

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 10, SERIES 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE FINAL PLAT OF TIMNATH SOUTH SUBDIVISION, FIRST FILING, 2ND AMENDED PLAT, GENERALLY LOCATED EAST OF AND ADJACENT TO SUMMERFIELDS PARKWAY, SOUTH OF TIMNATH SOUTH SECOND FILING, AND NORTH OF AND ADJACENT TO FOLSOM PARKWAY

WHEREAS, SOUTH TIMNATH HOLDING, LLC (the "Developer") has submitted a final plat for the Timnath South Subdivision, First Filing, 2nd Amended Plat ("Development") to be used for residential development, more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the above described subdivision plat was recommended for approval with conditions by the Town of Timnath Planning Commission on May 22, 2013; and

WHEREAS, conditions identified by the Planning Commission have been met; and

WHEREAS, the Town Council, upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, determines as provided below.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:


Section 1. Final Plat

The final plat for Timnath South Subdivision, First Filing, 2nd Amended Plat is approved with conditions:

1. The applicant address all unresolved technical comments as outlined in the attached "Timnath South Subdivision, First Filing, 2nd Amended Plat – 2nd Submittal Comments" to the satisfaction of the Town Staff and Referral Agencies prior to recording the Final Plat, and;
2. The appropriate exhibits be appended to the approved Subdivision Improvements Agreement prior to recording the Final Plat.

PASSED, APPROVED AND ADOPTED THIS 5TH DAY OF JUNE, 2013.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk

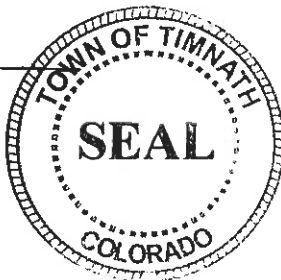


EXHIBIT A

Legal Description of Property Proposed for Plat

A TRACT OF LAND BEING A REPLAT OF LOTS 9-15, BLOCK 36, BLOCKS 37-40, LOTS 6-13, BLOCK 35, LOTS 10 & 14, BLOCK 41, BLOCKS 42-47, TRACT P, A PORTION OF SUNNY CREST DRIVE, A PORTION OF RED BRIDGE DRIVE, RAINIER COURT, SPRING RAIN COURT, FLINTLOCK ROAD, A PORTION OF YELLOWTAIL STREET AND STILLWATER COURT, ALL IN TIMNATH SOUTH SUBDIVISION FIRST FILING, RECORDED AT RECEPTION NO. 20050101411, AND TRACTS E, F AND G, TIMNATH SOUTH SUBDIVISION SECOND FILING, RECORDED AT RECEPTION NO. 20070046248, LOCATED IN SECTION 12, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

TIMNATH SOUTH SUBDIVISION

PLAT OF
TIMNATH SOUTH SUBDIVISION FIRST FILING
A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

TIMNATH SOUTH SUBDIVISION

NOTICE
This plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-61-101, et seq., and the provisions of the Colorado Plat Act, C.R.S. 38-61-101, et seq., and the provisions of the Colorado Subdivision Map Act, C.R.S. 38-61-101, et seq., and the provisions of the Colorado Plat Act, C.R.S. 38-61-101, et seq.

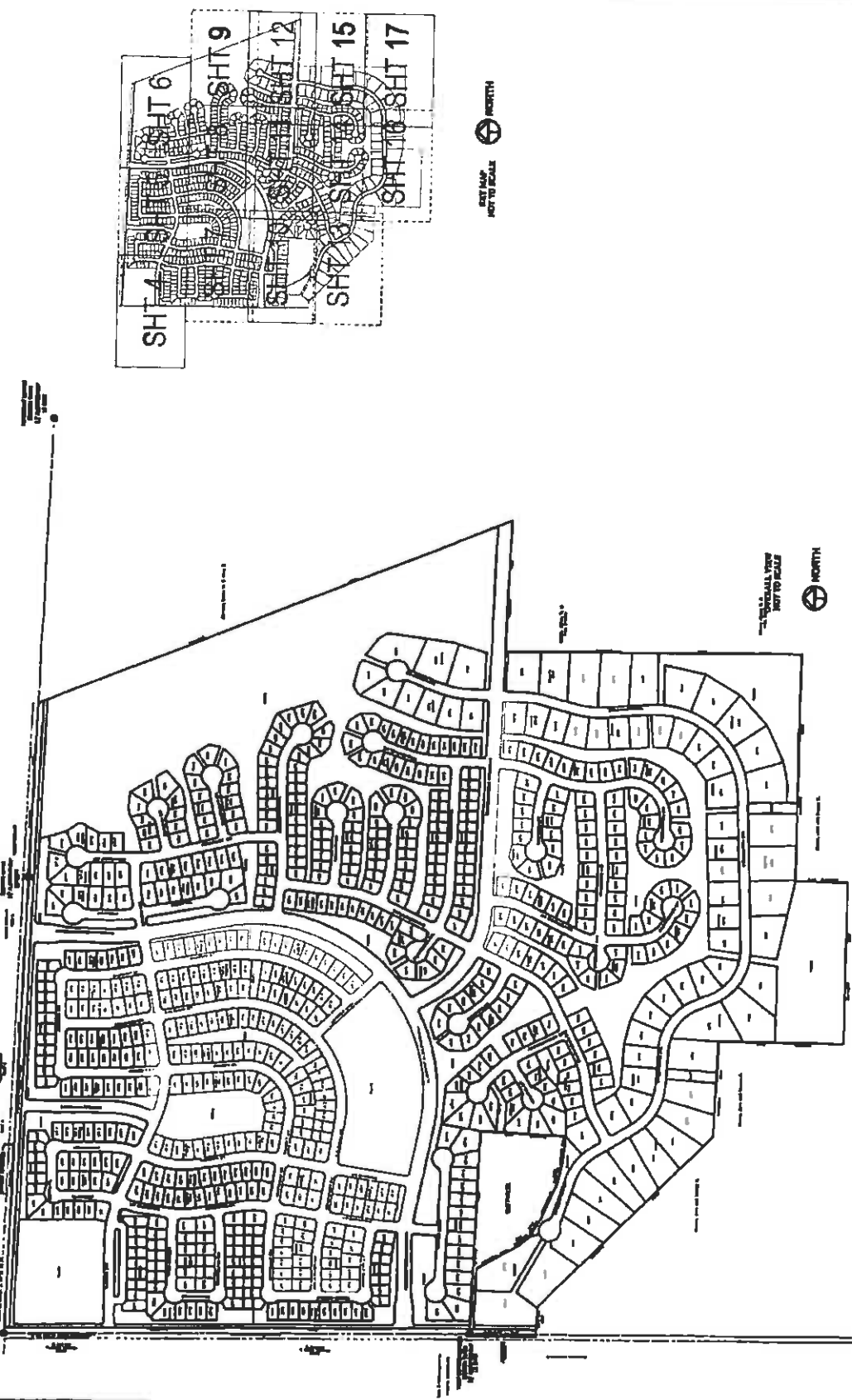
DATE	NOV 27 2014
BY	[Signature]
FOR	OWNER

N
NORTHERN
ENGINEERING

SCALE	AS SHOWN
DATE	NOV 27 2014
BY	[Signature]
FOR	OWNER

PLAT OF
TOWN OF TIMNATH, COLORADO

2
C.R.S. 38-61-101



TIMNATH SOUTH SUBDIVISION