



**Town of Timnath  
Public Hearing Notice  
September 2, 2026**

Dear Resident/Property Owner:

The Town of Timnath would like to notify you of two Public Hearings on a proposed development project in your neighborhood. The Timnath Planning Commission and Town Council will hold public hearings on the development action as indicated below.

|                          |                  |                                           |
|--------------------------|------------------|-------------------------------------------|
| <b>Tue, Sep 15, 2026</b> | <b>5:30 P.M.</b> | <b>Planning Commission Public Hearing</b> |
| <b>Tue, Sep 22, 2026</b> | <b>6:00 P.M.</b> | <b>Town Council Public Hearing</b>        |

These meetings will be held in a hybrid format both at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547 and live streamed on our website. Please visit our website, [www.timnath.org](http://www.timnath.org), for more information.

|                         |                                                                                                                                                                                                                    |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project:</b>         | <b>Timnath Landing North Filing 10</b>                                                                                                                                                                             |
| <b>Location:</b>        | <b>The property is located in the north portion of the Timnath Lakes community, generally located south of Buss Grove Road and east of Timnath Parkway.</b>                                                        |
| <b>Property Size:</b>   | <b>79 acres</b>                                                                                                                                                                                                    |
| <b>Current Zoning:</b>  | <b>R-2 w/ PD Overlay</b>                                                                                                                                                                                           |
| <b>Proposed Zoning:</b> | <b>R-2 w/ PD Overlay</b>                                                                                                                                                                                           |
| <b>Case #</b>           | <b>FP-2025-0002</b>                                                                                                                                                                                                |
| <b>Property Owner:</b>  | <b>CAC Timnath, LLC</b>                                                                                                                                                                                            |
| <b>Summary:</b>         | <b>This application is for a Final Plat for Phase 4 of the Timnath Lakes community. In all there are 342 lots proposed on 79 acres, with approximately 16 acres of open space and important trail connections.</b> |

The Town of Timnath considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's review of this proposal. If you are unable to attend either public hearing, but would like to provide input, written comments are welcome. You may contact the Planning Department at (970) 224-3211 ext. 5 or contact us by e-mail at [planning@timnathgov.com](mailto:planning@timnathgov.com).

The list of affected property owners for this public notice is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,  
TOWN OF TIMNATH

Town Planner  
Attached:

For a PDF version of this mailing,  
please go to  
<https://timnath.org/neighborhood-meetings/>

**Town of Timnath**  
**Phone: (970) 224-3211 Fax: (970) 224-3217**  
**[www.timnath.org](http://www.timnath.org)**  
**4750 Signal Tree Drive, Timnath, CO 80547**

# TIMNATH LANDING FILING NO. 10

BEING A REPLAT OF TRACT CC, TIMNATH LANDING FILING NO. 9  
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

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT CC, TIMNATH LANDING FILING NO. 9, PER PLAT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF SAID LARIMER COUNTY.

CONTAINS 3,450,898 SQUARE FEET (79.222 ACRES), MORE OR LESS.

## DEDICATION OF PUBLIC PROPERTY:

THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED, LAID OUT AND SUBDIVIDED UNDER THE NAME OF TIMNATH LANDING FILING NO. 10, AND DOES HEREBY SELL, GRANT, DEDICATE, AND CONVEY TO THE TOWN OF TIMNATH IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND SET APART ALL OF THE STREETS, ROADS, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS OF SAID STREETS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES, UNTIL ACCEPTANCE OF MAINTENANCE THEREFORE BY THE TOWN AS PROVIDED IN THE TIMNATH MUNICIPAL CODE.

## CERTIFICATE OF OWNERSHIP:

WE CERTIFY THAT CAC TIMNATH, LLC, IS THE OWNER OF THE PROPERTY; CAC TIMNATH, LLC IS THE MORTGAGEE AND HOLDER OF LIENS UPON THE PROPERTY, AND HEREBY CONSENTS TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

OWNER:  
CAC TIMNATH, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.,

BY \_\_\_\_\_ OF CAC TIMNATH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

\_\_\_\_\_ DATE COMMISSION EXPIRES

WITNESS MY HAND AND SEAL

\_\_\_\_\_  
NOTARY PUBLIC

## POUDRE FIRE AUTHORITY:

POUDRE FIRE AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

## NOTES:

- FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 158-F04184-24, DATED MARCH 29, 2024 AT 8:00 AM, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- SIGHT DISTANCE EASEMENTS AS SHOWN HEREON MAY BE SUBJECT TO LANDSCAPING RESTRICTIONS PER THE TOWN OF TIMNATH. LANDSCAPING IN THE AREA OF THE SIGHT DISTANCE EASEMENT SHALL NOT CREATE IMPEDIMENTS TO INGRESS AND EGRESS, NOR SHALL LANDSCAPING BE INSTALLED OR ANY TREES OR SHRUBS WHOSE HEIGHT IS GREATER THAN 2 FEET BE PLANTED IN THE EASEMENT THAT MAY IMPINGE ON THE OVERALL OPERATION AND MAINTENANCE OF THE INFRASTRUCTURE PLACED IN THE EASEMENT. TREES WITH A CLEAR CANOPY OF 8 FEET FROM GROUND LEVEL ARE ACCEPTABLE.
- THERE ARE 342 LOTS AND 18 TRACTS WITHIN TIMNATH LANDING FILING NO. 10.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- THE PROPERTY IS PARTIALLY LOCATED WITHIN "OTHER AREAS - ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE A" (NO BASE FLOOD ELEVATIONS DETERMINED); AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NUMBERED 08069C1011F, 08069C1012F, 08069C1013F, AND 08069C1014F, ALL WITH EFFECTIVE DATES OF DECEMBER 19, 2006.
- ALL TRACTS DEDICATED HEREON SHALL BE PROTECTED BY DEED RESTRICTION OR OTHER APPROPRIATE METHODS TO ENSURE THAT THEY REMAIN OPEN IN PERPETUITY AND CANNOT BE SUBDIVIDED OR DEVELOPED IN THE FUTURE WITHOUT APPROVAL OF THE TOWN COUNCIL.

## BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, ASSUMED TO BEAR SOUTH 00°06'32" WEST, A DISTANCE OF 2648.14 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 35 TO THE SOUTHEAST CORNER OF SAID SECTION 35, MONUMENTED AS SHOWN HEREON.

## PROJECT BENCHMARK:

BM J136 1934 - IN THE NEW TIMNATH CONSOLIDATED SCHOOL, AT THE NORTH ENTRANCE TO THE GYMNASIUM, IMMEDIATELY BELOW AND 4 FEET WEST OF CORNER STONE, IN NORTH FACE OF BRICK WALL AND 4 FEET ABOVE SIDEWALK, BRASS TABLET SET VERTICALLY. ELEVATION = 4881.35 (NAVD 88).

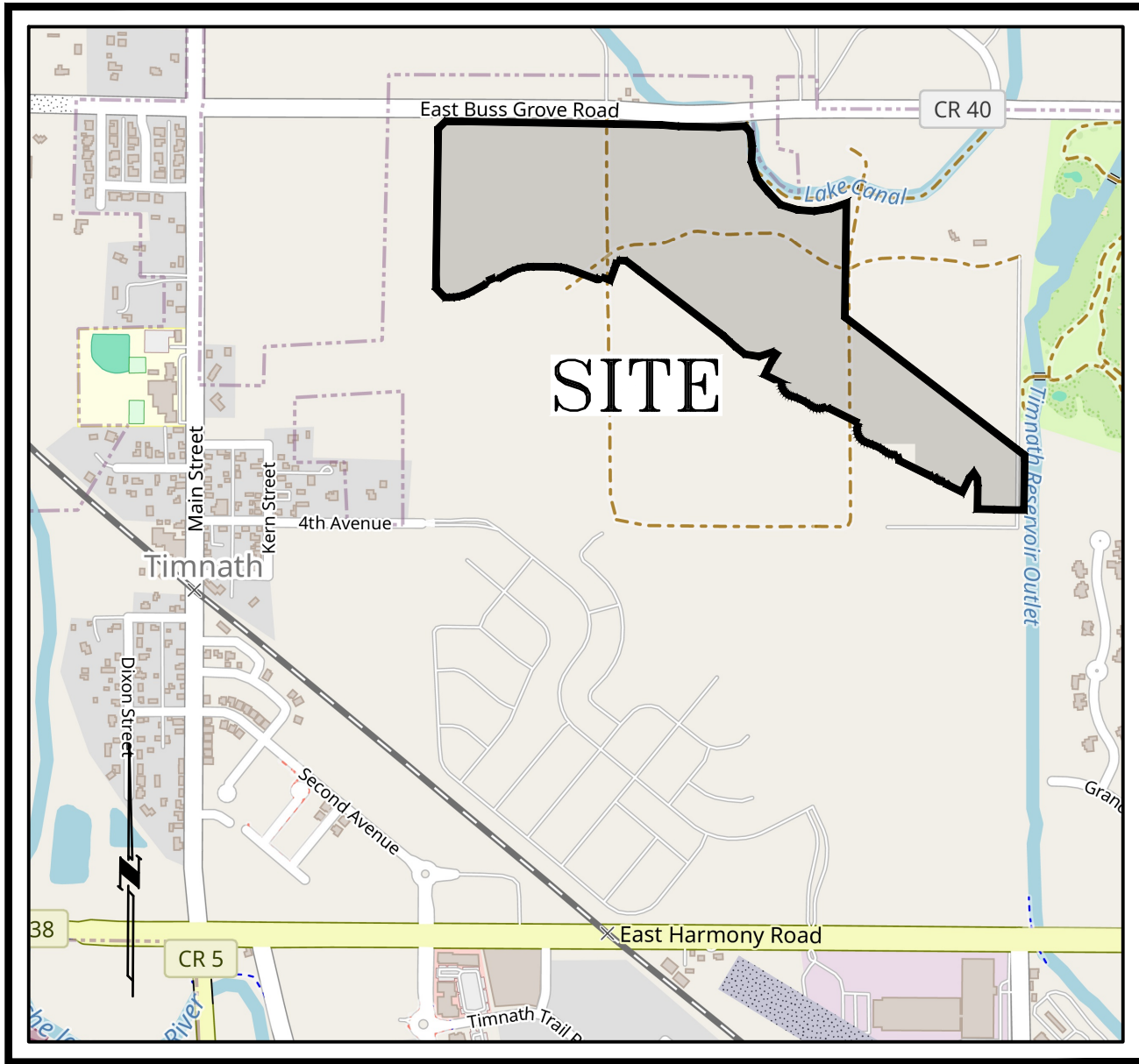
## RESTRICTION ON CONVEYANCE AND BUILDING PERMITS:

THERE SHALL BE NO ISSUANCE OF ANY BUILDING PERMIT ON A LOT OR TRACT OF LAND UNTIL SUCH TIME AS THE REQUIRED SITE PLAN FOR EACH INDIVIDUAL LOT, LOTS, TRACT, OR TRACTS OF LAND (WHICH SITE PLAN SHALL INCLUDE PROVISION FOR THE NECESSARY INFRASTRUCTURE IMPROVEMENTS TO SERVICE SAID LOT, LOTS, TRACT, OR TRACTS OF LAND INCLUDING BUT NOT LIMITED TO ALL STREETS, CURB, GUTTER, SIDEWALKS, PANS, DRAINAGE FACILITIES, WATER AND SEWER IMPROVEMENTS, LANDSCAPING, AND STREET FIXTURES PER THE TOWN OF TIMNATH MUNICIPAL CODE) IS APPROVED. INFRASTRUCTURE AND BUILDING CONSTRUCTION CAN OCCUR SIMULTANEOUSLY, BUT NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING UNTIL SUCH TIME AS THE NECESSARY INFRASTRUCTURE IMPROVEMENTS TO SERVE THAT BUILDING ARE ACCEPTED BY THE TOWN.

**APPLICANT/DEVELOPER:**  
CAC TIMNATH, LLC  
2000 POWELL ST., STE. 500  
EMERYVILLE, CALIFORNIA 94608  
ATTN: MICHAEL KUYKENDALL

**PLANNER:**  
PCS GROUP INC  
1001 16TH STREET, B-180  
DENVER, COLORADO 80265  
(303) 531-4905

**ENGINEER/SURVEYOR:**  
EMK CONSULTANTS, INC.  
7006 S. ALTON WAY, BLDG. F  
CENTENNIAL, CO 80112  
(303) 694-1520



VICINITY MAP  
NOT TO SCALE

### SOUTH FORT COLLINS SANITATION DISTRICT

District Engineer \_\_\_\_\_ Date \_\_\_\_\_  
  
All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the South Fort Collins Sanitation District.

### CITY OF GREELEY

The City's acceptance shall not relieve the design engineer's responsibility for errors, omissions, or deficiencies for which the City is held harmless.  
Accepted By: \_\_\_\_\_ Date \_\_\_\_\_  
Water/Sewer Chief Engineer

### GREELEY WATER NOTE

DETAILED PLANS FOR VARIOUS STREET & UTILITY CROSSINGS OF GREELEY WATER FACILITIES HAVE BEEN SUBMITTED TO GREELEY WATER FOR REVIEW AND ARE APPROVED. PRIOR TO ANY CONSTRUCTION/DEVELOPMENT WORK STARTING WITHIN THE GREELEY WATER EASEMENT AREAS, AN ADDITIONAL UTILITY PROTECTION PLAN ("UPP") WILL BE SUBMITTED TO GREELEY WATER FOR REVIEW AND APPROVAL. THE UPP WILL DEMONSTRATE HOW CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER EASEMENT AREAS WILL BE PERFORMED TO PROTECT THE GREELEY WATER FACILITIES FROM DAMAGE, LEAKS OR OTHER ISSUES.

## EASEMENT APPROVAL:

### CITY OF GREELEY NOTES:

- ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT(S) ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT(S).
- THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT(S). NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM THE CITY OF GREELEY WATER ENGINEER.
- THERE SHALL BE NO OTHER UTILITIES WITH THE CITY OF GREELEY EASEMENT(S) EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER AND SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST 2 WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. APPROPRIATE CROSSING APPROVAL WILL BE ISSUED BY GREELEY WATER AND SEWER.
- IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT THE SURFACE RESTORATION WILL NOT BE DONE BY/OR AT THE EXPENSE OF THE CITY OF GREELEY.

## CERTIFICATE OF TITLE:

I, \_\_\_\_\_ AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION. WE FURTHER CERTIFY THAT THERE ARE NO RECORDED LIENS OR ENCUMBRANCES NOT SHOWN ON THIS PLAT.

### FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.,

BY \_\_\_\_\_ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

\_\_\_\_\_ DATE COMMISSION EXPIRES

WITNESS MY HAND AND SEAL

\_\_\_\_\_  
NOTARY PUBLIC

| LAND USE SUMMARY TABLE |                |              |          |
|------------------------|----------------|--------------|----------|
|                        | AREA (SQ. FT.) | AREA (ACRES) | %        |
| LOTS (342)             | 1,945,347      | 44.659       | 56.372%  |
| TRACTS (18)            | 721,346        | 16.560       | 20.903%  |
| OPEN SPACE             | 721,346        | 16.560       | 20.903%  |
| RIGHT-OF-WAY           | 784,205        | 18.003       | 22.725%  |
| TOTAL:                 | 3,450,898      | 79.222       | 100.000% |

| TRACT SUMMARY TABLE |                |              |                                              |                       |                       |
|---------------------|----------------|--------------|----------------------------------------------|-----------------------|-----------------------|
| TRACT               | AREA (SQ. FT.) | AREA (ACRES) | USE                                          | OWNERSHIP             | MAINTENANCE           |
| TRACT A             | 190,438        | 4.372        | TRAIL CORRIDOR, DRAINAGE                     | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT B             | 221,104        | 5.076        | TRAILS, UTILITIES, LANDSCAPING, PUMP STATION | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT C             | 3,835          | 0.088        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT D             | 4,327          | 0.099        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT E             | 192,593        | 4.421        | TRAILS, PUBLIC ACCESS & UTILITIES            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT F             | 3,245          | 0.074        | LANDSCAPING, UTILITIES                       | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT G             | 3,245          | 0.074        | LANDSCAPING, UTILITIES                       | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT H             | 4,456          | 0.102        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT J             | 4,240          | 0.097        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT K             | 3,083          | 0.071        | TRAILS, LANDSCAPING, UTILITIES               | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT L             | 3,083          | 0.071        | LANDSCAPING, UTILITIES                       | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT M             | 55,694         | 1.279        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT N             | 1,691          | 0.039        | TRAILS, LANDSCAPING, UTILITIES               | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT P             | 9,129          | 0.210        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT Q             | 4,375          | 0.100        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT R             | 3,300          | 0.076        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT S             | 5,750          | 0.132        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |
| TRACT T             | 7,758          | 0.178        | TRAILS, UTILITIES                            | METRO DISTRICT OR HOA | METRO DISTRICT OR HOA |

## SURVEYOR'S CERTIFICATE:

I, SAMUEL L. GALLUCCI III, PLS #38584, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF TIMNATH LANDING FILING NO. 10 WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SAMUEL L. GALLUCCI III, PLS  
FOR AND ON BEHALF OF  
EMK CONSULTANTS, INC.

## PLANNING COMMISSION CERTIFICATE:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

\_\_\_\_\_  
CHAIRPERSON: PHILIP GOLDSTEIN

## TOWN COUNCIL CERTIFICATE:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN COUNCIL, TIMNATH, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

\_\_\_\_\_  
MAYOR: ROBERT AXMACHER

\_\_\_\_\_  
TOWN CLERK

| TIMNATH LANDING FILING NO. 10<br>FINAL PLAT |                                                                                                                                                                         | TRACT CC, TIMNATH LANDING FILING NO. 9<br>SEC. 35, T.7N., R.68W., 6TH P.M.<br>TOWN OF TIMNATH, COUNTY OF LARIMER, COLORADO |                                                                               |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|                                             | EMK CONSULTANTS, INC.<br>LAND DEVELOPMENT<br>ENGINEERING & SURVEYING<br>7006 SOUTH ALTON WAY, BLDG. F<br>CENTENNIAL, COLORADO 80112-2019<br>(303) 694-1520 www.EMKC.com | APPLICANT/DEVELOPER<br>CAC TIMNATH, LLC<br>2000 POWELL ST., STE. 500<br>EMERYVILLE, CA 94608<br>ATTN: MICHAEL KUYKENDALL   | DATE: 8/18/2026<br>DRAWN BY: SLG3<br>QA/QC: JTH<br><br>SHEET 1<br>OF 9 SHEETS |
|                                             |                                                                                                                                                                         |                                                                                                                            |                                                                               |

JOB NO. 12415.20

# TIMNATH LANDING FILING NO. 10

BEING A REPLAT OF TRACT CC, TIMNATH LANDING FILING NO. 9  
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

EAST QUARTER CORNER OF SECTION 35  
FOUND 2.5" ALUMINUM CAP ON #6 REBAR 0.2' ABOVE GROUND SURFACE, STAMPED  
"TST INC., T7N R68W, 1/4, S35 + S36, 2004, LS 31169, CONSULTING ENGINEERS" PER  
MONUMENT RECORD ACCEPTED MAR 23 2005.  
HARMONY SUBDIVISION - THIRD FILING,  
FIRST AMENDMENT  
TRACT D

GRAND TREE  
BOULEVARD  
(PUBLIC RIGHT OF WAY)

SOUTHEAST CORNER OF SECTION 35  
FOUND 3.25" ALUMINUM CAP ON #6 REBAR 0.5'  
DOWN IN A RANGE BOX, STAMPED "2017, T7N  
R68W, S35 | S36, +, S2 | S1, T6N R68W, GROVES,  
LS 38209, KING SURVEYORS INC." PER MONUMENT  
RECORD ACCEPTED MAR 31 2018.  
HARMONY SUBDIVISION  
- SECOND FILING  
OUTLOT 2

BASIS OF BEARINGS  
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35  
S00°06'32"W 2648.14'

E. HARMONY ROAD  
(PUBLIC RIGHT OF WAY)

TIMNATH LANDING  
FILING NO. 3

TIMNATH LAKES BOULEVARD  
(PUBLIC RIGHT OF WAY)

TIMNATH LANDING  
FILING NO. 4  
PINEDALE DRIVE  
(PUBLIC RIGHT OF WAY)

TIMNATH LANDING  
FILING NO. 4

BURNWOOD STREET  
(PUBLIC RIGHT OF WAY)

TIMNATH LANDING  
FILING NO. 7

TIMNATH PARKWAY  
(PUBLIC RIGHT OF WAY)

NORTHEAST CORNER OF SECTION 35  
FOUND 3.25" ALUMINUM CAP ON #6 REBAR 0.5'  
DOWN IN A RANGE BOX, STAMPED "38469, T7N  
R68W, S26 | S25, +, S35 | S36, SYRING, 2021,  
MAJESTIC SURVEYING" PER MONUMENT RECORD  
ACCEPTED OCT 31 2022.

UNPLATTED  
OWNER:  
SC LAND ESTATES LLC  
REC. NO. 20220030350

75' LAKE CANAL  
(BOOK 186, PAGE 60)

PRESCRIPTIVE  
100' LAKE CANAL

UNPLATTED  
OWNER:  
BUNNY OLGA FAMILY TRUST  
REC. NO. 20200007508

S01°35'53"W 103.76'  
S08°54'07"E 85.80'  
S40°54'07"E 31.64'  
N86°59'37"E 107.41'

L=295.83' R=4044.00' Δ=4°11'29"  
CHORD=N89°05'21"E 295.76'

RIGHT-OF-WAY PER TIMNATH  
LANDING FILING NO. 9

S88°48'55"E 142.42'

L=103.54' R=2648.50' Δ=2°14'24"  
CHORD=S87°41'43"E 103.54'

S86°34'31"E 144.36'

N00°10'37"E 58.11'(TIE)  
S86°42'24"E 97.48'  
N86°42'25"W 45.38'(TIE)  
S87°41'26"E 152.51'  
NORTH QUARTER CORNER  
OF SECTION 35  
FOUND 3.25" ALUMINUM CAP ON #6  
REBAR 0.X' DOWN IN A RANGE BOX,  
STAMPED "2006, T7N R68W, S26,  
1/4 +, S35, LUND, LS 34995, KING  
SURVEYORS INC." PER MONUMENT  
RECORD ACCEPTED MAR 27 2006.

BUSS GROVE ROAD  
(L.C.R. 40)  
(PUBLIC RIGHT OF WAY)

SEE SHEET 3

SEE SHEET 6

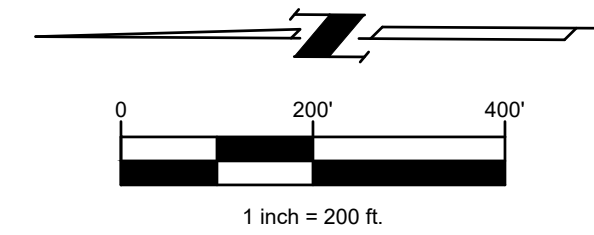
N66°16'10"W 103.42'  
N80°23'32"W 19.38'  
L=54.37' R=305.00' Δ=10°12'50"  
CHORD=S14°42'54"W 54.30'  
S19°49'19"W 76.28'  
N70°10'41"W 60.00'  
L=39.27' R=25.00' Δ=90°00'00"  
CHORD=S64°49'19"W 35.36'

N70°10'41"W 166.83'  
L=107.28' R=306.00' Δ=20°05'11"  
S89°44'08"W 138.46'  
L=157.51' R=306.00' Δ=29°29'31"  
S60°14'37"W 77.91'  
L=25.00' R=15.00' Δ=95°30'00"  
S66°18'18"W 58.00'  
L=22.12' R=15.00' Δ=84°30'00"  
CHORD=S17°59'37"W 20.17'  
S60°14'37"W 101.52'

L=151.84' R=292.00' Δ=29°47'39"  
N89°57'44"W 28.90'  
N44°36'51"W 81.49'

NORTHWEST CORNER OF SECTION 35  
FOUND 3.25" ALUMINUM CAP ON #6 REBAR 0.X' DOWN IN  
A RANGE BOX, STAMPED "COLO DEPT OF TRANSPORTATION,  
T7N R68W, S27 | S26, +, S34 | S35, PLS 84" PER  
MONUMENT RECORD ACCEPTED JUN 30 2021.

FOUND 1.5"  
ALUMINUM CAP  
ON #5 REBAR



## LEGEND

- FOUND 1.5" ALUMINUM CAP ON #5  
REBAR, STAMPED "EMK, PLS 29040",  
UNLESS OTHERWISE NOTED.
- FOUND 1.25" PLASTIC CAP ON #4  
REBAR, STAMPED "LS 33193"
- FOUND PLSS CORNER, AS NOTED
- SET 1.5" ALUMINUM CAP ON 30" LONG  
#5 REBAR, STAMPED "EMK, PLS 38584"

- SECTION/ALLOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE

TIMNATH LANDING FILING NO. 10  
FINAL PLAT

TRACT CC, TIMNATH LANDING FILING NO. 9  
SEC. 35, T.7N., R.68W., 6TH P.M.  
TOWN OF TIMNATH, COUNTY OF LARIMER, COLORADO



EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 www.EMKC.com  
JOB NO. 12415.20

APPLICANT/DEVELOPER  
CAC TIMNATH, LLC  
2000 POWELL ST., STE. 500  
EMERYVILLE, CA 94608  
ATTN: MICHAEL KUYKENDALL

DATE: 8/18/2026  
DRAWN BY: SLGS  
QA/QC: JTH

SHEET 2  
OF 9 SHEETS