

May 3, 2024

Timnath Ranch Investments, LLC  
1927 Wilmington Drive, Suite 101  
Fort Collins, Colorado 80528

**Notice of Neighborhood Meeting**

You are invited to attend a neighborhood meeting and make comments on a presentation of a Minor Amendment proposal which has been filed with the Town of Timnath. The property generally is located on the southern portion of the Timnath South property (currently undeveloped). This is south of Summerfields Parkway and includes the Greeley No. 2 Ditch (see attached exhibits depicting location).

The meeting will be held :

**Timnath South Community Center  
Multi-Purpose room  
6000 Summerfields Parkway  
Timnath, CO 80547**

**Monday May 20th, 2024 - 5:30 to 6:30pm**

**Owner:** Timnath Ranch Investments, LLC  
1927 Wilmington Drive, Suite 101  
Fort Collins, Colorado 80528

**Property Size:** 69.91 Acres

**Current Zoning:** RE Estate Residential

**Proposed Zoning:** No Change Proposed

**Location:** Southernmost portion of the Timnath South property, located south of Summerfield Parkway.

**Application File #:** MS-2024-0001

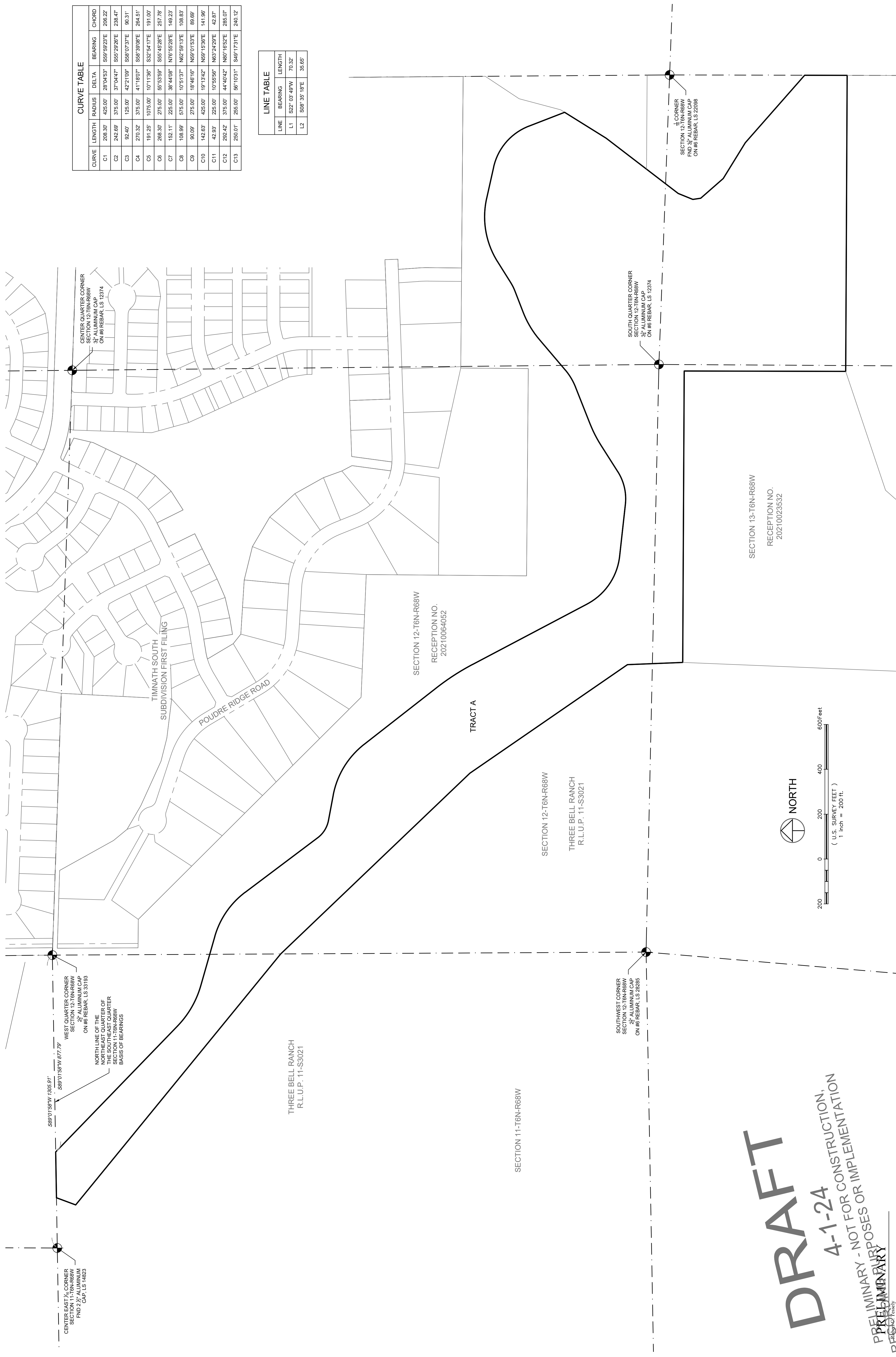
**General Description:** The intention of the proposed minor subdivision is to create 'Tract A'. In the future, it is anticipated that Tract A will be de-annexed from the Town of Timnath, into Larimer County. This will allow a necessary reclamation permit to move forward through the County, since a permit cannot be issued for property that is split between different jurisdictions.

If you are unable to attend the meeting and would like a copy of the minor subdivision, please contact:  
Kristin Turner kristin@tbgroup.us

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

# 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

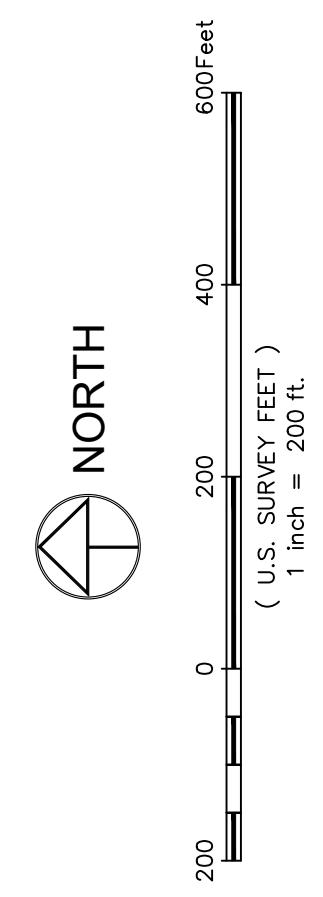


**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	208.30'	425.00'	28°04'53"	S59°49'22"E	208.22'
C2	242.86'	375.00'	37°04'47"	S55°29'26"E	238.47'
C3	92.40'	125.00'	42°21'09"	S58°07'37"E	90.31'
C4	270.32'	375.00'	41°18'07"	S58°30'08"E	284.51'
C5	191.25'	1075.00'	10°11'36"	S32°54'17"E	191.00'
C6	268.30'	275.00'	55°53'59"	S55°45'28"E	257.78'
C7	152.11'	225.00'	38°44'08"	N76°55'28"E	149.23'
C8	108.99'	575.00'	10°51'37"	N62°59'13"E	108.83'
C9	90.09'	275.00'	18°46'16"	N69°01'52"E	89.69'
C10	142.63'	425.00'	19°13'42"	N59°15'38"E	141.96'
C11	42.89'	225.00'	10°55'50"	N63°24'29"E	42.87'
C12	292.42'	375.00'	44°46'42"	N60°16'52"E	285.07'
C13	250.01'	255.00'	56°10'31"	S49°17'31"E	240.12'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S22°03'49"W	70.32'
L2	S08°35'18"E	35.65'



DRAFT

4-1-24

PRELIMINARY - NOT FOR CONSTRUCTION,  
REVISIONS PURPOSES OR IMPLEMENTATION

PRELIMINARY

Colorado Registered Professional Land Surveyor No. 38470  
For and on behalf of Northern Engineering Services, Inc.

NOTICE:  
According to Colorado law 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 based upon any defect in this survey if the certificate shown hereon then ten years after the date of the certificate shown hereon.

SECTION: 11, 12 & 13  
TOWNSHIP: 6 NORTH  
RANGE: 68 WEST OF 6TH PM

**NORTHERN ENGINEERING**

SURVEY | MUNICIPAL | LAND DEVELOPMENT

NORTHERNENGINEERING.COM 970.221.4188

FORT COLLINS | GREELEY

PROJECT: 156-032  
DATE: 04/01/2024  
CLIENT: WESTWARD  
SCALE: 1"=200'  
REVIEWED BY: B. TESSELY  
DRAWN BY: L. SMITH

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

Sheet **2**  
Of 5 Sheets