorado home rule municipality ("Grantor"), of the Counties of Larimer and Weld and State of Colorado, whose address is 4750 Signal Tree Drive, Timnath Colorado, for good and valuable consideration, in hand paid, hereby sells and quitclaims to Sarah Kirsten White Mack Trust, all rights of Grantor in the following real property as legally described in Exhibit A, attached hereto and incorporated herein, in the County of Larimer and State of Colorado, with all appurtenances, reserving to the utility providers easements for any existing utilities located within such property.

Signed this 22nd day of August, 2023.

TOWN OF TIMNATH, COLORADO


Mark J. Soukup, Mayor

No documentary fee.

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 10 day of October, 2023 by Mark J Soukup, as Mayor of Town of Timnath. Witness my hand and official seal.

My commission expires: 8/8/24

MILISSA PETERS-GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044026568
MY COMMISSION EXPIRES AUGUST 8, 2024



Notary Public

Exhibit A

Legal Description of Property

DESCRIPTION

A parcel of land being a part of Section Thirteen (13) and Section Fourteen (14), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the West line of that tract of land recorded at Reception No. 20200018003 as bearing South 00° 01' 30" West and with all bearings contained herein relative thereto:

BEGINNING at the Southwest corner of said tract of land recorded at Reception No. 20200018003;

THENCE North 75° 46' 39" West a distance of 61.89 feet;

THENCE along the arc of a curve concave to the west a distance of 171.47 feet, said curve has a Radius of 885.00 feet, a Delta of 11° 06' 04" and is subtended by a Chord bearing North 20° 32' 27" East a distance of 171.20 feet to the West line of said tract;

THENCE along said West line, South 00° 01' 30" West a distance of 175.52 feet to the **POINT OF BEGINNING**.

The above described parcel of land contains 4,792 square feet or 0.110 acres more or less and may be subject to easements and right-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby certify that this property description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. {4 CCR 730-1}



Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

NORTHERN ENGINEERING
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

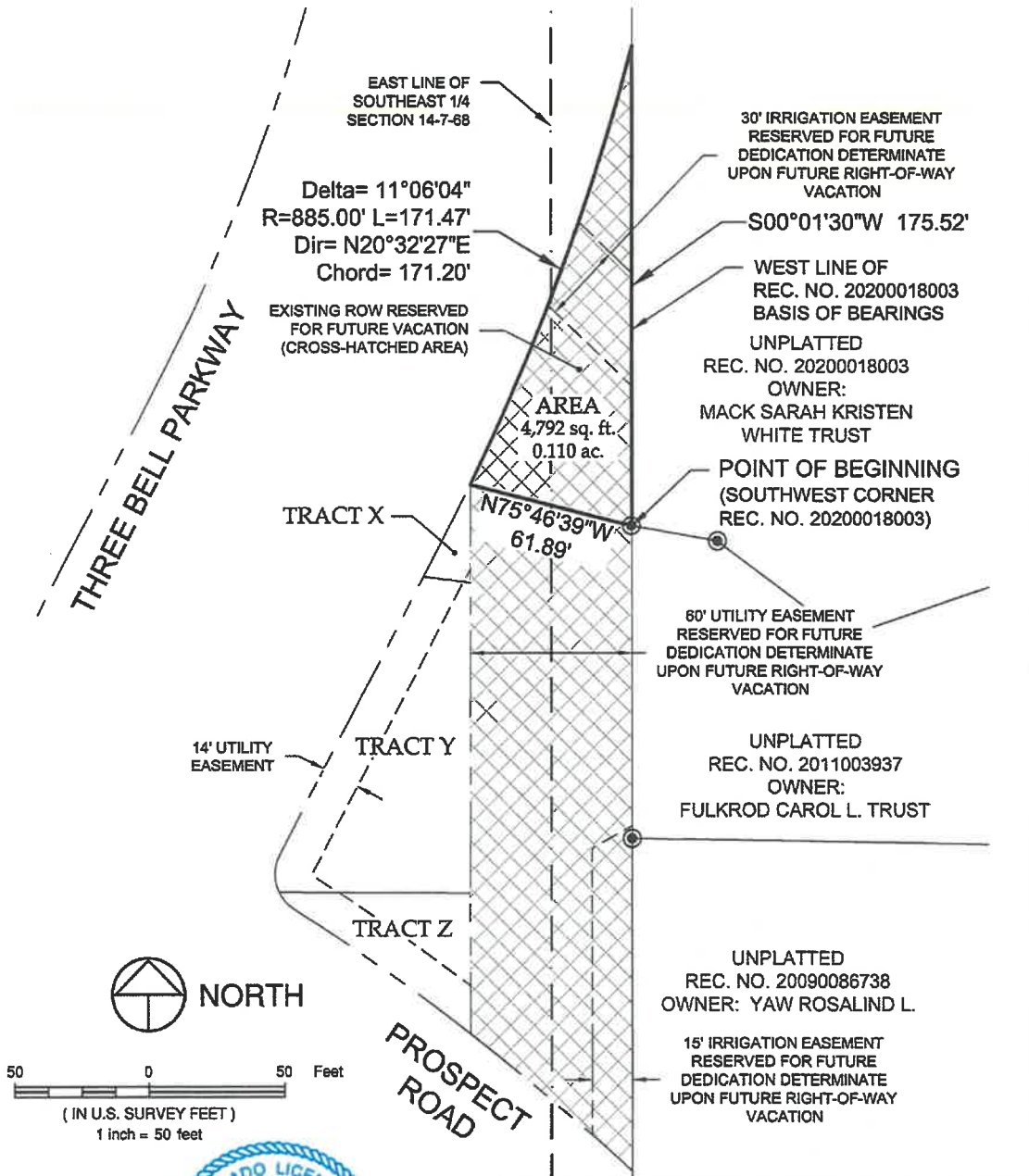
October 12, 2023

LMS

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EXHIBIT

A PARCEL OF LAND LOCATED IN SECTIONS 13 & 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



Robert C. Tesseley
Colorado Registered Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

LEGEND	
	EXHIBIT BOUNDARY LINE
	EXISTING PLAT LOT LINE
	EASEMENT LINE
	RIGHT- OF-WAY LINE
	FOUND PROPERTY CORNER

Sheet
2
Of 2
Sheets

NE | **NORTHERN ENGINEERING**

SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

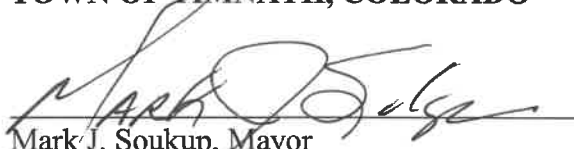
PROJECT:
987-011
DATE:
10/12/23
DRAWN BY:
LMS
REVIEW BY:
BCT

QUITCLAIM DEED

The Town of Timnath, a Colorado home rule municipality ("Grantor"), of the Counties of Larimer and Weld and State of Colorado, whose address is 4750 Signal Tree Drive, Timnath Colorado, for good and valuable consideration, in hand paid, hereby sells and quitclaims to Kitchel Lake F3 Development Corporation, all rights of Grantor in the following real property as legally described in Exhibit A, attached hereto and incorporated herein, in the County of Larimer and State of Colorado, with all appurtenances, reserving to the utility providers easements for any existing utilities located within such property.

Signed this 22nd day of August, 2023.

TOWN OF TIMNATH, COLORADO


Mark J. Soukup, Mayor

No documentary fee.

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 10 day of October, 2023 by Mark J. Soukup as Mayor of Town of Timnath. Witness my hand and official seal.

My commission expires: 8/8/24

MILISSA PETERS-GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044026568
MY COMMISSION EXPIRES AUGUST 8, 2024


Notary Public

Exhibit A

Legal Description of Property

DESCRIPTION

Parcels of land being a part of Section Fourteen (14), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of Section 14 as bearing South 89° 36' 15" East with the South ¼ corner of Section 14 being a 2 ½" aluminum cap on #6 rebar, stamped PLS 38470 and the Southeast corner of Section 14 being a 3 ¼" aluminum cap on #6 rebar being a 590' witness corner and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter corner of Section 14;

THENCE along the South line of the Southeast Quarter of Section 14, South 89° 36' 15" East a distance of 958.34 feet to **POINT OF BEGINNING 1**;

THENCE departing said South line, along the arc of a non-tangent curve concave to the Northwest a distance of 70.26 feet, said curve has a Radius of 885.00 feet, a Delta of 04° 32' 55" and is subtended by a Chord bearing North 66° 54' 09" East a distance of 70.24 feet;

THENCE South 89° 36' 15" East a distance of 914.86 feet;

THENCE North 00° 23' 45" East a distance of 2.00 feet;

THENCE along the arc of a non-tangent curve concave to the Northwest a distance of 124.27 feet, said curve has a Radius of 88.00 feet, a Delta of 80° 54' 43" and is subtended by a Chord bearing North 49° 56' 29" East a distance of 114.20 feet;

THENCE North 09° 29' 12" East a distance of 353.79 feet;

THENCE along the arc of a non-tangent curve concave to Southeast a distance of 139.35 feet, said curve has a Radius of 280.00 feet, a Delta of 28° 30' 56" and is subtended by a Chord bearing North 23° 44' 42" East a distance of 137.92 feet;

THENCE along the arc of a curve concave to the Southeast a distance of 150.13 feet, said curve has a Radius of 140.00 feet, a Delta of 61° 26' 38" and is subtended by a Chord bearing North 68° 43' 31" East a distance of 143.04 feet;

THENCE South 80° 33' 11" East a distance of 224.53 feet;

THENCE along the arc of a non-tangent curve concave to the Southwest a distance of 121.53 feet, said curve has a Radius of 765.00 feet, a Delta of 09° 06' 07" and is subtended by a Chord bearing South 50° 56' 17" East a distance of 121.40 feet to Point A;

THENCE North 80° 33' 11" West a distance of 330.07 feet;

THENCE along the arc of a non-tangent curve concave to the Southeast a distance of 85.79 feet, said curve has a Radius of 80.00 feet, a Delta of 61° 26' 39" and is subtended by a Chord bearing South 68° 43' 31" West a distance of 81.74 feet;

THENCE along the arc of a curve concave to the Southeast a distance of 109.50 feet, said curve has a Radius of 220.00 feet, a Delta of 28° 31' 01" and is subtended by a Chord bearing South 23° 44' 42" West a distance of 108.37 feet;

THENCE South 09° 29' 12" West a distance of 353.79 feet;

THENCE along the arc of a non-tangent curve concave to the Northwest a distance of 113.09 feet, said curve has a Radius of 148.00 feet, a Delta of 43° 46' 57" and is subtended by a Chord bearing South 31° 22' 37" West a distance of 110.36 feet;

THENCE North 89° 36' 15" West a distance of 1068.61 feet to **POINT OF BEGINNING 1**, containing 87,258 square feet or 2.003 acres, more or less.

TOGETHER WITH:

COMMENCING at aforementioned Point A;

THENCE along the arc of a curve concave to the Southwest a distance of 17.63 feet, said curve has a Radius of 765.00 feet, a Delta of 01° 19' 13" and is subtended by a Chord bearing South 45° 43' 37" East a distance of 17.63 feet to **POINT OF BEGINNING 2**;

THENCE along the arc of a non-tangent curve concave to the Southwest a distance of 43.66 feet, said curve has a Radius of 765.00 feet, a Delta of 03° 16' 11" and is subtended by a Chord bearing South 43° 25' 55" East a distance of 43.65 feet;

THENCE South 00° 11' 17" West a distance of 8.02 feet;

THENCE North 89° 54' 53" West a distance of 30.00 feet;

THENCE North 00° 01' 30" East a distance of 39.68 feet to **POINT OF BEGINNING 2**, containing 725 square feet or 0.017 acres, more or less.

The above described parcels of land contain 87,983 square feet or 2.02 acres more or less and may be subject to easements and right-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

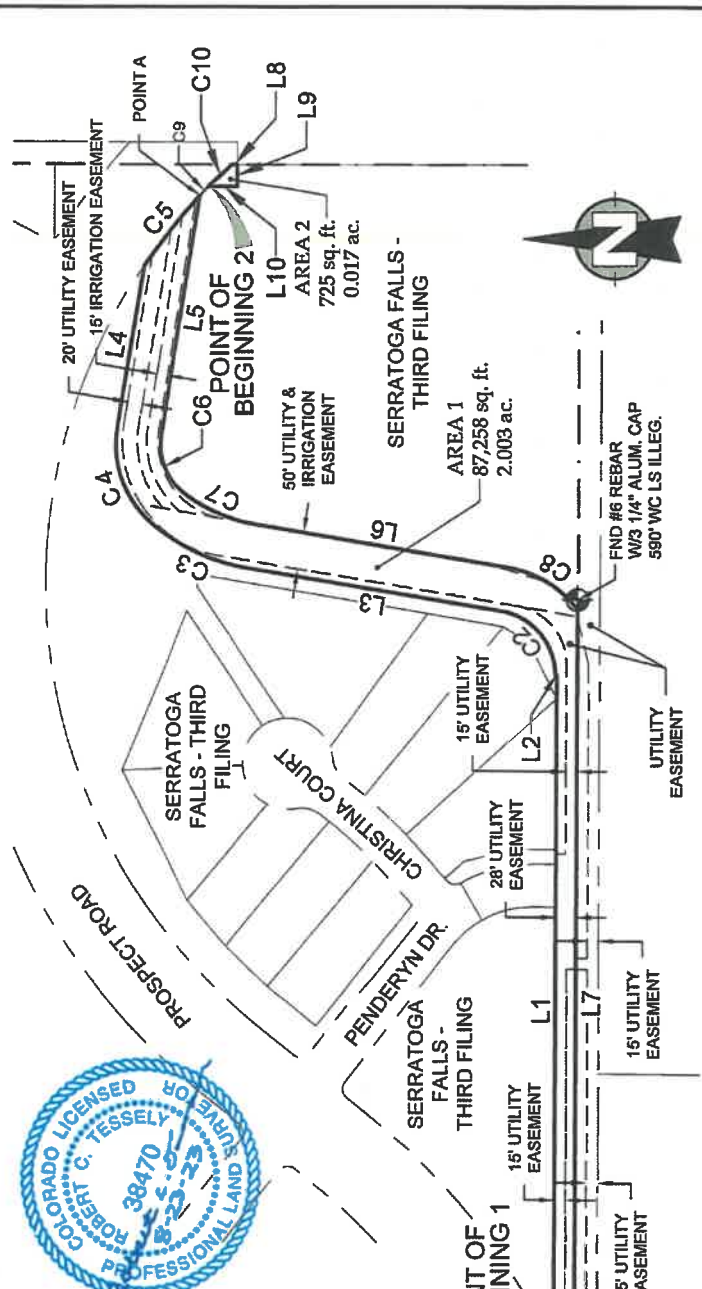
NORTHERN ENGINEERING
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

August 24, 2023
LMS
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EXHIBIT

PARCELS OF LAND LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°32'55"	885.00'	70.28'	N68°54'09"E	70.24'
C2	80°54'43"	86.00'	124.27'	N49°56'29"E	114.20'
C3	28°30'56"	280.00'	139.35'	N23°44'42"E	137.92'
C4	61°26'38"	140.00'	150.13'	N68°43'31"E	143.04'
C5	9°06'07"	765.00'	121.53'	S50°56'17"E	121.40'
C6	61°26'39"	80.00'	85.79'	S68°43'31"W	81.74'
C7	28°31'01"	220.00'	109.50'	S23°44'42"W	108.37'
C8	43°46'57"	148.00'	113.09'	S31°22'37"W	110.36'
C9	1°19'13"	765.00'	17.63'	S45°43'37"E	17.63'
C10	3°16'11"	765.00'	43.66'	S43°25'55"E	43.66'



POINT OF COMMENCEMENT
 SOUTH 1/4 CORNER SECTION 14-7-68
 FND #6 REBAR W/2-1/2" ALUM. CAP PLS 38470, 2021, IN MONUMENT BOX
 S89°36'15"E 958.34'

POINT OF BEGINNING 1
 SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 14-7-68 BASIS OF BEARINGS

POINT OF BEGINNING 2
 AREA 1 87,258 sq. ft. 2.003 ac.
 AREA 2 725 sq. ft. 0.017 ac.

LINE	LENGTH	BEARING
L1	914.86'	S89°36'15"E
L2	2.00'	N00°23'45"E
L3	353.79'	N09°29'12"E
L4	224.53'	S80°33'11"E
L5	330.07'	N80°33'11"W
L6	353.79'	S09°29'12"W
L7	1066.61'	N89°36'15"W
L8	6.02'	S00°11'17"W
L9	30.00'	N89°54'53"W
L10	39.68'	N00°01'30"E

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

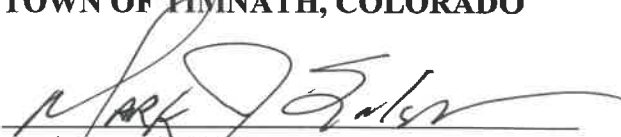
NES NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 970.221.4158
 NORFOLK@NORTHERNENR.COM

QUITCLAIM DEED

The Town of Timnath, a Colorado home rule municipality ("Grantor"), of the Counties of Larimer and Weld and State of Colorado, whose address is 4750 Signal Tree Drive, Timnath Colorado, for good and valuable consideration, in hand paid, hereby sells and quitclaims to Carol L. Fulkrod Trust, all rights of Grantor in the following real property as legally described in Exhibit A, attached hereto and incorporated herein, in the County of Larimer and State of Colorado, with all appurtenances, reserving to the utility providers easements for any existing utilities located within such property.

Signed this 22nd day of August, 2023.

TOWN OF TIMNATH, COLORADO


Mark J. Soukup, Mayor

No documentary fee.

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 10 day of October, 2023 by Mark J. Soukup as Mayor of Town of Timnath. Witness my hand and official seal.

My commission expires: 8/8/24

MILISSA PETERS-GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044026568
MY COMMISSION EXPIRES AUGUST 8, 2024


Notary Public

Exhibit A

Legal Description of Property

DESCRIPTION

A parcel of land being a part of Section Thirteen (13) and Section Fourteen (14), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the West line of that tract of land recorded at Reception No. 2011003937 as bearing South 00° 01' 30" West and with all bearings contained herein relative thereto:

BEGINNING at the Southwest corner of said tract of land recorded at Reception No. 2011003937;

THENCE North 89° 06' 30" West a distance of 60.01 feet to a point on the East line of Tract Y, Serratoga Falls – Third Filing;

THENCE along said East line and along the East line of Tract X, Serratoga Falls – Third Filing, North 00° 01' 30" East a distance of 128.81 feet to the North corner of said Tract X;

THENCE departing said East line, South 75° 46' 39" East a distance of 61.89 feet to the West line of said tract of land recorded at Reception No. 2011003937;

THENCE along said West line, South 00° 01' 30" West a distance of 114.53 feet to the **POINT OF BEGINNING**.

The above described parcel of land contains 7,300 square feet or 0.168 acres more or less and may be subject to easements and right-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby certify that this property description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. {4 CCR 730-1}



Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

NORTHERN ENGINEERING

301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

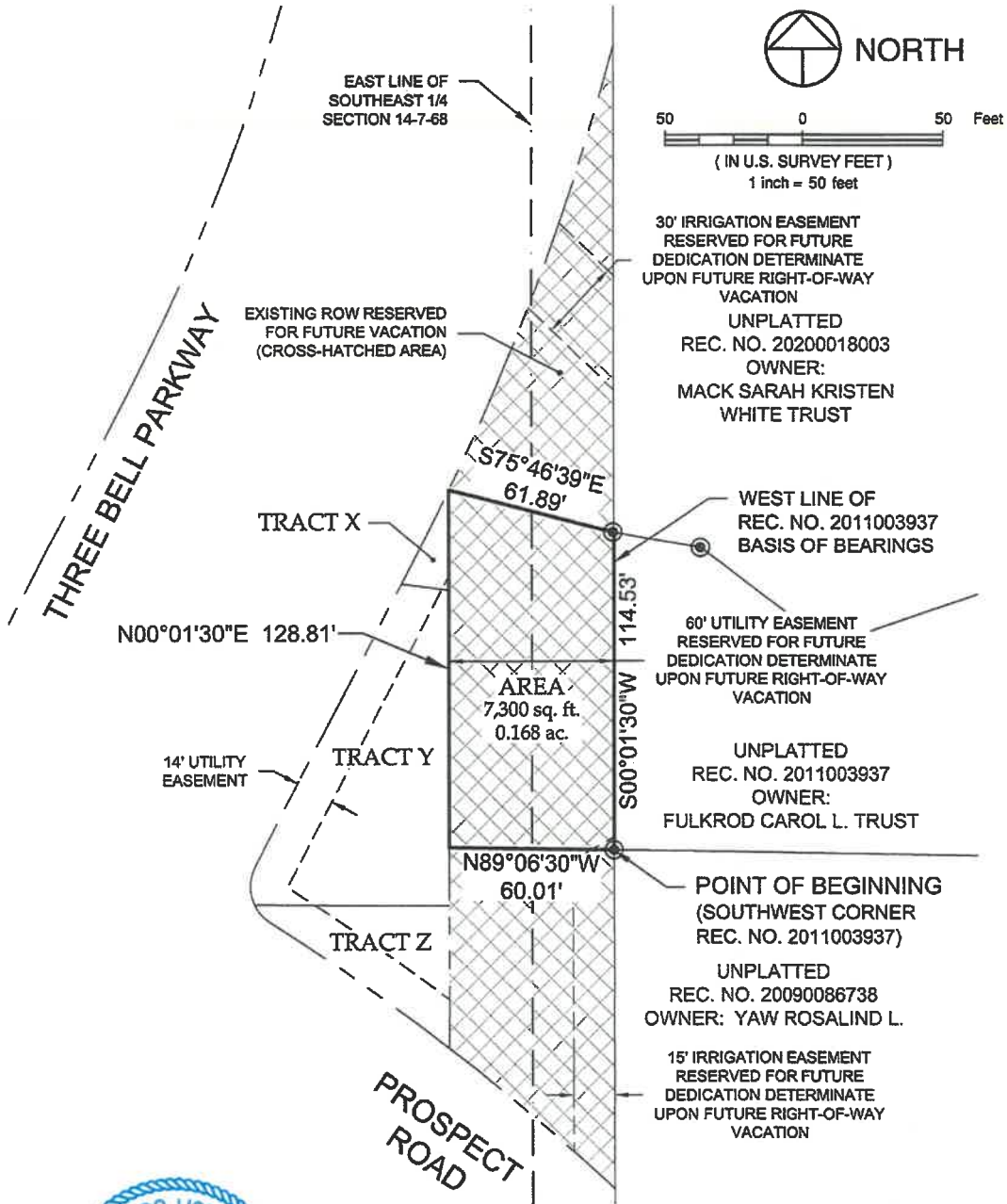
October 12, 2023

LMS

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EXHIBIT

A PARCEL OF LAND LOCATED IN SECTIONS 13 & 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



Robert C. Tessely
 Colorado Registered Land Surveyor No. 38470
 For and on behalf of Northern Engineering Services, Inc.

LEGEND	
	EXHIBIT BOUNDARY LINE
	EXISTING PLAT LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	FOUND PROPERTY CORNER

Sheet
2
 Of 2
 Sheets

NE | **NORTHERN ENGINEERING**

SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

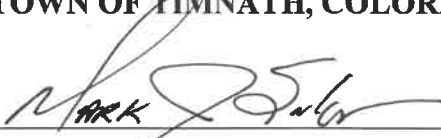
PROJECT:
 987-011
 DATE:
 10/12/23
 DRAWN BY:
 LMS
 REVIEW BY:
 BCT

QUITCLAIM DEED

The Town of Timnath, a Colorado home rule municipality ("Grantor"), of the Counties of Larimer and Weld and State of Colorado, whose address is 4750 Signal Tree Drive, Timnath Colorado, for good and valuable consideration, in hand paid, hereby sells and quitclaims to Marjorie R. Kiefer Marital Trust, all rights of Grantor in the following real property as legally described in Exhibit A, attached hereto and incorporated herein, in the County of Larimer and State of Colorado, with all appurtenances, reserving to the utility providers easements for any existing utilities located within such property.

Signed this 22nd day of August, 2023.

TOWN OF TIMNATH, COLORADO



Mark J. Soukup, Mayor

No documentary fee.

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 10 day of October, 2023 by Mark J. Soukup, as Mayor of Town of Timnath. Witness my hand and official seal.

My commission expires: 8/8/24

MILISSA PETERS-GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044026568
MY COMMISSION EXPIRES AUGUST 8, 2024



Notary Public

Exhibit A

Legal Description of Property

DESCRIPTION

A parcel of land being a part of Section Twenty-three (23), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of Section 14 as bearing South 89° 36' 15" East with the South ¼ corner of Section 14 being a 2 ½" aluminum cap on #6 rebar, stamped PLS 38470 and the Southeast corner of Section 14 being a 3 ¼" aluminum cap on #6 rebar being a 590' witness corner and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter corner of Section 14;
THENCE along the South line of the Southeast Quarter of Section 14, South 89° 36' 15" East a distance of 1396.14 feet to the **POINT OF BEGINNING**;
THENCE continuing along said South line, South 89° 36' 15" East a distance of 630.81 feet;
THENCE departing said South line, South 00° 23' 45" West a distance of 30.00 feet;
THENCE North 89° 36' 15" West a distance of 630.87 feet;
THENCE North 00° 29' 47" East a distance of 30.00 feet to the **POINT OF BEGINNING**.

The above described parcel of land contains 18,925 square feet or 0.434 acres more or less and may be subject to easements and right-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Robert C. Tessely – for and on behalf of Northern Engineering
 Colorado Registered Professional Land Surveyor #38470

NORTHERN ENGINEERING
 301 North Howes Street, Suite 100
 Fort Collins, Colorado 80521
 (970) 221-4158

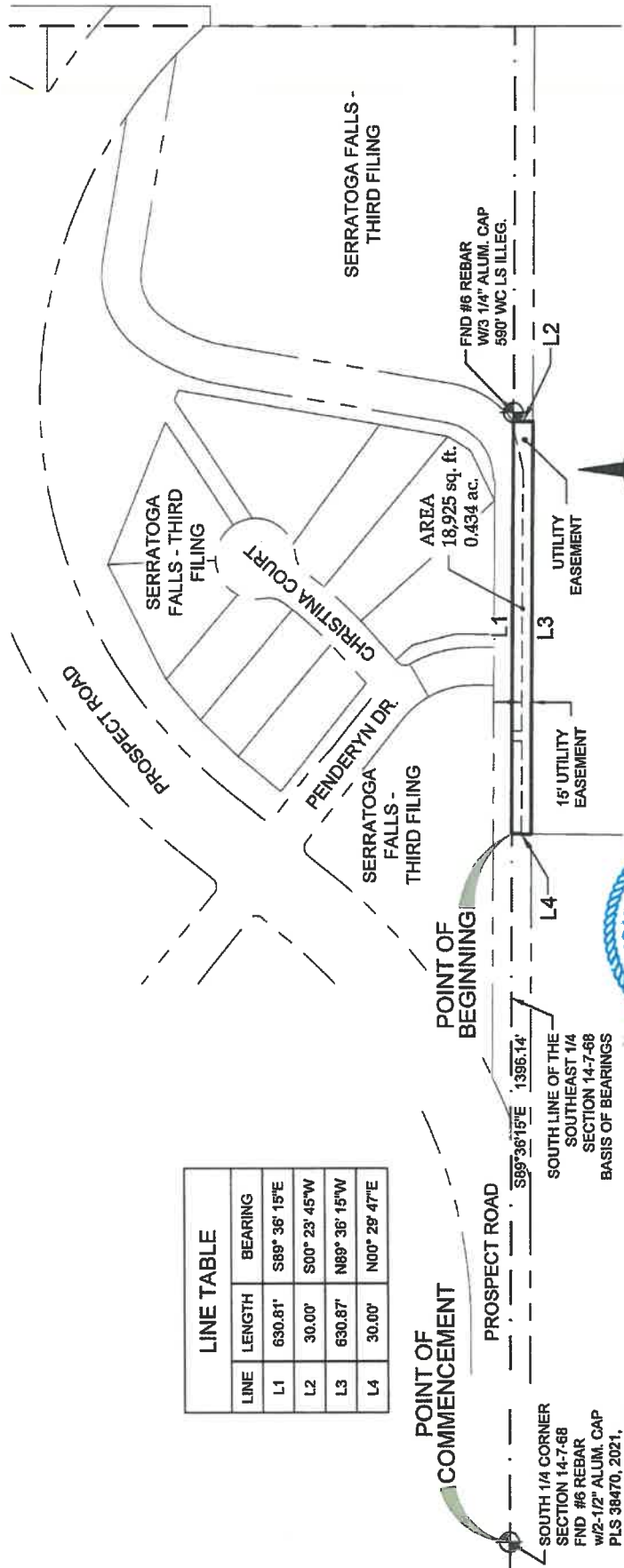
August 24, 2023

LMS

S:\Survey Jobs\987-011\Dwg\Exhibits\987-011 ROW Vacation Description 3.docx

EXHIBIT

A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE	
LINE	BEARING
L1	S89° 36' 15"E
L2	S00° 23' 45"W
L3	N89° 36' 15"W
L4	N00° 28' 47"E

POINT OF COMMENCEMENT
 SOUTH 1/4 CORNER SECTION 14-7-68
 FND #6 REBAR W/2-1/2" ALUM. CAP
 PLS 38470, 2021, IN MONUMENT BOX

PROSPECT ROAD
 S89° 36' 15"E 1396.74'

POINT OF BEGINNING
 SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 14-7-68
 BASIS OF BEARINGS



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.


NE NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY 970.221.4138
 NORTH@NORTHERNENGINEERING.COM

QUITCLAIM DEED

The Town of Timnath, a Colorado home rule municipality ("Grantor"), of the Counties of Larimer and Weld and State of Colorado, whose address is 4750 Signal Tree Drive, Timnath Colorado, for good and valuable consideration, in hand paid, hereby sells and quitclaims to Blair A. Kiefer Family Trust, all rights of Grantor in the following real property as legally described in Exhibit A, attached hereto and incorporated herein, in the County of Larimer and State of Colorado, with all appurtenances, reserving to the utility providers easements for any existing utilities located within such property.

Signed this 22nd day of August, 2023.

TOWN OF TIMNATH, COLORADO



Mark J. Soukup, Mayor

No documentary fee.

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 10 day of October, 2023 by Mark J. Soukup as Mayor of Town of Timnath. Witness my hand and official seal.

My commission expires: 8/8/24

MILISSA PETERS-GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044026568
MY COMMISSION EXPIRES AUGUST 8, 2024



Notary Public

Exhibit A

Legal Description of Property

DESCRIPTION

A parcel of land being a part of Section Twenty-three (23), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of Section 14 as bearing South 89° 36' 15" East with the South ¼ corner of Section 14 being a 2 ½" aluminum cap on #6 rebar, stamped PLS 38470 and the Southeast corner of Section 14 being a 3 ¼" aluminum cap on #6 rebar being a 590' witness corner and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter corner of Section 14;

THENCE along the South line of the Southeast Quarter of Section 14, South 89° 36' 15" East a distance of 958.34 feet to the **POINT OF BEGINNING**;

THENCE continuing along said South line, South 89° 36' 15" East a distance of 437.80 feet;

THENCE departing said South line, South 00° 29' 47" West a distance of 30.00 feet;

THENCE North 89° 36' 15" West a distance of 529.59 feet;

THENCE along the arc of a curve concave to the Northwest a distance of 96.66 feet, said curve has a Radius of 885.00 feet, a Delta of 06° 15' 29" and is subtended by a Chord bearing North 72° 18' 20" East a distance of 96.61 feet to the **POINT OF BEGINNING**.

The above described parcel of land contains 14,426 square feet or 0.331 acres more or less and may be subject to easements and right-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

NORTHERN ENGINEERING
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

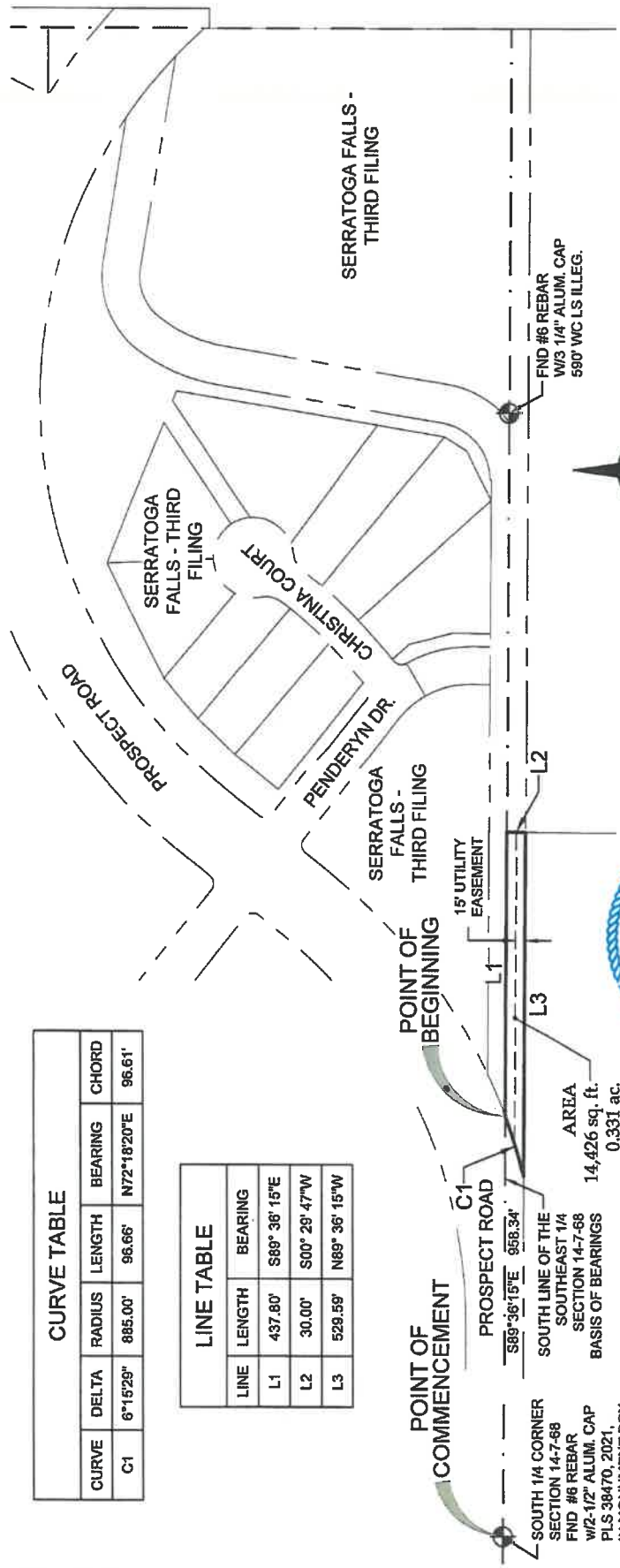
August 24, 2023

LMS

S:\Survey Jobs\987-011\Dwg\Exhibits\987-011 ROW Vacation Description 2.docx

EXHIBIT

A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°15'29"	885.00'	96.66'	N72°19'20"E	96.61'

LINE	LENGTH	BEARING
L1	437.80'	S89° 36' 15"E
L2	30.00'	S00° 29' 47"W
L3	529.59'	N89° 36' 15"W

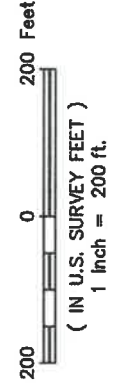
SOUTH 1/4 CORNER SECTION 14-7-88 FND #6 REBAR W/2-1/2" ALUMI. CAP PLS 38470, 2021, IN MONUMENT BOX

PROSPECT ROAD S89°36'15"E 958.34'

SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 14-7-88 BASIS OF BEARINGS 14,426 sq. ft. 0.331 ac.



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.



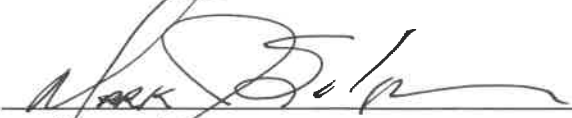
NE | **NORTHERN ENGINEERING**
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY 970.251.4158
 NORTHERNENGINEERING.COM

QUITCLAIM DEED

The Town of Timnath, a Colorado home rule municipality ("Grantor"), of the Counties of Larimer and Weld and State of Colorado, whose address is 4750 Signal Tree Drive, Timnath Colorado, for good and valuable consideration, in hand paid, hereby sells and quitclaims to Scott Olds and Rosalind L. Yaw, as Joint Tenants with Right of Survivorship, all rights of Grantor in the following real property as legally described in Exhibit A, attached hereto and incorporated herein, in the County of Larimer and State of Colorado, with all appurtenances, reserving to the utility providers easements for any existing utilities located within such property.

Signed this 22nd day of August, 2023.

TOWN OF TIMNATH, COLORADO


Mark J. Soukup, Mayor

No documentary fee.

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 10 day of October, 2023 by Mark J. Soukup, as Mayor of Town of Timnath. Witness my hand and official seal.

My commission expires: 8/8/24

MILISSA PETERS-GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044026568
MY COMMISSION EXPIRES AUGUST 8, 2024


Notary Public

Exhibit A

Legal Description of Property

DESCRIPTION

A parcel of land being a part of Section Thirteen (13) and Section Fourteen (14), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the West line of that tract of land recorded at Reception No. 20090086738 as bearing South 00° 01' 30" West and with all bearings contained herein relative thereto:

BEGINNING at the Northwest corner of said tract of land recorded at Reception No. 20090086738;

THENCE along the West line of that tract of land recorded at Reception No. 20090086738 South 00° 01' 30" West a distance of 122.22 feet to the Northeast right-of-way line of Prospect Road;

THENCE along said Northeast line and the arc of a non-tangent curve concave to the Southwest a distance of 78.52 feet, said curve has a Radius of 885.00 feet, a Delta of 05° 05' 00" and is subtended by a Chord bearing North 49° 49' 40" West a distance of 78.49 feet to the South corner of Tract Z, Serratoga Falls – Third Filing;

THENCE along the East line of said Tract Z and along the East line of Tract Y, Serratoga Falls – Third Filing, North 00° 01' 30" East a distance of 72.51 feet;

THENCE departing said East line, South 89° 06' 30" East a distance of 60.01 feet to the **POINT OF BEGINNING**.

The above described parcel of land contains 5,796 square feet or 0.133 acres more or less and may be subject to easements and right-of-way now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby certify that this property description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. {4 CCR 730-1}



Robert C. Tessely – for and on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #38470

NORTHERN ENGINEERING

301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

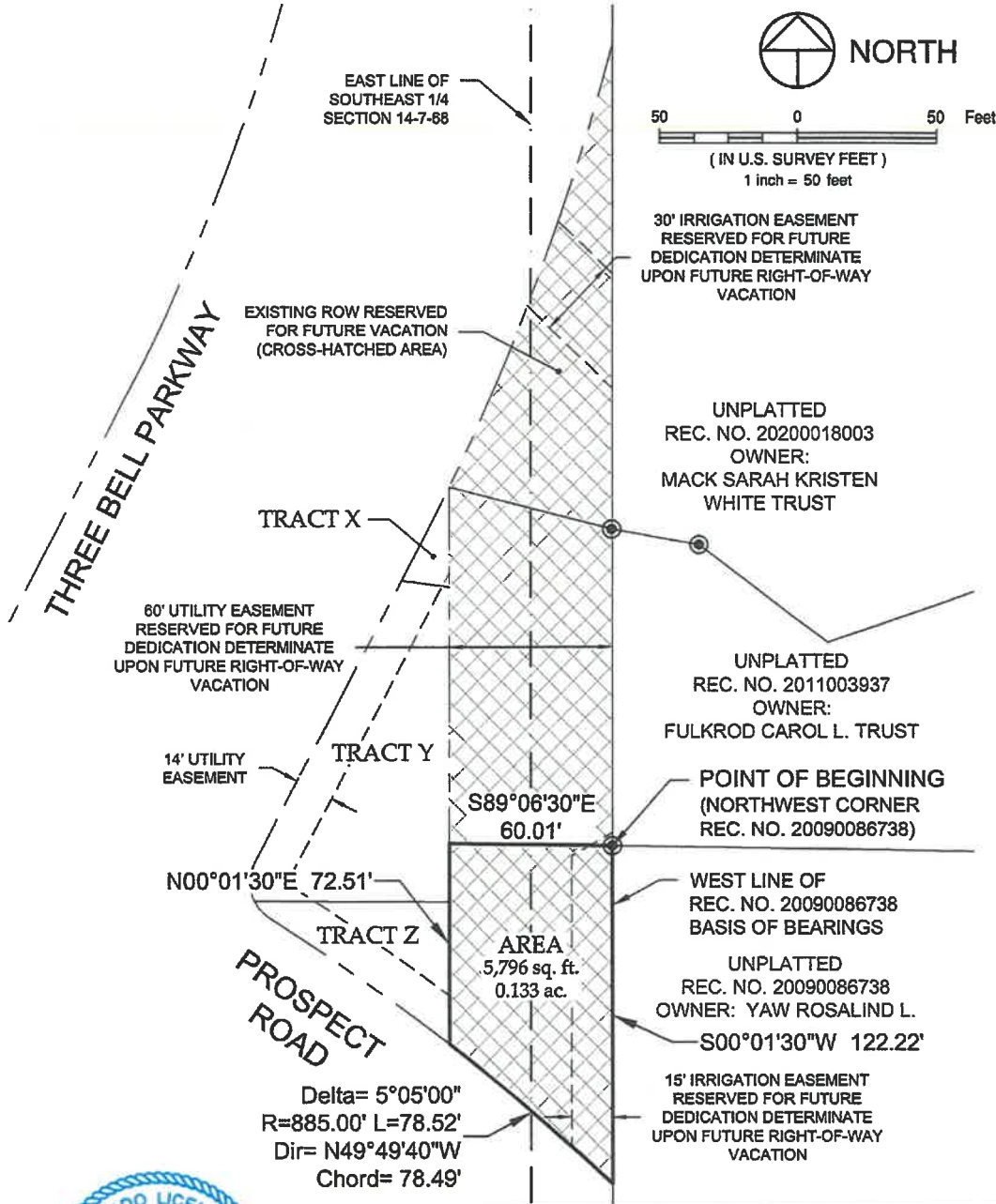
October 12, 2023

LMS

S:\Survey Jobs\987-011\Dwg\Exhibits\2023 EXHIBITS\987-011 DESCRIPTION 3 YAW.docx

EXHIBIT

A PARCEL OF LAND LOCATED IN SECTIONS 13 & 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



50 0 50 Feet
 (IN U.S. SURVEY FEET)
 1 inch = 50 feet

30' IRRIGATION EASEMENT
 RESERVED FOR FUTURE
 DEDICATION DETERMINE
 UPON FUTURE RIGHT-OF-WAY
 VACATION

UNPLATTED
 REC. NO. 20200018003
 OWNER:
 MACK SARAH KRISTEN
 WHITE TRUST

UNPLATTED
 REC. NO. 2011003937
 OWNER:
 FULKROD CAROL L. TRUST

POINT OF BEGINNING
 (NORTHWEST CORNER
 REC. NO. 20090086738)

WEST LINE OF
 REC. NO. 20090086738
 BASIS OF BEARINGS

UNPLATTED
 REC. NO. 20090086738
 OWNER: YAW ROSALIND L.

S00°01'30"W 122.22'

15' IRRIGATION EASEMENT
 RESERVED FOR FUTURE
 DEDICATION DETERMINE
 UPON FUTURE RIGHT-OF-WAY
 VACATION

Delta= 5°05'00"
 R=885.00' L=78.52'
 Dir= N49°49'40"W
 Chord= 78.49'



Robert C. Tessely
 Colorado Registered Land Surveyor No. 38470
 For and on behalf of Northern Engineering Services, Inc.

LEGEND	
	EXHIBIT BOUNDARY LINE
	EXISTING PLAT LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	FOUND PROPERTY CORNER

Sheet
2
 Of 2
 Sheets

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 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

PROJECT:
 987-011
 DATE:
 10/12/23
 DRAWN BY:
 LMS
 REVIEW BY:
 BCT