

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 38, SERIES 2015**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR TIMNATH RANCH
6th FILING SUBDIVISION, GENERALLY LOCATED NORTH OF AND ADJACENT
TO WHEATFIELD DR, AND EAST OF SCHOOL HOUSE DR, AND WEST OF
LATHAM PARKWAY IN THE TIMNATH RANCH SUBDIVISION**

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, Timnath Ranch, LLC (the “Developer”) has submitted a Preliminary Plat for Timnath Ranch 6th Filing 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 June 2, 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 June 8, 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 Timnath Ranch 6th Filing 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.

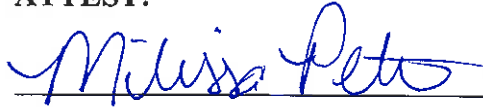
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JUNE 8, 2015.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, CMC
Town Clerk



EXHIBIT A
Legal Description of Property

PARCEL A:

Tract B,
Timnath Ranch Subdivision Second Filing,
County of Larimer, State of Colorado.

Lots 1-40, Block 2, inclusive,
Lots 1-14, Block 3, inclusive,
Lots 1-29, Block 4, inclusive,
Lots 1-14, Block 8, inclusive,
Lots 17-21, Block 8, inclusive,
Lots 20-37, Block 9, inclusive,
Lots 9-46, Block 10, inclusive,
Lots 1-66, Block 11, inclusive,
Tracts A,B,C,D,E,F,G,H,I,J,M,N,O,P,Q,R,
Timnath Ranch Subdivision Third Filing,
County of Larimer, State of Colorado.

Lots 2-10, Block 1, inclusive,
Timnath Ranch Subdivision Fourth Filing,
County of Larimer, State of Colorado.

Parcel B:

Lot 1, 26 and 27, Block, 5,
Timnath Ranch Subdivision Third Filing,
County of Larimer, State of Colorado.

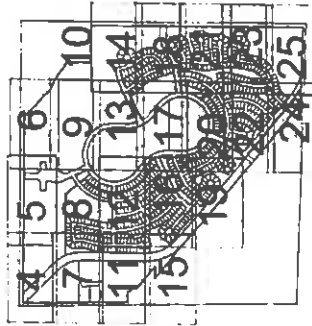
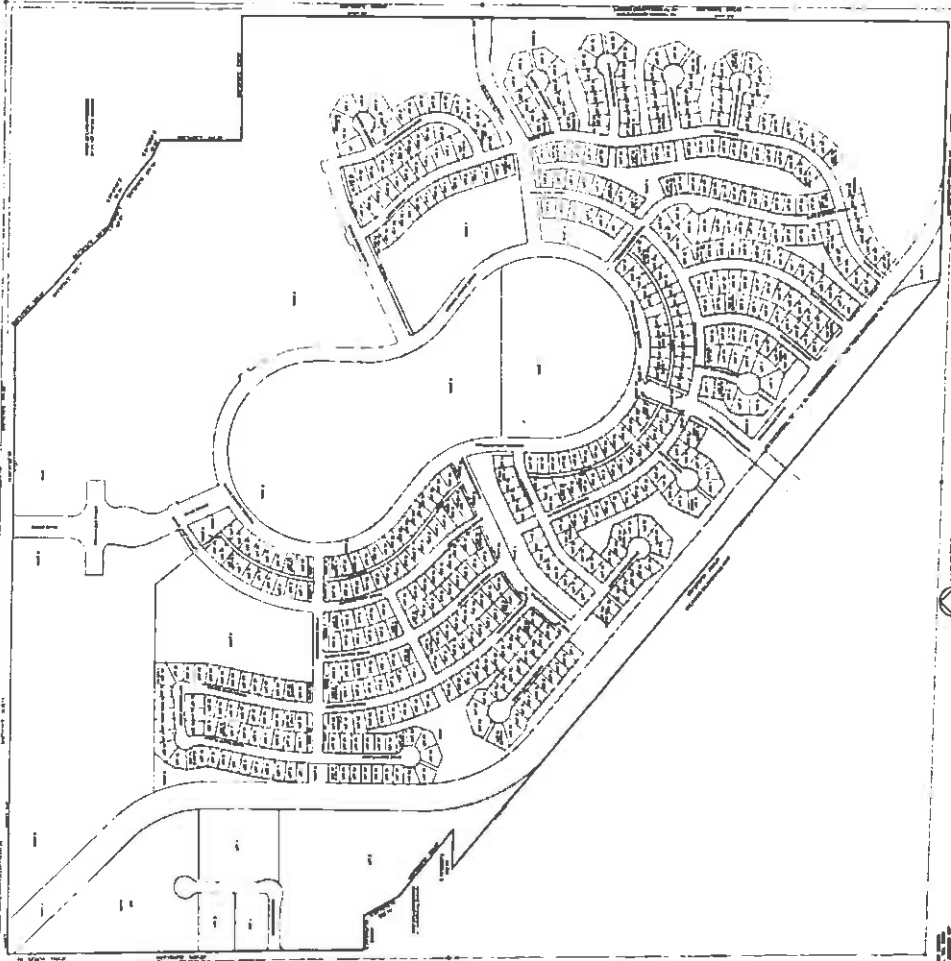
EXHIBIT B
Preliminary Plat

[attached]

TIMNATH RANCH SUB.

PRELIMINARY PLAT OF TIMNATH RANCH SUBDIVISION

A REPLAT OF TRACT A, TRACT B, AND TRACT C, TIMNATH RANCH SUBDIVISION SECOND FILING, SECTION 1,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.



NOTICE
This preliminary plat is subject to change without notice. It is not intended to be used for any purpose other than to show the general location of the proposed subdivision. It is not intended to be used for any purpose other than to show the general location of the proposed subdivision. It is not intended to be used for any purpose other than to show the general location of the proposed subdivision.

DATE	10/10/18
BY	NE
PROJECT	TIMNATH RANCH SUBDIVISION
SCALE	AS SHOWN

NE
NORTHERN
ENGINEERING

PROJECT	TIMNATH RANCH SUBDIVISION
DATE	10/10/18
BY	NE
SCALE	AS SHOWN

PRELIMINARY PLAT OF
TIMNATH RANCH
TOWN OF TIMNATH, COLORADO

Sheet
2
OF 26 SHEETS

TIMNATH RANCH SUB.

**PRELIMINARY PLAT OF
TIMNATH RANCH SUBDIVISION - SIXTH FILING**
A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - FIFTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A part 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 and being more particularly described as follows:
Tract B, Timnath Ranch Subdivision - Fifth Filing
The above described tract of land contains 1.6639 acres more or less and is subject to all easements and rights of way now in record or existing.

CERTIFICATE OF TITLE:

I, the undersigned, being duly sworn, do hereby certify that the above described tract of land is the property of the undersigned and that the same is free and clear of all liens, mortgages, judgments, claims, taxes, assessments, and other encumbrances, except as herein stated.

In witness whereof, I have hereunto set my hand and seal, this _____ day of _____, 2015.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 2015.

By _____

TOWN COUNCIL CERTIFICATE

Approved this _____ day of _____, 2015, by the Town Council, Town of Timnath, Colorado. This approval is conditional upon all minimum planning commission requirements for all utility services, grading, landscaping, water, sewer, storm drainage, and other utility services as required by statute and local ordinance.

Township Engineer _____
Timnath, Town Clerk _____

CERTIFICATE OF OFFER/DEED

I hereby offer _____ in the amount of the property and hereby promise on this date and from the date hereof and in consideration of all the cash, notes, mortgages, public debts, and other claims herein.

OWNER:

By _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____ as Manager

Witness my hand and official seal.

My commission expires: _____

Notary Public

RAISE OF BENCHMARK

The Town Board of the Town of Timnath, Colorado, has hereby raised the benchmark for the corner of Section 1, T16N, R68W, on Township South 09' 51" 51" East at approximately as shown on drawing attached.

NOTES:

- The final plat of subdivision hereby filed is U.S. Survey Feet.
- The all subdivisions regarding easements, rights-of-way or lots of land, including Engineering called upon This Commission Member P/C3181515 prepared by Land Title Consultants Company dated August 23, 2011.

PLANNING STATUTES:

The property area set forth in Paragraphs per Final Instrument Date Help for Larimer County, Map Number 0000001410 dated December 18, 2009.

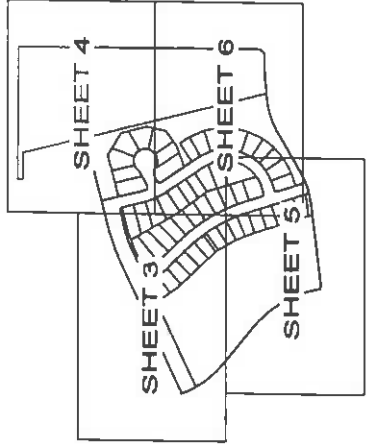
SURVEYOR'S CERTIFICATE

I, E.A. B. Smith, a duly registered land surveyor in the State of Colorado, do hereby certify that the plat of TOWN OF TIMNATH RANCH SUBDIVISION - SIXTH FILING prepared by me or under my direct supervision, and that this plat has been prepared in accordance with the laws and regulations of the State of Colorado and that the same are correct and reliable and that I am duly qualified to perform the same.

E.A. B. Smith
Colorado Registered L.S. No. 3790
For more details of National Surveying Services, Inc.

DRAFT
5-8-15

SHEET INDEX [North Arrow]



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPER/APPLICANT

Timnath Community Center, Inc.
101 N. Main Street, Suite 100
Timnath, CO 80542
(970) 824-2323

PLANNER/ LANDSCAPE ARCHITECT

Advanced Engineering Services, Inc.
201 N. Main Street, Suite 100
Timnath, CO 80542
(970) 824-2323

SURVEYOR

Advanced Engineering Services, Inc.
201 N. Main Street, Suite 100
Timnath, CO 80542
(970) 824-2323

PRELIMINARY PLAT OF
TIMNATH RANCH 6TH FILING
TOWN OF TIMNATH, COLORADO

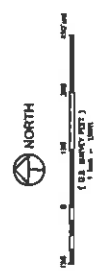
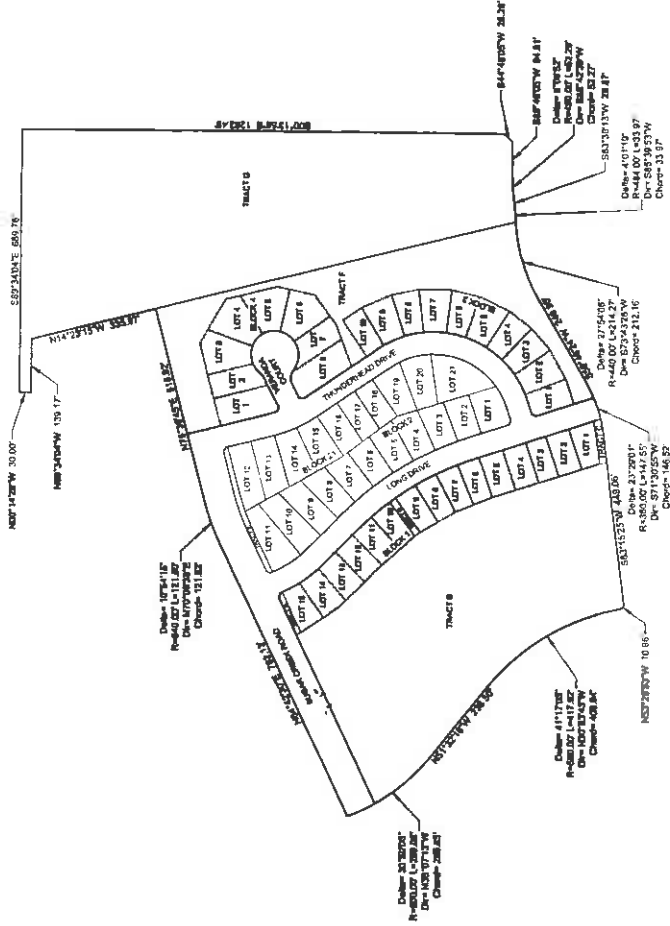
Sheet
1
Of 6 Sheets

NOTICE:
This preliminary plat is for informational purposes only and does not constitute a final plat. It is subject to change without notice. The final plat will be filed with the Larimer County Clerk and the State Engineer. The applicant warrants that the information provided herein is true and correct to the best of their knowledge and belief.



DATE	5/8/15
PROJECT	101 N. Main Street, Suite 100, Timnath, CO 80542
DRAWN BY	EA B Smith
CHECKED BY	EA B Smith
DATE	5/8/15

**PRELIMINARY PLAT OF
TIMNATH RANCH SUBDIVISION - SIXTH FILING**
A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - FIFTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH,
RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE

LINE	LENGTH	BEARING
1	11.12	S 89° 57' 10" W
2	11.12	S 89° 57' 10" W
3	11.12	S 89° 57' 10" W
4	11.12	S 89° 57' 10" W
5	11.12	S 89° 57' 10" W
6	11.12	S 89° 57' 10" W
7	11.12	S 89° 57' 10" W
8	11.12	S 89° 57' 10" W
9	11.12	S 89° 57' 10" W
10	11.12	S 89° 57' 10" W
11	11.12	S 89° 57' 10" W
12	11.12	S 89° 57' 10" W
13	11.12	S 89° 57' 10" W
14	11.12	S 89° 57' 10" W
15	11.12	S 89° 57' 10" W
16	11.12	S 89° 57' 10" W
17	11.12	S 89° 57' 10" W
18	11.12	S 89° 57' 10" W
19	11.12	S 89° 57' 10" W
20	11.12	S 89° 57' 10" W

CURVE TABLE

CHORD	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
2	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
3	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
4	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
5	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
6	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
7	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
8	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
9	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
10	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
11	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
13	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
14	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
15	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
16	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
17	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
18	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
19	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
20	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12

CURVE TABLE

CHORD	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
21	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
22	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
23	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
24	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
25	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
26	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
27	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
28	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
29	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
30	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
31	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
32	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
33	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
34	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
35	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
36	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
37	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
38	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
39	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12
40	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12	S 89° 57' 10" W	11.12

AREA TABLE

TRACT	AREA (AC)	PERCENT OF TOTAL
TRACT A	1.00	10.00%
TRACT B	9.00	90.00%
TRACT C	0.00	0.00%
TRACT D	0.00	0.00%
TRACT E	0.00	0.00%
TOTAL	10.00	100.00%

AREA TABLE

TRACT	AREA (AC)	PERCENT OF TOTAL
TRACT A	1.00	10.00%
TRACT B	9.00	90.00%
TRACT C	0.00	0.00%
TRACT D	0.00	0.00%
TRACT E	0.00	0.00%
TOTAL	10.00	100.00%

DRAFT
5-8-15

PRELIMINARY PLAT OF
TIMNATH RANCH SUBDIVISION - SIXTH FILING
 A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - FIFTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH,
 RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

NOTICE: The engineer or contractor has prepared this preliminary plat of land for filing. It is not intended to be used for any other purpose. The engineer or contractor does not warrant the accuracy of the information shown here. It is advised that the owner of the land should consult with the engineer or contractor before any action is taken. The engineer or contractor is not responsible for any errors or omissions in this preliminary plat. The engineer or contractor is not responsible for any actions taken by the owner of the land based on this preliminary plat. The engineer or contractor is not responsible for any actions taken by the owner of the land based on this preliminary plat. The engineer or contractor is not responsible for any actions taken by the owner of the land based on this preliminary plat.

DATE: 5/8/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



PROJECT: [Name]
 LOCATION: [Name]
 SHEET: [Number]

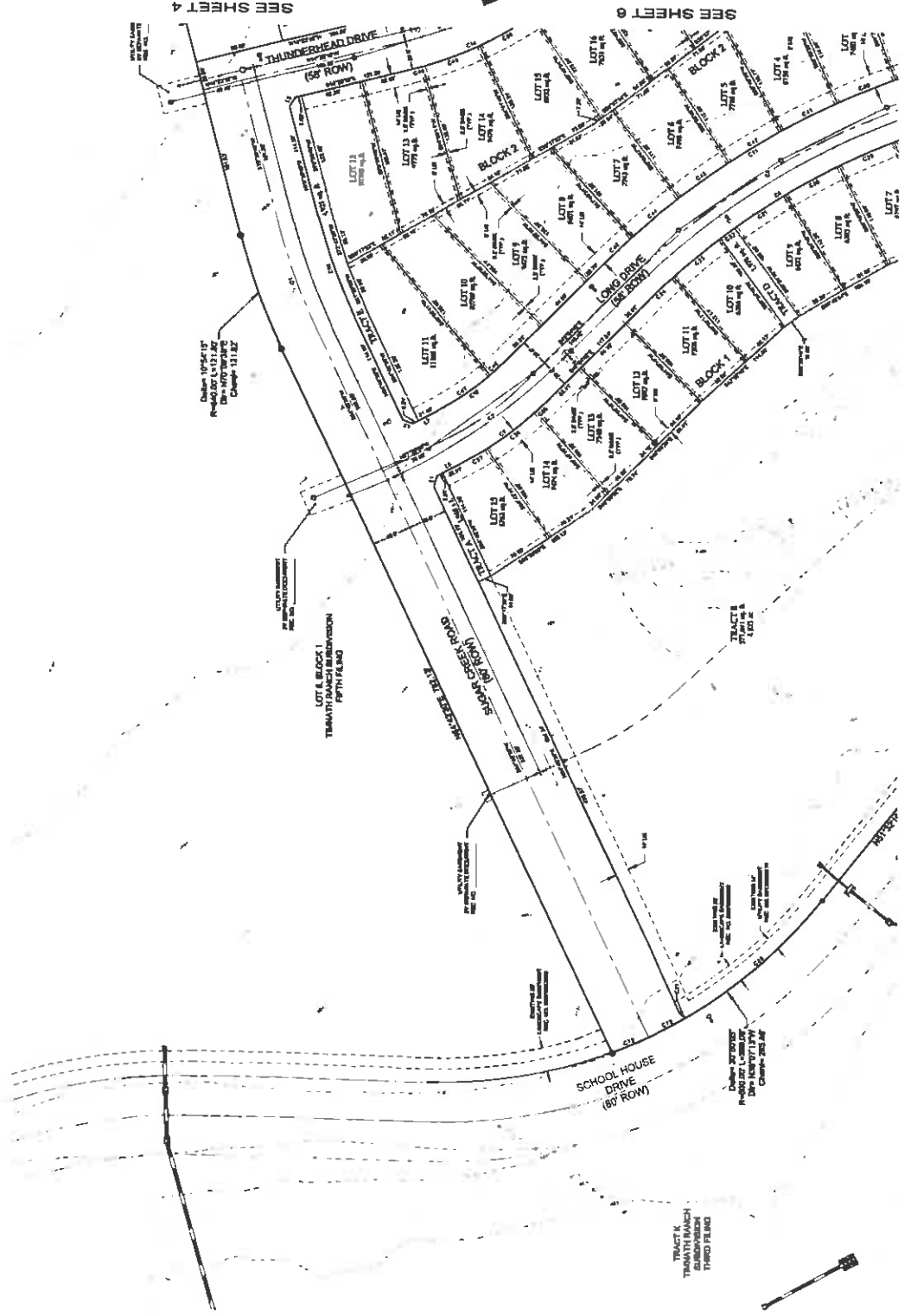
PRELIMINARY PLAT OF
 TIMNATH RANCH 6TH FILING
 TOWN OF TIMNATH, COLORADO

Sheet
 3
 Of 6 Sheets

DRAFT
 5-8-15

LEGEND

- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility Line
- Proposed Fencing
- Proposed Boundary Line
- Proposed Survey Line
- Proposed Section Line
- Proposed Township Line
- Proposed Range Line
- Proposed Meridian Line
- Proposed Section Line
- Proposed Township Line
- Proposed Range Line
- Proposed Meridian Line



SEE SHEET 4

SEE SHEET 3

SEE SHEET 5

TRACT A
 TIMNATH RANCH
 SUBDIVISION
 THIRD FILING

