

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 20, SERIES 2015**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR RIVERBEND
SUBDIVISION, GENERALLY LOCATED SOUTH OF AND ADJACENT TO CR 38
(HARMONY RD), AND EAST OF AND ADJACENT TO CR 5 (MAIN ST)**

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, Riverbend Ventures, LLC (the “Developer”) has submitted a Preliminary Plat for Riverbend Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Preliminary Plat) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing with the Planning Commission was held on March 17, 2015, and the above described Preliminary Plat was unanimously recommended to Town Council for approval with the following condition:

- a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies.

WHEREAS, a properly noticed public hearing with the Town Council was held on March 24, 2015 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

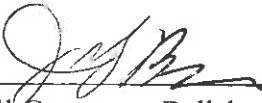
Section 1. Approval

The Preliminary Plat for Riverbend Subdivision is approved with the following condition:

- a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON MARCH 24, 2015

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk



EXHIBIT A
Legal Description of Property

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., WHICH CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER AS BEARING EAST AND WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS EAST 424.04 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, AND RUNS THENCE EAST 1410.70 FEET; THENCE SOUTH 09°58' EAST 1340.56 FEET; THENCE SOUTH 88°18' WEST 1195.25 FEET; THENCE NORTH 39°11' 30" WEST 31.31 FEET; THENCE NORTH 33°25' WEST 29.39 FEET; THENCE NORTH

EXHIBIT B
Preliminary Plat

[attached]

PRELIMINARY PLAT

RIVERBEND 1ST FILING



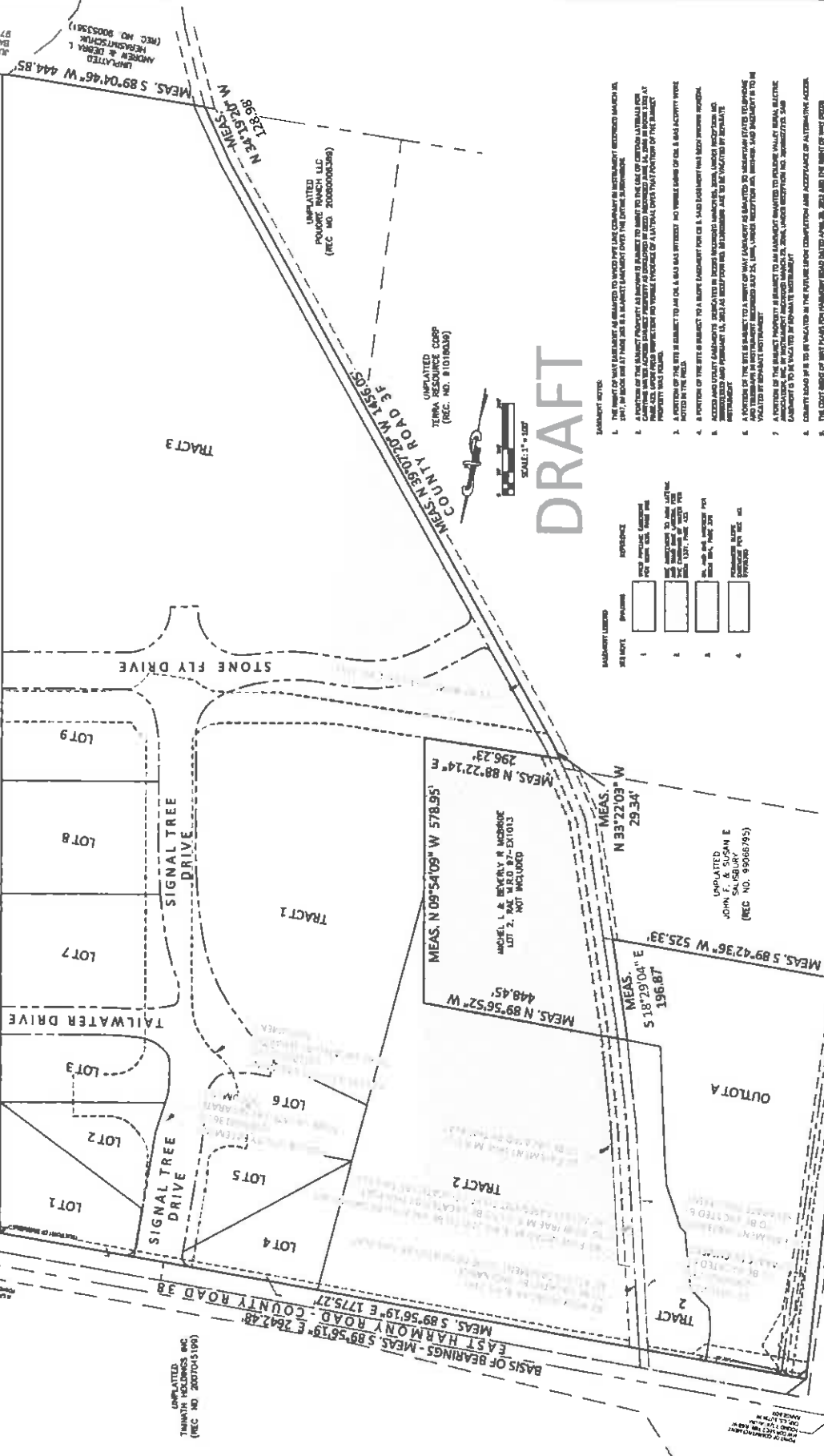
UNPLATTED COUNTY... [Registration details]

UNPLATTED... [Registration details]

MEAS. S 10°09'12" E 1258.43'

UNPLATTED... [Registration details]

MEAS. S 09°54'21" E 1269.50'



UNPLATTED... [Registration details]

MEAS. S 89°56'19" E 1775.27'

MEAS. N 09°54'09" W 578.85'

MEAS. N 89°56'22" W 449.45'

MEAS. N 33°22'03" W 29.34'

MEAS. S 89°42'36" W 525.33'

MEAS. N 18°29'04" E 196.87'

MEAS. N 03°38'02" W 874.89'

DRAFT

- 1. THE MAP OF THIS PLAT IS SUBJECT TO WHICH THE COUNTY... [Conditions list]

Table with columns: REFERENCE, BEARING, DISTANCE. Contains numerical data.

UNPLATTED... [Registration details]

UNPLATTED... [Registration details]

UNPLATTED... [Registration details]

