

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 70, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE TIMNATH LANDING FILING NO. 9 FINAL PLAT, GENERALLY  
LOCATED SOUTH OF AND ADJACENT TO BUSS GROVE ROAD, NORTH OF AND  
ADJACENT TO HARMONY ROAD, AND EAST OF AND ADJACENT TO TIMNATH  
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**, CAC TIMNATH, LLC (the “Developers”) have submitted a Final Plat for the Timnath Landing Subdivision Filing No. 9, 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 2, 2025, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by (5-0) vote; and

**WHEREAS**, a properly noticed public hearing with the Town Council was held on December 9, 2025 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 9, 2025.**

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:



Milissa Peters-Garcia, MMC  
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 NE 1/4 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 NE 1/4, 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 NE 1/4, 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 NE 1/4, 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 Easterly 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 NE 1/4 of said Section 35 and the True Point of Beginning,

County of Larimer, State of Colorado

**EXHIBIT B**

Final Plat

[attached]

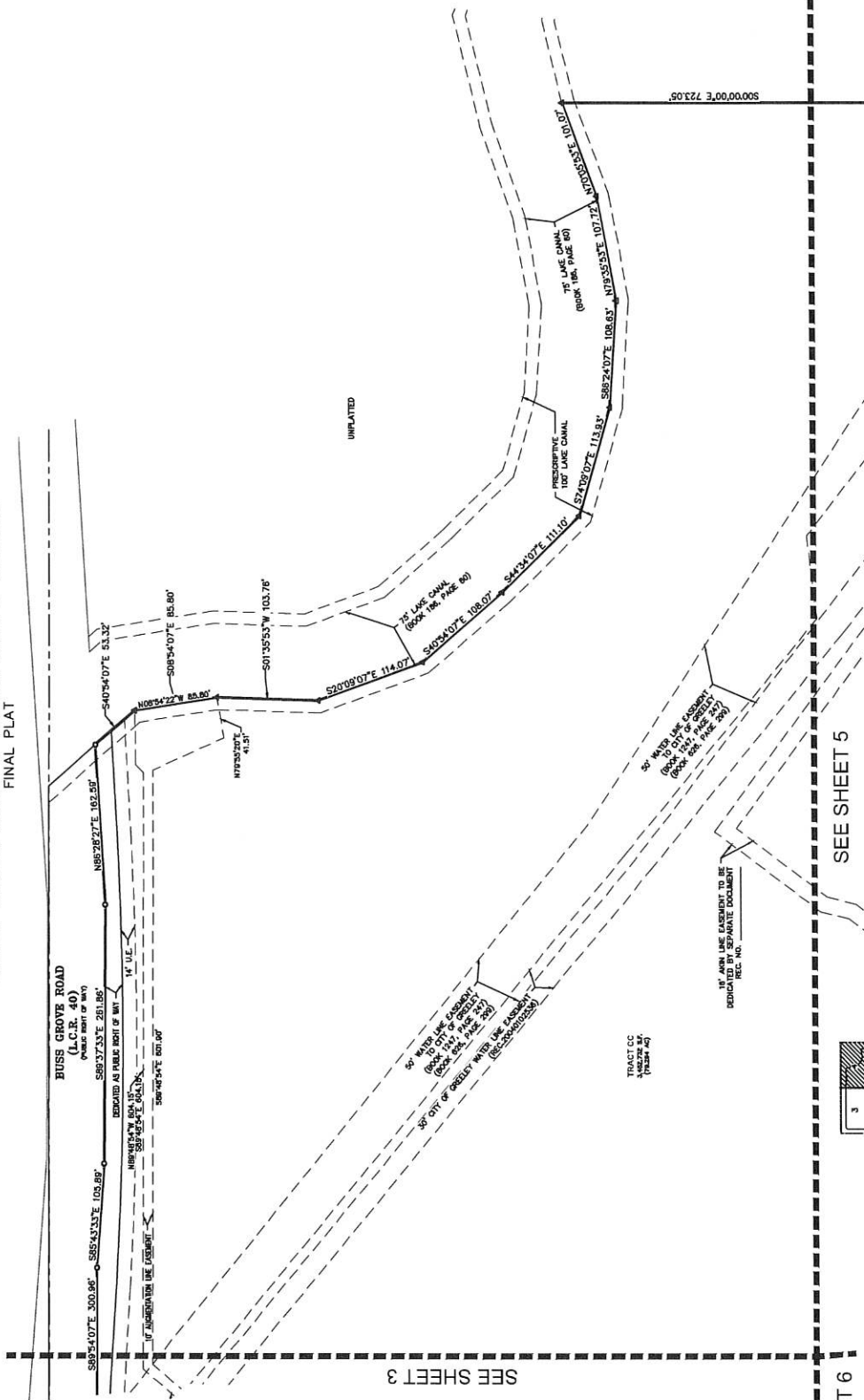






# TIMNATH LANDING FILING NO. 9

BEING A REPLAT OF TRACTS A & B, TIMNATH LANDING FILING NO. 3  
 A PART OF THE SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO  
 FINAL PLAT



SEE SHEET 3

SEE SHEET 6

SEE SHEET 5

- LEGEND**
- POINT OF BEGINNING
  - POINT OF TERMINATION
  - POINT OF INTERSECTION
  - POINT OF ADJACENT PROPERTY
  - POINT OF ADJACENT EASEMENT
  - POINT OF ADJACENT WATER RIGHT
  - POINT OF ADJACENT ROAD
  - POINT OF ADJACENT RAILROAD
  - POINT OF ADJACENT AIRWAY
  - POINT OF ADJACENT UTILITY
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  - POINT OF ADJACENT RAILROAD
  - POINT OF ADJACENT AIRWAY
  - POINT OF ADJACENT UTILITY



TIMNATH LANDING FILING NO. 9  
 FINAL PLAT

TRACTS A & B, TIMNATH LANDING FILING NO. 3  
 TOWN OF TIMNATH, COUNTY OF LARIMER, COLORADO



EMK CONSULTANTS, INC.  
 LAND DEVELOPMENT  
 ENGINEERING & SURVEYING  
 2000 POWELL ST., STE. 200  
 BOULDER, CO 80501  
 (303) 440-1234  
 DATE: 10/01/2025  
 DRAWN BY: SLS  
 CHECKED BY: JPH  
 PROJECT: TIMNATH LANDING  
 SHEET 4 OF 18 SHEETS



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 A PART OF THE SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

FINAL PLAT

SEE SHEET 4

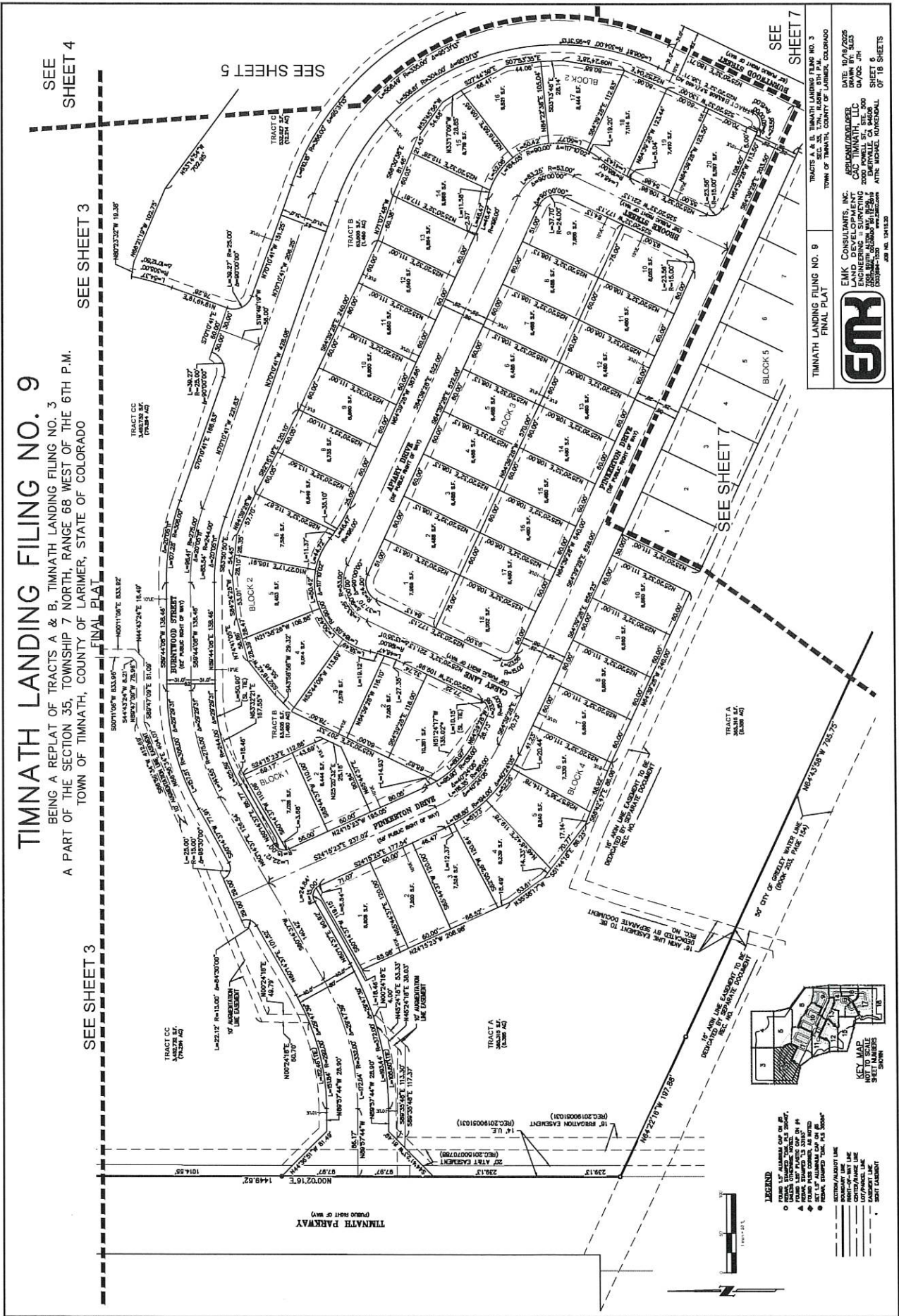
SEE SHEET 3

SEE SHEET 5

SEE SHEET 7

SEE SHEET 3

SEE SHEET 3



TIMNATH LANDING FILING NO. 9  
 FINAL PLAT

TRACTS A & B, TIMNATH LANDING FILING NO. 3  
 TOWN OF TIMNATH, COUNTY OF LARIMER, COLORADO

DATE: 10/18/2025  
 DRAWN BY: SJD  
 CHECKED BY: JH  
 DATE: 04/22/25

ENGINEERING & SURVEYING  
 2000 POWELL ST., STE. 200  
 BOULDER, CO 80501-3205  
 PHONE: 303.440.1234  
 FAX: 303.440.1235  
 EMAIL: INFO@EMKCONSULTANTS.COM  
 WWW.EMKCONSULTANTS.COM

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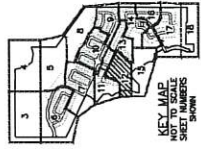
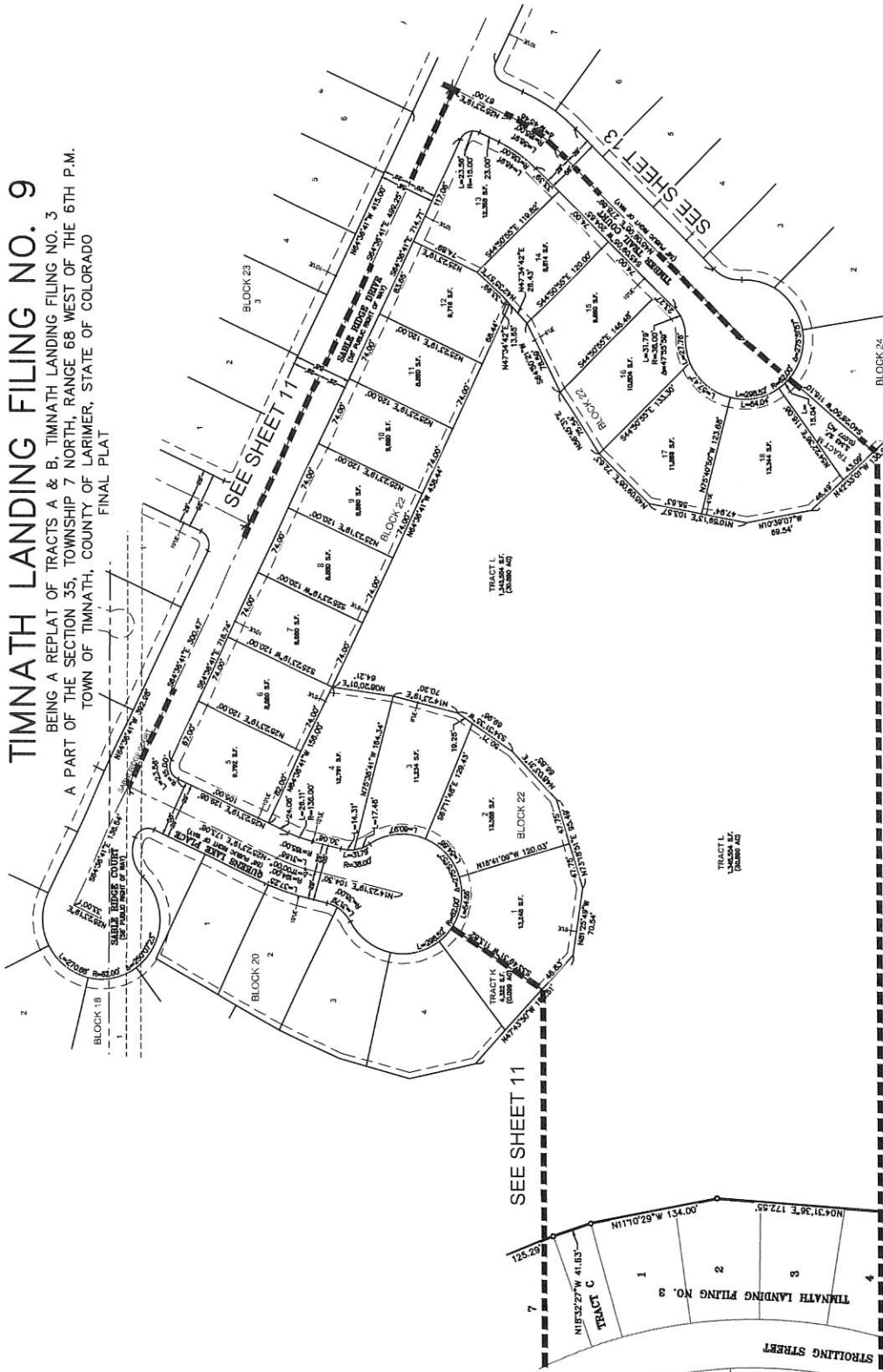






# TIMNATH LANDING FILING NO. 9

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 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO  
 FINAL PLAT



- LEGEND:**
- 1/2" DIA. CIRCULAR MARK FOR LOT CORNER
  - 1/4" DIA. CIRCULAR MARK FOR TRACT CORNER
  - 1/8" DIA. CIRCULAR MARK FOR PLAT CORNER
  - 1/16" DIA. CIRCULAR MARK FOR SECTION CORNER
  - 1/32" DIA. CIRCULAR MARK FOR QUARTER SECTION CORNER
  - 1/64" DIA. CIRCULAR MARK FOR 1/4 SECTION CORNER
  - 1/128" DIA. CIRCULAR MARK FOR 1/8 SECTION CORNER
  - 1/256" DIA. CIRCULAR MARK FOR 1/16 SECTION CORNER
  - 1/512" DIA. CIRCULAR MARK FOR 1/32 SECTION CORNER
  - 1/1024" DIA. CIRCULAR MARK FOR 1/64 SECTION CORNER
  - 1/2048" DIA. CIRCULAR MARK FOR 1/128 SECTION CORNER
  - 1/4096" DIA. CIRCULAR MARK FOR 1/256 SECTION CORNER
  - 1/8192" DIA. CIRCULAR MARK FOR 1/512 SECTION CORNER
  - 1/16384" DIA. CIRCULAR MARK FOR 1/1024 SECTION CORNER
  - 1/32768" DIA. CIRCULAR MARK FOR 1/2048 SECTION CORNER
  - 1/65536" DIA. CIRCULAR MARK FOR 1/4096 SECTION CORNER
  - 1/131072" DIA. CIRCULAR MARK FOR 1/8192 SECTION CORNER
  - 1/262144" DIA. CIRCULAR MARK FOR 1/16384 SECTION CORNER
  - 1/524288" DIA. CIRCULAR MARK FOR 1/32768 SECTION CORNER
  - 1/1048576" DIA. CIRCULAR MARK FOR 1/65536 SECTION CORNER
  - 1/2097152" DIA. CIRCULAR MARK FOR 1/131072 SECTION CORNER
  - 1/4194304" DIA. CIRCULAR MARK FOR 1/262144 SECTION CORNER
  - 1/8388608" DIA. CIRCULAR MARK FOR 1/524288 SECTION CORNER
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