

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 75, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE MCMORRIS SUBDIVISION FINAL PLAT, GENERALLY
LOCATED SOUTH OF AND ADJACENT TO BUSS GROVE 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, SC Land Estates LLC, Post Modern Development Inc, Harmony LLC, and Timnath Estates LLC (the “Developers”) have submitted a Preliminary Plat for the McMorris 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 3, 2024, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on December 10, 2024 and upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations from Planning Commission, the Town Council determines as provided below.

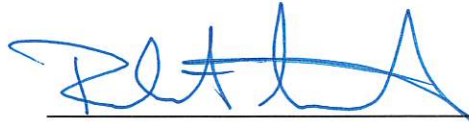
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The 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 DECEMBER 10, 2024.

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Final Plat

Parcel 1:

Lots 1, 2 and 3, Olde Timnath Estates, Town of Timnath,
County of Larimer, State of Colorado

Parcel 2:

Being a portion of the East half of the NE1/4 of Section 35, Township 7 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado as generally described under Reception No. [2020-0016857](#) of the Larimer County Records, lying Southerly of an existing right of way for Poudre Reservoir Company as recorded in Book 186 at Page 60 of said records, being more particularly described as follows:

Considering the North line of the NE 1/4 of said Section 35 as bearing N89°54'07"W, and with all bearing contained herein lying realtive thereto:

Commencing from the NE corner of said Section 35; thence along the East line of the NE 1/4 of said Section 35, S 00 ° 06'36"W, a distance of 30.00 feet, more or less, to a point on the Southerly right of way line of Larimer County Road 40; thence continuing along said East line of said NE1/4, S 00 ° 06'36"W, a distance of 887.39 feet to the True Point of Beginning; thence continuing along said East line of said NE1/4, S 00 ° 06'36"W, a distance of 1195.48 feet to the Southeasterly corner of that parcel described in Reception No. [2020-0016857](#) of the Larimer County Records; thence departing the East line of said NE1/4, and proceeding along the Southerly and Westerly lines of said Reception No. [2020-0016857](#), N 53 ° 14'54"W, a distance of 1443.05 feet and again N 00 ° 00'00"E, a distance of 723.05 feet, more or less, to a point on the South line of aforementioned 75 foot right of way as described in Book 186 at Page 60; thence departing said Southerly and Westerly lines and proceeding along said right of way line the following five (5) courses and distances:

1. N76 ° 20'44"E, a distance of 86.81 feet;
2. S70 ° 34'07"E, a distance of 193.97 feet;
3. S86 ° 04'07"E, a distance of 112.34 feet;
4. N72 ° 05'53"E, a distance of 211.84 feet;
5. N58 ° 05'53"E, a distance of 109.89 feet;

N42 ° 03'06"E, a distance of 572.87 feet, more or less to a point on the Southerly right of way line of Larimer County Road 40; thence departing said 75 foot right of way line and proceeding along said Southerly right of way line, S 89 ° 54'07"E, a distance of 42.56 feet, more or less, to a point on the Easterly line of said Reception No. [2020-0016857](#); thence departing said Southerly right of way line, and proceeding along said Southerly line, the following three (3) courses and distances:

1. S35 ° 59'20"W, a distance of 868.05 feet;
2. S00 ° 06'36"W, a distance of 184.21 feet;
3. S89 ° 54'28"E, a distance of 568.72 feet, more or less, the the East line of the NE1/4 of said Section 35 and the True Point of Beginning,

County of Larimer, State of Colorado

EXHIBIT B

Final Plat

[attached]

FINAL PLAT
McMORRIS SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36,
 BOTH IN TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

CURVE	DELTA	RADIUS	LENGTH
C101	137°14'14"	40.00'	23.20'
C102	137°28'54"	60.00'	36.47'
C103	137°28'54"	93.00'	54.31'
C104	137°28'54"	40.00'	24.31'
C105	137°14'14"	60.00'	36.47'

LINE	BEARING	DISTANCE
L101	N10°14'07"W	5.16'
L102	S89°54'07"E	20.00'
L103	S89°54'07"E	5.16'
L104	S70°03'55"W	20.00'

LINE	BEARING	DISTANCE
L101	N10°14'07"W	5.16'
L102	S89°54'07"E	20.00'
L103	S89°54'07"E	5.16'
L104	S70°03'55"W	20.00'
L105	S70°03'55"W	5.16'
L106	S89°54'07"E	20.00'
L107	S89°54'07"E	5.16'
L108	S70°03'55"W	20.00'
L109	S70°03'55"W	5.16'
L110	S89°54'07"E	20.00'
L111	S89°54'07"E	5.16'
L112	S70°03'55"W	20.00'
L113	S70°03'55"W	5.16'
L114	S89°54'07"E	20.00'
L115	S89°54'07"E	5.16'
L116	S70°03'55"W	20.00'
L117	S70°03'55"W	5.16'
L118	S89°54'07"E	20.00'
L119	S89°54'07"E	5.16'
L120	S70°03'55"W	20.00'
L121	S70°03'55"W	5.16'
L122	S89°54'07"E	20.00'
L123	S89°54'07"E	5.16'
L124	S70°03'55"W	20.00'
L125	S70°03'55"W	5.16'
L126	S89°54'07"E	20.00'
L127	S89°54'07"E	5.16'
L128	S70°03'55"W	20.00'
L129	S70°03'55"W	5.16'
L130	S89°54'07"E	20.00'
L131	S89°54'07"E	5.16'
L132	S70°03'55"W	20.00'
L133	S70°03'55"W	5.16'
L134	S89°54'07"E	20.00'
L135	S89°54'07"E	5.16'
L136	S70°03'55"W	20.00'
L137	S70°03'55"W	5.16'
L138	S89°54'07"E	20.00'
L139	S89°54'07"E	5.16'
L140	S70°03'55"W	20.00'
L141	S70°03'55"W	5.16'
L142	S89°54'07"E	20.00'
L143	S89°54'07"E	5.16'
L144	S70°03'55"W	20.00'
L145	S70°03'55"W	5.16'
L146	S89°54'07"E	20.00'
L147	S89°54'07"E	5.16'
L148	S70°03'55"W	20.00'
L149	S70°03'55"W	5.16'
L150	S89°54'07"E	20.00'
L151	S89°54'07"E	5.16'
L152	S70°03'55"W	20.00'
L153	S70°03'55"W	5.16'
L154	S89°54'07"E	20.00'
L155	S89°54'07"E	5.16'
L156	S70°03'55"W	20.00'
L157	S70°03'55"W	5.16'
L158	S89°54'07"E	20.00'
L159	S89°54'07"E	5.16'
L160	S70°03'55"W	20.00'
L161	S70°03'55"W	5.16'
L162	S89°54'07"E	20.00'
L163	S89°54'07"E	5.16'
L164	S70°03'55"W	20.00'
L165	S70°03'55"W	5.16'
L166	S89°54'07"E	20.00'
L167	S89°54'07"E	5.16'
L168	S70°03'55"W	20.00'
L169	S70°03'55"W	5.16'
L170	S89°54'07"E	20.00'
L171	S89°54'07"E	5.16'
L172	S70°03'55"W	20.00'
L173	S70°03'55"W	5.16'
L174	S89°54'07"E	20.00'
L175	S89°54'07"E	5.16'
L176	S70°03'55"W	20.00'
L177	S70°03'55"W	5.16'
L178	S89°54'07"E	20.00'
L179	S89°54'07"E	5.16'
L180	S70°03'55"W	20.00'
L181	S70°03'55"W	5.16'
L182	S89°54'07"E	20.00'
L183	S89°54'07"E	5.16'
L184	S70°03'55"W	20.00'
L185	S70°03'55"W	5.16'
L186	S89°54'07"E	20.00'
L187	S89°54'07"E	5.16'
L188	S70°03'55"W	20.00'
L189	S70°03'55"W	5.16'
L190	S89°54'07"E	20.00'
L191	S89°54'07"E	5.16'
L192	S70°03'55"W	20.00'
L193	S70°03'55"W	5.16'
L194	S89°54'07"E	20.00'
L195	S89°54'07"E	5.16'
L196	S70°03'55"W	20.00'
L197	S70°03'55"W	5.16'
L198	S89°54'07"E	20.00'
L199	S89°54'07"E	5.16'
L200	S70°03'55"W	20.00'

LINE	BEARING	DISTANCE
L201	S89°54'07"E	20.00'
L202	S89°54'07"E	5.16'
L203	S70°03'55"W	20.00'
L204	S70°03'55"W	5.16'
L205	S89°54'07"E	20.00'
L206	S89°54'07"E	5.16'
L207	S70°03'55"W	20.00'
L208	S70°03'55"W	5.16'
L209	S89°54'07"E	20.00'
L210	S89°54'07"E	5.16'
L211	S70°03'55"W	20.00'
L212	S70°03'55"W	5.16'
L213	S89°54'07"E	20.00'
L214	S89°54'07"E	5.16'
L215	S70°03'55"W	20.00'
L216	S70°03'55"W	5.16'
L217	S89°54'07"E	20.00'
L218	S89°54'07"E	5.16'
L219	S70°03'55"W	20.00'
L220	S70°03'55"W	5.16'
L221	S89°54'07"E	20.00'
L222	S89°54'07"E	5.16'
L223	S70°03'55"W	20.00'
L224	S70°03'55"W	5.16'
L225	S89°54'07"E	20.00'
L226	S89°54'07"E	5.16'
L227	S70°03'55"W	20.00'
L228	S70°03'55"W	5.16'
L229	S89°54'07"E	20.00'
L230	S89°54'07"E	5.16'
L231	S70°03'55"W	20.00'
L232	S70°03'55"W	5.16'
L233	S89°54'07"E	20.00'
L234	S89°54'07"E	5.16'
L235	S70°03'55"W	20.00'
L236	S70°03'55"W	5.16'
L237	S89°54'07"E	20.00'
L238	S89°54'07"E	5.16'
L239	S70°03'55"W	20.00'
L240	S70°03'55"W	5.16'
L241	S89°54'07"E	20.00'
L242	S89°54'07"E	5.16'
L243	S70°03'55"W	20.00'
L244	S70°03'55"W	5.16'
L245	S89°54'07"E	20.00'
L246	S89°54'07"E	5.16'
L247	S70°03'55"W	20.00'
L248	S70°03'55"W	5.16'
L249	S89°54'07"E	20.00'
L250	S89°54'07"E	5.16'

LINE	BEARING	DISTANCE
L251	S89°54'07"E	20.00'
L252	S89°54'07"E	5.16'
L253	S70°03'55"W	20.00'
L254	S70°03'55"W	5.16'
L255	S89°54'07"E	20.00'
L256	S89°54'07"E	5.16'
L257	S70°03'55"W	20.00'
L258	S70°03'55"W	5.16'
L259	S89°54'07"E	20.00'
L260	S89°54'07"E	5.16'
L261	S70°03'55"W	20.00'
L262	S70°03'55"W	5.16'
L263	S89°54'07"E	20.00'
L264	S89°54'07"E	5.16'
L265	S70°03'55"W	20.00'
L266	S70°03'55"W	5.16'
L267	S89°54'07"E	20.00'
L268	S89°54'07"E	5.16'
L269	S70°03'55"W	20.00'
L270	S70°03'55"W	5.16'
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L298	S70°03'55"W	5.16'
L299	S89°54'07"E	20.00'
L300	S89°54'07"E	5.16'

LINE	BEARING	DISTANCE
L301	S89°54'07"E	20.00'
L302	S89°54'07"E	5.16'
L303	S70°03'55"W	20.00'
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L325	S89°54'07"E	20.00'
L326	S89°54'07"E	5.16'
L327	S70°03'55"W	20.00'
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L331	S70°03'55"W	20.00'
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L338	S89°54'07"E	5.16'
L339	S70°03'55"W	20.00'
L340	S70°03'55"W	5.16'
L341	S89°54'07"E	20.00'
L342	S89°54'07"E	5.16'
L343	S70°03'55"W	20.00'
L344	S70°03'55"W	5.16'
L345	S89°54'07"E	20.00'
L346	S89°54'07"E	5.16'
L347	S70°03'55"W	20.00'
L348	S70°03'55"W	5.16'
L349	S89°54'07"E	20.00'
L350	S89°54'07"E	5.16'

LINE	BEARING	DISTANCE
L351	S89°54'07"E	20.00'
L352	S89°54'07"E	5.16'
L353	S70°03'55"W	20.00'
L354	S70°03'55"W	5.16'
L355	S89°54'07"E	20.00'
L356	S89°54'07"E	5.16'
L357	S70°03'55"W	20.00'
L358	S70°03'55"W	5.16'
L359	S89°54'07"E	20.00'
L360	S89°54'07"E	5.16'
L361	S70°03'55"W	20.00'
L362	S70°03'55"W	5.16'
L363	S89°54'07"E	20.00'
L364	S89°54'07"E	5.16'
L365	S70°03'55"W	20.00'
L366	S70°03'55"W	5.16'
L367	S89°54'07"E	20.00'
L368	S89°54'07"E	5.16'
L369	S70°03'55"W	20.00'
L370	S70°03'55"W	5.16'
L371		

