

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 48, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH FINDING
A PETITION FOR ANNEXATION OF THE PROPERTY KNOWN AS THE
TIMNATH SHORES ANNEXATION
TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE ACT,
INITIATING ANNEXATION PROCEEDINGS AND SETTING A PUBLIC HEARING
THEREON**

WHEREAS, the Town Council for the Town of Timnath, Colorado has received a Petition for Annexation of certain property, signed by at least 50% of the land owners owning at least 50% of the land of said private property, exclusive of public streets and alleys moreover to be in substantial compliance with the requirements of Section 31-12-107(1), Colorado Revised Statutes and Article 13 of the Timnath Land Use Code; and

WHEREAS, the Town Council for the Town of Timnath, Colorado has reviewed the draft Annexation Agreement; and

WHEREAS, the Town Council wishes to initiate annexation proceedings for the Property and set a public hearing to determine if the proposed annexation of the Property complies with the applicable requirements of the Municipal Annexation Act of 1965, CRS 31-12-101 et. seq. and Article 10 of the Timnath Land Use Code.

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

Section 1. Annexation Proceedings Initiated

Annexation proceedings are hereby initiated upon the Petition for Annexation of the following described property to the Town, which Petition appears to be in substantial compliance with the applicable provisions of Chapter 31, Article 12, Colorado Revised Statutes:

Description of property proposed for annexation: See, attached: **EXHIBIT A**

Section 2. Public Hearing

The Council hereby sets and gives notice of a public hearing for 6 P.M. on August 26, 2025 at the Timnath Town Center, 4750 Signal Tree Drive, in Timnath, Colorado, to determine if the proposed annexation complies with Sections 31-12-104 and 31-12-105, C.R.S. or such parts thereof as may be required to establish eligibility under Part 1 of Chapter 31, Article 12 of said statutes.

INTRODUCED, MOVED, AND ADOPTED THIS 8TH DAY OF JULY, 2025, THE VOTE UPON ROLL CALL BEING AS FOLLOWS:

For: 3

Against: 0

Abstain: 0



FOR THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO

Milissa Peters-Darcio
Milissa Peters, Town Clerk

By: Luke Wagner
Luke Wagner, Mayor Pro Tem

NOTICE IS HEREBY GIVEN that a Petition for Annexation of property hereinafter described has been presented to the Town Council of the Town of Timnath, Colorado and found to be in apparent compliance with the applicable provisions of law. The Town Council has adopted a Resolution setting a public hearing to be held at 6 P.M. on August 26, 2025 at the Timnath Town Center, 4750 Signal Tree Drive, Timnath, Colorado, to determine if the proposed annexation complies with the applicable requirements of the law.

Any person may appear at the hearing and present evidence upon any matter to be considered by the Council.

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EXHIBIT A

Legal Description of Property Proposed for Annexation

A PARCEL OF LAND BEING PORTIONS OF TRACTS 1, 2, 3 AND 4, SCOTT M.R.D. NO. S-62-91 RECORDED UNDER RECEPTION NO. 91053063 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, A PORTION OF COUNTY ROAD 3E, A PORTION OF COUNTY ROAD 42E, A PORTION OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 20100031164 AND THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 20230042343, LOCATED IN SECTION 23, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 4502" AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 28657", BEARING S00°10'39"E AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, N00°10'19"W A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°10'19"W A DISTANCE OF 471.89 FEET;

THENCE DEPARTING SAID WEST LINE, S88°26'53"E A DISTANCE OF 371.96 FEET;

THENCE N47°19'55"E A DISTANCE OF 249.50 FEET;

THENCE S44°04'50"E A DISTANCE OF 676.14 FEET;

THENCE S20°30'23"E A DISTANCE OF 585.80 FEET;

THENCE S73°29'49"W A DISTANCE OF 75.45 FEET;

THENCE S28°13'25"E A DISTANCE OF 606.11 FEET;

THENCE S11°59'16"E A DISTANCE OF 219.06 FEET;

THENCE S38°53'07"E A DISTANCE OF 374.55 FEET;

THENCE S02°26'46"E A DISTANCE OF 318.40 FEET;

THENCE S82°14'23"W A DISTANCE OF 426.08 FEET;

THENCE S13°07'42"W A DISTANCE OF 353.95 FEET;

THENCE N79°34'47"W A DISTANCE OF 520.40 FEET;

THENCE S42°32'45"W A DISTANCE OF 36.39 FEET;

THENCE N89°05'13"W A DISTANCE OF 470.56 FEET, TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD 3E AS SHOWN ON THE PLAT OF SCOTT M.R.D. NO. S-62-91 RECORDED UNDER RECEPTION NO. 91053063 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE S89°26'18"W A DISTANCE OF 60.00 FEET, TO A POINT OF THE WESTERLY LINE OF SAID COUNTY ROAD 3E;

THENCE ON SAID WESTERLY LINE OF COUNTY ROAD 3E THE FOLLOWING NINE (9) COURSES:

1. N00°33'42"W A DISTANCE OF 676.70 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 42°23'23" AND AN ARC LENGTH OF 125.77 FEET, TO A POINT OF TANGENT;
3. N42°57'05"W A DISTANCE OF 114.35 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 44°16'23" AND AN ARC LENGTH OF 177.72 FEET, TO A POINT OF TANGENT;
5. N01°19'18"E A DISTANCE OF 216.44 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 25°20'26" AND AN ARC LENGTH OF 75.19 FEET, TO A POINT OF TANGENT;
7. N24°01'08"W A DISTANCE OF 123.48 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 24°32'26" AND AN ARC LENGTH OF 98.51 FEET, TO A POINT OF TANGENT;
9. N00°31'18"E A DISTANCE OF 516.75 FEET, TO THE SOUTHERLY LINE OF COUNTY ROAD 42E AS SHOWN ON THE PLAT OF SCOTT M.R.D. NO. S-62-91;

THENCE ON SAID SOUTHERLY LINE AND ITS EXTENSION, BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, N89°46'56"W A DISTANCE OF 1164.85 FEET, TO THE SOUTHERLY LINE OF COUNTY ROAD 42E AS SHOWN ON THE PLAT OF ALLISON ESTATES RECORDED UNDER RECEPTION NO. 2000062742;

THENCE ON SAID SOUTHERLY LINE, S13°13'15"E A DISTANCE OF 5.14 FEET;

THENCE CONTINUING ON SAID SOUTHERLY LINE, BEING 35.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, N89°46'56"W A DISTANCE OF 1317.48 FEET, TO THE EASTERLY LINE OF SOUTH COUNTY ROAD 5 ALSO BEING THE EASTERLY LINE OF THE TOWN OF TIMNATH AS DESCRIBED IN THE ANNEXATION TO THE TOWN OF TIMNATH ORDINANCE NO. 4-2005 RECORDED UNDER RECEPTION NO. 20050067349;

THENCE ON SAID EASTERLY LINE, N00°03'08"W A DISTANCE OF 35.20 FEET;

THENCE CONTINUING ON SAID EASTERLY LINE, N00°02'30"E A DISTANCE OF 34.80 FEET, TO A POINT ON THE NORTHERLY LINE OF COUNTY ROAD 42E;

THENCE ON SAID NORTHERLY LINE AS SHOWN ON THE PLAT OF TIMNATH MEADOWS ESTATES RECORDED UNDER RECEPTION NO. 95029562 AND THE DEED OF DEDICATION RECORDED UNDER RECEPTION NO. 850011719, S89°46'56"E A DISTANCE OF 1330.61 FEET;

THENCE CONTINUING ON SAID NORTHERLY LINE, S11°50'26"E A DISTANCE OF 5.11 FEET;

THENCE ON THE NORTHERLY LINE OF COUNTY ROAD 42E, BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, S89°46'56"E A DISTANCE OF 1247.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,537,848 SQUARE FEET OR 81.2178 ACRES.