

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 57, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE TIMNATH SOUTH MINOR SUBDIVISION, GENERALLY  
LOCATED SOUTH OF RIVER PASS ROAD, AND WEST OF AND LATHAM  
PARKWAY**

**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**, Timnath Ranch Investments, LLC (the “Applicant”) has submitted a Minor Subdivision Plat for the Timnath South Minor Subdivision more particularly described in Exhibit A (Minor Subdivision Plat) and attached hereto and incorporated herein by this reference (the “Property”); and

**WHEREAS**, a properly noticed public hearing with the Planning Commission was held on June 18, 2024, and the above described Minor Subdivision was recommended for approval by a unanimous vote (5-0); and

**WHEREAS**, a properly noticed public hearing with the Town Council was held on July 23, 2024 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

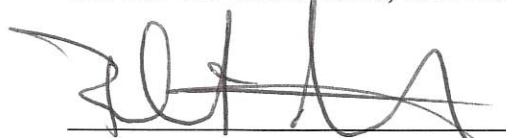
**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:**

**Section 1. Approval**

The Timnath South Minor Subdivision 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.

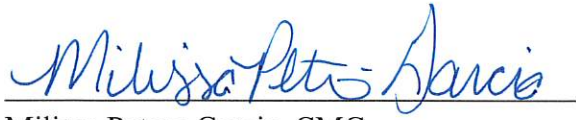
**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JULY 23, 2024.**

**TOWN OF TIMNATH, COLORADO**

  
\_\_\_\_\_  
Robert Axmacher, Mayor



**ATTEST:**

A handwritten signature in blue ink, reading "Milissa Peters-Garcia", is written over a horizontal line.

Milissa Peters-Garcia, CMC  
Town Clerk

**EXHIBIT A**

Minor Subdivision

[attached]

# FINAL PLAT OF TIMNATH SOUTH MINOR SUBDIVISION

A TRACT OF LAND LOCATED IN SECTIONS 11, 12 AND 13, TOWNSHIP 6 NORTH, RANGE 68 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

### CERTIFICATE OF OWNERSHIP

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

OWNER: Timnath Ranch Investments, LLC

By \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, By  
\_\_\_\_\_ as Authorized Representative of Timnath Ranch Investments, LLC, a limited liability company.

### NOTARIAL CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )  
( SS)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as Authorized Representative of Timnath Ranch Investments, LLC, a limited liability company. Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

### POUDRE FIRE AUTHORITY APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
By the Town Planning Commission, Timnath, Colorado  
\_\_\_\_\_

Timnath, Colorado

### TOWN COUNCIL CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ Mayor, Robert Amacher

Timnath Town Clerk \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
By the Town Planning Commission, Timnath, Colorado  
\_\_\_\_\_

### BASIS OF BEARINGS

The North line of the Southeast Quarter of Section 11, T6N, 68W, as bearing South 89° 01' 31" West as monumented in drawing (assumed bearing) with the Corner East 1/4th corner of Section 11 being a 3" aluminum cap on an 66 rebar, stamped LS 1825, and the West Quarter corner of Section 12 being a 2" aluminum cap on 66 rebar, stamped LS 5319.

### FLOODPLAIN STATEMENT

According to FEMA Floods 08060C 2027 and 08060C 1044 for Larimer County, effective date December 19, 2006, a portion of this tract lies within a FEMA designated area of Special Flood Hazard (Zone AE).

### LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 11, the South Half of Section 12 and the North Half of Section 13, 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:

Considering the north line of the Northeast Quarter of Section 11, Township 6 North, Range 68 West of the 6th Principal Meridian, as bearing South 89° 01' 31" West and with all bearings contained herein relative thereto:

- COMMENCING** at the West Quarter corner of Section 11, South 89° 01' 31" West, a distance of \_\_\_\_\_ feet to the South Half of the Northeast Quarter of the Southeast Quarter of Section 11, South 89° 01' 31" West, a distance of \_\_\_\_\_ feet;
- THENCE along the north line of the Northeast Quarter of the Southeast Quarter of Section 11, South 89° 01' 31" West, a distance of \_\_\_\_\_ feet;
- THENCE along the arc of a curve concave to the northwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the northwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the southwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the southwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the northwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the northwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the southwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the southwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the southwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
- THENCE along the arc of a curve concave to the southwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;
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- THENCE along the arc of a curve concave to the southwest, a distance of \_\_\_\_\_ feet, said curve has a radius of \_\_\_\_\_ feet, a delta of \_\_\_\_\_ degrees;

The above described tract of land contains 3,042,292.292 square feet or 69,910 acres more or less and may be subject to easements and appurtenances shown on record or existing.

### DEDICATION OF PUBLIC PROPERTY

Know all men by these presents that Timnath Ranch Investments, LLC, being the owner of the real property described in this Plat has caused the real property to be surveyed, laid out and platted as shown on the attached plat and as shown on the plat. The plat is subject to the following conditions:

1. 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, in view of the intent and public policy of the state of Colorado and maintenance of all of the public roads, streets, alleys, easements, public ways and places, and acceptance of maintenance thereon by the Town of Timnath.

### OWNERS/APPLICANT:

Timnath Ranch Investments, LLC  
Dino Bialko  
444 Morrison Avenue  
Timnath, Colorado 80459  
Tel: (970) 370-6102

### PLANNERS/ LANDSCAPE ARCHITECT:

Timnath Ranch Investments, LLC  
444 Morrison Avenue  
Timnath, Colorado 80459  
Tel: (970) 370-6102

### SITE ENGINEER:

Timnath Ranch Investments, LLC  
444 Morrison Avenue  
Timnath, Colorado 80459  
Tel: (970) 370-6102

### SITE SURVEYOR:

Timnath Ranch Investments, LLC  
444 Morrison Avenue  
Timnath, Colorado 80459  
Tel: (970) 370-6102

### VICINITY MAP:

Timnath Ranch Investments, LLC  
444 Morrison Avenue  
Timnath, Colorado 80459  
Tel: (970) 370-6102

### NOTICE:

According to Colorado law your consentance may be voided if you do not appear at the public hearing within the time specified in the order. In no event may your consentance be voided if you do not appear at the public hearing within the time specified in the order.

### LAND SURVEYOR NOTES:

1. The final 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 Property Information Bureau Order No. FCJ25196258, dated February 25, 2022, prepared by Land Title Guarantee Company.

3. The word "verify" or "certification" as shown and used herein is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied, (DORA) by laws and rules of the State of Colorado.

4. Northern Engineering or the Professional Land Surveyor (licensed 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 (licensed hereon) assumes no responsibility for the mineral rights upon the subject property.

5. For easements created by separate document and shown herein 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 (if applicable) for their use and review.

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

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

9. Per CRS 38-26-105 (3)(a), (3)(b), (4)(a), (4)(b), (4)(c), (4)(d), 5. The Developer/Owner of the subdivision plat has the responsibility of ensuring that the plat is in compliance with the laws and regulations of the State of Colorado at the time of this survey and the effective date of the sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the correct ground monumentation of the external boundary of the subdivision plat.

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

11. An encroachment is a determination of law, not a matter of survey, and this encroachment is identified as such by a survey conducted on or near these lines. All lines of possession and property boundaries depicted on the plat are to be construed as near these lines.

12. Monumentations have not been set or appraised and are depicted herein for reference purposes only.

### SURVEYORS CERTIFICATE

I, Robert C. Tessey, P.L.S.# 18478, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of TIMNATH SOUTH MINOR SUBDIVISION is a true and correct copy of the original of this survey and will comply with the laws and regulations of the State of Colorado at the time of this survey and within my control and possession of the original of this survey and of the plat of this survey.

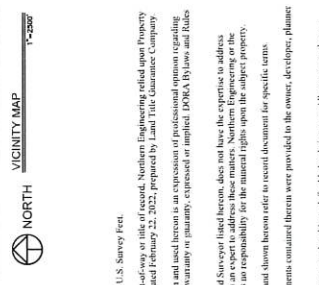
RECORDING INFORMATION:

Robert C. Tessey  
1110 North Main Street, Suite 100  
Timnath, Colorado 80459  
Tel: (970) 370-6102

For and on Behalf of the Surveyor:  
\_\_\_\_\_  
Surveyor

For and on Behalf of the Applicant:  
\_\_\_\_\_  
Owner

1  
Of 5 Sheets



FINAL PLAT OF  
TIMNATH SOUTH MINOR SUBDIVISION  
TIMNATH, LARIMER COUNTY, COLORADO

DATE: 05/20/24  
SCALE: AS SHOWN  
DRAWN BY: RCT  
CHECKED BY: RCT  
DATE: 05/20/24

PROJECT: SUBDIVISION  
NON-CONFORMING

PROJECT: SUBDIVISION  
NON-CONFORMING

Sheet  
1  
Of 5 Sheets

**DRAFT**  
5-20-24  
RECORDING INFORMATION:  
For and on Behalf of the Surveyor:  
\_\_\_\_\_  
Surveyor

**RECORDING INFORMATION:**  
For and on Behalf of the Surveyor:  
\_\_\_\_\_  
Surveyor

FINAL PLAT OF  
**TIMNATH SOUTH MINOR SUBDIVISION**  
 A TRACT OF LAND LOCATED IN SECTIONS 11, 12 AND 13, TOWNSHIP 6 NORTH, RANGE 68 WEST OF  
 THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



CURVE	LENGTH	CHORD	AREA	PERCENTAGE	CHORD
C1	280.22	424.98	18,482.27	100.0000%	280.22
C2	142.47	212.49	9,241.14	100.0000%	142.47
C3	142.47	212.49	9,241.14	100.0000%	142.47
C4	284.94	424.98	18,482.27	100.0000%	284.94
C5	142.47	212.49	9,241.14	100.0000%	142.47
C6	142.47	212.49	9,241.14	100.0000%	142.47
C7	142.47	212.49	9,241.14	100.0000%	142.47
C8	142.47	212.49	9,241.14	100.0000%	142.47
C9	142.47	212.49	9,241.14	100.0000%	142.47
C10	142.47	212.49	9,241.14	100.0000%	142.47
C11	142.47	212.49	9,241.14	100.0000%	142.47
C12	142.47	212.49	9,241.14	100.0000%	142.47
C13	142.47	212.49	9,241.14	100.0000%	142.47

LINE	BEARING	LENGTH
1	S 28° 30' 00" W	100.00
2	S 89° 00' 00" W	100.00
3	S 89° 00' 00" W	100.00
4	S 28° 30' 00" W	100.00

**NOTICE:** Colorado law states that any right of action for a defect in this survey shall commence on the date of the completion of this survey and shall not be subject to the statute of limitations. No action shall be brought against the surveyor or the engineer for a defect in this survey unless the defect is discovered within three years after the date of the completion of this survey.

**ENGINEERING**  
 SURVEY & MUNICIPAL LAND DEVELOPMENT  
 60 WEST 1ST AVENUE  
 DENVER, COLORADO 80202  
 11.22.23

TIMNATH, LARIMER COUNTY, COLORADO  
**TIMNATH SOUTH MINOR SUBDIVISION**

DATE: 05/20/24  
 CLIENT: 05/20/24  
 SCALE: 1"=200'  
 REVISIONS: 1-2024



SECTION 11-T18N-R68W  
 SECTION 12-T18N-R68W  
 SECTION 12-T6N-R68W  
 RECEPTION NO. 202100041852  
 SECTION 12-T6N-R68W  
 RECEPTION NO. 202100041852  
 SECTION 12-T6N-R68W  
 RECEPTION NO. 202100041852  
 SECTION 13-T6N-R68W  
 RECEPTION NO. 202100041852  
 SECTION 14-T6N-R68W  
 RECEPTION NO. 202100041852

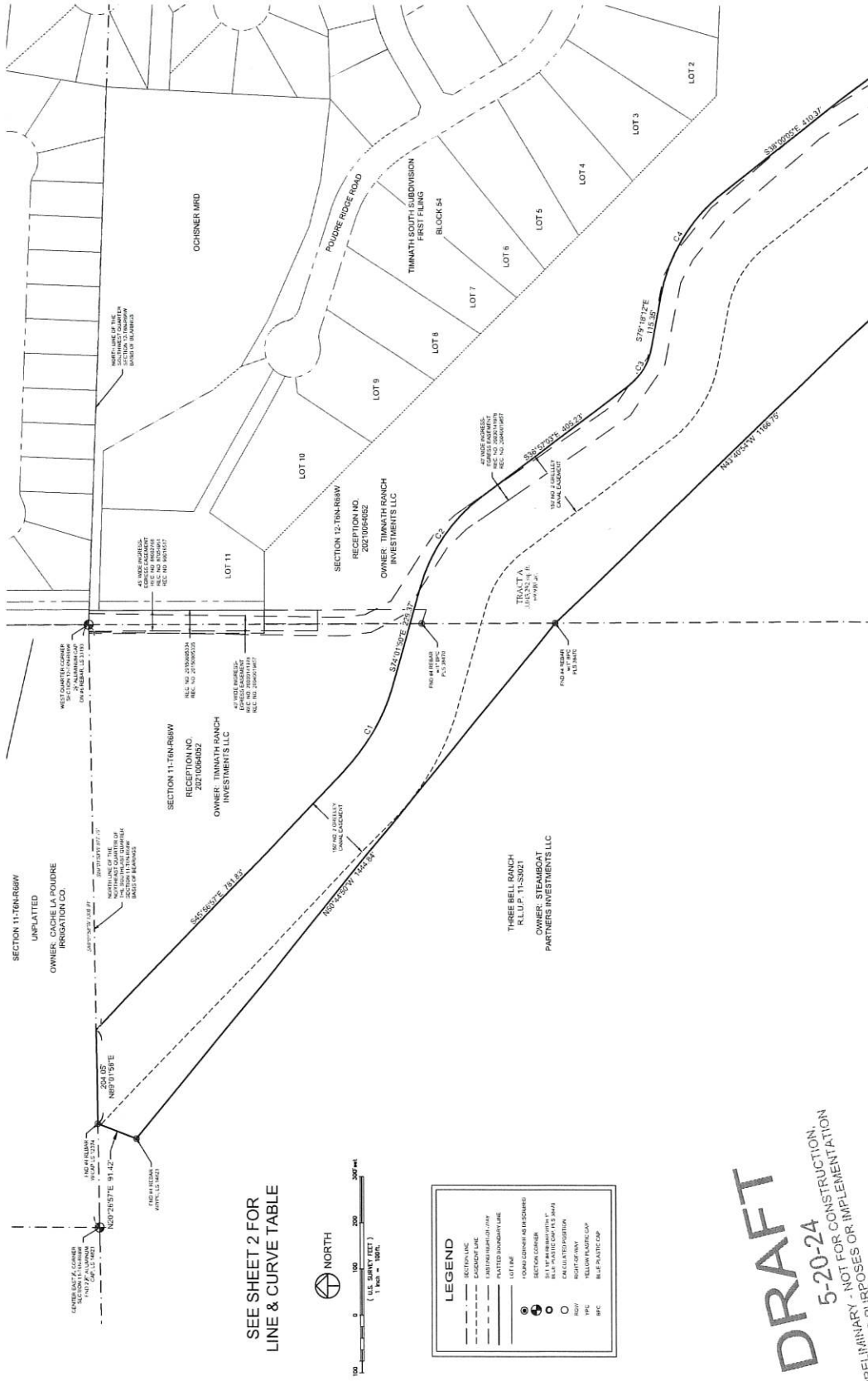
**DRAFT**  
 5-20-24  
 PRELIMINARY - NOT FOR CONSTRUCTION.  
 REVISIONS FOR PURPOSES OF IMPLEMENTATION

PRELIMINARY - NOT FOR CONSTRUCTION.  
 REVISIONS FOR PURPOSES OF IMPLEMENTATION

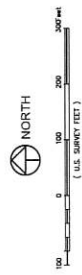
FINAL PLAT OF

**TIMNATH SOUTH MINOR SUBDIVISION**

A TRACT OF LAND LOCATED IN SECTIONS 11, 12 AND 13, 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



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PLATTED BOUNDARY LINE
	LOT LINE
	SECTION CORNER
	1/4 SECTION CORNER
	CALCULATED POSITION
	RIGHT-OF-WAY
	YELLOW PLASTIC CAP
	BLUE PLASTIC CAP
	IFC

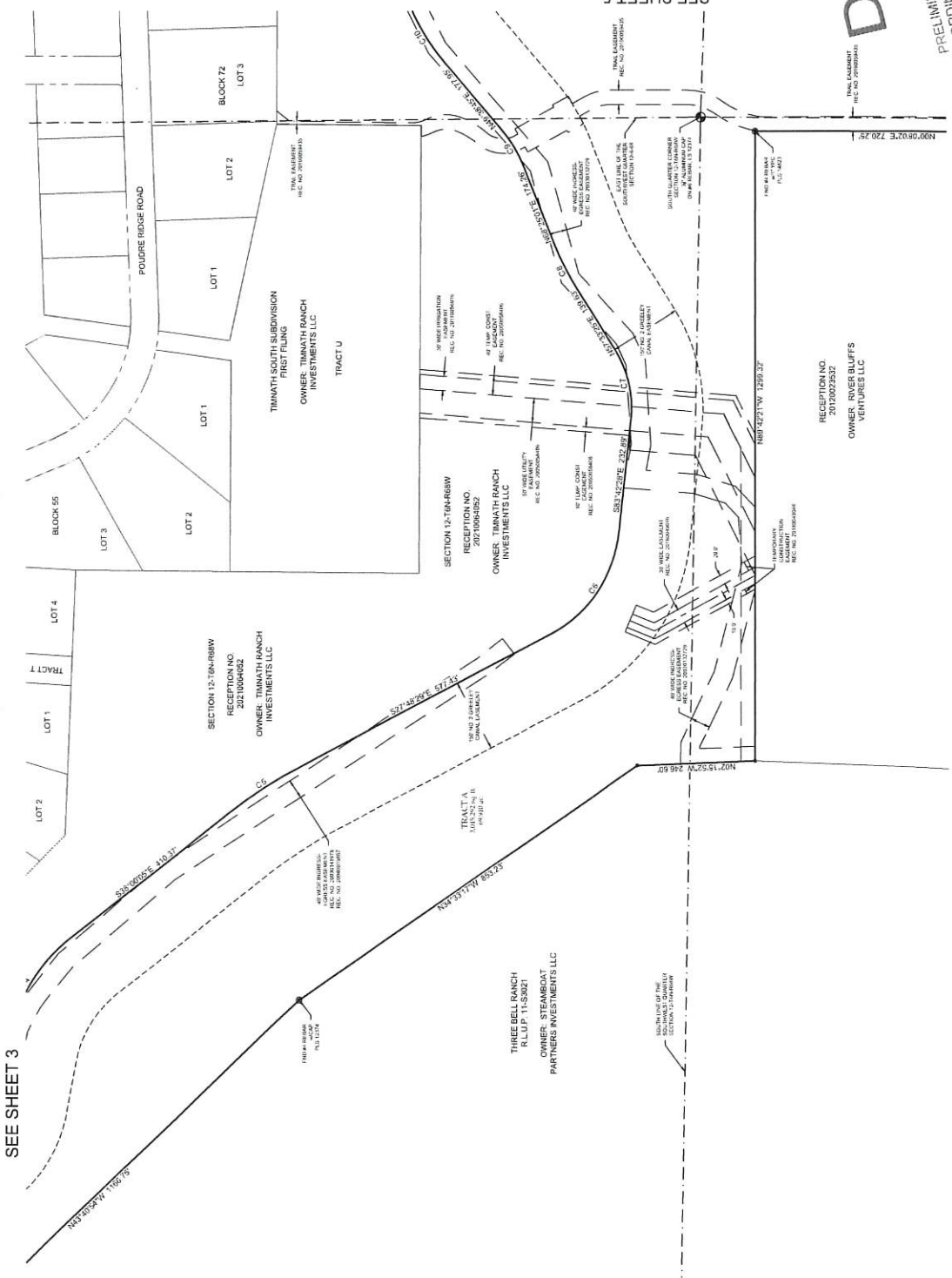
**DRAFT**  
5-20-24  
PRELIMINARY - NOT FOR CONSTRUCTION  
OR FOR IMPLEMENTATION  
REVISIONS

PREPARED BY: [Faint text]  
DATE: [Faint text]

<p>NOTICE: This plat is subject to the provisions of the Colorado Real Estate Act, C.R.S. 38-1-101, et seq., and the Colorado Real Estate Commission's rules and regulations. The plat is subject to the provisions of the Colorado Real Estate Act, C.R.S. 38-1-101, et seq., and the Colorado Real Estate Commission's rules and regulations. The plat is subject to the provisions of the Colorado Real Estate Act, C.R.S. 38-1-101, et seq., and the Colorado Real Estate Commission's rules and regulations.</p>	
<p>DATE: 05/20/24 DRAWN BY: [Faint text] CHECKED BY: [Faint text] SCALE: AS SHOWN INVESTMENT: [Faint text] SOUTH: [Faint text]</p>	<p>PROJECT: [Faint text] SHEET: [Faint text] DATE: 05/20/24 DRAWN BY: [Faint text] CHECKED BY: [Faint text] SCALE: AS SHOWN INVESTMENT: [Faint text] SOUTH: [Faint text]</p>
<p>FINAL PLAT OF TIMNATH SOUTH MINOR SUBDIVISION TIMNATH, LARIMER COUNTY, COLORADO</p>	
<p>Survey &amp; Municipal Land Development NORTHERN ENGINEERING</p>	
<p>Sheet 3 of 5 Sheets</p>	

# FINAL PLAT OF TIMNATH SOUTH MINOR SUBDIVISION

A TRACT OF LAND LOCATED IN SECTIONS 11, 12 AND 13, TOWNSHIP 6 NORTH, RANGE 68 WEST OF  
THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 3

SEE SHEETS 5

SEE SHEET 2 FOR  
LINE & CURVE TABLE



**LEGEND**

- SECTION LINE
- EASEMENT LINE
- CRATING ROUTE OF WAY
- PLATTED BOUNDARY LINE
- LOT LINE

**FOUND CORNER AS DECLARED**

- STATION MARK
- IRON PIPES
- BLUE PLASTIC CAP P.S. 3475
- WOODEN PIPES
- YELLOW PLASTIC CAP
- RED PLASTIC CAP
- WPC

**NOTICE:** Carefully read your deed and compare any right of action thereon with the date of the certificate shown hereon. If you discover such defect in no way may you commence any action thereon until such defect is corrected.

DATE	11-23-13
SCALE	AS SHOWN
PROJECT	LAND DEVELOPMENT
CLIENT	TRACT U

**NORTHERN ENGINEERING**

SURVEY & MUNICIPAL LAND DEVELOPMENT

1815 13th St. NW, Suite 100, Denver, CO 80202

Tel: 303.733.8888 Fax: 303.733.8889

FINAL PLAT OF  
TIMNATH SOUTH MINOR SUBDIVISION  
TIMNATH, LARIMER COUNTY, COLORADO

Sheet 4  
of 5 Sheets

DRAFT

5-20-24

PRELIMINARY - NOT FOR CONSTRUCTION  
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY  
RECORDING PURPOSES OR IMPLEMENTATION

# FINAL PLAT OF TIMNATH SOUTH MINOR SUBDIVISION A TRACT OF LAND LOCATED IN SECTIONS 11, 12 AND 13, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

**NOTICE:** Colorado law requires that 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 be taken upon any defect in this survey later than three years after the date of the closing of this survey.

DATE: 11.2.13  
SCALE: AS SHOWN  
TOWNSHIP: 6 NORTH  
RANGE: 68 WEST OF 6TH PM

**NORTHERN ENGINEERING**  
SURVEY & MUNICIPAL LAND DEVELOPMENT  
NORTHWEST CORNER  
1505 WEST 4TH ST., SUITE 100  
DENVER, CO 80202

PROJECT: FINAL PLAT OF TIMNATH SOUTH MINOR SUBDIVISION  
DATE: 11/02/13  
SCALE: 1" = 100'  
TOWNSHIP: 6 NORTH  
RANGE: 68 WEST OF 6TH PM

FINAL PLAT OF  
TIMNATH SOUTH MINOR SUBDIVISION  
TIMNATH, LARIMER COUNTY, COLORADO

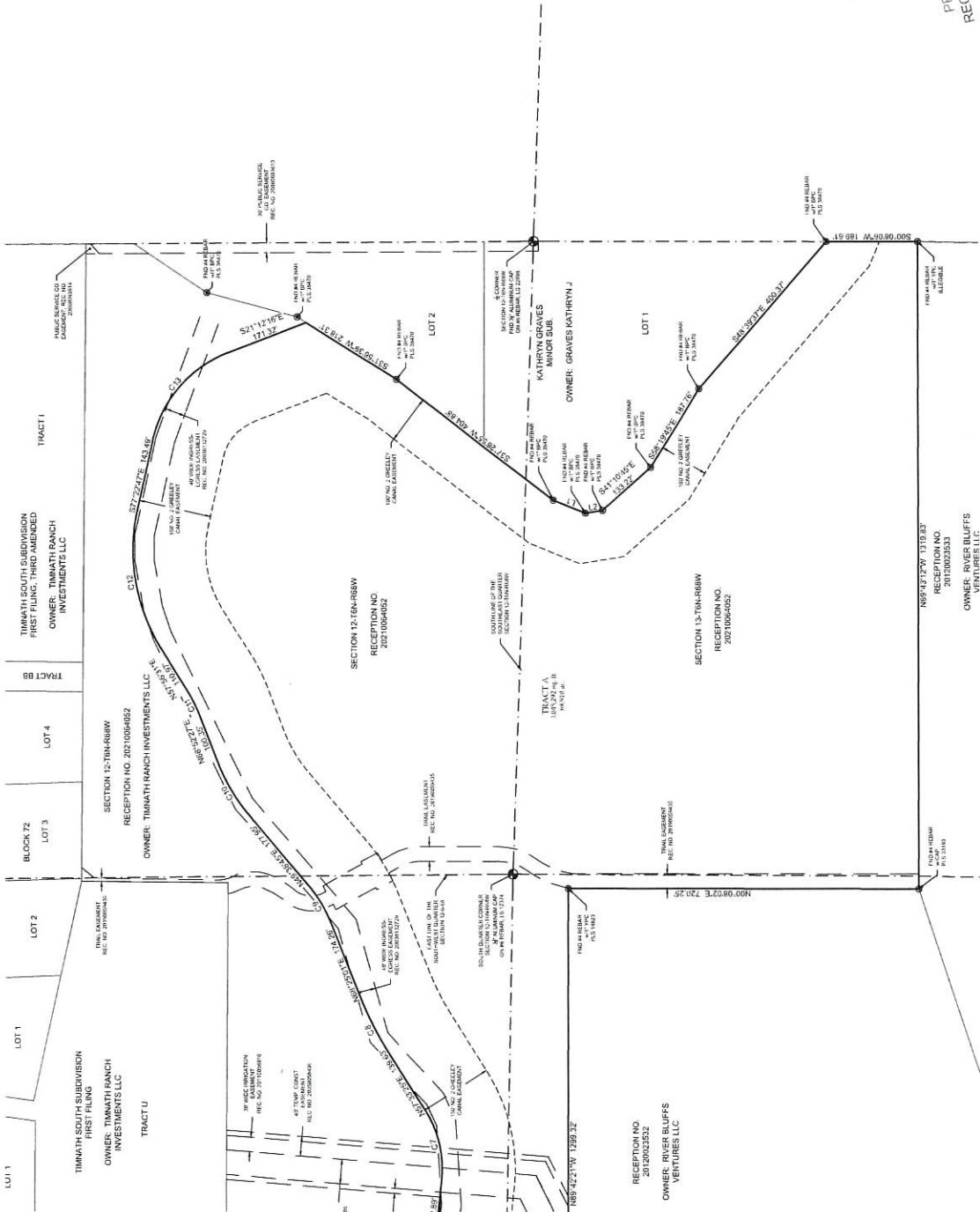
Sheet 5  
Of 5 Sheets

**DRAFT**  
**5-20-24**  
**PRELIMINARY - NOT FOR CONSTRUCTION**  
**RECORDING PURPOSES OR IMPLEMENTATION**  
PRELIMINARY  
NORTH PLATT COUNTY, IOWA  
FOR THE STATE OF IOWA, REGISTERED PROFESSIONAL SURVEYOR NO. 73398

SEE SHEET 2 FOR  
LINE & CURVE TABLE



LEGEND	
	SECTION LINE
	PROPERTY LINE
	PLAT BOUNDARY LINE
	LOT LINE
	FOUND COMMONS BELIEVED
	SHC NO. CORNER
	SET BY A PROFESSIONAL SURVEYOR
	CALCULATED POSITION
	MONUMENTARY
	YELLOW PLASTIC CAP
	BLUE PLASTIC CAP
	I.P.C.
	I.P.C.



SEE SHEET 4