

**TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 8, SERIES 2024**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF
TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY TO BE
KNOWN AS THE CONNELL ANNEXATION NO. 3 PROPERTY LOCATED WEST OF
CR-5 AND NORTH OF KECHTER ROAD**

WHEREAS, Connell, LLC has submitted a request for zoning of real property within the Town of Timnath more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan; and

WHEREAS, the zone change was recommended for approval to RC – Regional Commercial at a public hearing held by the Town of Timnath Planning Commission on Tuesday, January 16, 2024.

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

Section 1. Property Zoned

That Article 3 of the Timnath Land Use Codes and the map referred to therein as the "Official Zoning Map of the Town of Timnath", said map being part of said Zoning Code and showing the boundaries of the district specified, shall be and the same is hereby amended in the following particulars, to wit:

RC – Regional Commercial – See attached **Exhibit A** (legal description) and **Exhibit B** (zoning map)

Section 2. Public Hearing

The Town Council held a public hearing on Tuesday, February 13, 2024 regarding the zoning of the property.

Section 3. Severability

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

Section 4. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less

than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

INTRODUCED, MOVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING ON JANUARY 23, 2024, SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON FEBRUARY 13, 2024 AT THE TIMNATH TOWN CENTER, 4750 SIGNAL TREE DRIVE, TIMNATH, COLORADO AND ORDERED PUBLISHED BY TITLE THIS 23RD DAY OF JANUARY, 2024.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE 13TH DAY OF FEBRUARY, 2024.

TOWN OF TIMNATH, COLORADO

DocuSigned by:

Mark Soukup

3BDD94680F9C4E8...

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 Zoning

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO.

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, 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 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3 FOR THE FOLLOWING SIX (6) COURSES;

1. N88°43'55"E, A DISTANCE OF 921.34 FEET TO A NON-TANGENT CURVE;
2. ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 12°24'23", A DISTANCE OF 186.22 FEET, A CHORD BEARING OF S23°38'11"E WITH A CHORD DISTANCE OF 185.85 FEET;
3. S29°50'22"E, A DISTANCE OF 1077.98 FEET;
4. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 904.25 FEET, A CHORD BEARING OF S59°57'42"E WITH A CHORD DISTANCE OF 863.17 FEET;
5. N89°54'59"E, A DISTANCE OF 399.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 5 AS DEDICATED IN THE COUNTY ROAD DEDICATION RECORDED AT RECEPTION NO. 20040086310;
6. S00°05'01"E, A DISTANCE OF 485.00 FEET TO THE SOUTHWESTERLY CORNER OF CONNELL LLC ANNEXATION NO. 2 RECORDED AT RECEPTION NO. 20210106092 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID CONNELL LLC ANNEXATION NO. 2 FOR THE FOLLOWING SIX (6) COURSES;

1. S89°49'25"E, A DISTANCE OF 63.90 FEET;
2. N00°10'31"E, A DISTANCE OF 691.15 FEET ON SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 5;
3. N05°25'31"W, A DISTANCE OF 102.55 FEET ON SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 5;
4. S84°34'29"W, A DISTANCE OF 66.59 FEET TO A NON-TANGENT CURVE;
5. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1190.00 FEET, A CENTRAL ANGLE OF 06°58'29", A DISTANCE OF 144.86 FEET, A CHORD BEARING OF S03°34'30"E WITH A CHORD DISTANCE OF 144.77 FEET;
6. S00°05'01"E, A DISTANCE OF 37.26 FEET TO THE SOUTHEAST CORNER OF LOT 2A, 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 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID LOT 2A FOR THE FOLLOWING SEVEN (7) COURSES;

1. S89°54'59"W, A DISTANCE OF 399.00 FEET;
2. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 778.08 FEET, A CHORD BEARING OF N59°57'42"W WITH A CHORD DISTANCE OF 742.73 FEET;
3. N29°50'22"W, A DISTANCE OF 1077.98 FEET;
4. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 09°41'37", A DISTANCE OF 125.20 FEET, A CHORD BEARING OF N24°59'34"W WITH A CHORD DISTANCE OF 125.05 FEET;
5. N88°43'55"E, A DISTANCE OF 988.41 FEET;
6. N01°16'05"W, A DISTANCE OF 1339.12 FEET;
7. N89°31'11"E, A DISTANCE OF 579.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A;

THENCE N02°06'01"W, A DISTANCE OF 111.88 FEET ON THE EAST LINE OF NORTHEAST QUARTER OF SAID SECTION 3 SAID LINE ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 AS SHOWN ON THE DOCUMENT RECORDED AT RECEPTION NO. 86042107, BOOK 4, PAGE 266 TO THE SOUTHERLY LINE OF RIVERBEND ANNEXATION RECORDED AT RECEPTION NO. 20090001237 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N89°44'53"E, A DISTANCE OF 96.79 FEET ON SAID SOUTHERLY LINE TO THE EASTERLY LINE OF A RIGHT-OF-WAY DEED RECORDED AT RECEPTION NO. 99066794 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S03°56'21"E, A DISTANCE OF 350.19 FEET ON SAID EASTERLY LINE;

THENCE ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 5 BEING 30 FEET EASTERLY OF THE EXISTING CENTERLINE OF SAID COUNTY ROAD 5 FOR THE FOLLOWING THREE (3) COURSES;

1. S03°56'21"E, A DISTANCE OF 251.68 FEET TO A NON-TANGENT CURVE;
2. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1143.65 FEET, A CENTRAL ANGLE OF 16°14'57", A DISTANCE OF 324.34 FEET, A CHORD BEARING OF S06°21'32"W WITH A CHORD DISTANCE OF 323.25 FEET;
3. S15°59'29"W, A DISTANCE OF 220.58 FEET TO EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE S02°06'01"E, A DISTANCE OF 42.78 FEET ON SAID EAST LINE TO THE NORTHEAST CORNER OF THE RIGHT-OF-WAY AS DEDICATED ON THE DEED RECORDED AT RECEPTION NO. 2004-0086310 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID EASTERLY LINE FOR THE FOLLOWING THREE (3) COURSES;

1. S16°20'10"W, A DISTANCE OF 161.52 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 652.44 FEET, A CENTRAL ANGLE OF 24°47'33", A DISTANCE OF 282.32 FEET, A CHORD BEARING OF S03°56'23"W WITH A CHORD DISTANCE OF 280.12 FEET;
3. S08°27'24"E, A DISTANCE OF 109.36 FEET TO EASTERLY LINE OF COUNTY ROAD 5 BEING 30 FEET EASTERLY OF THE EXISTING CENTERLINE OF SAID COUNTY ROAD 5;

THENCE ON EASTERLY RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES;

1. S07°53'33"E, A DISTANCE OF 58.97 FEET;
2. S11°41'22"E, A DISTANCE OF 552.57 FEET TO A NON-TANGENT CURVE;
3. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5791.08 FEET, A CENTRAL ANGLE OF 03°47'57", A DISTANCE OF 383.99 FEET, A CHORD BEARING OF S10°21'36"E WITH A CHORD DISTANCE OF 383.92 FEET;
4. S05°25'30"E, A DISTANCE OF 114.22 FEET;
5. S00°10'41"W, A DISTANCE OF 1546.35 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY FOR COUNTY ROAD 5, S00°01'50"W, A DISTANCE OF 50.98 FEET;

THENCE N89°21'24"W, A DISTANCE OF 90.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 36 (KECHTER ROAD) RECORDED AT RECEPTION NO. 20090052522;

THENCE N89°21'24"W, A DISTANCE OF 2060.60 FEET ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF I-25 THIRD ANNEXATION TO THE CITY OF FORT COLLINS RECORDED AT RECEPTION NO.20170080965;

THENCE ON THE SOUTHERLY AND EASTERLY LINES OF SAID ANNEXATION FOR THE FOLLOWING EIGHT (8) COURSES;

1. N86°13'03"E, A DISTANCE OF 259.25 FEET;
2. N00°38'33"E, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
3. N89°22'07"W, A DISTANCE OF 199.97 FEET ON SAID SOUTH LINE;
4. N00°45'22"E, A DISTANCE OF 30.27 FEET;
5. N83°32'48"W, A DISTANCE OF 415.38 FEET;
6. N20°11'09"W, A DISTANCE OF 537.06 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
7. N02°03'44"W, A DISTANCE OF 2051.93 FEET ON SAID WEST LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 3;
8. N02°04'13"W, A DISTANCE OF 201.50 FEET ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 8,211,041 SQUARE FEET OR 188.500 ACRES, MORE OR LESS.

EXHIBIT B

Zoning Map

[attached]



1800 Grand Region Blvd., Suite 212
 2000 W. Alameda Ave., Suite 300
 80020
 303.441.2100
 galloway.com

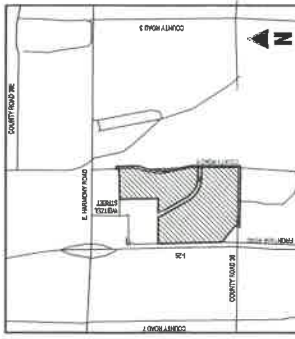
CONTRACT NO. 19278
 PROJECT NO. 2023001



CONNELL LLC ZONING MAP
 OF THE EAST HALF OF SECTION 3 AND PART OF THE
 NORTHWEST QUARTER OF SECTION 2, T. 8 N., R. 88 W., OF THE
 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

1. Title: **Connell LLC Zoning Map**
 2. Date: **09/15/2023**
 3. Prepared by: **Matthew Planing Commission**
 4. Checked by: **Matthew Planing Commission**
 5. Date: **09/15/2023**

1
 SHEET OF 2



VICINITY MAP
 8/15/2023

OWNER/DEVELOPER:
 CONNELL LLC
 400 W. UNIVERSITY AVENUE
 DENVER, CO 80202
 303.733.1111

SURVEYOR:
 LARIMER COUNTY
 300 WEST MAIN STREET, SUITE 210
 DENVER, CO 80202
 303.733.0300

OWNER: CONNELL LLC
 BY: NAME: _____
 POSITION: _____
 STATE OF: _____
 COUNTY OF: _____
 CITY/TOWN OF: _____

THE FOREGOING INSTRUMENT WAS ADMINISTERED BEFORE ME THIS _____ DAY OF _____, 20____ BY

BY: COMMISSIONER:

WITNESSED BY TWO FREE AND SOLE AGENTS (SQA)

STATE OF COLORADO
 COUNTY OF LARIMER
 CITY/TOWN OF THIMBLAH

PLANNING COMMISSION APPROVAL

APPROVAL OF TOWN COUNCIL

THE BOARD OF SUPERVISORS OF THIMBLAH, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS ZONING MAP AT A MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____, 20____.

TOWN COUNCIL

BY: THIMBLAH TOWN MANAGER J. SAWYER

THIMBLAH PLANNING COMMISSION APPROVAL
 THE PLANNING COMMISSION OF THIMBLAH, COLORADO, DOES HEREBY APPROVE AND APPROVE THIS ZONING MAP AT A MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____, 20____.

THIMBLAH PLANNING COMMISSION APPROVAL
 THE PLANNING COMMISSION OF THIMBLAH, COLORADO, DOES HEREBY APPROVE AND APPROVE THIS ZONING MAP AT A MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____, 20____.

CONNELL LLC ZONING MAP

A PART OF THE EAST HALF OF SECTION 3 AND PART OF THE NORTHWEST QUARTER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION

AREA 1: BEG TO BE: A TRACT OF LAND, LOCATED IN THE EAST HALF OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, T. 8 N., R. 88 W., BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO.

- BEARING: AN INDETERMINATE PART OF TRACT A, BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 200008220 IN THE COUNTY CLERK AND RECORDERS OFFICE.
1. BEARING: AN INDETERMINATE PART OF TRACT A, BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 200008220 IN THE COUNTY CLERK AND RECORDERS OFFICE.
 2. BEARING: AN INDETERMINATE PART OF TRACT A, BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 200008220 IN THE COUNTY CLERK AND RECORDERS OFFICE.
 3. BEARING: AN INDETERMINATE PART OF TRACT A, BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 200008220 IN THE COUNTY CLERK AND RECORDERS OFFICE.
 4. BEARING: AN INDETERMINATE PART OF TRACT A, BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 200008220 IN THE COUNTY CLERK AND RECORDERS OFFICE.
 5. BEARING: AN INDETERMINATE PART OF TRACT A, BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 200008220 IN THE COUNTY CLERK AND RECORDERS OFFICE.
 6. BEARING: AN INDETERMINATE PART OF TRACT A, BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 200008220 IN THE COUNTY CLERK AND RECORDERS OFFICE.

BEARING: AN INDETERMINATE PART OF TRACT A, BEING 60 ACRES, MORE OR LESS, IN THE COUNTY OF LARIMER, STATE OF COLORADO, AS SHOWN ON THE PLAT THEREOF RECORDED AT RECEPTION NO. 200008220 IN THE COUNTY CLERK AND RECORDERS OFFICE.

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LEGEND

_____ BOUNDARY LINE
 _____ ADJACENT PROPERTY LINE
 _____ 5/8" SECTION LINE
 _____ SECTION NUMBER
 _____ ADJACENT CORNER (AS LOCATED)
 _____ ALL LINEAL SURVEY ARE 60 FEET

1.30 AC 100% INTEREST
 HANDBOOK PLAT
 ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

1.30 AC 100% INTEREST
 HANDBOOK PLAT
 ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

ADJACENT PROPERTY LINE
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 ADJACENT CORNER (AS LOCATED)

ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

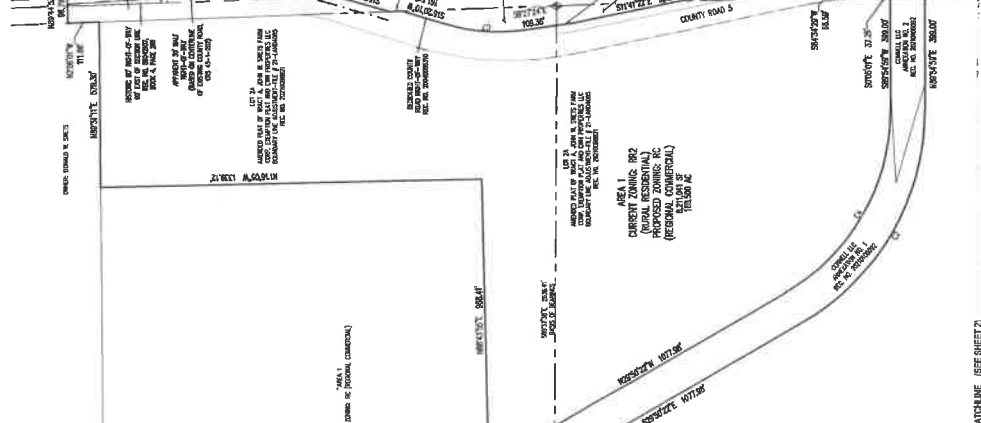
ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)

ADJACENT PROPERTY LINE
 ADJACENT CORNER (AS LOCATED)



APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

TRACT NO.	SUBTRACT NO.	AREA (AC)	BEARING (D)	DISTANCE (FT)	AREA (AC)	DISTANCE (FT)
C1	1	15.23	268.28	1118.97	15.23	1118.97
C2	1	15.23	268.28	1118.97	15.23	1118.97
C3	1	15.23	268.28	1118.97	15.23	1118.97
C4	1	15.23	268.28	1118.97	15.23	1118.97
C5	1	15.23	268.28	1118.97	15.23	1118.97
C6	1	15.23	268.28	1118.97	15.23	1118.97
C7	1	15.23	268.28	1118.97	15.23	1118.97
C8	1	15.23	268.28	1118.97	15.23	1118.97
C9	1	15.23	268.28	1118.97	15.23	1118.97
C10	1	15.23	268.28	1118.97	15.23	1118.97

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

APPROXIMATE BEARING AND DISTANCE FROM THE N.E. CORNER OF SECTION 3 TO THE S.W. CORNER OF SECTION 2, T. 8 N., R. 88 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

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CONNELL LLC ZONING MAP
OF THE EAST HALF OF SECTION 3 AND PART OF THE NORTHWEST QUARTER OF SECTION 2, T. 6 N., R. 68 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

Table with 2 columns: Item, Description. Includes project name and location details.

Project: CONNELL LLC
Drawn By: AV
Checked By: SJA
Date: 07/20/18

CONNELL LLC ZONING MAP

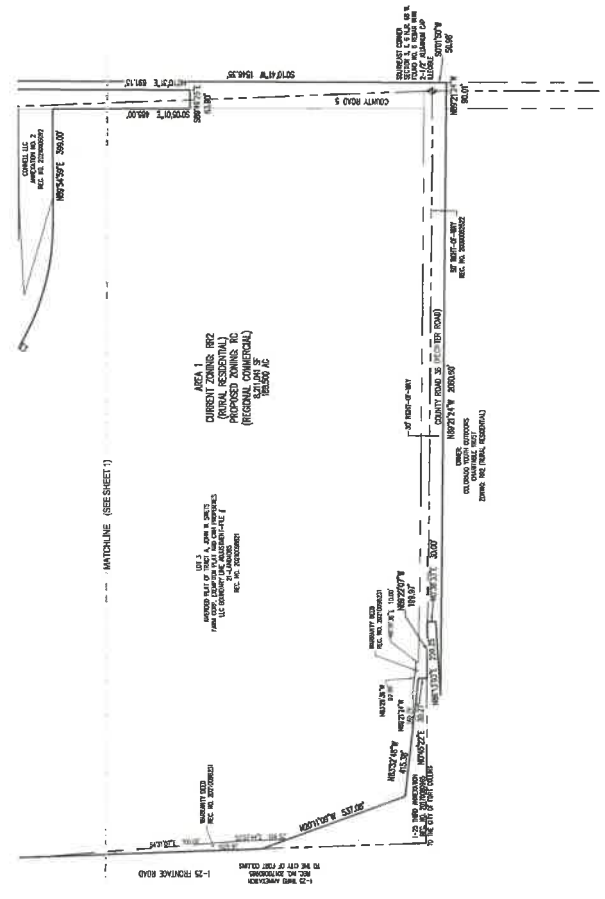
A PART OF THE EAST HALF OF SECTION 3 AND PART OF THE NORTHWEST QUARTER OF SECTION 2, T. 6 N., R. 68 W., OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

- GENERAL NOTES**
1. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RESOLUTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
 2. ALL LEGAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
 3. CAUTION: THE SURVEYOR PROFESSIONAL THIS MAP WAS NOT BE RESPONSIBLE FOR, OR ANY PART THEREOF, HAS NOT BEEN APPROVED IN WRITING BY THE SURVEYOR IN CHARGE. ANY AMENDMENT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
 4. NOTES: ACCORDING TO COLORADO LAW YOU MUST OBTAIN ANY LEGAL ACTION (SUCH AS AN EASEMENT OR A RIGHT-OF-WAY) BEFORE YOU BEGIN CONSTRUCTION. YOU MUST OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF FORT COLLINS BEFORE YOU BEGIN CONSTRUCTION. YOU MUST OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF FORT COLLINS BEFORE YOU BEGIN CONSTRUCTION. YOU MUST OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF FORT COLLINS BEFORE YOU BEGIN CONSTRUCTION.



LEGEND

- ZONING BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED ZONING LINE
- RESERVATION NUMBER
- COUNTY CORNER (AS DEPICTED)
- ALL LEGAL MEASUREMENTS ARE IN SURVEY FEET



MATCHLINE (SEE SHEET 1)

1-22 FRONTAGE ROAD
1-22 WEST AVENUE
1-22 WEST AVENUE
1-22 WEST AVENUE

MINORITY OWNED
REC. NO. 2018000007

MINORITY OWNED
REC. NO. 2018000007

MINORITY OWNED
REC. NO. 2018000007

MINORITY OWNED
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