

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 24, SERIES 2012

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE FINAL PLAT OF TIMNATH RANCH SUBDIVISION 1ST FILING, 2ND AMENDED FINAL PLAT, GENERALLY LOCATED NORTH OF AND ADJACENT TO RIVER PASS ROAD (CR 36) AND EAST OF AND ADJACENT TO THREE BELL PARKWAY (CR3)

WHEREAS, TR INVESTMENT HOLDINGS, LLC (the "Developer") has submitted a final plat for the Timnath Ranch Subdivision 1st Filing, 2nd Amended Final Plat ("Development") to be used for residential and commercial development, more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Timnath Ranch Subdivision First Filing Amended Final Plat was recorded with Larimer County as Reception#: 20070023852 on April 2, 2007; and

WHEREAS, the above described amended subdivision plat was recommended for approval with conditions by the Town of Timnath Planning Commission on September 12, 2012; 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 Ranch Subdivision 1st Filing, 2nd Amended Final Plat is approved with conditions:

- a. The applicant address all unresolved staff and referral agency comments.
- b. The execution of a subdivision improvement agreement governing the construction and dedication of various public improvements to serve the property.

PASSED, APPROVED AND ADOPTED THIS 9 DAY OF October, 2009 ^{MP}

TOWN OF TIMNATH, COLORADO



Jill A. Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk

EXHIBIT A

Legal Description of Property Proposed for Plat

LEGAL DESCRIPTION:

A tract of land located in Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 1 as bearing North 88°01'30" West and with all bearings contained herein relative thereto:

BEGINNING at the Southwest corner of said Section 1; thence, along the West line of said Southwest Quarter, North 01°07'35" West, 2,648.29 feet to a point being the West Quarter corner of said Section 1; thence, along the West line of the Northwest Quarter of said Section 1, North 01°13'26" West, 265.25 feet to a point on the Southwesterly right-of-way line of the Great Western Railroad; thence, along said Southwesterly right-of-way line, South 50°23'30" East, 4,764.61 feet to a point on the South line of the Southeast Quarter of said Section 1; thence, along said South line, North 88°01'18" West, 1,005.99 feet to a point being the South Quarter corner of said Section 1; thence, along the South line of said Southwest Quarter, North 88°01'30" West, 2,609.18 feet to the Point of Beginning

The above described tract of land contains 5,258,033 square feet or 120.708 acres more or less and is subject to all easements and rights-of-way now on record or existing.