

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 19, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE LADERA FILING 2 FINAL PLAT, GENERALLY LOCATED WEST
AND EAST OF AND ADJACENT TO WEITZEL STREET, AND SOUTH OF AND
ADJACENT TO SWETSVILLE ZOO 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, Connell, LLC (the “Developer”) has submitted a Final Plat for the Ladera 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 January 16, 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 February 13, 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 FEBRUARY 13, 2024

TOWN OF TIMNATH, COLORADO

DocuSigned by:
Mark Soukup
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Mark J. Soukup, Mayor

ATTEST:
DocuSigned by:
Milissa Peters-Garcia
07A6AF3B02114D7...

Milissa Peters-Garcia, CMC
Town Clerk

EXHIBIT A

Legal Description of Property Proposed for Final 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 CMH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND4085, RECORDED AT RECEPTION NO. 20210098821 AND RIGHT-OF-WAY FOR WEITZEL DRIVE AS DEDICATED IN SPECIAL WARRANTY DEED RECORDED IN RECEPTION NO. 20230020329, MAY 16, 2023, ALL RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT B;

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

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

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

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

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

1. S01°16'05"E, A DISTANCE OF 566.79 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 04°17'44", A DISTANCE OF 22.49 FEET, A CHORD BEARING OF S03°24'57"E WITH A CHORD DISTANCE OF 22.49 FEET;
3. N88°43'55"E, A DISTANCE OF 591.23 FEET;
4. N01°16'05"W, A DISTANCE OF 530.85 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 968.41 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°14'39", 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 166.22 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

Final Plat

[attached]



2027 Foothill Parkway, Suite 110
Aurora, CO 80014
303.535.3300

COPYRIGHT
THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF GALLOWAY & COMPANY, INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM GALLOWAY & COMPANY, INC.



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

Table with 3 columns: #, Date / Description, Fee. Includes items like 1. LADERSA SUBDIVISION FILING NO. 2, 2. LADERSA SUBDIVISION IMPROVEMENT DISTRICT, etc.

Project No:
Drawing:
Date:
Scale:
City:
County:
State:

1
HEET 1 OF 3

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

- GENERAL NOTES
1. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEIPT NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARNER COUNTY, COLORADO.
2. ALL LINE MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
3. EXISTING EASEMENTS AND INTERESTS ARE SHOWN AS BASED ON THE TITLE COMMITMENT PREPARED BY G&C SURVEYING NATIONAL, THE RECORDING COMPANY, THE RECORDING NUMBER BEING 15-04-000317, FILED IN BOOK 15, PAGE 274, ON 04/24/2015.

RESEARCHER INFORMATION
THIS PROJECT IS LOCATED ON THE NORTH SIDE OF HANCOCK AVENUE, EAST OF THE HANCOCK AVENUE AND SOUTH OF THE HANCOCK AVENUE AND SOUTH OF THE HANCOCK AVENUE.

VIOLATION STATEMENT
THE PROPERTY IS LOCATED ON THE NORTH SIDE OF HANCOCK AVENUE, EAST OF THE HANCOCK AVENUE AND SOUTH OF THE HANCOCK AVENUE AND SOUTH OF THE HANCOCK AVENUE.

SURVEYOR'S CERTIFICATE
I, THE SURVEYOR, HAVE PERSONALLY EXAMINED THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY.

PLANNING COMMISSION CERTIFICATE
I, THE PLANNING COMMISSIONER, HAVE PERSONALLY EXAMINED THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY.

Table with 4 columns: LADERSA SUBDIVISION FILING NO. 2, AREA (SQ. FT.), AREA (ACRES), IMPROVEMENT DISTRICT. Includes rows for TOTAL AREA, IMPROVEMENT DISTRICT, etc.

DRAWN BY: GALLOWAY & COMPANY, INC.
PROJECT NO.: 15-04-000317
DATE: 04/24/2015

ATTORNEY'S CERTIFICATE
I, THE ATTORNEY, HAVE PERSONALLY EXAMINED THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY.

NOTARIAL CERTIFICATE
I, THE NOTARY, HAVE PERSONALLY EXAMINED THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY.

TOWN COUNCIL CERTIFICATE
I, THE TOWN COUNCIL, HAVE PERSONALLY EXAMINED THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY AND THE RECORDS OF THE COUNTY.

PLANNING COMMISSION CERTIFICATE
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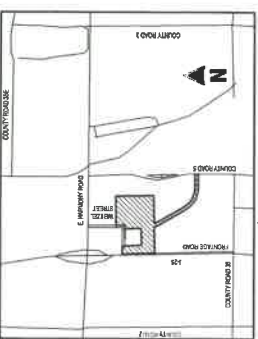
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