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TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 4, SERIES 2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE TIMNATH RACH SUBDIVISION 9TH FILING FINAL PLAT, GENERALLY LOCATED WEST OF AND ADJACENT TO SCHOOL HOUSE DRIVE, AND SOUTH OF AND ADJACENT TO HARMONY ROAD.

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, TROC, LLC (the "Developer") has submitted a Final Plat for the Timnath Ranch 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 December 19, 2024, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by a 5-0 vote.

WHEREAS, a properly noticed public hearing with the Town Council was held on January 9, 2024 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 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 JANUARY 9, 2024

TOWN OF TIMNATH, COLORADO

DocuSigned by:
Mark Soukup
3BDD946B0F9C4E8...
Mark J. Soukup, Mayor

ATTEST:
DocuSigned by:
Milssa Peters-Garcia
07A6AF3B02114D7...
Milissa Peters-Garcia, CMC
Town Clerk

EXHIBIT A

Legal Description of Property Proposed for Final Plat

A tract of land located in Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado and being more particularly described as follows:

Tracts A and P, Timnath Ranch Subdivision Third Filing, Reception No. 20070023850, Larimer County Clerk and Recorder.

The above described tract of land contains 4,746,802 square feet or 108.972 acres more or less and may be subject to easements and right-of-way now on record or existing.

EXHIBIT B

Final Plat

[attached]

FINAL PLAT OF
TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A tract of land located in Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado and being more particularly described as follows:

Tracts A and P, Timnath Ranch Subdivision Third Filing, Reception No. 20070023850, Larimer County Clerk and Recorder;

The above described tract of land contains 4,746,802 square feet or 108.972 acres more or less and may be subject to easements and right-of-way now on record or existing.

DEDICATION OF PUBLIC PROPERTY

Know all men by these presents that _____, being the owner of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name of **FINAL PLAT OF TIMNATH RANCH SUBDIVISION - NINTH FILING**, 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, and the Town of Timnath hereby accepts such conveyance and dedication of, all of the easements and public rights-of-way as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Timnath Municipal Code.

CERTIFICATE OF OWNERSHIP

I certify that _____, is the owner of the property and hereby consents to this plat and to the conveyance and dedication all of the streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER:

By: _____

NOTARIAL CERTIFICATE:

STATE OF COLORADO)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as

_____ of _____

Witness my hand and official seal.

My commission expires: _____

_____

Notary Public

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

_____ _____

CenturyLink Xcel Energy

TOWN COUNCIL CERTIFICATE

Approved this _____ day of _____, 2023, by the Town Council, Timnath, Colorado. This approval is conditional upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutter, street lights, street signs, and sidewalks shall be financed by others and not the Town.

_____ _____

Mayor, Mark J. Soukup Timnath Town Clerk

POUDRE FIRE AUTHORITY APPROVAL

_____

Fire Marshal

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____.
By the Town Planning Commission, Timnath, Colorado.

_____

Chairperson, Phil Goldstein

SOUTH FORT COLLINS SANITATION DISTRICT
EASEMENT ACCEPTANCE

REVIEWED BY: _____
GENERAL MANAGER

DATE: _____

FORT COLLINS - LOVELAND WATER DISTRICT
EASEMENT ACCEPTANCE

REVIEWED BY: _____
GENERAL MANAGER

DATE: _____

FORT COLLINS- LOVELAND WATER DISTRCT AND SOUTH FORT COLLINS SANITATION DISTRICT STATEMENT:

The undersigned, its successors and assigns, ("Undersigned") does hereby dedicate and convey to the Fort Collins - Loveland Water District and/or South Fort Collins Sanitation District ("District"), its successors and assigns, forever, easements as laid out and designated as such, on this plat, for the installation, construction, maintenance, inspection, operation, replacement or removal of one (1) or more domestic water lines for the transmission and distribution of domestic water, and/or one (1) or more sanitary sewer lines for the collection and service of sanitary sewer and wastewater, and all underground and surface appurtenances thereto, including metering stations and other fixtures, in, over, across and upon said Easement. The Undersigned further grants, conveys and covenants to the District A) the right and privilege to grade the Easements for the full width thereof in such manner as the District may reasonably determine to be necessary or advisable; B) all other rights necessary and incident to the full and complete use and enjoyment of the right of way and easement for the purposes herein granted; C) the ground elevation of the easement shall not be diminished or substantially added to; D) the Undersigned shall be responsible for maintenance such as, but not limited to, mowing.

The Undersigned shall not erect or place any permanent building, structure, improvement, fence, sidewalk, tree or other landscaping on the Easements except as approved in these drawings. In the event of the placement of such obstacles, the District shall have the right to require the undersigned to remove such obstacles from the Easements and, in the event the undersigned fails to do so upon request, the District may remove such obstacles without any liability for repair or replacement thereof. The Undersigned shall have the right, without the consent of the District, to plant grasses and other ground cover and small shrubs upon the Easement areas that are usual and customary for the full use and enjoyment of the property. However, the District shall not be responsible for repair or replacement of any "exotic" plantings, ornamental trees, trees or similar landscaping other than usual and customary ground covering and shrubs.

BASIS OF BEARINGS

The North line of the Northwest Quarter of Section 1, T6N, R68W, as bearing South 89° 33' 31" East as monumented on drawing (assumed bearing) with the Northwest corner of Section 1 being a 3 $\frac{1}{2}$" aluminum cap on #6 rebar, stamped LS 25619 and the North Quarter corner of Section 1 being a 3 $\frac{1}{2}$" aluminum cap on #6 rebar, stamped LS 38209.

FLOODPLAIN STATEMENT

According to FEMA FIRM Panel 08069C1014F for Larimer County, effective date of 12-19-2006, this tract lies within an area of Minimal Flood Hazard (Zone X).

RESTRICTION ON CONVEYANCE AND BUILDING PERMITS

There shall be no conveyance, sale, or transfer of title of any lot(s), or tract(s) of land created or revised by this Plat to any end user, meaning any third-party owner, or tenant of any owner, occupying or intending to occupy the lot(s) or tract(s) for the intended end use of the lot(s) or tract(s) according to the Plat and zoning, nor will the Town issue building permits for any lots until all public improvements within the respective phase of FINAL PLAT OF TIMNATH RANCH SUBDIVISION - NINTH FILING, including but not limited to all streets, curb, gutter, sidewalks, pans, drainage facilities, water and sewer improvements, landscaping and street fixtures are fully completed and accepted by the Town of Timnath as provided in the Timnath Municipal Code.

LAND SURVEYOR NOTES:

1. The lineal unit of measurement for this plat is U.S. Survey Feet.

2. For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment No. FCIP25185087, dated 2/11/2021, prepared by Old Republic National Title Insurance Company.

3. The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).

4. Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.

5. For easements created by separate document and shown hereon refer to record document for specific terms.

6. A copy of the title commitment and the documents contained therein were provided to the owner, developer, planner and client listed hereon for their use and review.

7. Not all documents listed in the title commitments are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

8. Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

9. Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.

10. Adjacent property owner information per the Larimer County Land Information Locator.

11. An encroachment is a determination of law, not a matter of survey, and thus cannot be identified as such by a surveyor. The survey drawing details the deed lines, the lines of possession and displays observed objects or improvements on or near these lines.

12. Ownership of fences, if any, was not determined under the scope of this survey.

13. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. All Underground Utilities should be verified prior to any design and or construction.

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, PLS # 38470, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of **TIMNATH RANCH SUBDIVISION - NINTH FILING** was performed by me or under my direct supervision, and that this 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, information and belief.

DRAFT

11-6-23

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

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING, SALES OR IMPLEMENTATION

NORTH VICINITY MAP 1"=2000'

PROPERTY OWNER
TROC, LLC
Jon Turner
8355 Fairgrounds Ave., Suite 300
Windsor, CO 80550
(970) 204-9393

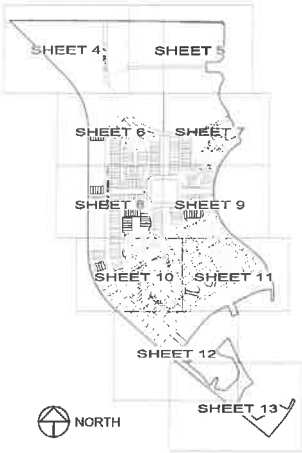
SITE ENGINEER
Northern Engineering Services, Inc.
Stephanie Thomas, PE
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

DEVELOPER/APPLICANT
Landmark Homes
Jason Sherrill
6341 Fairgrounds Ave., Suite 100
Windsor, CO 80550
(970) 460-0587

SURVEYOR
Northern Engineering Services, Inc.
Robert C. Tessely, PLS
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

PLANNER/ LANDSCAPE ARCHITECT
Kristin Turner
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

SHEET INDEX



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
BUILT ENVIRONMENT | NATURAL ENVIRONMENT | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

PROJECT: 192-300
DATE: 11/6/23
CLIENT: Alliance Commercial Group
SCALE: As shown
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet 1 Of 15 Sheets

FINAL PLAT OF
TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	85°06'31"	60.00'	128.58'	S45°28'13"W	113.08'
C2	122°16'21"	65.00'	138.62'	S28°28'21"E	113.88'
C3	74°17'47"	265.00'	343.65'	S04°32'02"E	347.59'
C4	16°23'22"	125.00'	35.76'	S33°29'13"E	35.64'
C5	53°52'14"	560.00'	545.33'	S30°24'24"W	525.46'
C6	48°31'51"	560.00'	491.27'	S27°16'20"E	476.72'
C7	20°38'50"	600.00'	180.18'	S41°12'56"E	179.21'
C8	20°38'50"	500.00'	150.18'	S09°20'09"E	149.31'
C9	3°45'43"	379.00'	15.98'	N89°12'21"W	15.98'
C10	19°39'13"	62.00'	29.55'	S62°27'12"E	29.45'
C11	18°33'49"	62.00'	20.09'	S50°20'53"E	20.00'
C12	17°07'42"	883.00'	13.39'	S56°32'56"E	17.39'
C13	14°27'41"	954.00'	240.79'	S32°22'00"W	240.15'
C14	50°22'04"	755.37'	664.02'	N25°11'00"W	642.89'
C15	43°56'45"	723.69'	554.08'	N21°58'52"W	540.61'
C16	79°09'26"	685.50'	948.44'	S39°34'43"E	874.79'
C17	100°54'59"	734.00'	1296.08'	N50°37'23"W	1117.47'
C18	43°51'95"	278.99'	175.32'	N21°58'57"E	171.07'
C19	30°40'00"	170.99'	91.97'	S15°24'24"W	90.87'
C20	50°23'02"	610.00'	544.33'	N25°11'32"W	526.96'
C21	50°23'02"	541.00'	493.33'	S25°11'32"E	477.58'
C22	32°59'23"	913.50'	205.11'	N78°30'13"E	204.73'
C23	32°59'23"	494.50'	195.28'	S78°30'02"W	193.97'
C24	9°17'11"	608.50'	116.33'	N34°38'46"W	111.24'
C25	67°33'24"	698.50'	809.44'	N43°22'49"W	763.36'
C26	36°23'53"	685.50'	424.14'	S43°08'30"W	417.43'
C27	41°12'07"	734.00'	527.32'	S30°51'04"E	515.70'
C28	25°29'49"	228.99'	101.90'	S31°50'01"W	101.07'
C29	2°18'32"	958.50'	27.68'	N19°28'47"W	27.68'
C30	90°00'00"	65.50'	104.46'	S45°00'00"W	94.05'
C31	90°00'00"	65.50'	104.46'	N45°00'00"W	94.05'
C32	90°00'00"	65.50'	104.46'	N45°00'00"E	94.05'
C33	90°00'00"	65.50'	104.46'	S45°00'00"E	94.05'
C34	90°00'00"	34.00'	40.84'	N45°00'00"W	36.77'
C35	90°00'00"	34.00'	40.84'	N45°00'00"E	36.77'
C36	90°00'00"	34.00'	40.84'	S45°00'00"E	36.77'
C37	90°00'00"	34.00'	40.84'	S45°00'00"W	36.77'
C38	18°22'00"	228.50'	73.42'	S05°11'00"W	73.10'
C39	75°28'24"	24.50'	32.58'	S52°15'48"E	30.09'
C40	30°28'31"	199.42'	105.24'	S11°39'40"W	103.91'
C41	29°38'54"	90.42'	46.79'	N42°28'42"E	46.27'
C42	16°38'19"	90.42'	26.81'	N19°01'38"E	26.71'
C43	101°32'01"	90.42'	160.22'	N55°16'05"E	140.50'
C44	7°53'06"	65.42'	9.00'	N33°58'53"W	8.99'
C45	90°00'00"	2.99'	3.93'	S08°23'00"E	3.54'
C46	0°23'11"	819.42'	5.53'	S45°04'10"W	5.53'
C47	36°50'33"	48.50'	30.63'	S31°15'02"E	30.13'
C48	37°34'55"	569.00'	21.08'	S16°04'29"W	21.08'
C49	3°54'37"	569.00'	38.85'	S21°39'43"W	21.02'
C50	2°54'37"	569.00'	21.03'	S21°39'43"W	21.02'
C51	2°54'37"	569.00'	21.03'	S21°39'43"W	21.02'
C52	2°54'37"	569.00'	21.03'	S21°39'43"W	21.02'
C53	3°20'09"	580.00'	33.76'	S05°08'22"W	33.75'
C54	68°33'25"	2.11'	3.26'	S76°12'49"E	2.94'
C55	90°00'00"	2.00'	3.27'	S13°40'11"W	2.94'
C56	66°33'26"	24.00'	28.00'	S75°26'31"E	34.31'
C57	94°21'15"	24.50'	40.46'	N12°56'08"E	36.06'
C58	16°08'34"	475.50'	133.99'	N42°18'44"W	133.56'
C59	20°23'44"	25.94'	11.54'	S46°44'34"E	11.48'
C60	15°50'20"	504.42'	146.02'	S41°57'53"E	147.71'
C61	34°31'15"	24.42'	14.99'	S32°54'46"E	14.76'
C62	7°56'16"	724.50'	100.35'	S50°10'35"E	100.27'
C63	26°09'20"	25.01'	18.35'	S37°13'22"E	18.11'
C64	85°38'20"	69.42'	103.81'	S01°28'11"E	94.53'
C65	26°39'06"	69.42'	41.51'	S20°16'05"E	41.22'
C66	16°59'39"	69.42'	25.22'	S74°11'40"E	25.14'
C67	90°00'00"	69.42'	149.48'	S45°00'00"E	134.45'
C68	33°50'06"	25.04'	14.79'	N15°49'06"W	14.57'
C69	48°18'16"	504.50'	453.27'	S29°11'35"E	439.86'
C70	34°53'38"	51.42'	68.94'	N11°59'24"E	63.31'
C71	34°51'13"	25.04'	15.23'	N07°52'43"W	15.00'
C72	2°29'29"	561.00'	20.94'	N42°10'41"W	20.94'
C73	26°25'38"	24.33'	12.57'	N14°22'51"E	12.47'
C74	47°21'44"	724.50'	80.45'	N62°15'52"E	80.41'
C75	3°28'25"	561.00'	34.01'	N65°12'11"W	34.01'
C76	45°28'00"	558.50'	545.44'	N22°12'13"W	532.21'
C77	30°24'51"	613.42'	325.58'	S29°22'42"W	321.79'
C78	44°59'13"	24.50'	19.28'	S67°31'54"W	18.79'
C79	90°00'00"	62.50'	98.31'	N45°00'00"W	88.51'
C80	7°30'45"	724.50'	93.89'	S88°09'02"E	93.82'
C81	72°22'34"	64.49'	105.72'	S03°24'15"W	74.37'
C82	3°28'52"	561.00'	34.08'	N63°03'42"W	34.08'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C83	2°54'29"	561.00'	28.45'	N68°52'06"W	28.45'
C84	3°29'31"	561.00'	34.19'	N38°49'11"W	34.18'
C85	2°54'24"	561.00'	28.50'	N33°53'19"W	28.30'
C86	0°24'27"	504.42'	3.59'	S33°44'53"E	3.59'
C87	3°17'30"	504.42'	29.99'	S35°33'58"E	29.96'
C88	2°44'29"	504.42'	24.14'	S38°30'56"E	24.13'
C89	3°17'30"	504.42'	29.99'	S41°37'42"E	29.98'
C90	3°17'08"	504.42'	29.93'	S44°55'11"E	29.92'
C91	2°44'10"	504.42'	24.09'	S47°55'40"E	24.09'
C92	1°05'19"	504.42'	9.58'	S48°59'24"E	9.58'
C93	14°10'03"	475.50'	117.57'	N41°18'30"W	117.30'
C94	45°46'13"	475.50'	380.00'	N68°23'47"W	369.49'
C95	42°29'52"	25.04'	14.90'	S18°21'41"W	14.52'
C96	2°22'13"	280.50'	11.62'	N42°40'00"W	11.62'
C97	90°00'00"	24.50'	38.82'	N45°00'00"W	34.77'
C98	90°00'00"	174.42'	273.87'	N45°00'00"W	246.60'
C99	90°00'00"	2.00'	3.20'	N45°00'00"W	2.89'
C100	9°12'39"	134.00'	21.52'	N04°38'18"W	21.50'
C101	90°58'47"	2.94'	3.24'	N35°26'53"E	2.91'
C102	21°21'10"	150.58'	56.12'	N20°38'14"W	55.79'
C103	1°35'34"	150.58'	4.23'	N30°03'14"W	4.20'
C104	13°25'29"	150.58'	35.25'	N23°16'08"W	35.20'
C105	91°30'29"	24.50'	39.12'	S66°22'31"E	35.17'
C106	15°24'30"	65.42'	17.59'	N15°32'09"W	17.54'
C107	8°49'33"	65.42'	10.07'	N27°40'53"W	10.06'
C108	88°06'49"	24.50'	37.50'	N79°10'23"E	34.19'
C109	11°30'20"	844.92'	170.41'	E82°32'43"E	170.12'
C110	36°21'33"	36.50'	25.13'	S48°38'37"E	24.64'
C111	45°30'30"	45.50'	36.12'	S22°48'15"W	35.22'
C112	3°59'40"	658.50'	45.90'	N06°34'59"W	45.89'
C113	26°38'18"	61.58'	28.65'	S60°41'03"W	28.39'
C114	84°32'31"	24.50'	36.21'	N47°45'32"W	33.02'
C115	38°19'05"	153.57'	81.26'	N10°33'56"E	80.32'
C116	4°09'32"	177.58'	12.54'	N32°07'51"E	12.53'
C117	93°07'23"	24.50'	39.81'	N10°31'28"W	35.47'
C118	11°17'06"	818.00'	160.74'	N62°40'51"W	160.48'
C119	1°44'54"	658.50'	21.01'	N60°22'18"W	21.01'
C120	88°06'00"	55.42'	102.30'	N45°00'00"E	92.51'
C121	31°19'49"	178.42'	97.54'	N15°39'50"W	96.32'
C122	84°09'49"	50.42'	118.13'	N72°24'42"W	107.79'
C123	22°38'39"	140.42'	55.48'	S53°11'06"W	55.13'
C124	13°43'07"	500.00'	120.70'	N11°11'08"W	120.43'
C125	1°44'54"	658.50'	21.01'	N13°00'00"W	21.01'
C126	3°10'56"	658.50'	36.11'	N15°34'56"W	36.11'
C127	4°44'57"	500.00'	45.08'	S35°41'54"E	45.06'
C128	2°04'34"	500.00'	21.02'	S39°06'39"E	21.02'
C129	2°16'20"	500.00'	23.00'	S31°11'06"E	23.00'
C130	2°04'34"	500.00'	21.02'	S33°27'33"E	21.02'
C131	3°40'46"	500.00'	32.16'	S36°32'55"E	32.15'
C132	36°12'16"	25.04'	15.82'	N14°37'49"E	15.56'
C133	1°06'59"	658.50'	13.42'	N30°01'40"W	13.42'
C134	0°10'31"	500.00'	3.21'	S00°09'35"E	3.21'
C135	2°34'51"	658.50'	31.02'	N18°20'06"W	31.01'
C136	4°00'33"	658.50'	46.08'	N21°44'30"W	44.07'
C137	1°44'38"	658.50'	21.03'	N24°20'06"W	21.03'
C138	1°54'51"	658.50'	23.00'	N26°23'52"W	23.00'
C139	1°54'51"	658.50'	23.00'	N28°18'43"W	23.00'
C140	1°44'58"	658.50'	21.02'	N30°11'43"W	21.02'
C141	3°10'51"	658.50'	36.10'	N33°39'51"W	36.10'
C142	3°42'06"	580.00'	37.22'	S03°35'18"E	37.21'
C143	2°04'41"	580.00'	21.04'	S00°42'36"E	21.03'
C144	2°18'21"	580.00'	23.01'	S02°32'06"E	23.00'
C145	2°15'22"	580.00'	23.01'	S05°15'45"E	23.00'
C146	2°04'42"	580.00'	21.04'	S07°51'07"E	21.04'
C147	4°06'42"	580.00'	41.66'	S10°55'32"E	41.65'
C148	0°30'11"	580.00'	5.04'	S18°38'06"E	5.04'
C149	2°44'36"	658.50'	32.97'	N35°37'55"W	32.97'
C150	3°18'58"	658.50'	38.38'	N38°38'41"W	38.78'
C151	1°49'54"	658.50'	22.01'	N41°12'57"W	22.01'
C152	2°04'29"	658.00'	21.30'	S00°50'10"W	21.00'
C153	1°30'51"	658.50'	20.70'	N43°57'43"W	20.00'
C154	68°19'24"	55.42'	78.31'	N34°08'08"W	73.47'
C155	1°49'53"	658.50'	22.31'	N44°42'42"W	22.01'
C156	3°18'57"	658.50'	38.38'	N47°15'57"W	38.78'
C157	50°30'00"	24.51'	38.61'	S84°33'54"W	35.44'
C158	33°31'09"	35.04'	14.58'	S41°58'58"E	14.37'
C159	73°58'33"	24.50'	31.74'	S11°47'51"W	29.58'
C160	2°20'48"	24.04'	0.98'	S37°12'20"W	0.98'
C161	17°27'11"	580.00'	13.55'	S58°43'36"E	13.55'
C162	3°58'00"	580.00'	30.83'	S48°00'55"E	30.82'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
[illegible]	[illegible]	580.00'	29.50'	S42°57'30"E	29.00'
[illegible]	[illegible]	580.00'	22.02'	S40°23'05"E	22.01'
C166	3°45'22"	580.00'	38.02'	S31°55'09"E	38.02'
C167	0°38'04"	580.00'	6.22'	S35°46'01"E	6.22'
[illegible]	[illegible]	24.50'	38.62'	N34°32'16"W	34.77'
C169	63°50'10"	24.50'	27.44'	N63°35'55"W	26.03'
C170	14°06'26"	24.50'	6.05'	N44°29'33"W	6.03'
[illegible]	[illegible]	24.50'	6.51'	N59°07'43"W	6.50'
C172	3°40'22"	24.50'	1.54'	N40°17'50"E	1.54'
[illegible]	[illegible]	24.50'	32.57'	N07°30'27"E	30.24'
C174	48°46'13"	24.50'	20.92'	S88°53'32"W	20.30'
[illegible]	[illegible]	104.58'	41.33'	S33°11'06"W	41.06'
[illegible]	[illegible]	178.42'	27.93'	S27°31'05"E	26.98'
[illegible]	[illegible]	24.50'	2.97'	S38°19'30"W	2.97'
[illegible]	[illegible]	24.50'	48.79'	S00°26'05"W	41.71'
C179	90°00'00"	2.00'	3.27'	N70°29'36"W	2.89'
C180	90°00'00"	2.00'	3.27'	S19°30'29"W	2.89'
[illegible]	[illegible]	44.58'	65.25'	N73°33'54"W	59.58'
C182	90°18'25"	2.04'	3.22'	N13°36'58"E	2.90'
C183	12°06'47"	24.50'	30.89'	S27°26'44"W	28.90'
[illegible]	[illegible]	65.42'	20.75'	S80°53'39"W	20.71'
C185	6°42'30"	65.42'	7.50'	S68°26'52"W	7.50'
C186	15°29'06"	24.50'	39.33'	S14°32'29"W	35.20'
[illegible]	[illegible]	24.50'	38.91'	N70°48'45"W	35.07'
C188	74°13'25"	475.50'	64.13'	N22°37'22"W	64.08'
C189	8°41'15"	178.42'	27.05'	S26°59'12"E	27.02'
[illegible]	[illegible]	54.49'	3.96'	N31°26'44"W	3.95'
[illegible]	[illegible]	50.42'	11.59'	S33°28'47"E	11.54'
[illegible]	[illegible]	50.42'	44.54'	S59°37'51"E	44.07'
C193	[illegible]	50.42'	31.41'	N75°41'34"E	31.22'
C194	[illegible]	140.42'	23.93'	N59°47'48"E	23.90'
C195	105°27'40"	2.04'	3.76'	N38°13'59"W	3.25'
C196	15°47'32"	500.00'	137.81'	S40°32'20"E	137.38'
[illegible]	[illegible]	51.42'	31.94'	S31°05'56"W	31.42'
[illegible]	[illegible]	50.42'	30.52'	S42°14'17"E	30.04'
C199	32°19'15"	54.49'	48.49'	N13°14'59"W	47.74'
C200	[illegible]	54.49'	30.19'	N12°58'50"E	30.03'
[illegible]	[illegible]	54.49'	74.72'	N31°22'17"E	74.19'
[illegible]	[illegible]	500.00'	15.33'	S31°18'05"E	15.33'
C203	90°00'00"	90.42'	142.03'	N45°00'00"E	127.87'
C204	33°13'24"	140.42'	32.41'	N46°28'39"E	32.34'
[illegible]	[illegible]	24.50'	32.01'	N21°22'51"E	29.80'
[illegible]	[illegible]	178.42'	16.12'	N56°04'52"E	16.12'
[illegible]	[illegible]	500.00'	27.99'	S49°59'16"E	27.99'
C208	74°58'12"	24.50'	32.11'	S88°21'22"E	29.82'
C209	90°00'00"	24.50'	38.62'	N45°00'00"E	34.77'
[illegible]	[illegible]	25.04'	14.21'	N75°22'31"W	14.11'
[illegible]	[illegible]	734.50'	50.66'	S43°59'25"E	50.64'
[illegible]	[illegible]	24.50'	29.98'	N34°54'40"E	28.14'
C213	12°31'19"	119.00'	16.72'	S49°32'24"E	16.72'
C214	4°17'49"	119.00'	8.93'	S45°46'30"E	8.92'
C215	20°10'40"	24.50'	8.66'	N79°54'49"E	8.61'
[illegible]	[illegible]	50.42'	45.98'	N13°26'43"W	45.93'
C217	7°00'32"	476.50'	58.18'	N06°51'32"W	58.14'
C218	69°19'25"	24.50'	29.74'	N11°17'06"E	27.96'
[illegible]	[illegible]	24.50'	1.09'	S41°23'13"W	1.09'
[illegible]	[illegible]	24.50'	38.91'	N70°48'45"W	35.07'
[illegible]	[illegible]	178.33'	35.06'	N35°42'17"E	35.00'
[illegible]	[illegible]	90.42'	4.00'	N58°43'35"E	4.00'
[illegible]	[illegible]	90.42'	20.29'	N51°12'21"E	20.25'
C224	90°18'44"	2.04'	3.22'	N26°23'47"E	2.89'
[illegible]	[illegible]	2.04'	3.22'	N55°31'00"W	2.90'
[illegible]	[illegible]	50.42'	27.50'	N55°52'03"E	27.39'
C227	24°36'23"	25.04'	10.75'	S20°25'50"W	10.67'
C228	8°07'36"	25.04'	3.55'	S04°03'49"W	3.55'
[illegible]	[illegible]	170.99'	26.20'	N04°22'23"E	26.18'
[illegible]	[illegible]	170.99'	25.57'	N13°04'49"E	25.61'
[illegible]	[illegible]	170.99'	20.03'	N20°44'16"E	20.02'
[illegible]	[illegible]	170.99'	20.07'	N27°27'14"E	20.06'
[illegible]	[illegible]	170.99'	25.84'	N35°08'43"E	25.82'
C234	7°43'20"	59.42'	12.08'	S36°09'15"E	12.06'
C235	3°44'23"	615.42'	40.19'	S46°56'33"W	40.18'
[illegible]	[illegible]	170.99'	13.11'	N41°49'12"E	13.12'
[illegible]	[illegible]	25.04'	14.87'	S19°37'19"W	13.52'
[illegible]	[illegible]	199.42'	10.70'	S54°13'24"W	10.70'
[illegible]	[illegible]	199.42'	20.18'	S30°09'41"W	20.15'
C240	5°45'00"	199.42'	20.01'	S24°23'24"W	20.00'
C241	8°23'17"	199.42'	22.58'	S18°18'15"W	22.57'
C242	1°34'54"	724.50'	20.00'	S66°41'24"E	20.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C243	2°13'08"	199.42'	7.72'	S13°55'53"W	7.72'
C244	5°45'42"	199.42'	20.00'	S03°49'17"W	20.00'
C245	0°56'25"	199.42'	3.27'	S00°28'13"W	3.27'
C246	6°36'32"	199.42'	21.59'	S09°45'18"W	21.58'
C247	45°00'33"	38.41'	30.18'	N85°05'39"W	29.41'
C248	85°37'53"	2.04'	3.47'	N42°11'23"E	3.02'
C249	90°00'00"	2.04'	3.27'	N45°00'00"E	2.89'
C250	90°00'00"	2.04'	3.27'	N45°00'00"E	2.89'
C251	91°00'01"	2.04'	3.24'	N14°37'24"W	2.91'
C252	9°28'23"	844.92'	6.98'	S52°00'15"E	6.98'
C253	2°37'39"	844.92'	38.75'	S58°33'16"E	38.74'
C254	11°25'39"	844.92'	21.01'	S66°54'30"E	21.01'
C255	1°25'27"	844.92'	21.02'	S62°00'17"E	21.02'
C256	1°25'39"	844.92'	21.01'	S63°25'43"E	21.01'
C257	1°25'32"	844.92'	21.02'	S64°51'15"E	21.02'
C258	2°37'32"	844.92'	38.80'	S68°52'55"E	38.80'
C259	0°07'50"	844.92'	1.94'	S68°15'36"E	1.94'
C260	84°18'11"	2.04'	3.35'	S18°09'40"W	2.99'
C261	26°08'41"	70.50'	9.35'	S13°04'16"E	9.27'
C262	90°00'00"	2.04'	3.20'	S45°00'00"E	2.88'
C263	90°00'00"	2.04'	3.27'	S45°00'00"W	2.89'
C264	92°26'42"	2.04'	3.29'	S01°08'44"W	2.93'
C265	26°38'18"	61.58'	28.65'	S60°41'03"W	28.39'
C266	15°39'18"	61.58'	17.18'	S82°02'31"W	17.13'
C267	16°49'28"	66.42'	18.85'	N84°10'27"W	18.80'
C268	4°46'13"	65.42'	7.73'	N14°15'41"W	7.73'
C269	1°24'15"	816.00'	20.00'	N66°45'32"W	20.00'
C270	1°49'21"	816.00'	25.29'	N66°10'13"W	25.29'
C271	1°19'49"	816.00'	18.95'	N63°37'08"W	18.95'
C272	1°45'50"	816.00'	25.19'	N62°04'18"W	25.19'
C273	1°24'16"	816.00'	20.00'	N60°29'15"W	20.00'
C274	1°20'34"	816.00'	19.13'	N58°12'30"W	19.13'
C275	1°24'15"	816.00'	20.00'	N56°05'08"W	20.00'
C276	7°49'18"	24.50'	33.42'	N03°25'18"W	31.21'
C277	40°27'50"	24.50'	17.30'	N16°53'36"E	17.00'
C278	28°56'94"	24.50'	12.38'	N51°31'31"E	12.25'
C279	32°51'29"	24.50'	14.10'	N82°22'38"E	13.91'
C280	58°29'01"	24.50'	25.00'	S51°56'42"E	24.02'
C281	90°00'00"	2.00'	3.27'	S13°40'11"W	2.94'
C282	90°00'00"	2.00'	3.27'	S76°19'49"E	2.94'
C283	90°00'00"	2.04'	3.27'	N74°53'14"W	2.94'
C284	90°00'00"	2.00'	3.27'	S15°06'46"W	2.94'
C285	25°11'47"	504.42'	221.82'	S32°35'21"E	220.04'
C286	5°15'06"	561.00'	51.54'	N24°54'30"W	51.52'
C287	2°08'58"	561.00'	21.03'	N21°11'58"W	21.02'
C288	2°20'58"	561.00'	23.00'	N18°57'02"W	23.00'
C289	2°08'44"	561.00'	21.01'	N16°12'11"W	21.01'
C290	5°17'28"	561.00'	51.81'	N12°59'06"W	51.79'
C291	1°54'41"	561.00'	18.71'	N09°23'00"W	18.71'
C292	4°06'30"	561.00'	40.24'	N06°22'34"W	40.23'
C293	2°08'44"	561.00'	21.01'	N03°16'45"W	21.01'
C294	1°12'02"	561.00'	21.28'	N01°08'11"W	21.27'
C295	2°36'48"	504.42'	23.00'	S02°04'45"E	23.00'
C296	2°23'18"	504.42'	21.03'	S04°34'47"E	21.02'
C297	3°13'30"	504.42'	28.40'	S07°25'12"E	28.39'
C298	14°22'22"	504.42'	126.53'	S19°55'42"E	126.21'
C299	4°13'38"	504.42'	49.00'	S13°05'10"E	49.00'
C300	2°23'11"	504.42'	21.01'	S16°53'34"E	21.01'
C301	2°36'47"	504.42'	23.01'	S19°03'36"E	23.00'
C302	2°33'24"	504.42'	21.68'	S21°33'39"E	21.64'
C303	2°28'25"	504.42'	21.68'	S23°58'34"E	21.68'
C304	35°21'43"	25.04'	11.68'	S12°33'51"E	10.59'
C305	31°43'39"	25.09'	13.89'	S16°51'52"E	13.71'
C306	83°25'00"	24.50'	35.79'	N44°17'33"E	32.71'
C307	21°12'06"	145.58'	53.91'	S79°22'37"E	53.61'
C308	34°28'48"	145.58'	87.61'	S11°14'25"E	86.30'
C309	15°18'58"	24.50'	22.65'	S35°54'34"W	21.97'
C310	109°27'51"	24.50'	46.11'	N60°18'58"W	39.64'
C311	36°36'00"	2.00'	3.51'	N41°42'30"E	3.11'
C312	90°00'00"	2.00'	3.27'	N45°00'00"W	2.94'
C313	90°00'00"	2.00'	3.27'	N45°00'00"W	2.94'
C314	90°00'00"	2.00'	3.27'	N45°00'00"E	2.94'
C315	36°36'00"	2.00'	3.51'	N41°42'30"W	3.11'
C316	5°40'11"	145.58'	14.41'	S67°09'15"E	14.41'
C317	12°00'40"	145.58'	30.82'	S78°19'21"E	30.48'
C318	3°32'07"	145.58'	8.98'	S85°32'57"E	8.98'
C319	91°01'49"	2.00'	3.30'	N31°30'03"E	2.97'
C320	13°24'14"	145.58'	31.52'	S48°40'58"E	31.46'
C321	15°13'52"	145.58'	38.81'	S27°49'36"E	38.70'

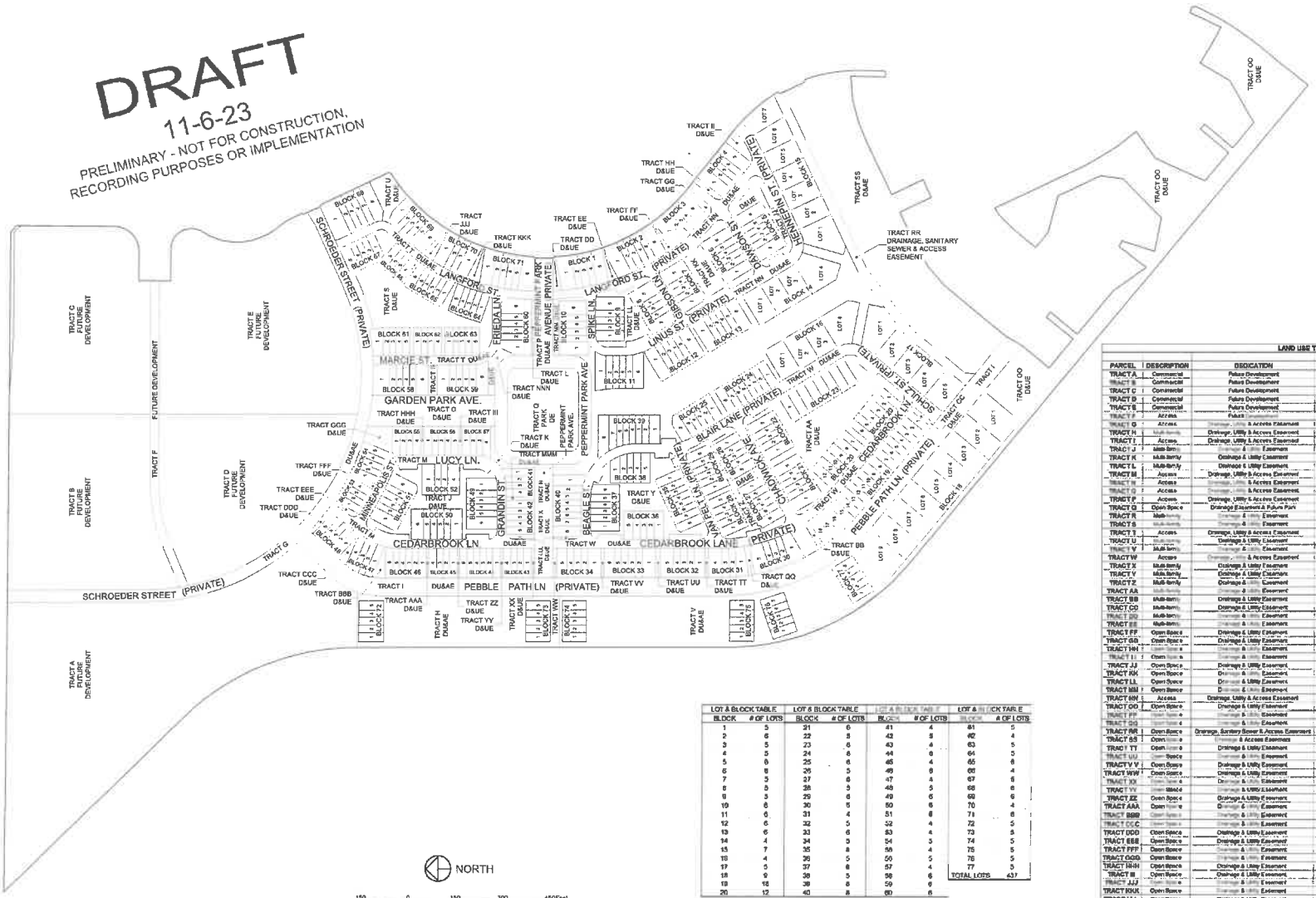
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C322	9°34'55"	145.58'	24.39'	S13°55'54"E	24.32'
C323	7°56'52"	145.58'	20.19'	S07°37'09"E	20.18'
C324	3°36'37"	145.58'	9.26'	S01°49'18"E	9.26'
C325	90°00'00"	2.00'	3.27'	S45°00'00"W	2.94'
C326	86°35'00"	2.00'	3.51'	S41°42'30"E	3.11'
C327	90°00'00"	2.00'	3.51'	N72°20'21"W	
C328	31°37'56"	25.04'	13.82'	N51°48'19"E	13.65'
C329	90°00'00"	2.00'	3.27'	S20°57'06"W	2.94'
C330	110°09'	174.42'	3.20'	N14°05'23"W	3.20'
C331	17°34'56"	724.50'	20.00'	S66°18'18"E	20.00'
C332	13°46'48"	174.42'	20.38'	N10°59'36"W	20.31'
C333	9°54'15"	174.42'	21.02'	N17°47'57"W	21.00'
C334	9°54'15"	174.42'	21.02'	N27°42'12"W	21.00'
C335	9°29'58"	174.42'	20.80'	N35 29'44"W	20.77'
C336	14°21'01"	174.42'	43.68'	N36°55'13"W	43.57'
C337	42°37'58"	616.00'	458.58'	N31°18'53"W	450.00'
C338	42°37'58"	616.00'	458.58'	N31°18'53"W	450.00'
C339	43°07'47"	766.37'	598.61'	N31°33'53"W	585.29'
C340	43°07'47"	766.37'	598.61'	N31°33'53"W	585.29'
C341	1°28'37"	778.37'	20.01'	N22°22'08"E	20.01'
C342	1°28'54"	778.37'	20.00'	N20°53'38"E	20.00'
C343	1°28'55"	778.37'	20.00'	N19°19'13"E	20.00'
C344	3°31'53"	174.42'	20.97'	N04°39'55"W	20.96'
C345	33°43'23"	25.09'	14.77'	N12°51'23"E	14.56'
C346	49°31'00"	24.50'	21.29'	N24°45'45"W	20.59'
C347	40°28'30"	24.50'	17.31'	N58°45'45"W	17.01'
C348	5°59'54"	174.42'	18.26'	N87°00'03"W	18.25'
C349	7°47'12"	174.42'	23.70'	N80°06'30"W	23.68'
C350	12°31'22"	174.42'	37.11'	N70°07'10"W	37.04'
C351	19°37'43"	174.42'	60.82'	N54°00'30"W	60.38'
C352	6°18'46"	150.58'	16.62'	N13°36'32"W	16.62'
C353	17°30'00"	724.50'	20.00'	S69°31'13"E	20.00'
C354	3°53'58"	724.50'	49.31'	S74°36'31"E	49.30'
C355	14°49'15"	137.00'	190.55'	N71 33'55"E	177.12'
C356	6°53'06"	724.50'	8.98'	S56°56'34"E	8.98'
C357	4°52'25"	724.50'	16.46'	S30°24'46"E	16.46'
C358	15°19'13"	724.50'	25.13'	S37°12'46"E	25.13'
C359	17°45'55"	724.50'	20.00'	S58°59'49"E	20.00'
C360	17°45'55"	724.50'	20.00'	S58°59'49"E	20.00'
C361	15°19'15"	724.50'	25.13'	S52°21'49"E	25.13'
C362	0°52'42"	724.50'	6.89'	S43°27'47"E	6.89'
C363	15°54'42"	724.50'	25.25'	S64°54'02"E	25.25'
C364	14 49'32"	86.42'	16.81'	N13°25'50"W	16.77'
C365	97 13'26"	24.50'	41.71'	S41°23'17"E	36.86'
C366	6°15'27"	613.42'	66.99'	S04°05'43"W	66.96'
C367	6°15'27"	613.42'	66.99'	S04°05'43"W	66.96'
C368	6°15'27"	613.42'	66.99'	S04°05'43"W	66.96'
C369	25°10'05"	25.04'	11.01'	S20°06'41"W	10.92'
C370	8°07'31"	736.37'	110.10'	N19°45'06"E	110.01'
C371	10°06'49"	736.37'	137.54'	N30°52'44"E	136.80'
C372	0°51'44"	614.08'	12.28'	N37°33'31"W	12.28'
C373	14°12'21"	24.50'	6.10'	N49°26'07"W	6.08'
C374	20°38'17"	52.58'	22.54'	N10°18'09"W	22.42'
C375	2 43'31"	724.50'	34.53'	N86°49'40"E	34.53'
C376	30°33'29"	24.50'	13.35'	S29°37'07"W	13.08'
C377	1°52'16"	613.42'	20.03'	S16°14'44"W	20.02'
C378	1°52'06"	613.42'	20.00'	S18°06'54"W	20.00'
C379	1°52'06"

FINAL PLAT OF
TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



PRELIMINARY

Robert C. Ferry
Colorado Registered Professional Land Surveyor No. 38439
For and on behalf of Northern Engineering Services, Inc.

LOT & BLOCK TABLE		LOT & BLOCK TABLE		LOT & BLOCK TABLE		LOT & BLOCK TABLE	
BLOCK	# OF LOTS	BLOCK	# OF LOTS	BLOCK	# OF LOTS	BLOCK	# OF LOTS
1	5	21	6	41	4	61	5
2	6	22	5	42	5	62	4
3	5	23	6	43	4	63	5
4	5	24	6	44	6	64	5
5	6	25	6	45	4	65	6
6	6	26	5	46	6	66	4
7	5	27	6	47	4	67	6
8	5	28	5	48	5	68	6
9	5	29	6	49	6	69	6
10	6	30	5	50	6	70	4
11	6	31	4	51	6	71	6
12	6	32	5	52	4	72	5
13	6	33	6	53	4	73	5
14	4	34	5	54	5	74	5
15	7	35	6	55	4	75	5
16	4	36	5	56	5	76	5
17	5	37	6	57	4	77	5
18	6	38	5	58	6	TOTAL LOTS	437
19	12	39	6	59	6		
20	12	40	6	60	6		

LAND USE TABLE

PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED OWNERSHIP MAINTENANCE BY
TRACT A	Commercial	Future Development	829 881 S.F.	13.188 AC.	11.19%	Metro District
TRACT B	Commercial	Future Development	267 438 S.F.	6.038 AC.	5.14%	Metro District
TRACT C	Commercial	Future Development	254 305 S.F.	5.839 AC.	5.36%	Metro District
TRACT D	Commercial	Future Development	346 497 S.F.	7.956 AC.	6.97%	Metro District
TRACT E	Commercial	Future Development	344 433 S.F.	7.908 AC.	7.26%	Metro District
TRACT F	Access	Future Development	29 588 S.F.	0.679 AC.	0.62%	Metro District
TRACT G	Access	Drainage, Utility & Access Easement	80 330 S.F.	1.844 AC.	1.73%	Metro District
TRACT H	Multi-family	Drainage, Utility & Access Easement	63,098 S.F.	1.453 AC.	1.79%	Metro District
TRACT I	Access	Drainage, Utility & Access Easement	153,048 S.F.	3.513 AC.	3.52%	Metro District
TRACT J	Multi-family	Drainage & Utility Easement	25,988 S.F.	0.642 AC.	0.66%	Metro District
TRACT K	Multi-family	Drainage & Utility Easement	2,644 S.F.	0.061 AC.	0.08%	Metro District
TRACT L	Multi-family	Drainage & Utility Easement	1,822 S.F.	0.042 AC.	0.04%	Metro District
TRACT M	Access	Drainage, Utility & Access Easement	45,183 S.F.	1.037 AC.	1.02%	Metro District
TRACT N	Access	Drainage, Utility & Access Easement	20,878 S.F.	0.479 AC.	0.44%	Metro District
TRACT O	Access	Drainage, Utility & Access Easement	38,087 S.F.	0.874 AC.	0.81%	Metro District
TRACT P	Access	Drainage, Utility & Access Easement	61,096 S.F.	1.402 AC.	1.29%	Metro District
TRACT Q	Open Space	Drainage Easement & Future Park	34,935 S.F.	0.802 AC.	1.34%	Metro District
TRACT R	Multi-family	Drainage & Utility Easement	2,638 S.F.	0.061 AC.	0.06%	Metro District
TRACT S	Multi-family	Drainage & Utility Easement	51,626 S.F.	1.171 AC.	1.10%	Metro District
TRACT T	Access	Drainage, Utility & Access Easement	34,662 S.F.	0.795 AC.	0.73%	Metro District
TRACT U	Multi-family	Drainage & Utility Easement	9,700 S.F.	0.223 AC.	0.20%	Metro District
TRACT V	Multi-family	Drainage & Utility Easement	131,679 S.F.	3.023 AC.	2.78%	Metro District
TRACT W	Access	Drainage, Utility & Access Easement	121,962 S.F.	2.799 AC.	2.57%	Metro District
TRACT X	Multi-family	Drainage & Utility Easement	884 S.F.	0.018 AC.	0.01%	Metro District
TRACT Y	Multi-family	Drainage & Utility Easement	26,603 S.F.	0.611 AC.	0.58%	Metro District
TRACT Z	Multi-family	Drainage & Utility Easement	13,968 S.F.	0.320 AC.	0.29%	Metro District
TRACT AA	Multi-family	Drainage & Utility Easement	54,368 S.F.	1.248 AC.	1.14%	Metro District
TRACT BB	Multi-family	Drainage & Utility Easement	1,612 S.F.	0.037 AC.	0.03%	Metro District
TRACT CC	Multi-family	Drainage & Utility Easement	2,364 S.F.	0.054 AC.	0.03%	Metro District
TRACT DD	Multi-family	Drainage & Utility Easement	1,889 S.F.	0.044 AC.	0.04%	Metro District
TRACT EE	Multi-family	Drainage & Utility Easement	1,786 S.F.	0.041 AC.	0.04%	Metro District
TRACT FF	Open Space	Drainage & Utility Easement	1,998 S.F.	0.046 AC.	0.04%	Metro District
TRACT GG	Open Space	Drainage & Utility Easement	2,279 S.F.	0.052 AC.	0.05%	Metro District
TRACT HH	Open Space	Drainage & Utility Easement	1,881 S.F.	0.043 AC.	0.04%	Metro District
TRACT II	Open Space	Drainage & Utility Easement	3,332 S.F.	0.076 AC.	0.07%	Metro District
TRACT JJ	Open Space	Drainage & Utility Easement	12,527 S.F.	0.288 AC.	0.26%	Metro District
TRACT KK	Open Space	Drainage & Utility Easement	19,918 S.F.	0.457 AC.	0.39%	Metro District
TRACT LL	Open Space	Drainage & Utility Easement	13,949 S.F.	0.311 AC.	0.29%	Metro District
TRACT MM	Open Space	Drainage & Utility Easement	4,431 S.F.	0.102 AC.	0.09%	Metro District
TRACT NN	Access	Drainage, Utility & Access Easement	87,973 S.F.	2.020 AC.	1.89%	Metro District
TRACT OO	Open Space	Drainage & Utility Easement	236,126 S.F.	5.422 AC.	4.98%	Metro District
TRACT PP	Open Space	Drainage & Utility Easement	125,374 S.F.	2.881 AC.	2.84%	Metro District
TRACT QQ	Open Space	Drainage & Utility Easement	1,821 S.F.	0.042 AC.	0.03%	Metro District
TRACT RR	Open Space	Drainage, Sanitary Sewer & Access Easements	33,602 S.F.	0.771 AC.	0.71%	Metro District
TRACT SS	Open Space	Drainage & Access Easements	196,988 S.F.	4.523 AC.	4.19%	Metro District
TRACT TT	Open Space	Drainage & Utility Easement	1,916 S.F.	0.044 AC.	0.03%	Metro District
TRACT UU	Open Space	Drainage & Utility Easement	1,296 S.F.	0.030 AC.	0.03%	Metro District
TRACT VV	Open Space	Drainage & Utility Easement	809 S.F.	0.019 AC.	0.02%	Metro District
TRACT WW	Open Space	Drainage & Utility Easement	1,188 S.F.	0.028 AC.	0.03%	Metro District
TRACT XX	Open Space	Drainage & Utility Easement	885 S.F.	0.021 AC.	0.03%	Metro District
TRACT YY	Open Space	Drainage & Utility Easement	548 S.F.	0.013 AC.	0.01%	Metro District
TRACT ZZ	Open Space	Drainage & Utility Easement	849 S.F.	0.019 AC.	0.01%	Metro District
TRACT AAA	Open Space	Drainage & Utility Easement	848 S.F.	0.045 AC.	0.01%	Metro District
TRACT BBB	Open Space	Drainage & Utility Easement	2,178 S.F.	0.050 AC.	0.03%	Metro District
TRACT CCC	Open Space	Drainage & Utility Easement	1,835 S.F.	0.042 AC.	0.04%	Metro District
TRACT DDD	Open Space	Drainage & Utility Easement	1,707 S.F.	0.039 AC.	0.03%	Metro District
TRACT EEE	Open Space	Drainage & Utility Easement	1,244 S.F.	0.028 AC.	0.03%	Metro District
TRACT FFF	Open Space	Drainage & Utility Easement	1,182 S.F.	0.027 AC.	0.03%	Metro District
TRACT GGG	Open Space	Drainage & Utility Easement	5,114 S.F.	0.118 AC.	0.13%	Metro District
TRACT HHH	Open Space	Drainage & Utility Easement	916 S.F.	0.021 AC.	0.02%	Metro District
TRACT III	Open Space	Drainage & Utility Easement	916 S.F.	0.021 AC.	0.03%	Metro District
TRACT JJJ	Open Space	Drainage & Utility Easement	2,088 S.F.	0.029 AC.	0.05%	Metro District
TRACT KKK	Open Space	Drainage & Utility Easement	2,840 S.F.	0.065 AC.	0.06%	Metro District
TRACT LLL	Open Space	Drainage & Utility Easement	1,323 S.F.	0.030 AC.	0.03%	Metro District
TRACT MMM	Open Space	Drainage & Utility Easement	930 S.F.	0.021 AC.	0.02%	Metro District
TRACT NNN	Open Space	Drainage & Utility Easement	4,333 S.F.	0.099 AC.	0.09%	Metro District
LOTS (437)	Private Residence		1,271,216 S.F.	29.184 AC.	26.78%	Property Owner
ROW	Public Use		5,448 S.F.	0.125 AC.	0.11%	Town of Timnath
TOTAL			4,746,992 S.F.	108.972 AC.	100.00%	

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SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
970.221.4158 NORTHERNENGINEERING.COM

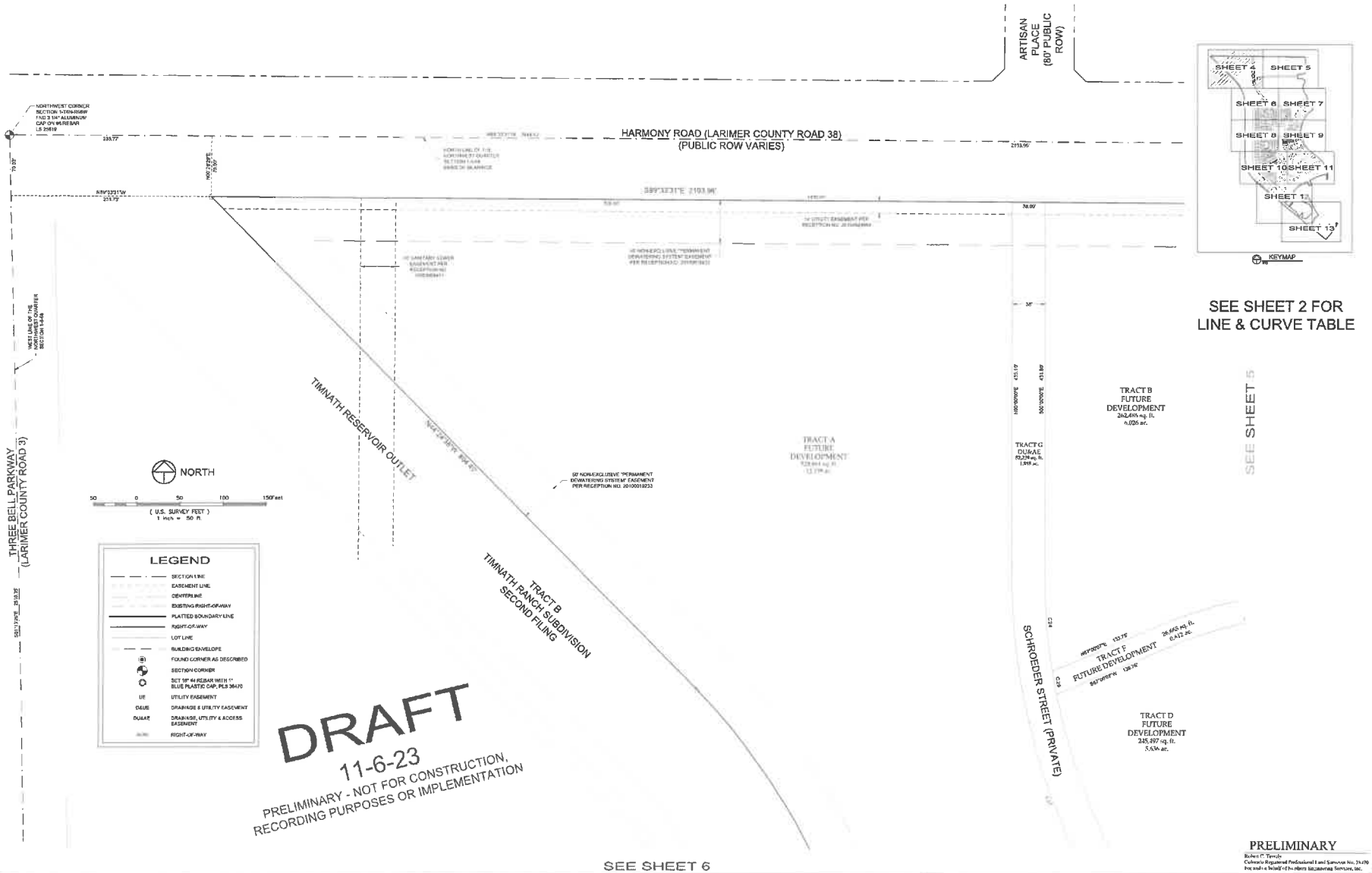
DATE: 11/7/23
SCALE: 1"=150'
REVISED BY: N. Haley
PROJECT: 1968
CURRENT: Finale Development Group
DRAWN BY: L. Smith

FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet 3 Of 15 Sheets

FINAL PLAT OF
TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



PRELIMINARY
Robert P. Temple
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 1 TOWNSHIP: 6N RANGE: 68 W of the 6th PM

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

PROJECT NO: 19-580 TASK: 19Task4a Common-Site Group
DATE: 11/14/23 SCALE: 1"=50' REVIEWED BY: R. Temple DRAWN BY: T. Smith

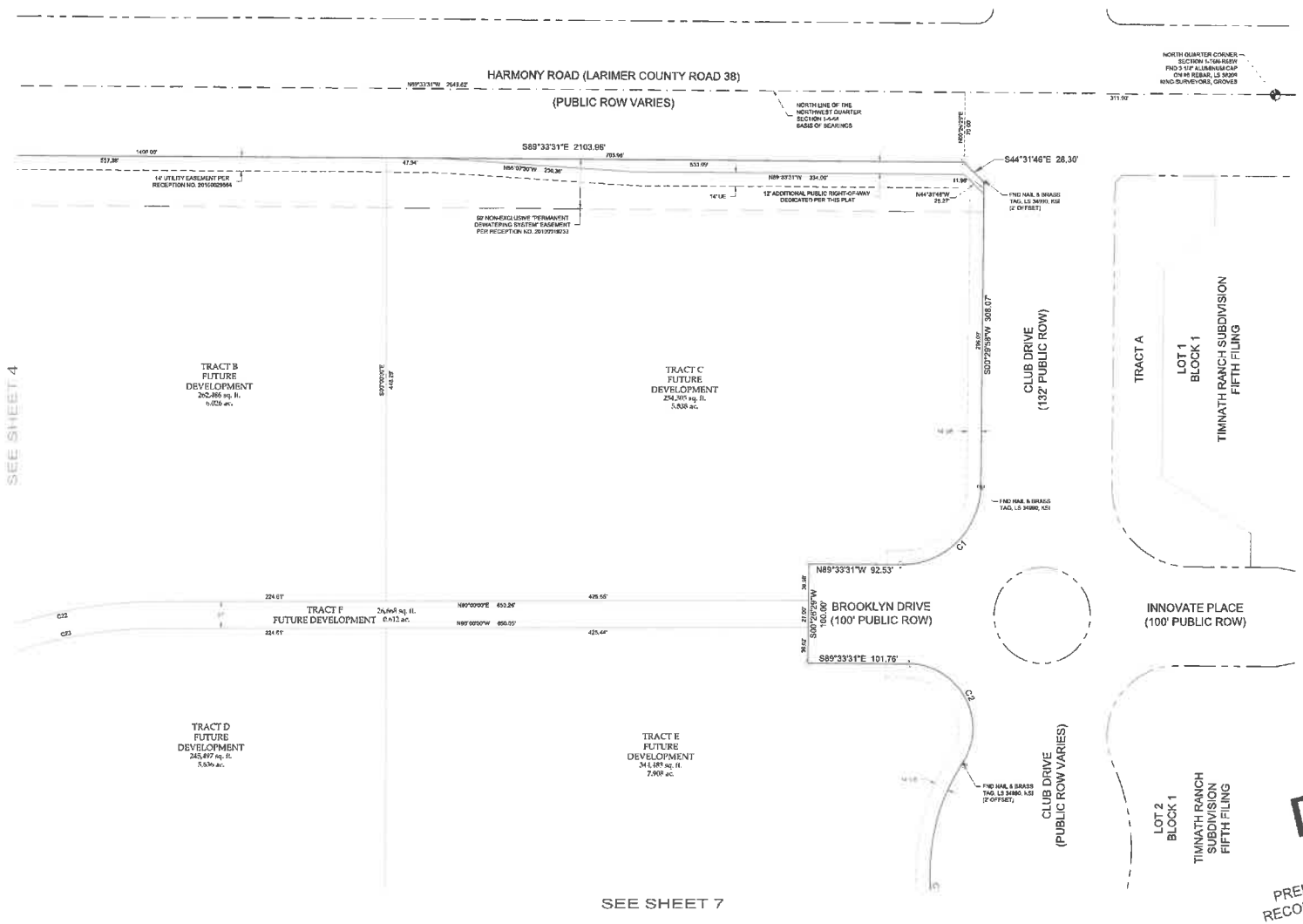
FINAL PLAT OF TIMNATH RANCH SUB. - NINTH FILING TOWN OF TIMNATH, COLORADO

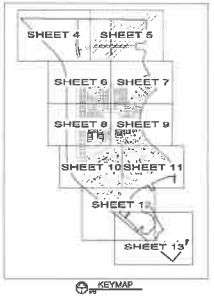
Sheet 4 Of 15 Sheets

FINAL PLAT OF

TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO





SEE SHEET 2 FOR LINE & CURVE TABLE

NORTH

50 0 50 100 150Feet

(U.S. SURVEY FEET)
1 inch = 50 ft.

LEGEND

	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	BUILDING ENVELOPE
	FOUND CORNER AS DESCRIBED
	SECTION CORNER
	SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38476
UE	UTILITY EASEMENT
DAUE	DRAINAGE & UTILITY EASEMENT
DUSAE	DRAINAGE, UTILITY & ACCESS EASEMENT
ROW	RIGHT-OF-WAY

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Robert C. Tovsky
Colorado Registered Professional Land Surveyor No. 38478
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

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

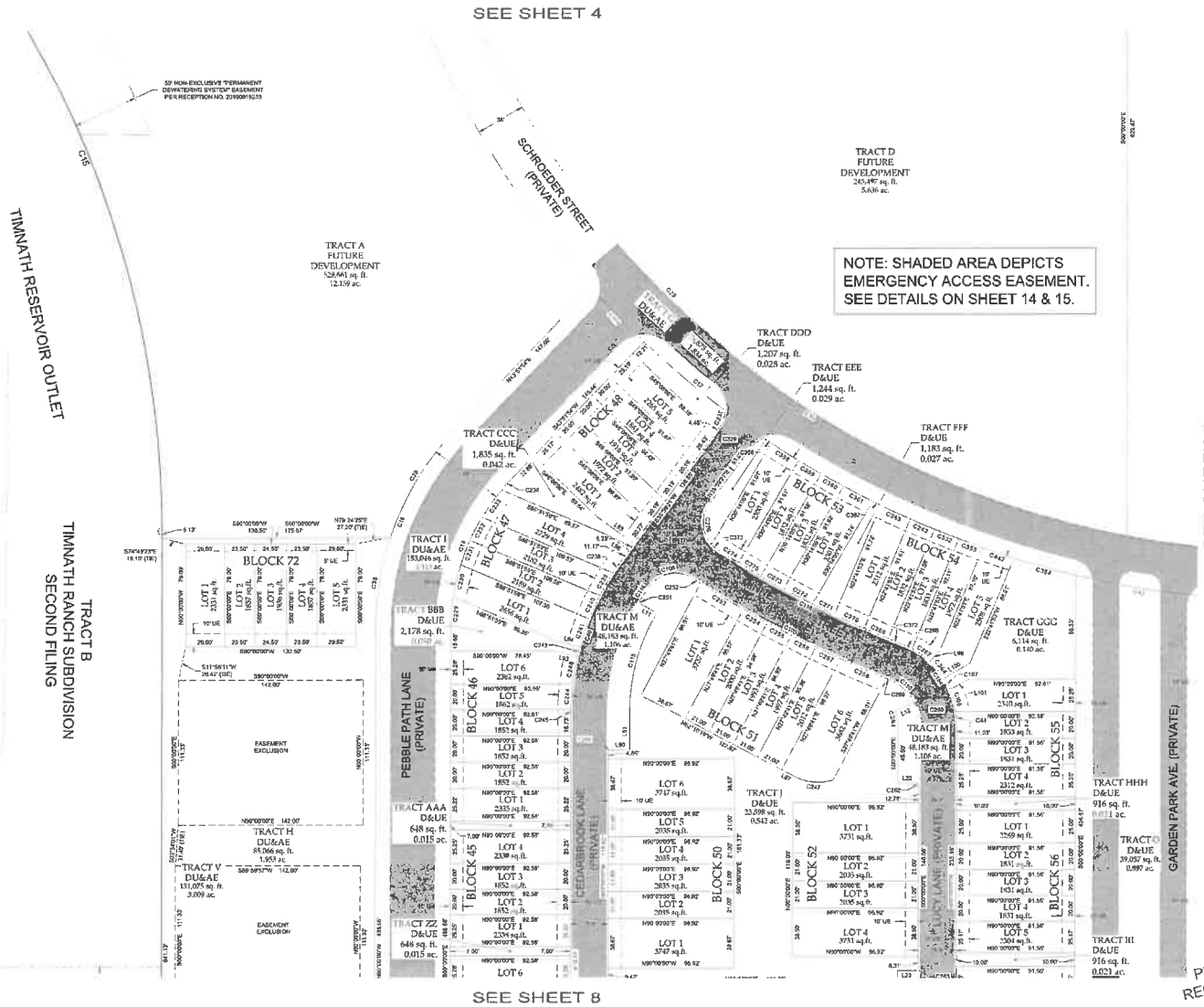
PROJECT: 1863-003
CLIENT: Hillside Construction Group
DRAWN: BY: L. Smith
DATE: 11/6/23
SCALE: 1"=50'
REVIEWED BY: R. Tovsky

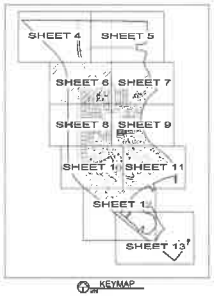
FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet 5 Of 15 Sheets

FINAL PLAT OF
TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO





SEE SHEET 2 FOR
LINE & CURVE TABLE

NORTH

40 0 40 80 120Feet
(U.S. SURVEY FEET)
1 inch = 40 ft.

LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- BUILDING ENVELOPE
- FOUND CORNER AS DESCRIBED
- SECTION CORNER
- SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
- UE — UTILITY EASEMENT
- D&UE — DRAINAGE & UTILITY EASEMENT
- DU&AE — DRAINAGE, UTILITY & ACCESS EASEMENT
- ROW — RIGHT-OF-WAY
- EAE — EMERGENCY ACCESS EASEMENT

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Kenan C. Tovey
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
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SECTION:
TOWNSHIP:
RANGE:
PLANNED:
NE 1/4 of the 6th PM

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

PROJECT: 192-061
CLIENT: Hillside Commercial Group
DRAWN BY: J. Vorhes
DATE: 11/6/23
SCALE: 1" = 40'
REVIEWED BY: K. Tovey

FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

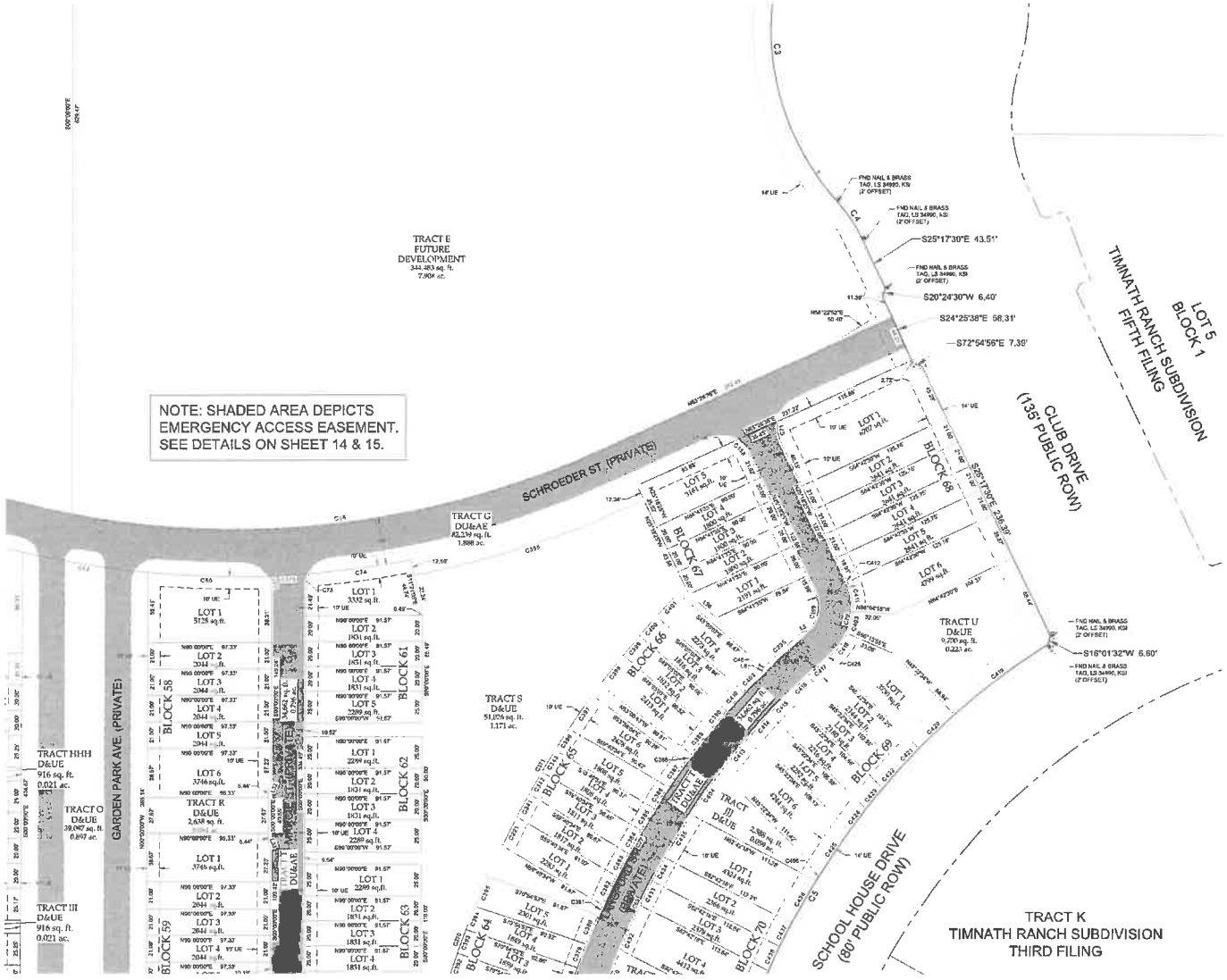
Sheet
6
Of 15 Sheets

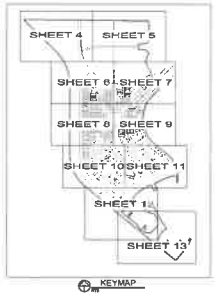
FINAL PLAT OF

TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 5





SEE SHEET 2 FOR
LINE & CURVE TABLE

NORTH

40 0 40 80 120 Feet

(U.S. SURVEY FEET)
1 inch = 40 ft.

LEGEND

	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	BUILDING ENVELOPE
	FOUND CORNER AS DESCRIBED
	SECTION CORNER
	SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
D&UAE	DRAINAGE, UTILITY & ACCESS EASEMENT
ROW	RIGHT-OF-WAY
EAE	EMERGENCY ACCESS EASEMENT

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38472
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

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

DATE: 11/6/23
SCALE: 1"=40'
REVIEWED BY: R. Tessely
PROJECT: 1-0-0
CLIENT: Timnath Ranch Group
DRAWN BY: L. Smith

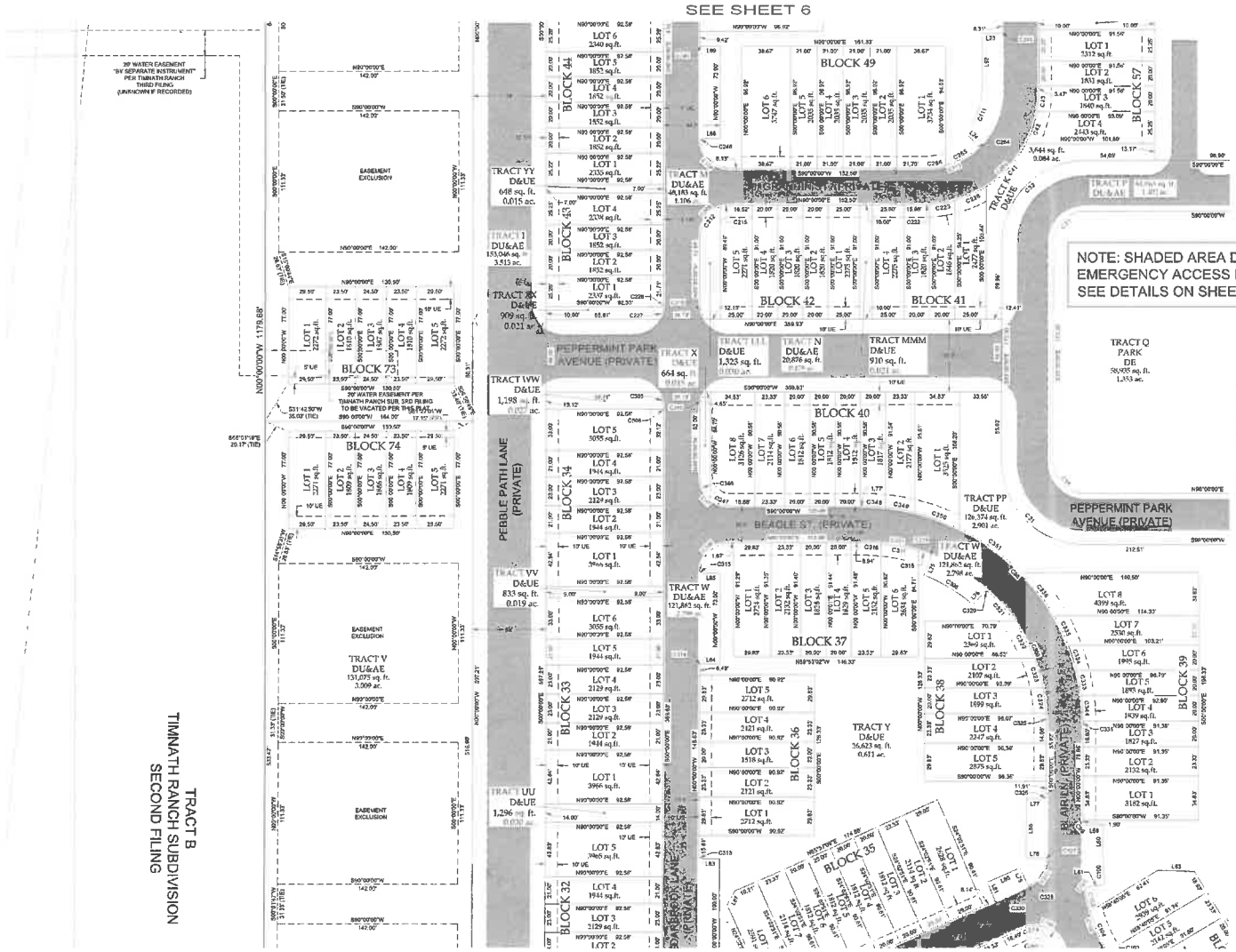
FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet 7 Of 15 Sheets

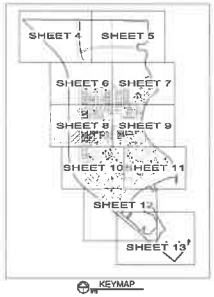
FINAL PLAT OF

TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



NOTE: SHADED AREA DEPICTS EMERGENCY ACCESS EASEMENT. SEE DETAILS ON SHEET 14 & 15.



SEE SHEET 2 FOR LINE & CURVE TABLE

NORTH

40 0 40 80 120Feet

(U.S. SURVEY FEET) 1 inch = 40 ft.

LEGEND

	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	BUILDING ENVELOPE
	FOUND CORNER AS DESCRIBED
	SECTION CORNER
	SET 18" IN REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
DU&AE	DRAINAGE, UTILITY & ACCESS EASEMENT
ROW	RIGHT-OF-WAY
EAE	EMERGENCY ACCESS EASEMENT

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Robert C. Tenney
Colorado Registered Professional Land Surveyor No. 38470
for and on behalf of Northern Engineering Services, Inc.

NOTICE:
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SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

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

DATE: 11/6/23
SCALE: 1"=40'
REVIEWED BY: R. Tenney
DRAWN BY: L. Smith

PROJECT: 2018-0025
Timnath Middle Housing Group

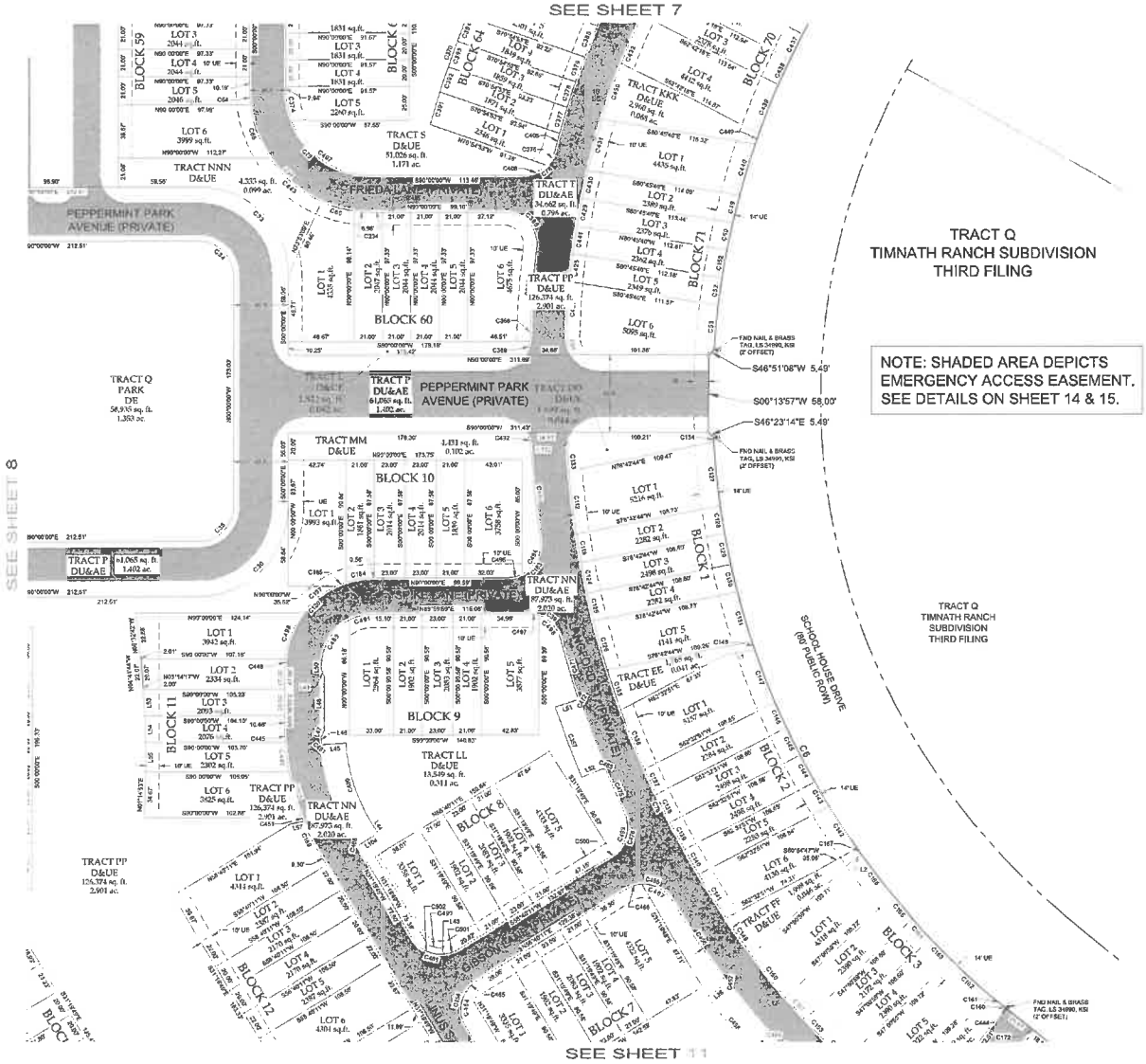
FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet 8 Of 15 Sheets

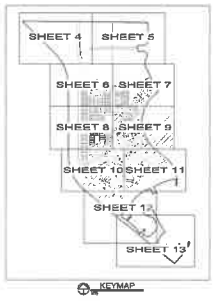
FINAL PLAT OF

TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



NOTE: SHADED AREA DEPICTS EMERGENCY ACCESS EASEMENT. SEE DETAILS ON SHEET 14 & 15.



SEE SHEET 2 FOR LINE & CURVE TABLE

NORTH

40 0 40 80 120 Feet

(U.S. SURVEY FEET)
1 inch = 40 ft.

LEGEND

	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING RIGHT-OF-WAY
	FLATTED BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	BUILDING ENVELOPE
	FOUND CORNER AS DESCRIBED
	SECTION CORNER
	SET 1/2" #4 REBAR WITH 1" BILLE PLASTIC CAP, PLS 36470
UE	UTILITY EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
DU&AE	DRAINAGE, UTILITY & ACCESS EASEMENT
ROW	RIGHT-OF-WAY
EAE	EMERGENCY ACCESS EASEMENT

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Robert P. Tansley
Colorado Registered Professional Land Surveyor No. 36470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
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SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

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

DATE: 11/4/23
SCALE: 1"=40'
REVIEWED BY: R. Tansley
DRAWN BY: L. Smith

PROJECT: 1672-300
CLIENT: Haude Properties Group

FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

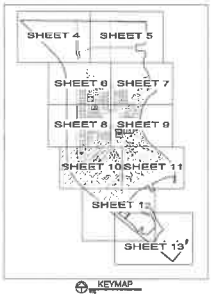
Sheet 9 Of 15 Sheets

FINAL PLAT OF

TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 8



SEE SHEET 2 FOR LINE & CURVE TABLE

NOTE: SHADED AREA DEPICTS EMERGENCY ACCESS EASEMENT. SEE DETAILS ON SHEET 14 & 15.

NORTH

40 0 40 80 120 feet

(U.S. SURVEY FEET)

LEGEND

	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	BUILDING ENVELOPE
	FOUND CORNER AS DESCRIBED
	SECTION CORNER
	SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
DU&AE	DRAINAGE, UTILITY & ACCESS EASEMENT
ROW	RIGHT-OF-WAY
EAE	EMERGENCY ACCESS EASEMENT

DRAFT

11-6-23

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

Robert P. Tarvaty
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
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SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

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

DATE: 11/7/23
SCALE: 1"=40'
REVIEWED BY: R. Tarvaty
PROJECT: 1NR-004
CLIENT: Timnath Ranch Group
DRAWN BY: L. Smith

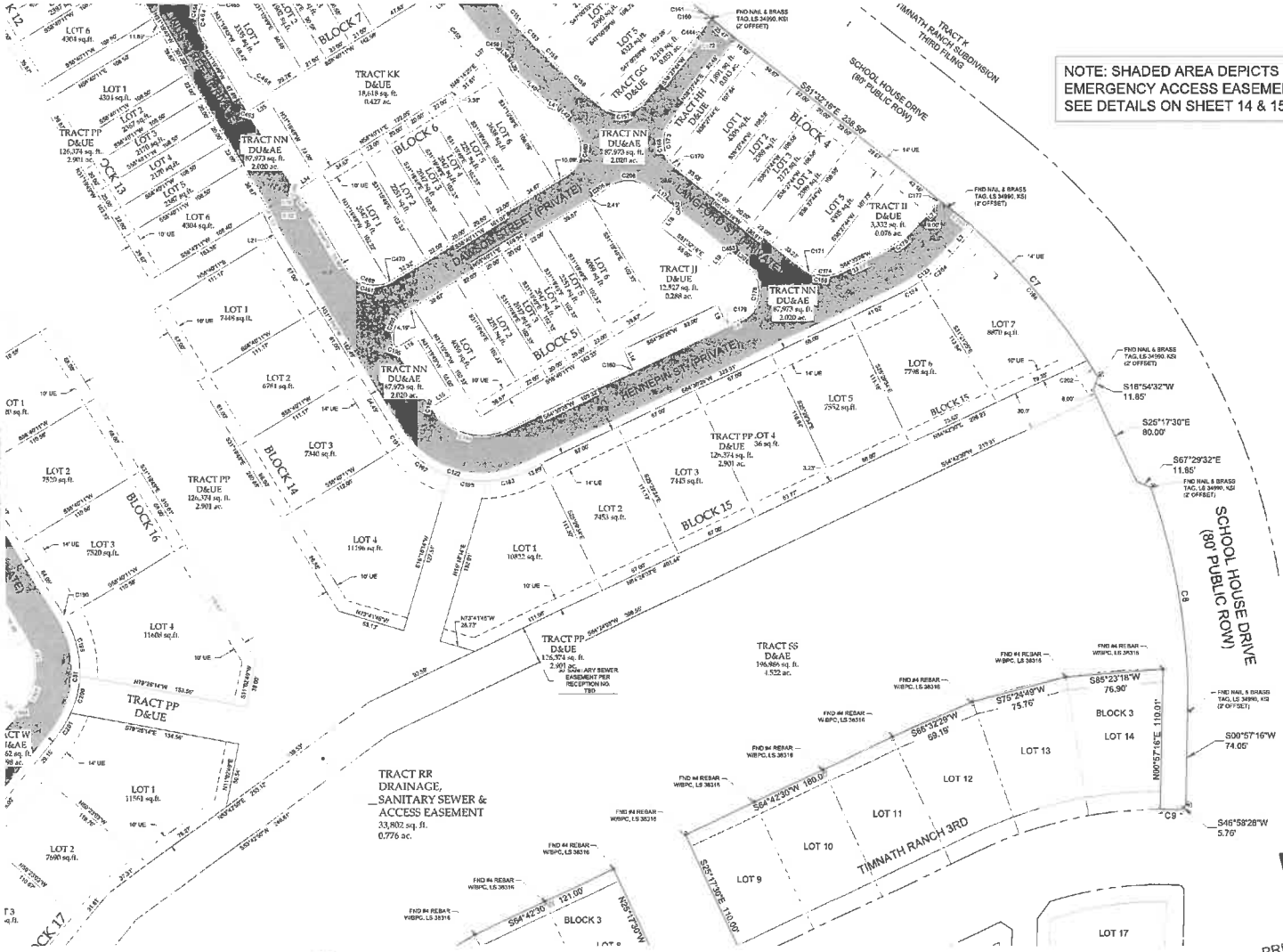
FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet 10 Of 15 Sheets

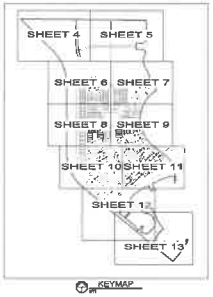
FINAL PLAT OF
TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 9



NOTE: SHADED AREA DEPICTS EMERGENCY ACCESS EASEMENT. SEE DETAILS ON SHEET 14 & 15.



SEE SHEET 2 FOR LINE & CURVE TABLE

NORTH

40 0 40 80 120 Feet

(U.S. SURVEY FEET)
1 inch = 40 ft.

LEGEND

	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	BUILDING ENVELOPE
(●)	FOUND CORNER AS DESCRIBED
	SECTION CORNER
	SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
DU&AE	DRAINAGE, UTILITY & ACCESS EASEMENT
ROW	RIGHT-OF-WAY
EAE	EMERGENCY ACCESS EASEMENT

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

SEE SHEET 12

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 1 | TOWNSHIP: 6N | RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
BURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

DATE: 11/06/23 | SCALE: 1"=40' | REVIEWED BY: R. Tarvaty
PROJECT: 02-048 | CLIENT: Timnath Ranch Group | DRAWN BY: L. Smith

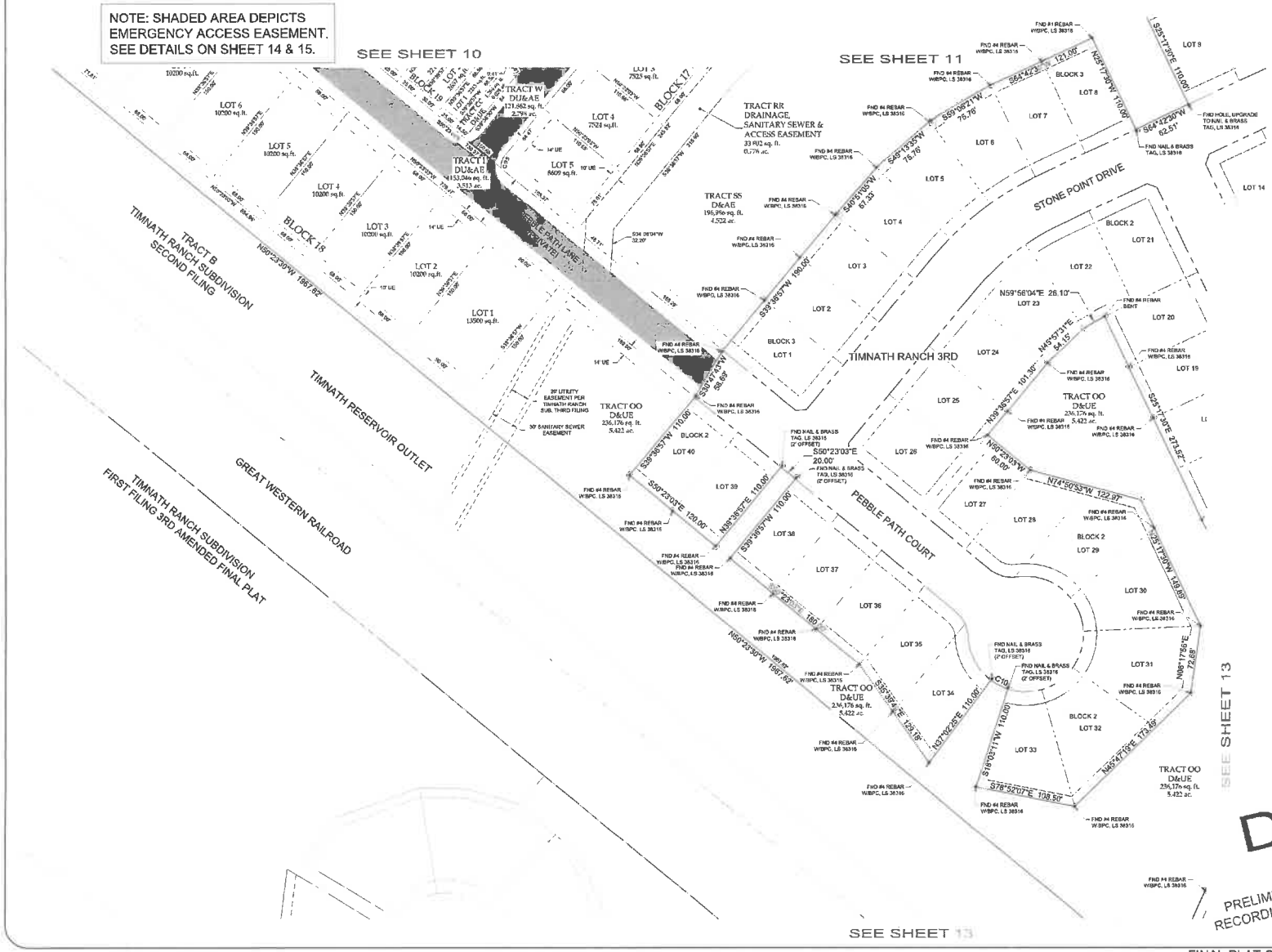
FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

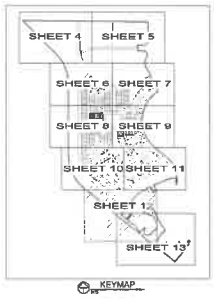
Sheet 11 Of 15 Sheets

FINAL PLAT OF
TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

NOTE: SHADED AREA DEPICTS EMERGENCY ACCESS EASEMENT. SEE DETAILS ON SHEET 14 & 15.





SEE SHEET 2 FOR LINE & CURVE TABLE

NORTH

50 0 50 100 150Feet

(U.S. SURVEY FEET)
1 inch = 50 ft.

LEGEND

	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	BUILDING ENVELOPE
	FOUND CORNER AS DESCRIBED
	SECTION CORNER
	SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
DU&AE	DRAINAGE, UTILITY & ACCESS EASEMENT
ROW	RIGHT-OF-WAY
EAE	EMERGENCY ACCESS EASEMENT

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

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SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
BURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

DATE: 11/6/23
SCALE: 1"=50'
REVIEWED BY: R. Tenaly
PROJECT: 18-400
CADD FILE: Timnath Development Group
DRAWN BY: L. Smith

FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

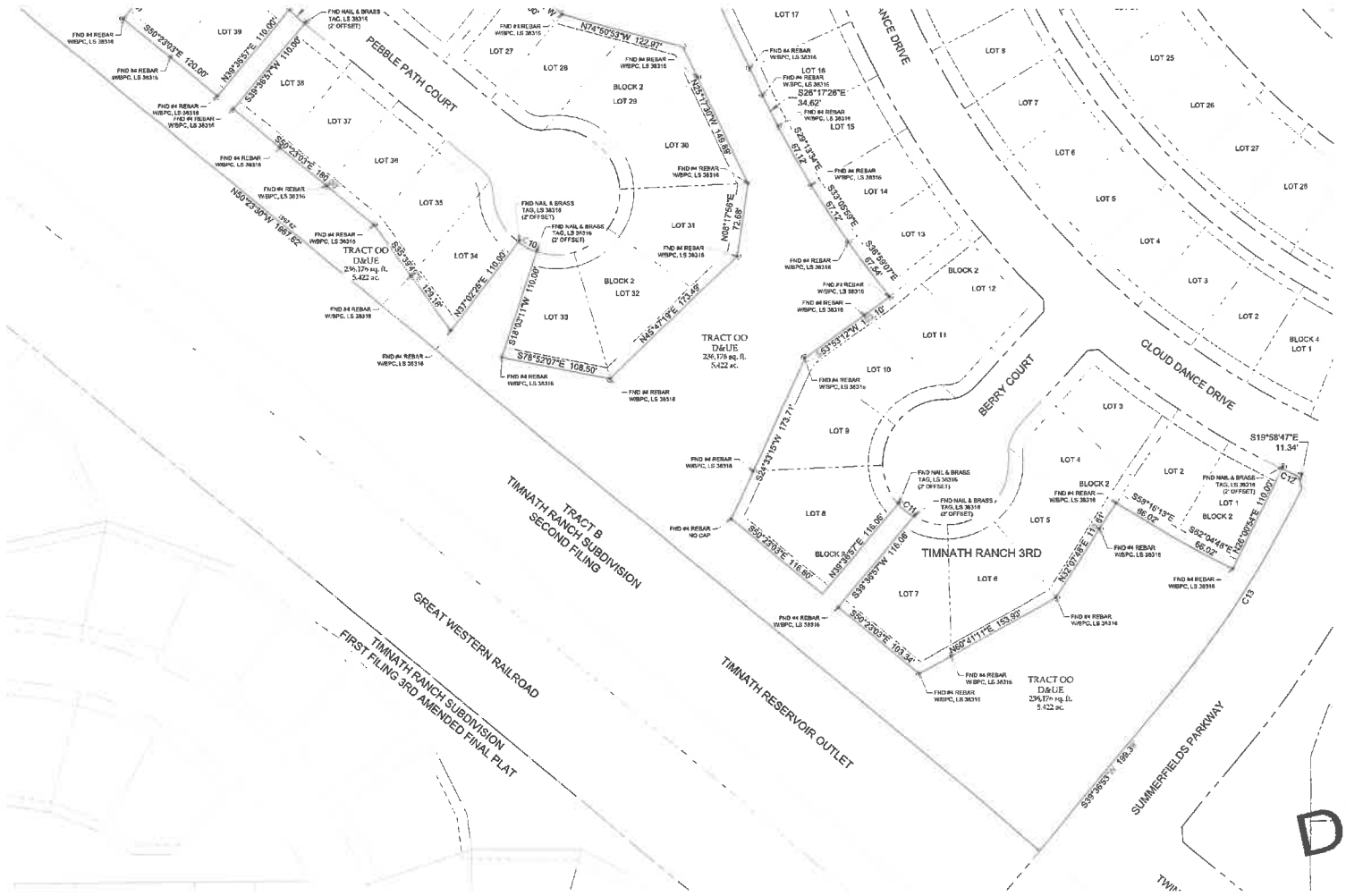
Sheet 12 Of 15 Sheets

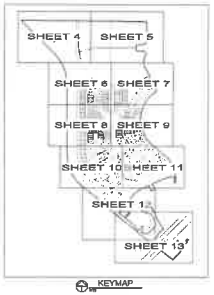
FINAL PLAT OF

TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 12





SEE SHEET 2 FOR LINE & CURVE TABLE

NORTH

50 0 50 100 150 Feet

(U.S. SURVEY FEET)
1 inch = 50 ft.

LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- BUILDING ENVELOPE
- FOUND CORNER AS DESCRIBED
- SECTION CORNER
- SET 18" #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38470
- UE — UTILITY EASEMENT
- D&U/E — DRAINAGE & UTILITY EASEMENT
- D/U&AE — DRAINAGE, UTILITY & ACCESS EASEMENT
- ROW — RIGHT-OF-WAY
- EAE — EMERGENCY ACCESS EASEMENT

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

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SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

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

PROJECT#: PDC-383
CLIENT: Pulte Homes of Wyoming Group
DRAWN BY: L. Smith
DATE: 11/6/23
SCALE: 1"=50'
REVIEWED BY: R. Tansly

FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet
13
Of 15 Sheets

FINAL PLAT OF

TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

DRAFT

11-6-23

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

EMERGENCY ACCESS EASEMENT EXHIBIT

SEE SHEET 15 FOR LINE & CURVE TABLES

PRELIMINARY

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

NOTICE:
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SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

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

PROJECT NO. 0100-000
CLIENT: Hillside Development Group
DATE: 11/9/23
SCALE: 1"=100'
DRAWN BY: L. Smith
REVIEWED BY: R. Tenney

FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet 14 Of 15 Sheets

FINAL PLAT OF

TIMNATH RANCH SUBDIVISION - NINTH FILING

A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

EMERGENCY ACCESS EASEMENT
LINE & CURVE TABLES

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1000	73°51'20"	587.00'	885.57'	S77°37'41"E	825.52'
C1001	84°39'53"	26.00'	38.37'	N01°34'57"E	34.96'
C1002	43°31'58"	218.99'	166.13'	N21°55'57"E	162.13'
C1003	50.28°42"	507.00'	534.78'	N25 08°42"W	512.55'
C1004	88°43'06"	26.00'	40.26'	S88°13'23"W	36.35'
C1005	37°49'44"	713.00'	47.05'	N45 17°19"W	47.54'
C1006	87°11'13"	26.00'	39.57'	N07 30'25"W	35.86'
C1007	95°59'31"	198.00'	124.37'	N17°56'40"E	120.34'
C1008	90°00'00"	26.00'	40.84'	N45°00'00"E	36.77'
C1009	90°00'00"	26.00'	40.84'	S45°00'00"E	36.77'
C1010	43°51'38"	182.44'	140.10'	S21°55'57"W	136.71'
C1011	86°45'26"	26.00'	39.37'	S70°22'04"W	35.71'
C1012	19°56'29"	713.00'	235.00'	N66 42'57"W	234.43'
C1013	76°19'41"	20.00'	26.65'	N38 05'26"W	24.68'
C1014	90.00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C1015	90.00'00"	54.50'	85.61'	N45°00'00"E	77.07'
C1016	90°00'00"	26.00'	40.84'	N45°00'00"E	36.77'
C1017	90°00'00"	26.00'	40.84'	S45°00'00"E	36.77'
C1018	90.00'00"	26.00'	40.84'	S45°00'00"W	36.77'
C1019	90.00'00"	55.00'	139.60'	S45°00'00"W	125.54'
C1020	68.19°23"	64.00'	76.32'	S34°09'43"E	71.88'
C1021	111°13'58"	517.00'	1151.01'	S42°48'51"E	969.25'
C1022	93.01'39"	20.00'	32.24'	S10°31'39"E	27.72'
C1023	88°06'46"	26.00'	39.98'	N79°19'37"E	36.18'
C1024	111°33'22"	843.00'	1170.12'	S02°33'43"E	1109.83'
C1025	68.19°34"	38.00'	45.31'	S34°09'42"E	42.68'
C1026	90.00'00"	63.00'	98.96'	S45 00'00"W	89.10'
C1027	90°00'00"	26.00'	40.84'	N45 00'00"W	36.77'
C1028	39°01'17"	172.00'	116.43'	N17°33'38"E	110.79'
C1029	99°37'58"	10.00'	17.45'	S49°48'54"W	15.33'
C1030	8°57'31"	713.00'	11.98'	N66 30'45"W	11.98'
C1031	80 59'22"	10.00'	14.14'	N40 24'43"W	12.99'
C1032	90 00'00"	10.00'	15.71'	N45°00'00"E	14.14'
C1033	90°00'00"	10.00'	15.71'	S45°00'00"E	14.14'
C1034	94.56'53"	20.00'	33.14'	S47°28'25"W	29.48'
C1035	5°19'58"	713.00'	64.18'	N87 38'36"W	64.43'
C1036	90 14'05"	26.00'	40.58'	N45 07'03"W	36.54'
C1037	90 00'00"	58.00'	138.23'	N45 00'00"W	124.45'
C1038	97°13'28"	26.00'	44.13'	N41 23'17"W	39.01'
C1039	6°12'56"	612.00'	66.39'	N04°06'38"E	66.35'
C1040	88°59'30"	26.00'	40.38'	N45°39'45"E	36.44'
C1041	90 00'00"	26.00'	40.84'	S45 00'00"E	36.77'
C1042	58 00'00"	54.50'	55.61'	S45°00'00"E	72.03'
C1043	90 00'00"	20.00'	31.42'	S45°00'00"E	28.28'
C1044	83°51'49"	26.00'	38.06'	S41°55'50"W	34.75'
C1045	18°25'04"	713.00'	229.19'	S74°39'04"W	228.21'
C1046	89 14'58"	26.00'	40.50'	N06 55'53"W	36.53'
C1047	74 38'46"	26.00'	33.88'	N11 59'27"E	31.51'
C1048	35°06'53"	612.00'	375.09'	N31°43'54"E	369.33'
C1049	75°47'33"	26.00'	34.41'	N52°05'14"E	31.99'
C1050	90 00'00"	64.00'	100.53'	S45°00'00"E	90.51'
C1051	90 43'02"	26.00'	41.16'	S20 04'06"W	37.01'
C1052	74 30'46"	50.00'	65.10'	S11 58'27"W	60.66'
C1053	45°35'39"	588.00'	494.06'	S25°13'01"W	479.67'
C1054	91°06'41"	26.00'	41.36'	S44°53'39"E	37.14'
C1055	90°00'00"	30.50'	47.91'	S45°00'00"W	43.13'
C1056	90 00'00"	30.50'	47.91'	N45 00'00"W	43.13'
C1057	90 00'00"	30.50'	47.91'	N45 00'00"E	43.13'
C1058	90 00'00"	30.50'	47.91'	S45°00'00"E	43.13'
C1059	90 00'00"	26.00'	40.84'	N45°00'00"E	36.77'
C1060	90°00'00"	26.00'	40.84'	S45°00'00"E	36.77'
C1061	25°09'32"	503.00'	220.72'	S12°34'18"E	218.96'
C1062	85 15'18"	26.00'	38.69'	S17 20'07"W	35.22'
C1063	93 46'23"	26.00'	42.56'	N73 00'01"W	37.96'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1064	26°06'49"	573.00'	261.13'	N13°03'24"W	258.90'
C1065	90 00'00"	26.00'	40.84'	S45°00'00"W	36.77'
C1066	90 00'00"	26.00'	40.84'	N45 00'00"W	36.77'
C1067	90°00'00"	64.50'	85.61'	S45°00'00"W	77.07'
C1068	90°00'00"	64.50'	85.61'	S45°00'00"W	77.07'
C1069	90°00'00"	26.00'	40.84'	S45°00'00"W	36.77'
C1070	85 51'44"	26.00'	39.41'	N46°34'23"W	35.75'
C1071	5°33'09"	714.00'	69.20'	N59°49'56"W	68.90'
C1072	88°31'06"	26.00'	44.71'	N49°44'27"E	39.46'
C1073	90°00'00"	64.00'	100.53'	N45°00'00"E	90.51'
C1074	31°19'49"	177.00'	96.79'	N15°36'55"W	95.69'
C1075	84 00'45"	74.00'	108.70'	N73°24'42"W	99.19'
C1076	22°28'28"	134.00'	52.56'	S63°11'06"W	52.21'
C1077	90°00'00"	26.00'	40.84'	S45 00'00"E	36.77'
C1078	90°00'00"	173.00'	271.73'	S45°00'00"E	244.65'
C1079	31°10'49"	152.00'	83.12'	S15 39'50"E	82.08'
C1080	70°59'19"	78.00'	96.57'	S64°06'21"W	90.52'
C1081	89 59'34"	26.00'	40.84'	S05 23'16"E	36.77'
C1082	90°00'00"	26.00'	40.84'	S45°00'00"W	36.77'
C1083	90°00'00"	147.00'	230.91'	N45 00'00"W	207.89'
C1084	65°14'55"	26.12'	30.01'	N31°47'47"E	28.39'
C1085	114°02'51"	26.00'	51.70'	S27 03'28"E	43.62'
C1086	83 33'34"	26.00'	42.43'	S43°14'49"W	37.86'
C1087	45°47'13"	490.00'	551.49'	S26 24'01"E	536.83'
C1088	83°11'39"	26.00'	41.86'	N84°20'34"E	37.48'
C1089	90°37'00"	40.00'	52.83'	S45°00'00"W	50.37'
C1090	75°28'34"	26.00'	34.25'	N52°16'48"W	31.82'
C1091	11 03'56"	714.00'	138.22'	N05°05'34"W	138.01'
C1092	84°19'42"	26.00'	38.27'	N58°30'20"E	34.91'
C1093	90°00'00"	26.00'	40.84'	S76 19'49"E	36.77'
C1094	31°19'49"	153.00'	83.60'	S15 39'50"E	82.52'
C1095	83°49'40"	26.00'	40.74'	N75°25'29"W	36.70'
C1096	17 08'06"	714.00'	213.51'	N49 03'24"W	212.67'
C1097	107°51'50"	26.00'	48.72'	N04°58'18"E	41.97'
C1098	90°00'00"	26.00'	40.84'	S74°19'49"E	36.77'
C1099	90°00'00"	26.00'	40.84'	S13°40'11"W	36.77'
C1100	5 10'36"	177.00'	15.34'	S65 04'52"W	15.90'
C1101	74 58'12"	26.00'	34.02'	N60°01'22"W	31.64'
C1102	116°03'41"	26.00'	52.65'	N66°29'05"E	44.11'
C1103	84°09'45"	46.00'	67.57'	S73 24'42"E	61.66'
C1104	78°13'11"	26.00'	35.48'	S19°14'41"W	33.02'
C1105	90°00'00"	25.00'	40.84'	[illegible]32'16"W	36.77'
C1106	53°57'19"	26.00'	29.02'	N63 30'36"W	27.84'
C1107	32°38'39"	106.00'	41.89'	S53°11'06"W	41.62'
C1108	69°58'25"	25.00'	31.45'	S31°12'15"W	29.57'
C1109	91°20'38"	25.00'	41.41'	N66°22'33"W	37.20'
C1110	8°37'31"	178.00'	26.80'	N27 01'00"W	26.78'
C1111	91°38'35"	26.00'	41.58'	N14°23'28"E	37.23'
C1112	95 34'04"	26.00'	43.37'	S73°06'11"E	38.51'
C1113	20°57'53"	477.00'	174.54'	S13°30'13"E	173.58'
C1114	84°21'15"	26.00'	42.82'	S12°56'08"W	38.14'
C1115	89°39'25"	26.00'	40.19'	N73 36'31"W	36.26'
C1116	79°56'13"	50.00'	81.51'	N04 09'21"E	56.03'
C1117	99 00'26"	26.00'	45.04'	N84°38'44"E	39.77'
C1118	16°06'34"	477.00'	134.39'	S42 18'46"E	133.95'
C1119	84°24'13"	26.00'	42.84'	S12°54'40"W	38.98'
C1120	85°17'15"	26.00'	39.10'	N76°44'34"W	35.56'
C1121	16°47'09"	503.00'	147.30'	N41 59'20"W	146.84'
C1122	89°59'34"	26.00'	40.84'	N05 23'16"W	36.77'
C1123	90°00'27"	26.00'	40.84'	N84°36'44"E	36.77'
C1124	16 06'34"	573.00'	161.80'	S12°20'15"E	161.42'
C1125	2 21'52"	500.00'	23.63'	N50 21'20"W	20.63'
C1126	0 44'07"	500.00'	6.42'	N48 48'20"W	6.42'

LINE TABLE

LINE	LENGTH	BEARING
L1000	252.13'	N65° 29' 36"E
L1001	26.00'	N49° 18' 03"E
L1002	134.26'	N43° 51' 54"E
L1003	1084.87'	N00° 00' 00"W
L1004	739.41'	N00° 23' 03"W
L1005	128.17'	N38° 59' 21"E
L1006	410.45'	N00° 00' 00"W
L1007	54.50'	N90° 00' 00"E
L1008	474.98'	S00° 00' 00"E
L1009	151.11'	S43° 51' 54"W
L1010	389.50'	N00° 00' 00"W
L1011	47.50'	N90° 00' 00"E
L1012	45.90'	N00° 00' 00"W
L1013	199.93'	N90° 00' 00"E
L1014	52.42'	S00° 00' 00"E
L1015	156.50'	S00° 00' 00"W
L1016	235.18'	S00° 00' 00"E
L1017	52.18'	S35° 58' 21"W
L1018	235.18'	S00° 00' 00"E
L1019	152.50'	S00 00' 00"W
L1020	280.03'	N00° 00' 00"W
L1021	387.20'	N00° 00' 00"W
L1022	13.99'	N90 00' 00"E
L1023	399.19'	S00° 00' 00"E
L1024	289.79'	N00° 00' 00"W
L1025	99.10'	S90° 00' 00"W
L1026	140.82'	N90° 00' 00"E
L1027	45.96'	S00° 00' 00"E
L1028	53.06'	N90° 00' 00"E
L1029	371.01'	S00 00' 00"E
L1030	85.74'	S65° 24' 26"W
L1031	122.52'	N35° 18' 25"W
L1032	119.46'	N90 00' 00"E
L1033	303.96'	S00 00' 00"E
L1034	96.77'	S63° 26' 36"W
L1035	121.52'	S25° 18' 25"E
L1036	80.78'	N90° 00' 00"E
L1037	212.51'	S00° 00' 00"W
L1038	173.00'	N00° 00' 00"W
L1039	212.51'	N90 00' 00"E
L1040	173.00'	S00 00' 00"E
L1041	54.00'	N90° 00' 00"E
L1042	513.47'	S00° 00' 00"E
L1043	55.99'	S00° 00' 48"W
L1044	525.21'	N00° 00' 00"W
L1045	108.99'	S90° 00' 00"W
L1046	41.92'	N00° 00' 00"W
L1047	212.51'	S90° 00' 00"W
L1048	41.02'	S00 00' 00"E
L1049	141.72'	S90° 00' 00"W
L1050	99.59'	N90° 00' 00"E
L1051	47.86'	N00° 00' 00"W
L1052	307.27'	N31° 19' 48"W
L1053	20.12'	N29° 31' 34"W
L1054	194.56'	N31° 19' 48"W
L1055	323.91'	S44° 30' 25"W
L1056	25.29'	S41° 51' 41"W
L1057	52.00'	S00° 00' 00"E
L1058	103.56'	N90° 00' 00"E
L1059	103.03'	S00° 00' 00"E
L1060	305.16'	S31° 19' 48"E
L1061	20.02'	S34° 51' 34"E
L1062	258.39'	S31° 19' 48"E
L1063	237.10'	S31° 37' 30"W
L1064	294.52'	S39° 23' 03"E

LINE TABLE

LINE	LENGTH	BEARING
L1065	103.68'	S90° 00' 00"W
L1066	102.85'	N00° 00' 00"W
L1067	245.85'	N85° 37' 08"E
L1068	324.82'	S00° 00' 00"E
L1069	262.83'	S65° 57' 09"W
L1070	100.75'	N31° 19' 43"W
L1071	307.82'	N85° 00' 48"E
L1072	310.67'	S00 00' 45"W
L1073	126.75'	N31 19' 48"W
L1074	20.02'	N25° 28' 04"W
L1075	206.25'	N31° 19' 43"W
L1076	169.15'	N39° 36' 38"E
L1077	334.95'	S50° 23' 03"E
L1078	54.50'	S60 20' 46"W
L1079	334.95'	N50° 23' 03"W
L1080	58.00'	N39° 36' 38"E
L1081	555.22'	S50° 23' 03"E
L1082	78.57'	S90 00' 00"W
L1083	63.49'	N38 27' 44"E
L1084	84.00'	N38 27' 44"E
L1085	133.91'	N51 32' 16"W
L1086	33.47'	S64 30' 26"W
L1087	24.98'	S41 51' 41"W
L1088	115.08'	S90° 00' 00"W
L1089	133.97'	N58° 40' 11"E
L1090	69.04'	S31° 19' 48"E
L1091	47.50'	S90° 00' 00"E
L1092	129.35'	S55 40' 11"W
L1093	161.07'	N58 40' 11"E
L1094	55.72'	S31° 19' 48"E
L1095	28.12'	S37° 02' 04"E
L1096	142.23'	S31° 19' 48"E
L1097	169.64'	S55 40' 11"W
L1098	100.71'	N51° 32' 16"W
L1099	205.66'	N64 30' 26"E
L1100	57.92'	S31° 19' 48"E
L1101	34.15'	S49° 50' 34"E
L1102	27.42'	S33° 37' 13"E
L1103	20.00'	S89° 05' 27"E
L1104	25.73'	S51 08' 43"E
L1105	24.37'	N89 00' 02"E
L1106	24.62'	N07° 04' 00"E
L1107	26.00'	S24° 45' 29"E
L1108	6.70'	S24° 24' 38"E
L1109	26.29'	N41° 40' 44"E
L1110	34.00'	S00 13' 57"W
L1111	19.96'	S00 13' 57"W
L1112	24.04'	S87 46' 16"W
L1113	24.49'	N82° 53' 52"W
L1114	28.57'	S32° 50' 41"E
L1115	24.27'	S23 45' 36"E
L1116	28.42'	S50° 34' 35"E
L1117	8.60'	S61° 33' 16"E
L1118	7.40'	S61 33' 16"E
L1119	28.00'	S25° 29' 34"E
L1120	12.14'	S30° 47' 53"W
L1121	12.14'	N30° 47' 53"E
L1122	34.41'	N30° 47' 53"E
L1123	28.00'	N50° 22' 20"W
L1124	28.00'	N50° 22' 20"W
L1125	25.22'	S31° 13' 52"E
L1126	31.57'	N16° 58' 16"E
L1127	26.00'	N30° 49' 54"W
L1128	34.00'	N00° 00' 00"W
L1129	24.00'	S90 00' 00"E

DRAFT
11-6-23
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certification shown hereon.

SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

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

PROJECT NO.-001: Timnath Ranch Commercial Group
DATE: 11/6/23
SCALE: 1"=30'
DRAWN BY: J. Smith
REVIEWED BY: R. Tennie

FINAL PLAT OF
TIMNATH RANCH SUB. - NINTH FILING
TOWN OF TIMNATH, COLORADO

Sheet 15 Of 15 Sheets