

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 75, SERIES 2023**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE LADERA SUBDIVISION FILING 2 PRELIMINARY PLAT,
GENERALLY LOCATED SOUTH OF SWETSVILLE ZOO ROAD AND EAST AND
WEST OF AND ADJACENT TO WEITZEL STREET.**

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, Connell, LLC (the “Developer”) has submitted a Preliminary Plat for the Ladera 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 7, 2023, 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 12, 2023 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

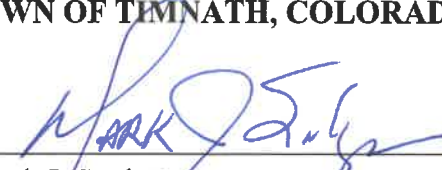
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

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 12, 2023.

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

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 20.08 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 530.85 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.

EXHIBIT B

Preliminary Plat

[attached]

DISCLAIMER
 THIS INSTRUMENT OF PUBLIC RECORDATION HAS BEEN FILED WITH THE COUNTY CLERK OF GARFIELD COUNTY, COLORADO, WHO HAS REVIEWED THE INSTRUMENT FOR TECHNICAL PURPOSES ONLY AND HAS NOT VERIFIED THE CONTENTS THEREOF.



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.,
 STATE OF COLORADO

#	Block	Area (SQ. FT.)	% OF TOTAL
1	Block 1	7,394	11.86%
2	Block 2	11,864	18.26%
3	Block 3	18,697	28.52%
4	Block 4	18,697	28.52%
5	Block 5	18,697	28.52%
6	Block 6	18,697	28.52%
7	Block 7	18,697	28.52%
8	Block 8	18,697	28.52%
9	Block 9	18,697	28.52%
10	Block 10	18,697	28.52%
11	Block 11	18,697	28.52%
12	Block 12	18,697	28.52%
13	Block 13	18,697	28.52%
14	Block 14	18,697	28.52%
15	Block 15	18,697	28.52%
16	Block 16	18,697	28.52%
17	Block 17	18,697	28.52%
18	Block 18	18,697	28.52%
19	Block 19	18,697	28.52%
20	Block 20	18,697	28.52%
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22	Block 22	18,697	28.52%
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31	Block 31	18,697	28.52%
32	Block 32	18,697	28.52%
33	Block 33	18,697	28.52%
34	Block 34	18,697	28.52%
35	Block 35	18,697	28.52%
36	Block 36	18,697	28.52%
37	Block 37	18,697	28.52%
38	Block 38	18,697	28.52%
39	Block 39	18,697	28.52%
40	Block 40	18,697	28.52%

Project No: 19-001
 Date: 11/15/2019
 Drawn By: [Name]
 Checked By: [Name]
 Scale: AS SHOWN

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 TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES

- ALL REFERENCES HEREIN TO BOOKS, PLATS, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- ALL AREA MEASUREMENTS SHOWN ARE GRADE ESTIMATES AND ARE SUBJECT TO FIELD VERIFICATION.
- EXISTING UTILITIES AND CONDITIONS ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.
- COURTESY OF THE COLORADO STATE SURVEY, THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE UNRECORDED EASEMENTS AND RIGHTS OF WAY WHICH MAY AFFECT THIS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.
- RECORDS MAINTAINED IN COLORADO ARE SUBJECT TO THE PUBLIC ACCESS ACT, WHICH PROVIDES THAT ANY PERSON MAY REVIEW ANY PUBLIC RECORD AT ANY TIME AND PLACE.
- THIS PLAN DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. FOR ALL INFORMATION REGARDING THE SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.
- FOR THE REAL ESTATE MARKET, THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.

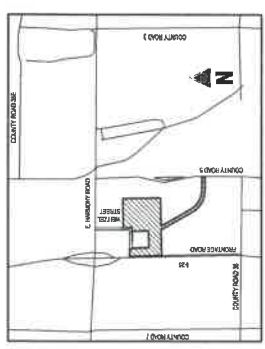
BENCHMARK INFORMATION
 A BENCHMARK IS LOCATED ON THE NORTH SIDE OF HIGHWAY 100, EAST OF THE CITY OF FORT COLLINS. THE BENCHMARK IS IDENTIFIED AS BM 100+00. THE ELEVATION OF THE BENCHMARK IS 5220.75 FEET.

VACATING STATEMENT
 THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.

SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE COLORADO SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

PLEASE NOTE:
 THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.

TRACT	AREA (SQ. FT.)	AREA (ACRES)	OWNER	REMARKS	% OF TOTAL
TRACT A	7,394	0.168	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	11.86%
TRACT B	11,864	0.271	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	18.26%
TRACT C	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT D	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT E	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT F	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT G	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT H	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT I	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT J	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT K	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT L	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT M	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT N	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT O	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT P	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT Q	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT R	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT S	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT T	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT U	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT V	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT W	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT X	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT Y	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TRACT Z	18,697	0.427	CORNELL LLC	TO BE ASSIGNED TO LADERA BUSINESS IMPROVEMENT DISTRICT	28.52%
TOTAL AREA	2,412,256	55.14			100.00%



DECLARATION OF PUBLIC PROPERTY
 THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS FILING HAVE CAUSED THE REAL PROPERTY TO BE SURVEYED, MAPS AND PLATS TO BE PREPARED AND FILED IN THE PUBLIC RECORDS OF LARIMER COUNTY, COLORADO. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.

CERTIFICATE OF OWNERSHIP
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE COLORADO SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

NOTARY PUBLIC
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE COLORADO SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

PROPERTY DESCRIPTION
 THIS INSTRUMENT OF PUBLIC RECORDATION IS A PART OF THE 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 TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO.

TRACTS
 TRACT A: 7,394 SQ. FT. (0.168 ACRES)
 TRACT B: 11,864 SQ. FT. (0.271 ACRES)
 TRACT C: 18,697 SQ. FT. (0.427 ACRES)
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 TRACT R: 18,697 SQ. FT. (0.427 ACRES)
 TRACT S: 18,697 SQ. FT. (0.427 ACRES)
 TRACT T: 18,697 SQ. FT. (0.427 ACRES)
 TRACT U: 18,697 SQ. FT. (0.427 ACRES)
 TRACT V: 18,697 SQ. FT. (0.427 ACRES)
 TRACT W: 18,697 SQ. FT. (0.427 ACRES)
 TRACT X: 18,697 SQ. FT. (0.427 ACRES)
 TRACT Y: 18,697 SQ. FT. (0.427 ACRES)
 TRACT Z: 18,697 SQ. FT. (0.427 ACRES)

REMARKS
 THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.

COMMENTS
 THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT CONDUCTED ANY PENETRATION TESTING OR OTHER TESTING TO VERIFY THE LOCATION OR DEPTH OF UTILITIES.

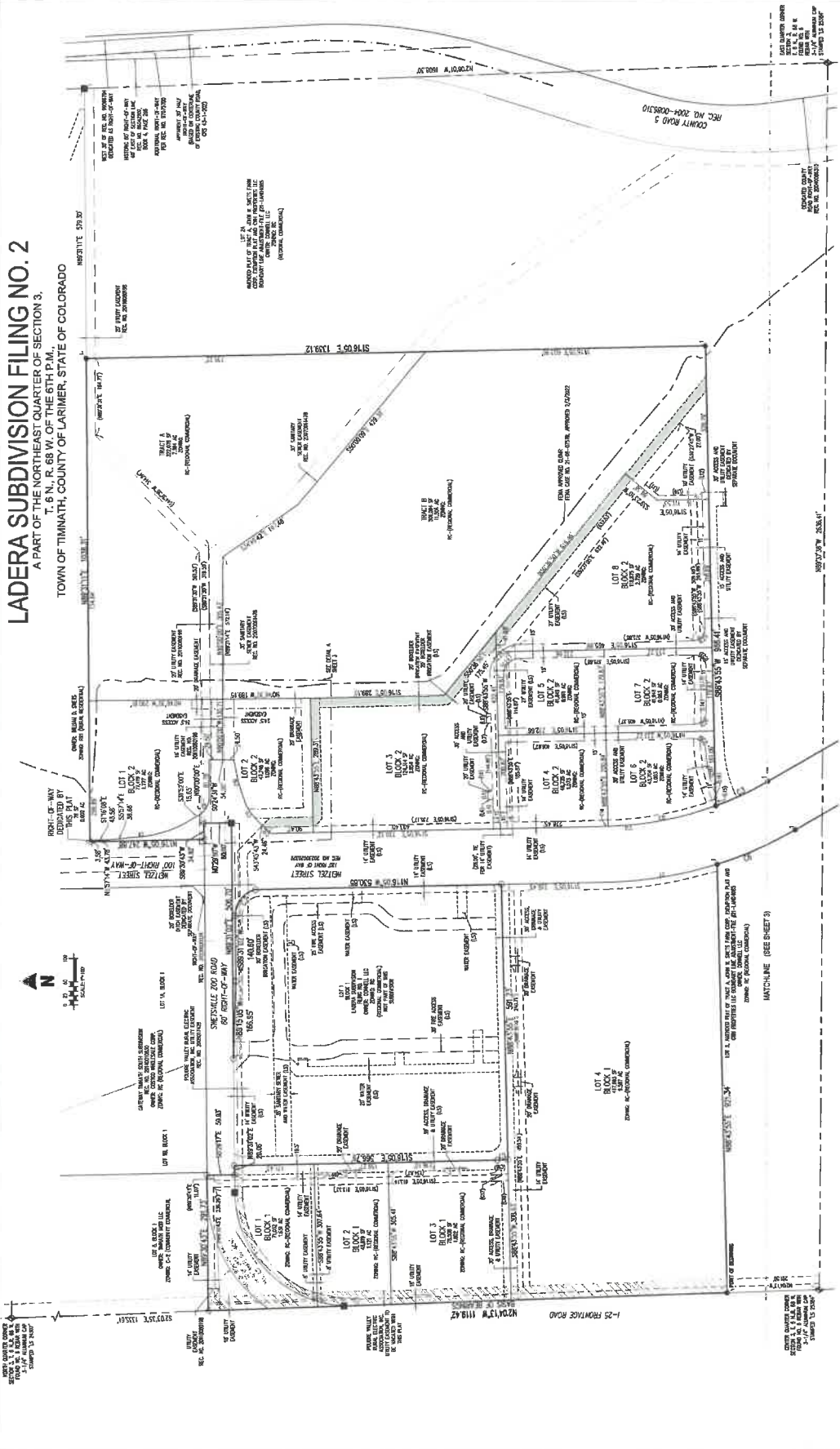
THESE PLANS AND SPECIFICATIONS SHALL BE KEPT ON FILE AT THE OFFICE OF THE ENGINEER AND MADE AVAILABLE TO THE PUBLIC UPON REQUEST. THE ENGINEER'S OFFICE IS LOCATED AT 1252 NORTH LINCOLN AVENUE, SUITE 210, AURORA, COLORADO 80010. THE ENGINEER'S PHONE NUMBER IS 303.681.3000. THE ENGINEER'S FAX NUMBER IS 303.681.3001.



LADERA SUBDIVISION FILING NO. 2
 A PART OF THE NORTHEAST QUARTER OF SECTION 3,
 TOWN OF TIMMATH, COUNTY OF LARIMER,
 STATE OF COLORADO

#	Date	Description
1	10/15/2024	APPROVED THIS PLAN AND SPECIFICATIONS
2	11/15/2024	REVISIONS
3	12/15/2024	REVISIONS
4	01/15/2025	REVISIONS
5	02/15/2025	REVISIONS
6	03/15/2025	REVISIONS
7	04/15/2025	REVISIONS
8	05/15/2025	REVISIONS
9	06/15/2025	REVISIONS
10	07/15/2025	REVISIONS
11	08/15/2025	REVISIONS
12	09/15/2025	REVISIONS
13	10/15/2025	REVISIONS
14	11/15/2025	REVISIONS
15	12/15/2025	REVISIONS

Project No.	10/15/2024
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PANEL LINE SPACING TABLE			
LINE NO.	AREA	SPACING	UNIT
01	100' X 100'	30.00	FEET
02	100' X 100'	30.00	FEET
03	100' X 100'	30.00	FEET
04	100' X 100'	30.00	FEET
05	100' X 100'	30.00	FEET
06	100' X 100'	30.00	FEET
07	100' X 100'	30.00	FEET
08	100' X 100'	30.00	FEET
09	100' X 100'	30.00	FEET
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48	100' X 100'	30.00	FEET
49	100' X 100'	30.00	FEET
50	100' X 100'	30.00	FEET

LEGEND

- 15 LADERA SUBDIVISION REVISION NO. 15
- 16 LADERA SUBDIVISION REVISION NO. 16
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