

**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:

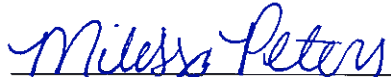
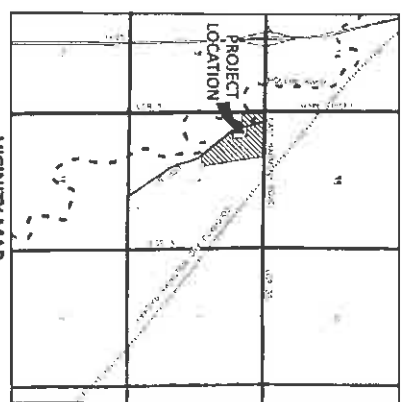

Milissa Peters, CMC
Town Clerk



Exhibit A



FINAL PLAT OF RIVERBEND 1ST FILING BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

RIVERBEND 1ST FILING

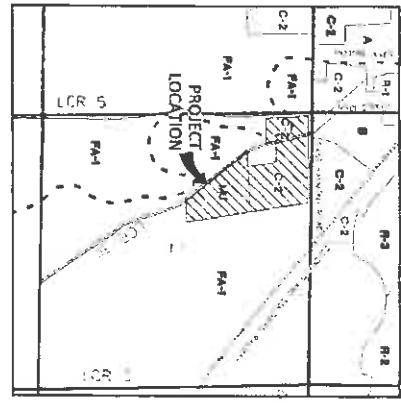


Table with 4 columns: Section, Township, Range, Meridian. Row 1: 2, 6N, 68W, 6S. Row 2: 3, 6N, 68W, 6S. Row 3: 4, 6N, 68W, 6S. Row 4: 5, 6N, 68W, 6S.

OWNER: [Signature]
COUNTY OF LARAMIE
STATE OF COLORADO

OWNER: [Signature]
COUNTY OF LARAMIE
STATE OF COLORADO

OWNER: [Signature]
COUNTY OF LARAMIE
STATE OF COLORADO

OWNER: [Signature]
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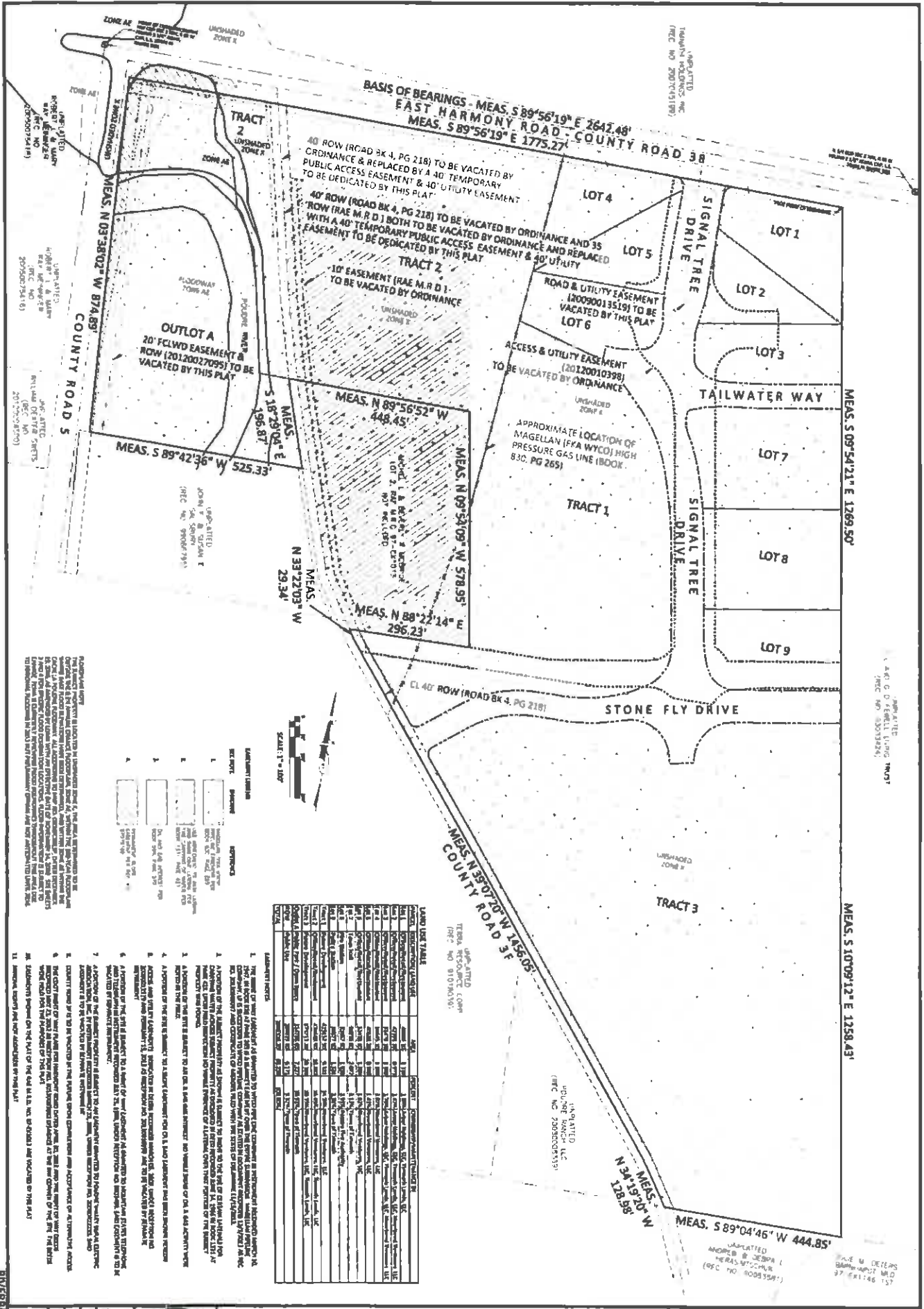


RIVERBEND 1ST FILING

FINAL PLAT

RIVERBEND 1ST FILING

EXHIBIT A



UNPLATTED
MAGELLAN (FKA WYCO) HIGH
PRESSURE GAS LINE (BOOK
830, PG 265)

MEAS. S 09°54'21" E 1269.50'

MEAS. S 10°09'12" E 1258.43'

UNPLATTED
MAGELLAN (FKA WYCO) HIGH
PRESSURE GAS LINE (BOOK
830, PG 265)

RIVERBEND 1ST FILING

LAND USE TABLE

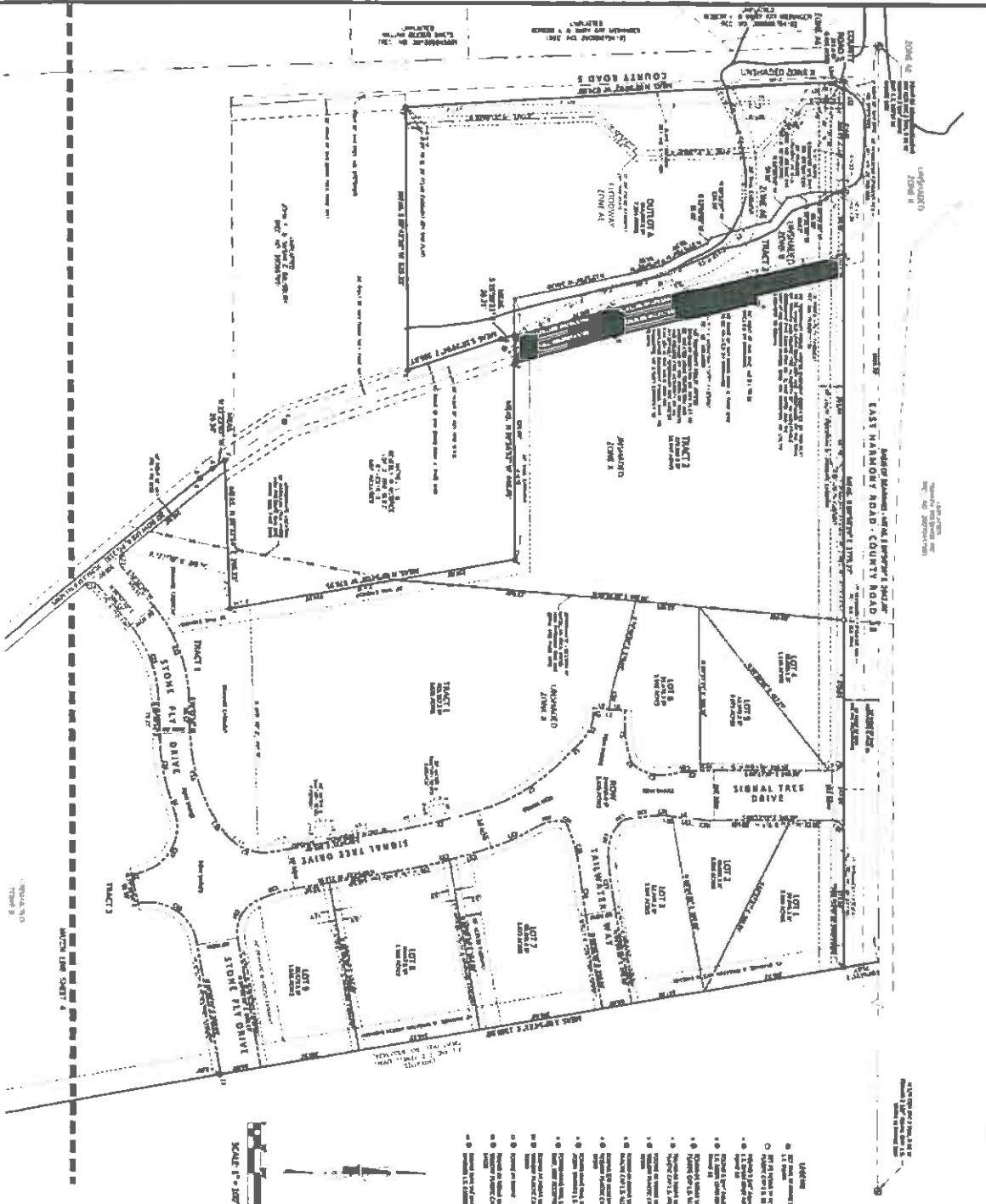
NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	Residential Single-Family	1,234,567	15.2%
2	Residential Medium-Density	876,543	10.8%
3	Residential High-Density	543,210	6.8%
4	Commercial	321,098	4.0%
5	Industrial	210,987	2.6%
6	Public Use	109,876	1.4%
7	Open Space	98,765	1.2%
8	Other	87,654	1.1%
TOTAL		8,123,456	100.0%

RIVERBEND 1ST FILING

FINAL PLAT

1. The owner of any land shown to be subject to a lien or other claim in this plat is hereby notified that the same shall be subject to the same lien or other claim as if the same were not shown in this plat.
2. The owner of any land shown to be subject to a lien or other claim in this plat is hereby notified that the same shall be subject to the same lien or other claim as if the same were not shown in this plat.
3. The owner of any land shown to be subject to a lien or other claim in this plat is hereby notified that the same shall be subject to the same lien or other claim as if the same were not shown in this plat.
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9. The owner of any land shown to be subject to a lien or other claim in this plat is hereby notified that the same shall be subject to the same lien or other claim as if the same were not shown in this plat.
10. The owner of any land shown to be subject to a lien or other claim in this plat is hereby notified that the same shall be subject to the same lien or other claim as if the same were not shown in this plat.
11. The owner of any land shown to be subject to a lien or other claim in this plat is hereby notified that the same shall be subject to the same lien or other claim as if the same were not shown in this plat.

Exhibit A



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

- NOTES**
1. THIS PLAN IS A PART OF A SET OF PLANS FOR THE RIVERBEND 1ST FILING.
 2. THE TOTAL AREA OF THIS PLAT IS 1,234,567 SQ. FT.
 3. THE TOTAL AREA OF THE TRACTS IS 1,234,567 SQ. FT.
 4. THE TOTAL AREA OF THE LOTS IS 1,234,567 SQ. FT.
 5. THE TOTAL AREA OF THE EASEMENTS IS 1,234,567 SQ. FT.
 6. THE TOTAL AREA OF THE UTILITY LINES IS 1,234,567 SQ. FT.
 7. THE TOTAL AREA OF THE PROPERTY BOUNDARIES IS 1,234,567 SQ. FT.
 8. THE TOTAL AREA OF THE SURROUNDING AREAS IS 1,234,567 SQ. FT.
 9. THE TOTAL AREA OF THE ADJACENT AREAS IS 1,234,567 SQ. FT.
 10. THE TOTAL AREA OF THE NEIGHBORING AREAS IS 1,234,567 SQ. FT.
 11. THE TOTAL AREA OF THE SURROUNDING AREAS IS 1,234,567 SQ. FT.
 12. THE TOTAL AREA OF THE NEIGHBORING AREAS IS 1,234,567 SQ. FT.
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 19. THE TOTAL AREA OF THE SURROUNDING AREAS IS 1,234,567 SQ. FT.
 20. THE TOTAL AREA OF THE NEIGHBORING AREAS IS 1,234,567 SQ. FT.



TRACTS

TRACT	AREA (SQ. FT.)	PERCENTAGE
TRACT 1	123,456	10.00%
TRACT 2	123,456	10.00%
TRACT 3	123,456	10.00%
TRACT 4	123,456	10.00%
TRACT 5	123,456	10.00%
TRACT 6	123,456	10.00%
TRACT 7	123,456	10.00%
TRACT 8	123,456	10.00%
TRACT 9	123,456	10.00%
TRACT 10	123,456	10.00%
TRACT 11	123,456	10.00%
TRACT 12	123,456	10.00%
TRACT 13	123,456	10.00%
TRACT 14	123,456	10.00%
TRACT 15	123,456	10.00%
TRACT 16	123,456	10.00%
TRACT 17	123,456	10.00%
TRACT 18	123,456	10.00%
TRACT 19	123,456	10.00%
TRACT 20	123,456	10.00%

LOTS

LOT	AREA (SQ. FT.)	PERCENTAGE
LOT 1	12,345	1.00%
LOT 2	12,345	1.00%
LOT 3	12,345	1.00%
LOT 4	12,345	1.00%
LOT 5	12,345	1.00%
LOT 6	12,345	1.00%
LOT 7	12,345	1.00%
LOT 8	12,345	1.00%
LOT 9	12,345	1.00%
LOT 10	12,345	1.00%
LOT 11	12,345	1.00%
LOT 12	12,345	1.00%
LOT 13	12,345	1.00%
LOT 14	12,345	1.00%
LOT 15	12,345	1.00%
LOT 16	12,345	1.00%
LOT 17	12,345	1.00%
LOT 18	12,345	1.00%
LOT 19	12,345	1.00%
LOT 20	12,345	1.00%

EASEMENTS

EASEMENT	AREA (SQ. FT.)	PERCENTAGE
EASEMENT 1	12,345	1.00%
EASEMENT 2	12,345	1.00%
EASEMENT 3	12,345	1.00%
EASEMENT 4	12,345	1.00%
EASEMENT 5	12,345	1.00%
EASEMENT 6	12,345	1.00%
EASEMENT 7	12,345	1.00%
EASEMENT 8	12,345	1.00%
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EASEMENT 12	12,345	1.00%
EASEMENT 13	12,345	1.00%
EASEMENT 14	12,345	1.00%
EASEMENT 15	12,345	1.00%
EASEMENT 16	12,345	1.00%
EASEMENT 17	12,345	1.00%
EASEMENT 18	12,345	1.00%
EASEMENT 19	12,345	1.00%
EASEMENT 20	12,345	1.00%

ADJACENT AREAS

ADJACENT AREA	AREA (SQ. FT.)	PERCENTAGE
ADJACENT AREA 1	12,345	1.00%
ADJACENT AREA 2	12,345	1.00%
ADJACENT AREA 3	12,345	1.00%
ADJACENT AREA 4	12,345	1.00%
ADJACENT AREA 5	12,345	1.00%
ADJACENT AREA 6	12,345	1.00%
ADJACENT AREA 7	12,345	1.00%
ADJACENT AREA 8	12,345	1.00%
ADJACENT AREA 9	12,345	1.00%
ADJACENT AREA 10	12,345	1.00%
ADJACENT AREA 11	12,345	1.00%
ADJACENT AREA 12	12,345	1.00%
ADJACENT AREA 13	12,345	1.00%
ADJACENT AREA 14	12,345	1.00%
ADJACENT AREA 15	12,345	1.00%
ADJACENT AREA 16	12,345	1.00%
ADJACENT AREA 17	12,345	1.00%
ADJACENT AREA 18	12,345	1.00%
ADJACENT AREA 19	12,345	1.00%
ADJACENT AREA 20	12,345	1.00%

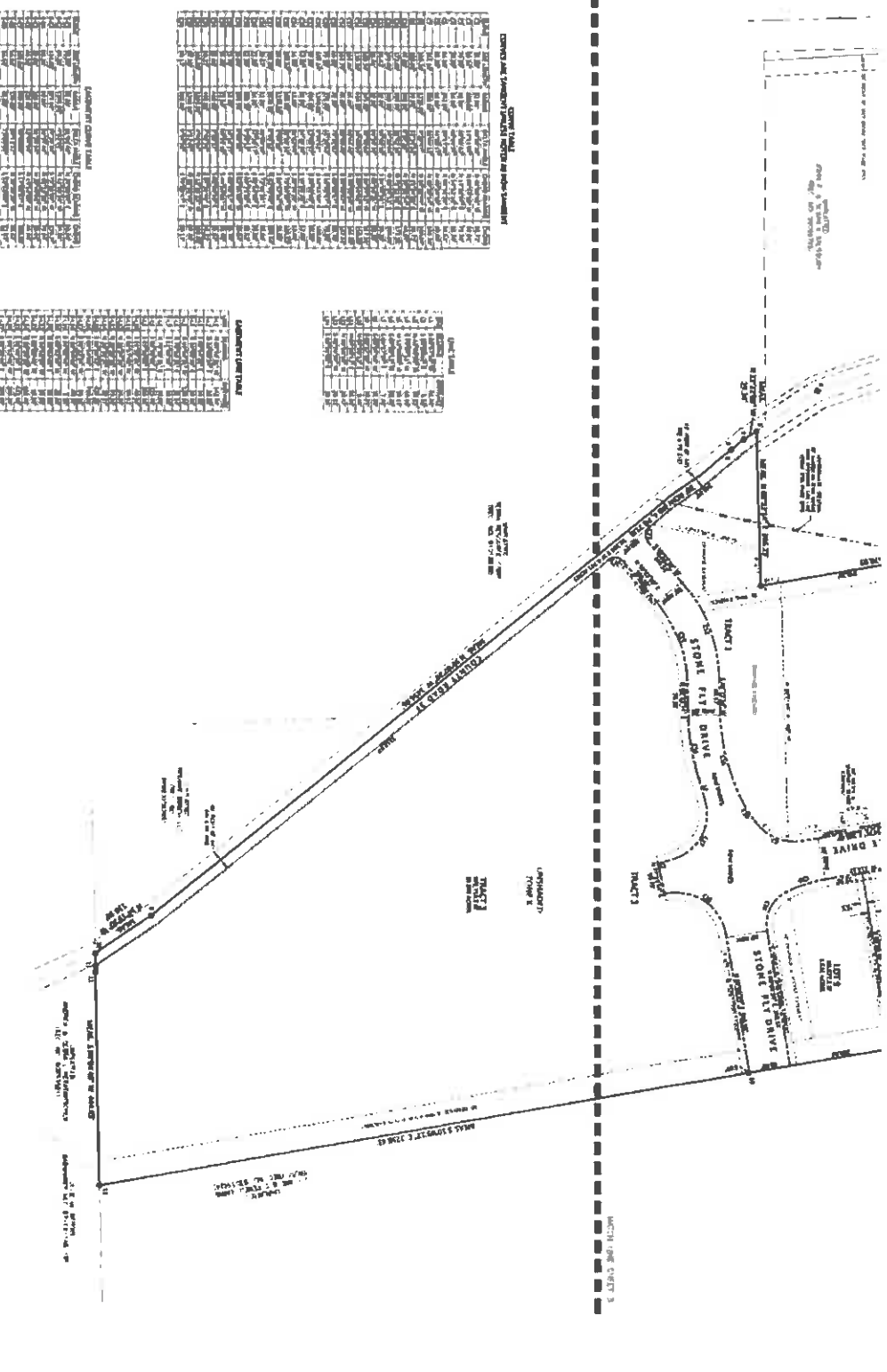
WILLIAM H. SMITH ASSOCIATES, INC.
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 555-1234
 Fax: (405) 555-5678
 Email: info@whsmith.com
 Website: www.whsmith.com

RIVERBEND 1ST FILING

FINAL PLAT

EXHIBIT A

RIVERBEND 1ST FILING



ENCUMBRANCE TABLE

NO.	DESCRIPTION	DATE	BY	RECORDING OFFICE
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EASEMENT TABLE

NO.	DESCRIPTION	DATE	BY	RECORDING OFFICE
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- LEGEND
- 1. 1" = 100' SCALE
 - 2. 1" = 100' SCALE
 - 3. 1" = 100' SCALE
 - 4. 1" = 100' SCALE
 - 5. 1" = 100' SCALE
 - 6. 1" = 100' SCALE
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 - 50. 1" = 100' SCALE



NOTICE: THIS PLAN IS SUBJECT TO THE RECORDING ACT AND THE RECORDING ACT. THE RECORDING ACT PROVIDES THAT ANY INSTRUMENT WHICH IS NOT RECORDED IN ACCORDANCE WITH THE RECORDING ACT IS VOID AS TO ALL INTERESTS IN REAL PROPERTY WHICH ARE NOT RECORDED IN ACCORDANCE WITH THE RECORDING ACT. THE RECORDING ACT DOES NOT PROVIDE FOR THE RECORDED INSTRUMENT TO BE VOID AS TO ALL INTERESTS IN REAL PROPERTY WHICH ARE NOT RECORDED IN ACCORDANCE WITH THE RECORDING ACT. THE RECORDING ACT DOES NOT PROVIDE FOR THE RECORDED INSTRUMENT TO BE VOID AS TO ALL INTERESTS IN REAL PROPERTY WHICH ARE NOT RECORDED IN ACCORDANCE WITH THE RECORDING ACT.

RIVERBEND 1ST FILING

FINAL PLAT



WILLIAM H. BERRY
 & ASSOCIATES, INC.
 SURVEYORS
 1000 N. ...
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