

**TOWN OF TIMNATH
ORDINANCE NO. 8, SERIES 2015**

**AN ORDINANCE DISPOSING OF REAL PROPERTY
INTEREST IN RIVERBEND SUBDIVISION**

WHEREAS, The Town of Timnath (the "Town") is a home rule municipality operating under the Timnath Home Rule Charter (the "Charter") adopted on November 7, 2006 and the Town's Municipal Code (the "Code"). Pursuant to the Charter, the Code, and the authority given home rule municipalities under the Colorado Constitution, the Town may adopt and amend ordinances; and

WHEREAS, pursuant to Section 15.4 of the Charter, subject to certain limitations, the Town Council shall approve the purchase, sale, exchange or disposition of any interest in real property by ordinance; and

WHEREAS, the Town Council desires to approve the disposal and vacation of its real property interest in the 40' Right of Way associated with County Road 3F recorded at Road Book 4, Page 218 along with the 35' ROW and 10' easement per the RAE M.R.D. recorded with Larimer County, Colorado within the Riverbend Subdivision 1st Filing as more particularly described on **Exhibit A** attached hereto, in favor of a dedicated Right of Way for Signal Tree Drive and Stone Fly Drive as well as an access easement along that portion of the vacated County Road 3F; and

WHEREAS, the Town Council on March 24th, 2015 approved Resolution 20, Series 2015, Riverbend Subdivision Preliminary Plat; and

WHEREAS, the Town Council on March 24th, 2015 approved Resolution 21, Series 2015, Riverbend Subdivision First Filing Final Plat and is recorded at reception number 20150039320, with Larimer County, Colorado, and as more particularly described on **Exhibit A** attached hereto; and

WHEREAS, all utility providers with interest in said easements that are being vacated are satisfied by virtue of the Riverbend Subdivision First Filing Final Plat through easements and Rights of Way as depicted on **Exhibit A** attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Timnath, Colorado, that:

Section 1. The Town Council hereby approves the disposal and vacation of the Town's interest in portions of Larimer County Road 3F ROW recorded at Road Book 4, Page 218 along with the 35' ROW and 10' easement per the RAE M.R.D. recorded with Larimer County, Colorado as depicted on the Riverbend 1st Filing Final Plat **Exhibit A** attached hereto.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, SET FOR PUBLIC HEARING AND SECOND

RECEPTION#: 20150046003, 07/16/2015 at
10:22:04 AM, 1 OF 7, R \$41.00 TD Pgs: 0
Angela Myers, Clerk & Recorder, Larimer
County, CO

1


✓

Please Return to:
Town of Timnath
4800 Goodman Street
Timnath, CO 80547

READING AT 6:00 P.M. ON JULY 14TH, 2015 AT THE TIMNATH TOWN ADMINISTRATIVE BUILDING, 4800 GOODMAN STREET, TIMNATH, COLORADO AND ORDERED PUBLISHED BY TITLE THIS 26TH DAY OF JUNE, 2015.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JULY 14, 2015.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:

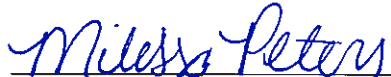
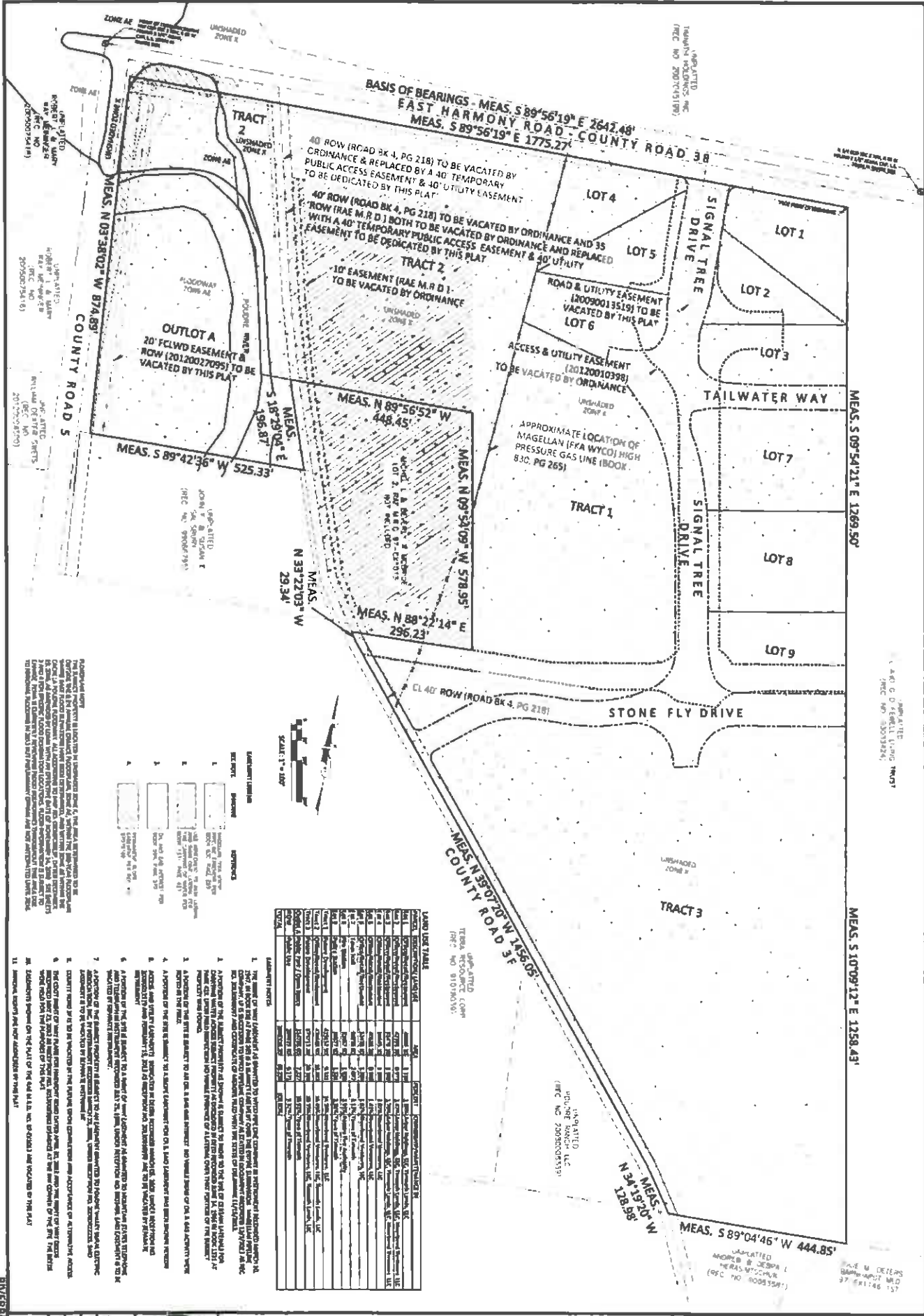

Milissa Peters, CMC
Town Clerk



EXHIBIT A



UNPLATTED
AND C. F. EMBELL, CLERK
REC. NO. 20120027095

UNPLATTED
M. J. DEERBS
REC. NO. 20120027095

UNPLATTED
M. J. DEERBS
REC. NO. 20120027095

LAND USE TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	COMMENTS
1	Residential Single-Family	1,234,567	100%	
2	Residential Medium-Density	0	0%	
3	Residential High-Density	0	0%	
4	Commercial	0	0%	
5	Industrial	0	0%	
6	Public Use	0	0%	
7	Open Space	0	0%	
8	Other	0	0%	
TOTAL		1,234,567	100%	

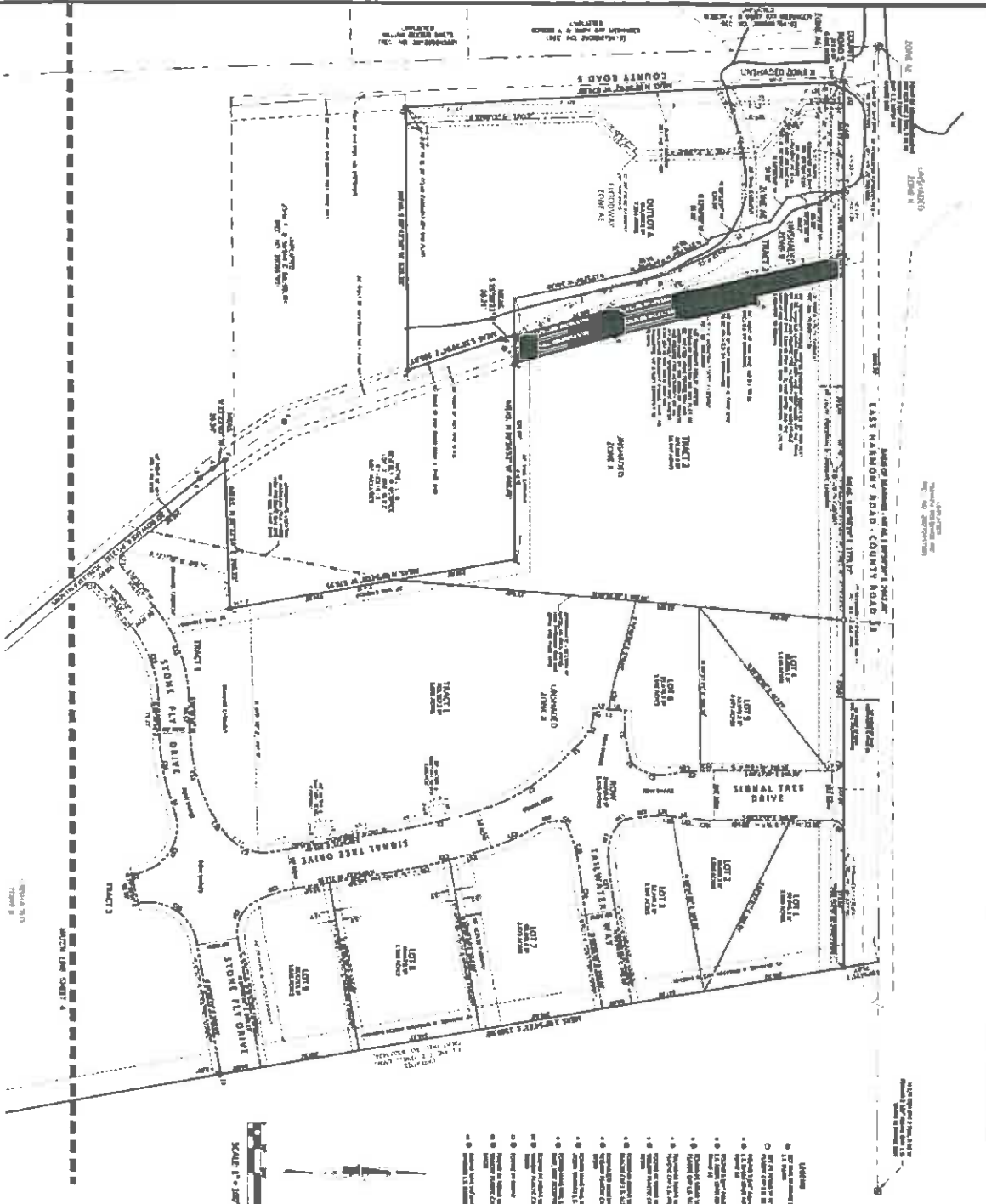
1. The land or land interests are shown to be owned by the person or persons named in the column headed "OWNER" in the table above.
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3. The land or land interests are shown to be owned by the person or persons named in the column headed "OWNER" in the table above.
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10. The land or land interests are shown to be owned by the person or persons named in the column headed "OWNER" in the table above.
11. The land or land interests are shown to be owned by the person or persons named in the column headed "OWNER" in the table above.

RIVERBEND 1ST FILING

FINAL PLAT

RIVERBEND 1ST FILING

EXHIBIT A



ALL DIMENSIONS ARE IN FEET AND INCHES
 DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED

- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
 3. ALL CORNERS ARE TO BE BOUND BY IRON PIPES SET IN CONCRETE.
 4. ALL CORNERS TO BE BOUND BY IRON PIPES SET IN CONCRETE.
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 19. ALL CORNERS TO BE BOUND BY IRON PIPES SET IN CONCRETE.
 20. ALL CORNERS TO BE BOUND BY IRON PIPES SET IN CONCRETE.



OWNER'S CERTIFICATE

Lot No.	Area (Acres)	Owner's Name	Address	City	State	Zip
1						
2						
3						
4						
5						
6						
7						
8						
9						

DEVELOPER'S CERTIFICATE

Tract No.	Area (Acres)	Developer's Name	Address	City	State	Zip
1						
2						
3						
4						

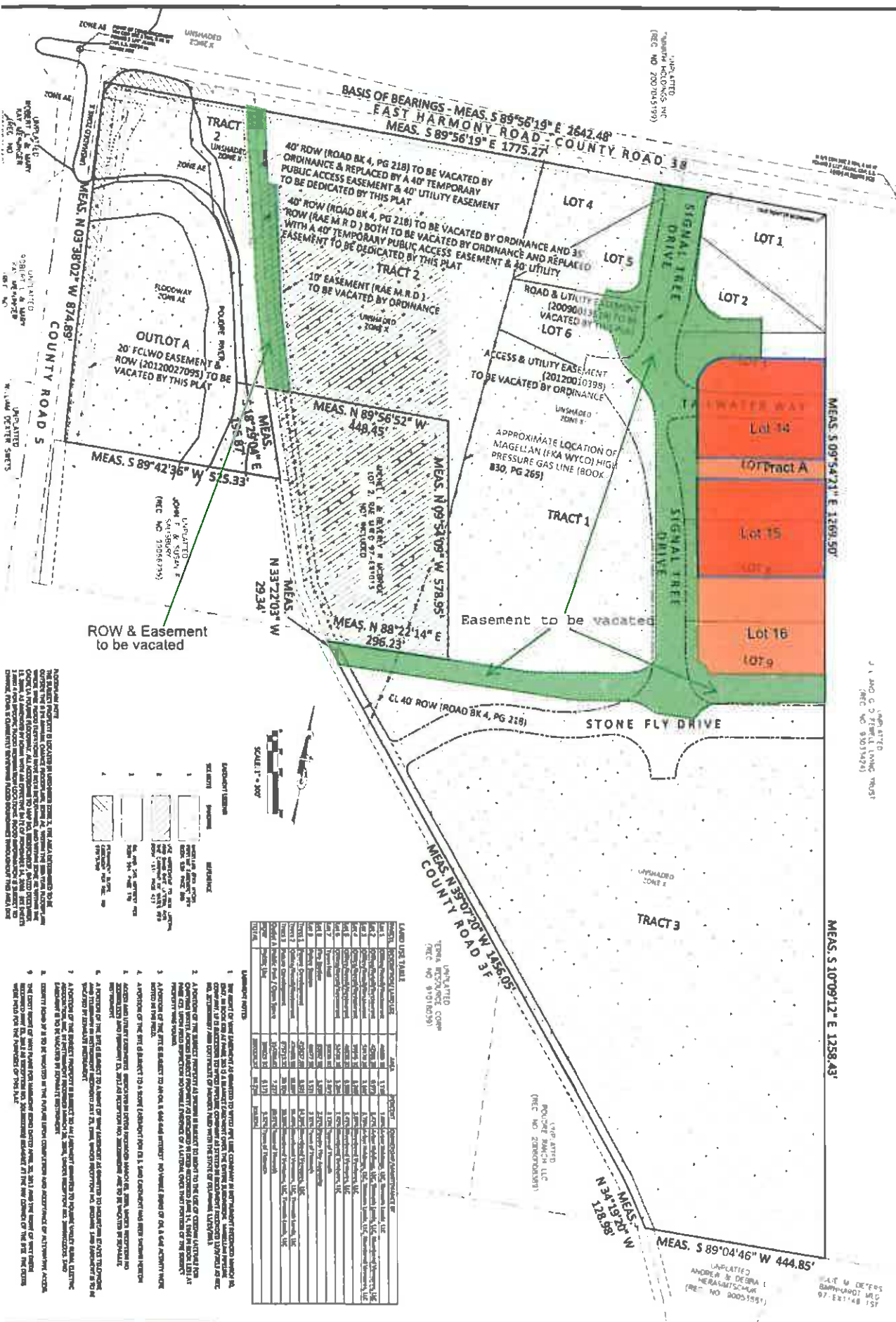
PLAT INFORMATION

Field	Value
Project Name	RIVERBEND 1ST FILING
Plat No.	3 of 4
Scale	1" = 200'
Author	WILLIAM H. SCHEIDT & ASSOCIATES, INC.
Date	2/18/2023



RIVERBEND 1ST FILING

FINAL PLAT



UNSHADED ZONE X
UNSHADED ZONE A
UNSHADED ZONE 1
UNSHADED ZONE 2
UNSHADED ZONE 3
UNSHADED ZONE 4

ROW & Easement to be vacated

LEGEND

SYMBOL	DESCRIPTION
[Hatched pattern]	40' ROW (ROAD BK 4, PG 218) TO BE VACATED BY ORDINANCE & REPLACED BY A 40' TEMPORARY PUBLIC ACCESS EASEMENT & 40' UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT
[Hatched pattern]	40' ROW (RAE M.R.D.) BOTH TO BE VACATED BY ORDINANCE AND REPLACED WITH A 40' TEMPORARY PUBLIC ACCESS EASEMENT & 40' UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT
[Hatched pattern]	10' EASEMENT (RAE M.R.D.) TO BE VACATED BY ORDINANCE
[Hatched pattern]	ROAD & UTILITY EASEMENT (200901355) TO BE VACATED BY THIS PLAT
[Hatched pattern]	ACCESS & UTILITY EASEMENT (20120010398) TO BE VACATED BY ORDINANCE
[Hatched pattern]	EASEMENT TO BE VACATED
[Hatched pattern]	APPROXIMATE LOCATION OF MAGELLAN (FKA WYCO) HIGH PRESSURE GAS LINE (BOOK 830, PG 265)
[Hatched pattern]	UNSHADED ZONE X
[Hatched pattern]	UNSHADED ZONE A
[Hatched pattern]	UNSHADED ZONE 1
[Hatched pattern]	UNSHADED ZONE 2
[Hatched pattern]	UNSHADED ZONE 3
[Hatched pattern]	UNSHADED ZONE 4

LAND USE TABLE

LAND USE	AREA (SQ FT)	PERCENT	REMARKS
RESIDENTIAL (SINGLE-FAMILY)	1,100,000	100%	RESIDENTIAL (SINGLE-FAMILY)
RESIDENTIAL (MULTI-FAMILY)	0	0%	
COMMERCIAL	0	0%	
INDUSTRIAL	0	0%	
AGRICULTURAL	0	0%	
UNDEVELOPED	0	0%	
TOTAL	1,100,000	100%	

- UNSHADED ZONE X
- THE PART OF THIS EASEMENT TO BE VACATED BY ORDINANCE AND REPLACED BY A 40' TEMPORARY PUBLIC ACCESS EASEMENT & 40' UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT IS SHOWN IN HATCHED PATTERN AND IS DESCRIBED IN THE LEGEND.
 - THE PART OF THIS EASEMENT TO BE VACATED BY ORDINANCE AND REPLACED WITH A 40' TEMPORARY PUBLIC ACCESS EASEMENT & 40' UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT IS SHOWN IN HATCHED PATTERN AND IS DESCRIBED IN THE LEGEND.
 - THE PART OF THIS EASEMENT TO BE VACATED BY ORDINANCE IS SHOWN IN HATCHED PATTERN AND IS DESCRIBED IN THE LEGEND.
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RIVERBEND 1ST FILING
FINAL PLAT

UNSHADED ZONE X
UNSHADED ZONE A
UNSHADED ZONE 1
UNSHADED ZONE 2
UNSHADED ZONE 3
UNSHADED ZONE 4

UNSHADED ZONE X
UNSHADED ZONE A
UNSHADED ZONE 1
UNSHADED ZONE 2
UNSHADED ZONE 3
UNSHADED ZONE 4

UNSHADED ZONE X
UNSHADED ZONE A
UNSHADED ZONE 1
UNSHADED ZONE 2
UNSHADED ZONE 3
UNSHADED ZONE 4