**TOWN OF TIMNATH, COLORADO**
**RESOLUTION NO. 39, SERIES 2015**

# A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR SERRATOGA FALLS SUBDIVISION, GENERALLY LOCATED NORTH OF AND ADJACENT TO CR 44 (PROSPECT 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,** Serratoga Falls, LLC (the "Developer") has submitted a Preliminary Plat for Serratoga Falls 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 Serratoga Falls 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

TOWN OF TIMNATH
SEAL
COLORADO

**EXHIBIT A**
**Legal Description of Property**

PARCEL 1:
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 88°18' EAST 296.22 FEET; THENCE NORTH 09°58' WEST 1070.74 FEET; THENCE WEST 465.73 FEET; THENCE NORTH 13°11' WEST 250.22 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MARCH 5, 2009 AT RECEPTION NO. 20090013519, AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 23, 2012 AT RECEPTION NO. 20120033802, COUNTY OF LARIMER, STATE OF COLORADO

PARCEL 2:
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 BOUNDARY LINES WHICH BEGIN AT POINT WHICH BEARS EAST 424.04 FEET AND AGAIN SOUTH 13°11' EAST 550.22 FEET; AND AGAIN SOUTH 15°53' EAST 220.00 FEET; AND AGAIN SOUTH 18°33' EAST 465.00 FEET; AND AGAIN SOUTH 33°25' EAST 171.75 FEET, AND AGAIN SOUTH 39°11'30" EAST 31.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, AND RUN THENCE NORTH 88°18' EAST 1195.25 FEET; THENCE SOUTH 10°13' EAST 1258.41 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 2; THENCE ALONG SAID CENTERLINE SOUTH 89°02'54" WEST 445.04 FEET; THENCE NORTH 34°23'30" WEST 128.95 FEET; THENCE NORTH 39°11'30" WEST 1424.43 FEET TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO

PARCEL 3:
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LYING WEST OF COUNTY ROAD 3F, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED AUGUST 21, 1972 IN BOOK 1517 AT PAGE 471 AND IN BOOK 1517 AT PAGE 473, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 23, 2012 AT RECEPTION NO. 20120033802

PARCEL 4:
LOT 1, THE RAE M.R.D. NO. 97-EX1013, COUNTY OF LARIMER, STATE OF COLORADO

PARCEL 5:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER AS BEARING SOUTH 89°39'06" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, SOUTH 89°39'06" EAST, 108.78 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°20'54" WEST, 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST COUNTY ROAD 38; THENCE ALONG SAID SOUTH LINE, SOUTH 89°39'06" EAST, 1378.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°39'06' EAST, 353.08 FEET; THENCE SOUTH 09°37'06" EAST, 339.30 FEET; THENCE SOUTH 80°39'07" WEST, 392.36 FEET; THENCE NORTH 06°18'50" WEST, 172.52 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 6°18'50", A RADIUS OF 600.00 FEET, AND ARC LENGTH OF 66.12 FEET AND THE CHORD OF WHICH BEARS NORTH 03°09'25" WEST, 66.09 FEET; THENCE NORTH 00°00'00" EAST, 162.95 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 23, 2012 AT RECEPTION NO. 20120033802.

**EXHIBIT B**
**Preliminary Plat**

[attached]

PRELIMINARY PLAT OF

# SERRATOGA FALLS - SECOND FILING

## A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

**LEGAL DESCRIPTION**

A tract of land located in Section 14, Township 7 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:

Tracts B, D, E and F, Serratoga Falls - First Filing, and that tract of land recorded at Book 12, Page 904

The above described tract of land contains 14,473,466 square feet or 331.340 acres more or less and is subject to all easements and right-of-ways now on record or existing.

**CERTIFICATE OF OWNERSHIP AND DEDICATION OF PUBLIC PROPERTY**

Know all men by these presents that Serratoga Falls, LLC, a Colorado limited liability company, being the owner of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name and style of SERRATOGA FALLS - SECOND FILING, and does hereby sell, grant, dedicate and convey to the Town of Timnath as fee simple, free and clear of all liens and encumbrances, and set apart all of the streets, roads, alleys, easements and other public ways and places as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of maintenance thereafter by the Town as provided in the Timnath Municipal Code.

OWNER: Serratoga Falls, LLC, a Colorado limited liability company

By: _____
Manager

**NOTARIAL CERTIFICATE**

STATE OF COLORADO )
) ss
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by _____ as Manager of Serratoga Falls, LLC, a limited liability company.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

**TOWN COUNCIL CERTIFICATE**

Approved this _____ day of _____, 2015, by the Town Council, Timnath, Colorado. This approval is conditional upon all improvements involving necessary improvements for all utilities, sewers, paving, grading, landscaping, curbs, gutter, street lights, street signs, and sidewalks shall be financed by others and not the Town.

_____ _____
Timnath Mayor Timnath Town Clerk

**FORT COLLINS FIRE AUTHORITY APPROVAL**

_____
Fire Marshal

**PLANNING COMMISSION CERTIFICATE**

Approved this _____ day of _____, 2015
By the Town Planning Commission, Timnath, Colorado

By _____

**BASIS OF BEARINGS**

The South line of the Southwest Quarter of Section 14, T7N, R68W, as bearing South 89°31'17" East as monumented on drawing (surveyed bearing)

**FLOODPLAIN STATEMENT**

Property does not lie in floodplain per Flood Insurance Rate Maps for Larimer County Map number 08069C0603G, revised May 4, 2012 and Panel No. 08069C0625F

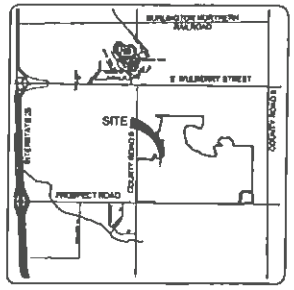
**NOTES:**

1. The basis of measurement for this plat is U.S. Survey Foot

**SURVEYOR'S CERTIFICATE**

I, Eric R. Smith, PLS # 37987, a duly registered land surveyor in the State of Colorado, do hereby certify that that plat of SERRATOGA FALLS - SECOND FILING was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the state of Colorado at the time of this survey and within my knowledge and belief, to the best of my knowledge, information and belief.

Eric R. Smith
Colorado Registered L.S. No. 37987
For and on Behalf of Northern Engineering Services, Inc.




NORTH VICINITY MAP

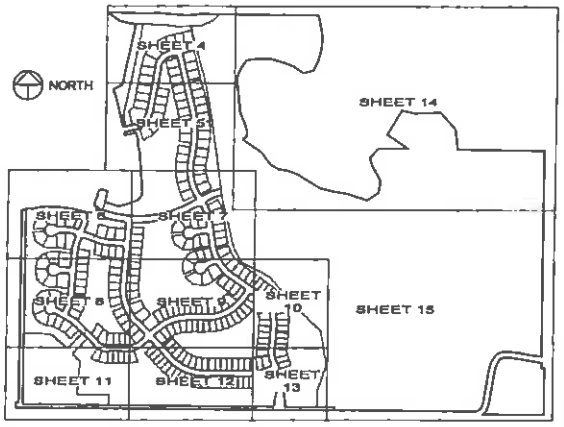
**OWNER/DEVELOPER/ APPLICANT**
Serratoga Falls, LLC
Sam Gutierrez
PO Box 272182
Fort Collins, CO 80527
(970) 797-2107

**SITE ENGINEER**
Northern Engineering Services, Inc.
George Schaub
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

**PLANNER/ LANDSCAPE ARCHITECT**
The Shaw Group, LLC
Jim Shaw
644 Mountain Avenue
Berthoud, CO 80513
(970) 532-5891

**SURVEYOR**
Northern Engineering Services, Inc.
Eric R. Smith, PLS
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

## SHEET INDEX




NOTICE

NORTHERN ENGINEERING

PRELIMINARY PLAT OF
SERRATOGA FALLS - SECOND FILING
TOWN OF TIMNATH, COLORADO

Sheet 1 Of 15 Sheets

PRELIMINARY PLAT OF

# SERRATOGA FALLS - SECOND FILING

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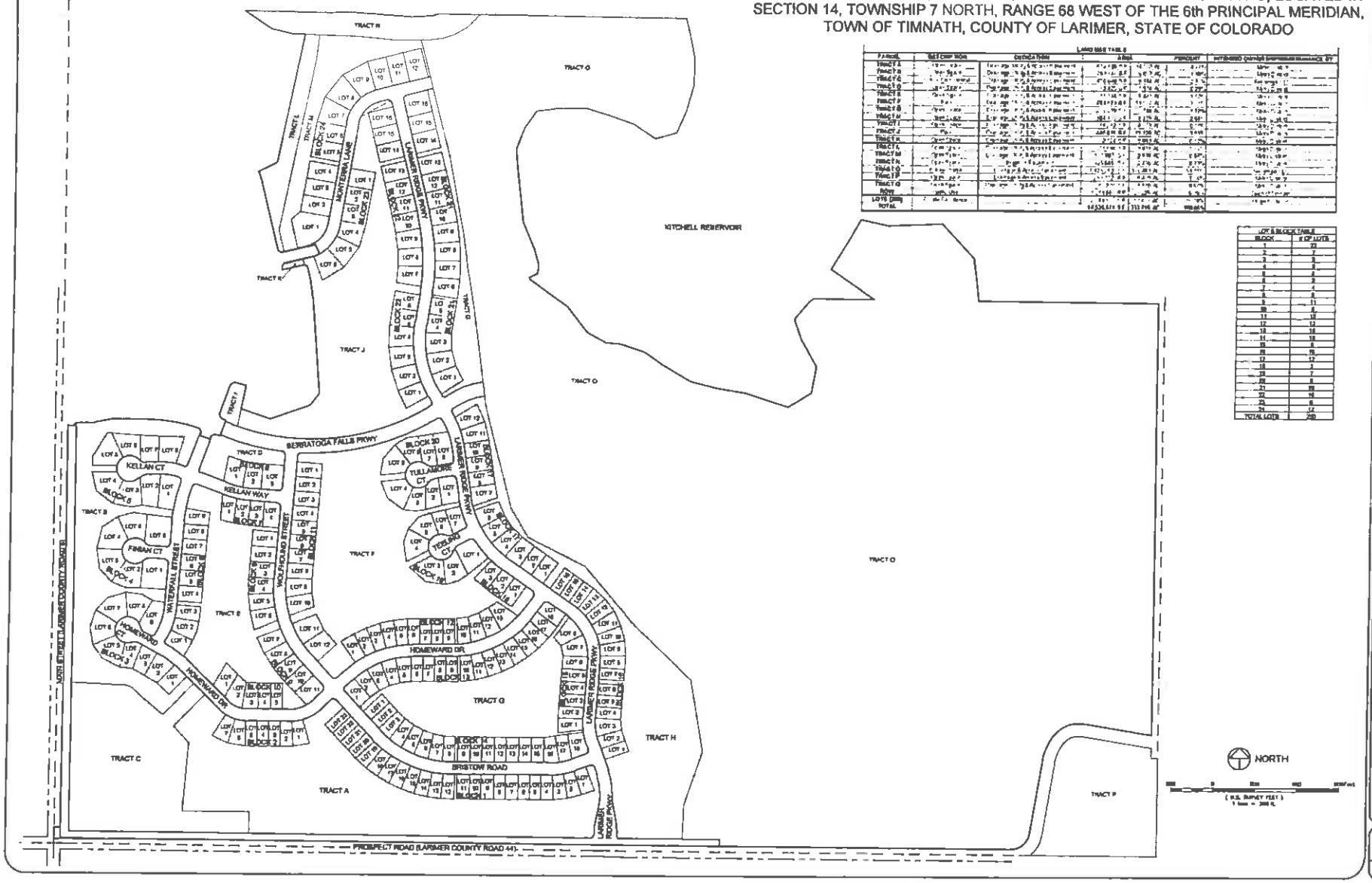


| LOT & BLOCK TABLE | |
|---|---|
| BLOCK | # OF LOTS |
| 1 | 23 |
| 2 | 7 |
| 3 | 8 |
| 4 | 8 |
| 5 | 8 |
| 6 | 8 |
| 7 | 4 |
| 8 | 8 |
| 9 | 11 |
| 10 | 6 |
| 11 | 12 |
| 12 | 13 |
| 13 | 16 |
| 14 | 18 |
| 15 | 9 |
| 16 | 15 |
| 17 | 12 |
| 18 | 7 |
| 19 | 7 |
| 20 | 8 |
| 21 | 18 |
| 22 | 16 |
| 23 | 6 |
| 24 | 12 |
| TOTAL LOTS | 258 |

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CURVE TABLE (RECORDED)

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 89°54'58" | 15.00' | 23.54' | [illegible] | 21.21' |
| C2 | 8°23'52" | 154.00' | 22.56' | N48°23'07"E | 22.53' |
| C3 | 8°33'26" | 90.00' | 11.57' | N85°23'19"E | 11.57' |
| C4 | 19°13'20" | [illegible] | 254.87' | [illegible] | 253.70' |
| C5 | 2°47'00" | [illegible] | 49.60' | [illegible] | 49.59' |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| C71 | [illegible] | 92.00' | 205.87' | [illegible] | [illegible] |
| C72 | [illegible] | 38.00' | 31.79' | N41°30'25"W | 30.87' |
| C73 | [illegible] | 15.00' | 23.56' | S46°25'56"W | 21.21' |
| C74 | [illegible] | [illegible] | 107.67' | S12°21'21"W | 107.33' |
| C75 | [illegible] | 421.00' | [illegible] | N12°21'21"E | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| C141 | [illegible] | [illegible] | 53.08' | [illegible] | 53.06' |
| C142 | 5°44'41" | 529.07' | 53.04' | [illegible] | 53.02' |
| C143 | 5°44'58" | 529.07' | 53.06' | [illegible] | 53.04' |
| C144 | [illegible] | 529.07' | 52.60' | [illegible] | 52.58' |
| C145 | [illegible] | 529.07' | 16.06' | [illegible] | 16.06' |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| C210 | 6°22'27" | 478.00' | 53.20' | S77°31'29"W | 53.20' |
| C211 | 6°18'41" | 479.00' | 52.80' | [illegible] | 52.60' |
| C212 | 2°48'37" | 478.00' | 23.48' | [illegible] | 23.48' |
| C213 | 1°41'48" | 421.00' | 12.47' | [illegible] | 12.47' |
| C214 | 1°38'00" | 421.00' | 12.00' | [illegible] | 12.00' |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| C280 | [illegible] | 15.00' | 23.56' | [illegible] | 21.21' |
| C281 | 9°51'48" | 471.00' | [illegible] | [illegible] | [illegible] |
| C282 | 12°34'08" | 471.00' | 103.34' | [illegible] | [illegible] |
| C283 | 23°09'40" | 62.00' | [illegible] | [illegible] | 24.82' |
| C284 | [illegible] | 92.00' | 61.53' | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

CURVE TABLE (RECORDED)

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

LINE TABLE

| LINE | LENGTH | BEARING | (R) BEARING |
|---|---|---|---|
| L1 | 38.01' | [illegible] | [illegible] |
| L2 | 21.27' | S34°42'30"E | [illegible] |
| L3 | 17.08' | [illegible] | [illegible] |
| L4 | 91.51' | [illegible] | [illegible] |
| L5 | 17.06' | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |

NOTICE

NORTHERN ENGINEERING

SCALE: N/A

PRELIMINARY PLAT OF

SERRATOGA FALLS - SECOND FILING

TOWN OF TIMNATH, COLORADO

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PRELIMINARY PLAT OF

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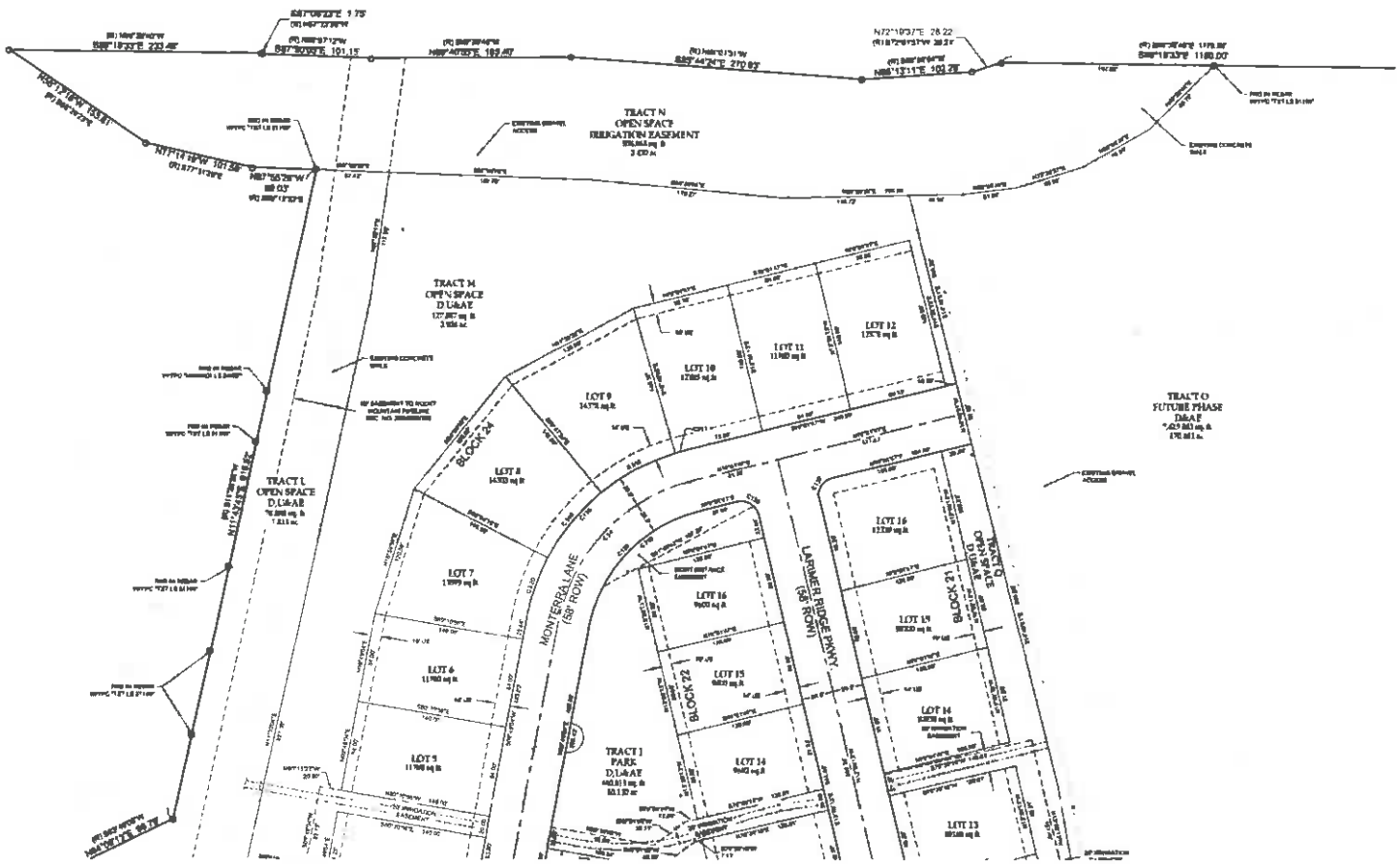


LEGEND

NORTH

( U.S. SURVEY FOOT )

NOTICE

NORTHERN ENGINEERING

PRELIMINARY PLAT OF
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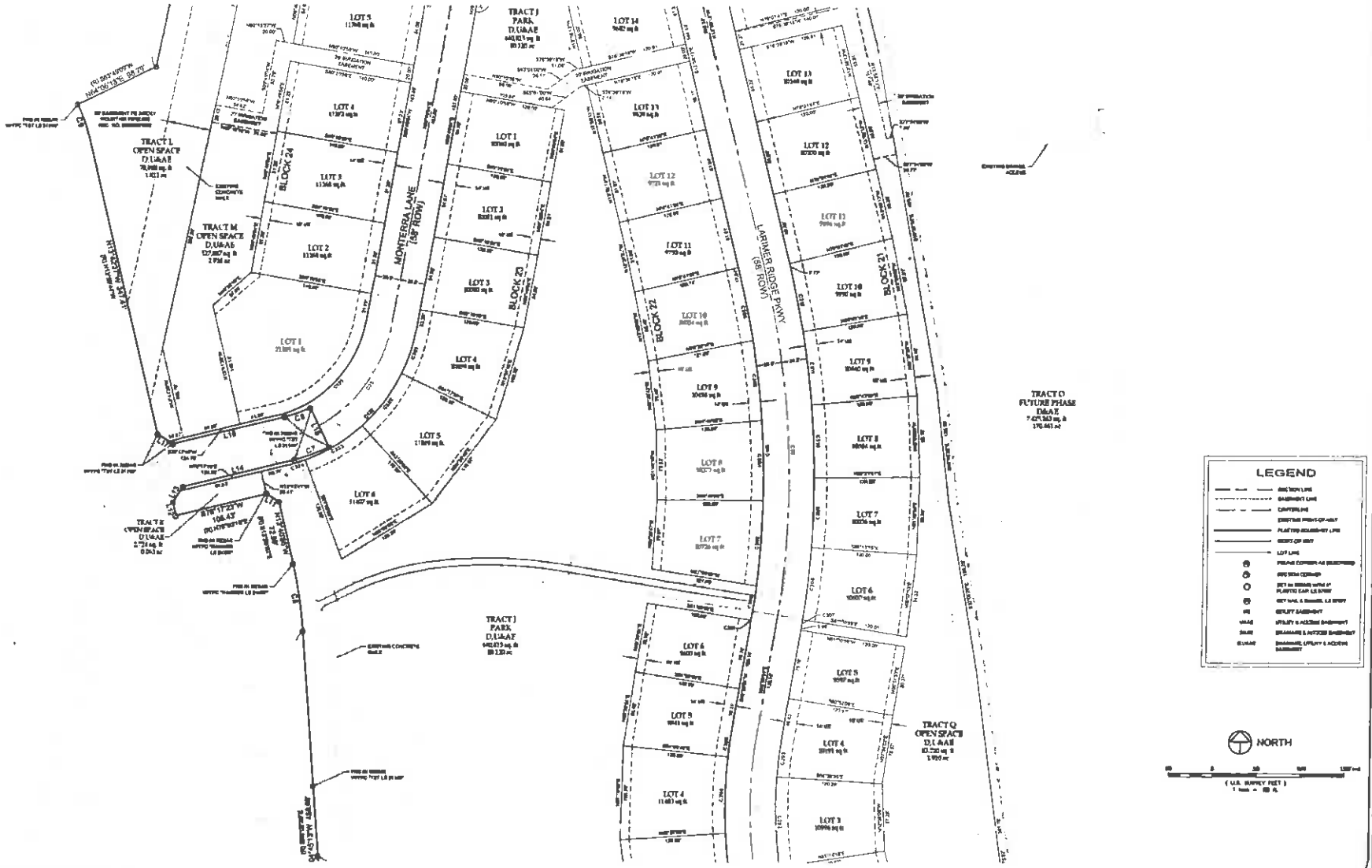


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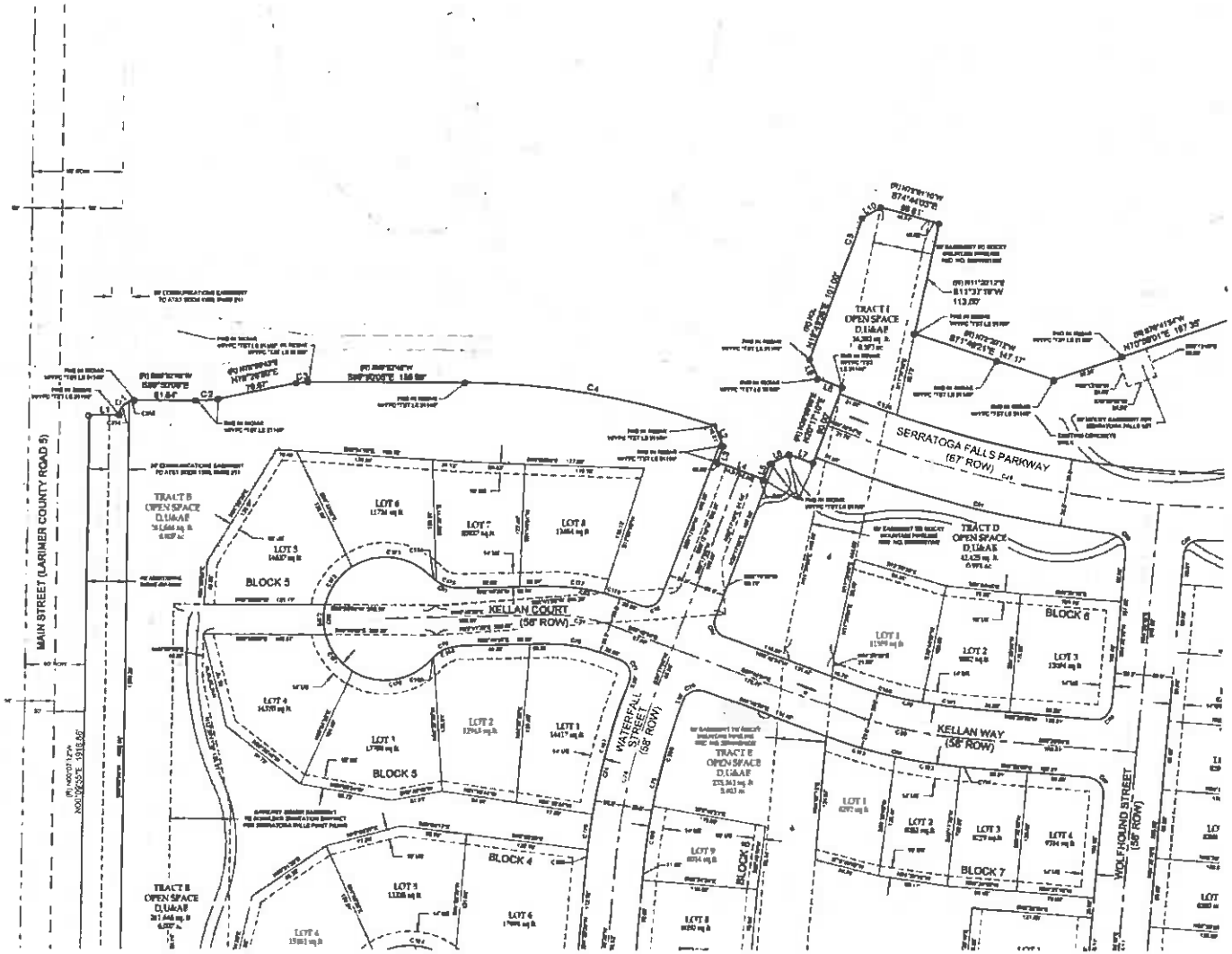


## LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- PLATTED EASEMENT LINE
- RIGHT-OF-WAY
- LOT LINE
- FOUND EXCEPT AS SHOWN
- SECTION CORNER
- SET 18 INCH NO. 5 REBAR WITH 1" PLASTIC CAP LS 37531
- NOT WELL & SEWER LS 37531
- UTILITY EASEMENT
- DRAINAGE & ACCESS EASEMENT
- DRAINAGE, UTILITY & ACCESS EASEMENT

NORTH

( U.S. SURVEY FEET )

NORTHERN ENGINEERING

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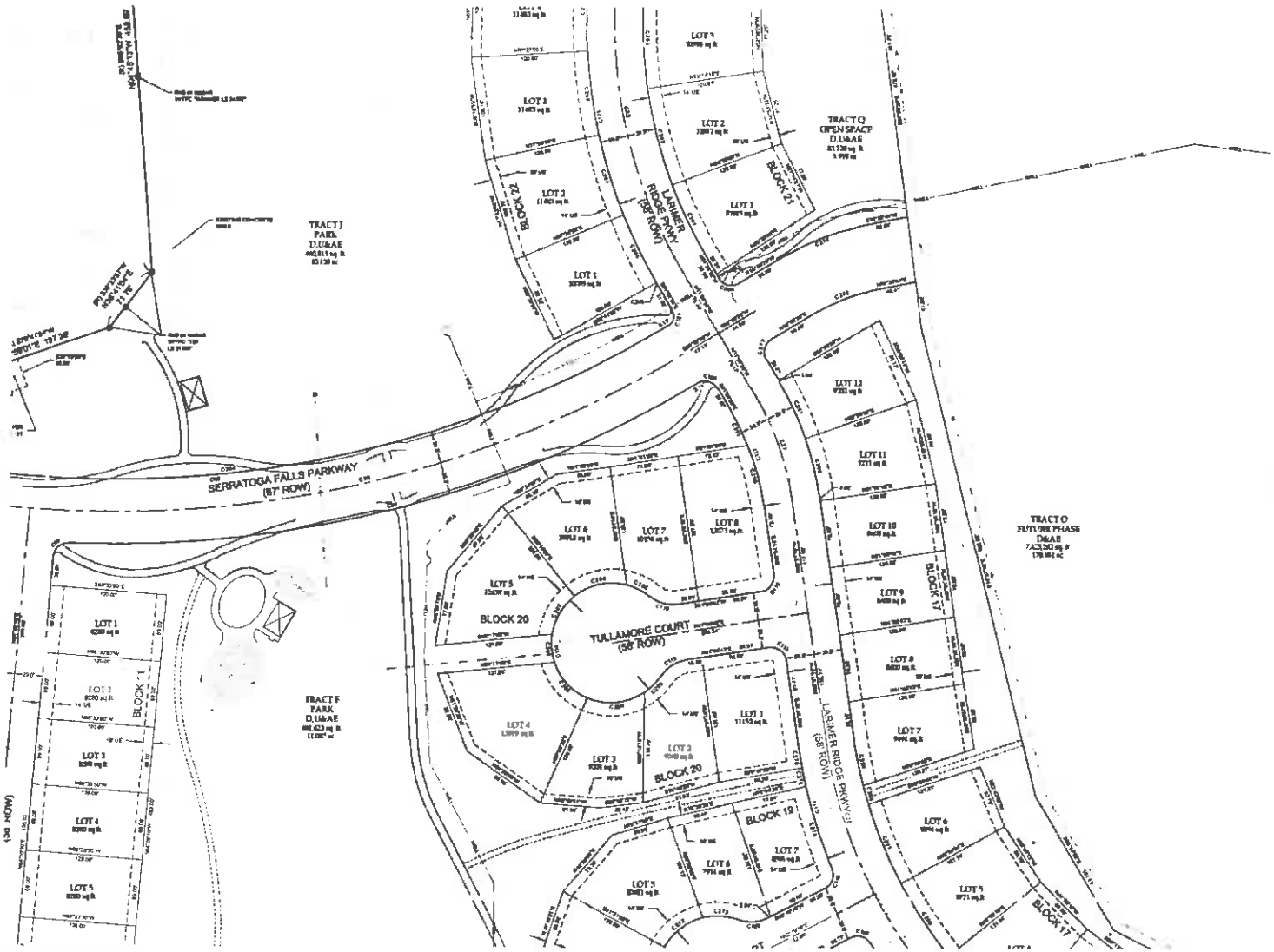


LEGEND

NORTH

( U.S. SURVEY FEET )

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NORTHERN ENGINEERING

PRELIMINARY PLAT OF
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NOTICE

NORTHERN ENGINEERING

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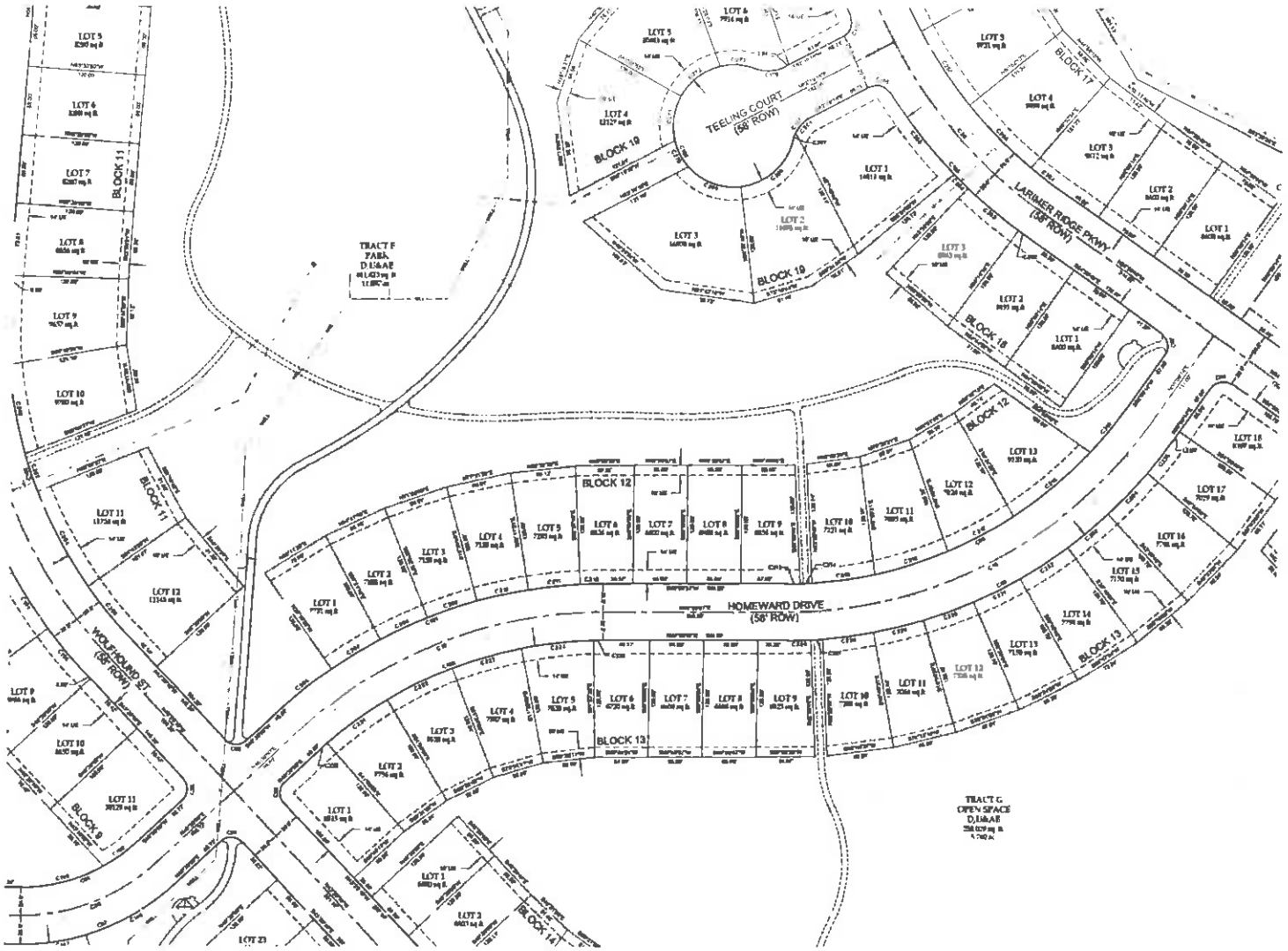


LEGEND

NORTH

( U.S. SURVEY FEET )

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PRELIMINARY PLAT OF

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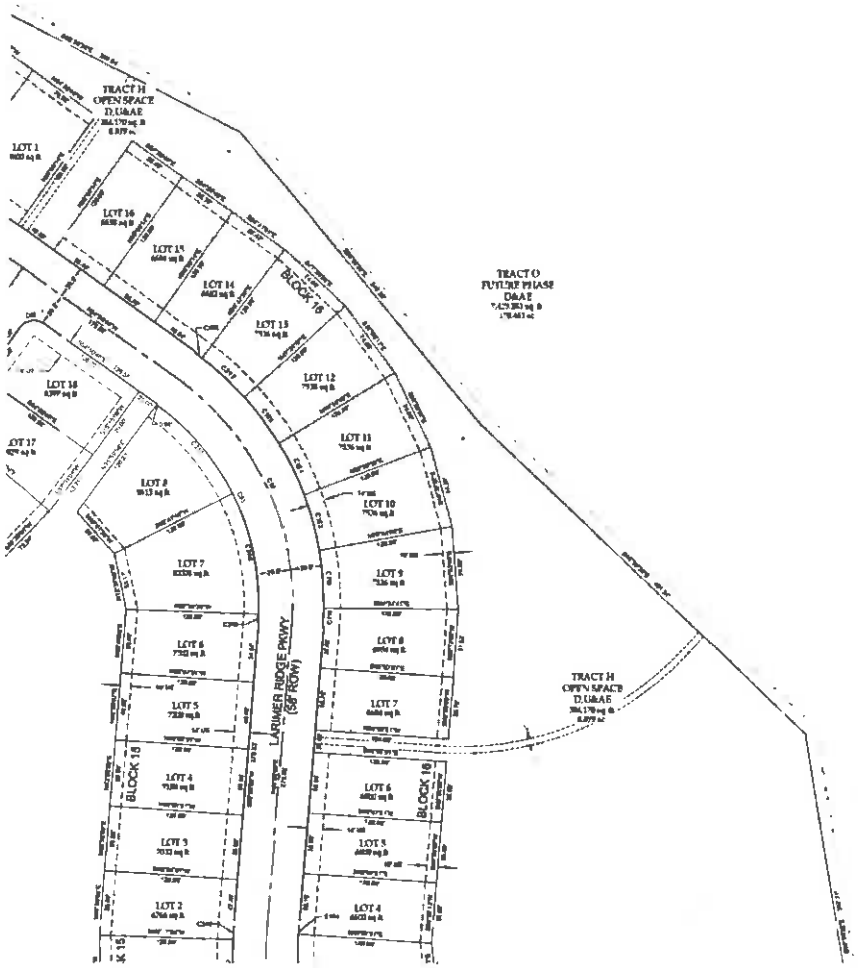


LEGEND

NORTH

( U.S. SURVEY FEET )

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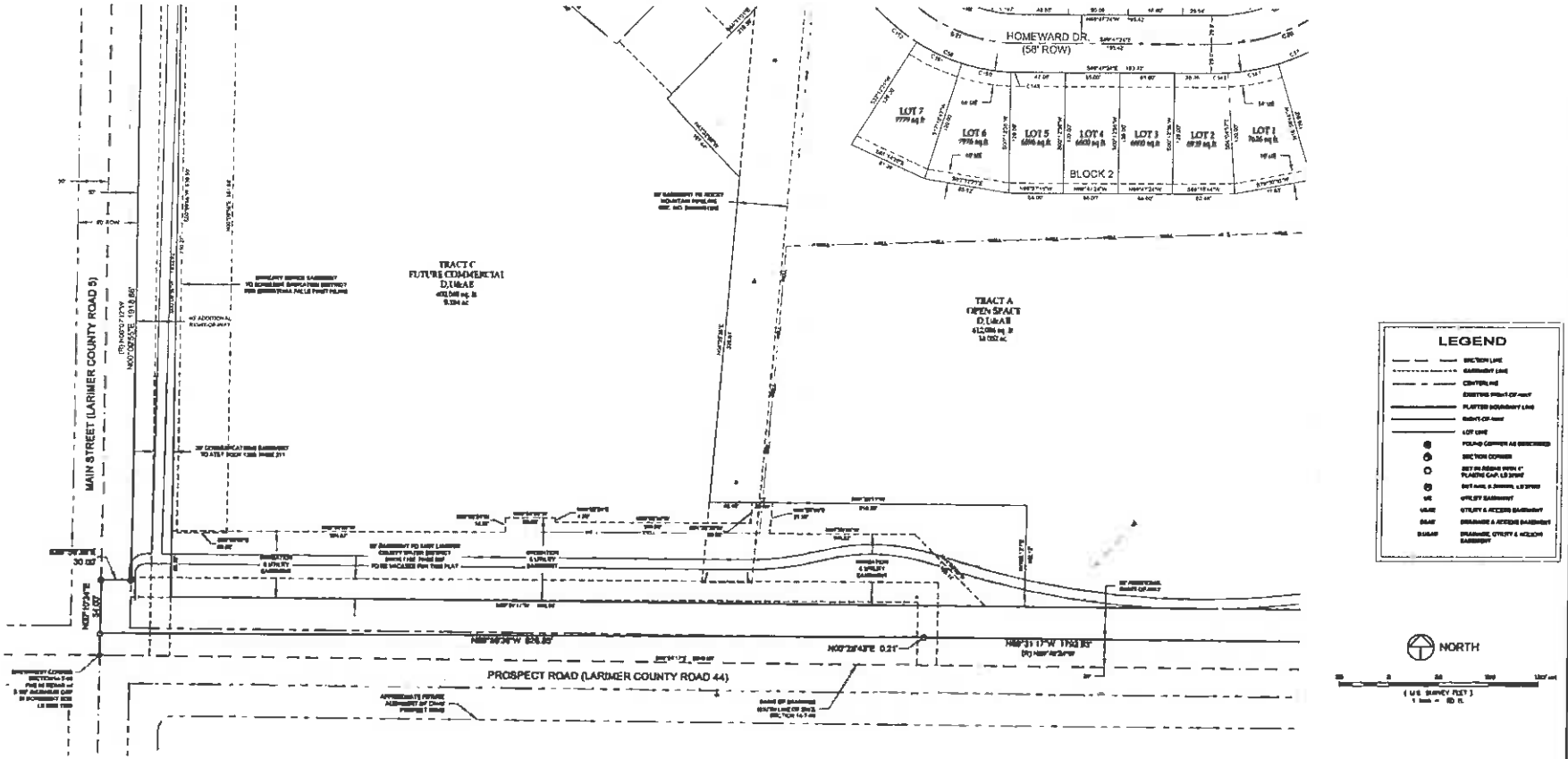
PRELIMINARY PLAT OF

# SERRATOGA FALLS - SECOND FILING

A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO




NOTICE

NORTHERN ENGINEERING

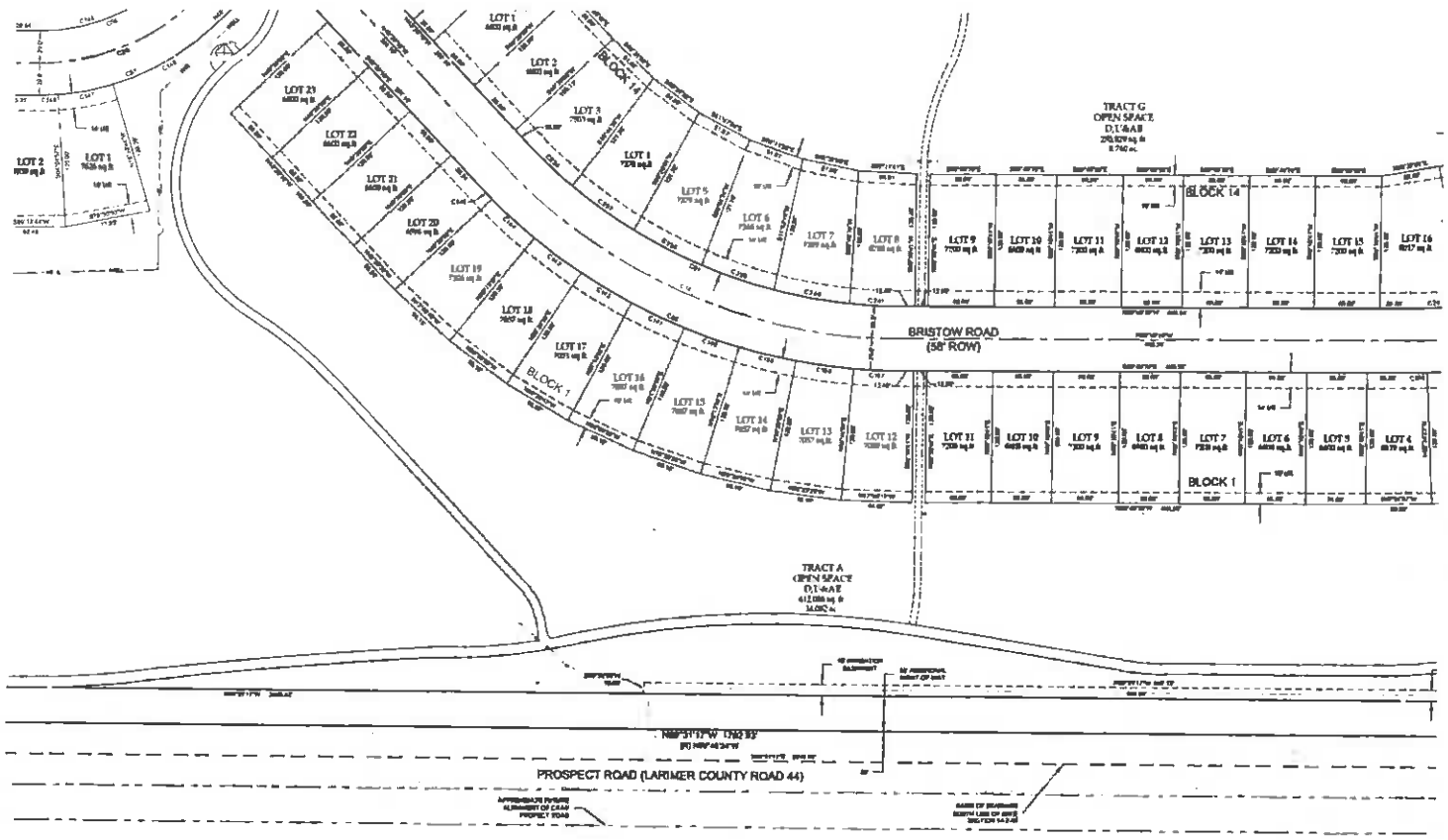
PRELIMINARY PLAT OF
SERRATOGA FALLS - SECOND FILING
TOWN OF TIMNATH, COLORADO

Sheet 11 Of 15 Sheets

PRELIMINARY PLAT OF

# SERRATOGA FALLS - SECOND FILING

A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO




LEGEND

NORTH

( U.S. SURVEY FEET )

NOTICE

NORTHERN ENGINEERING

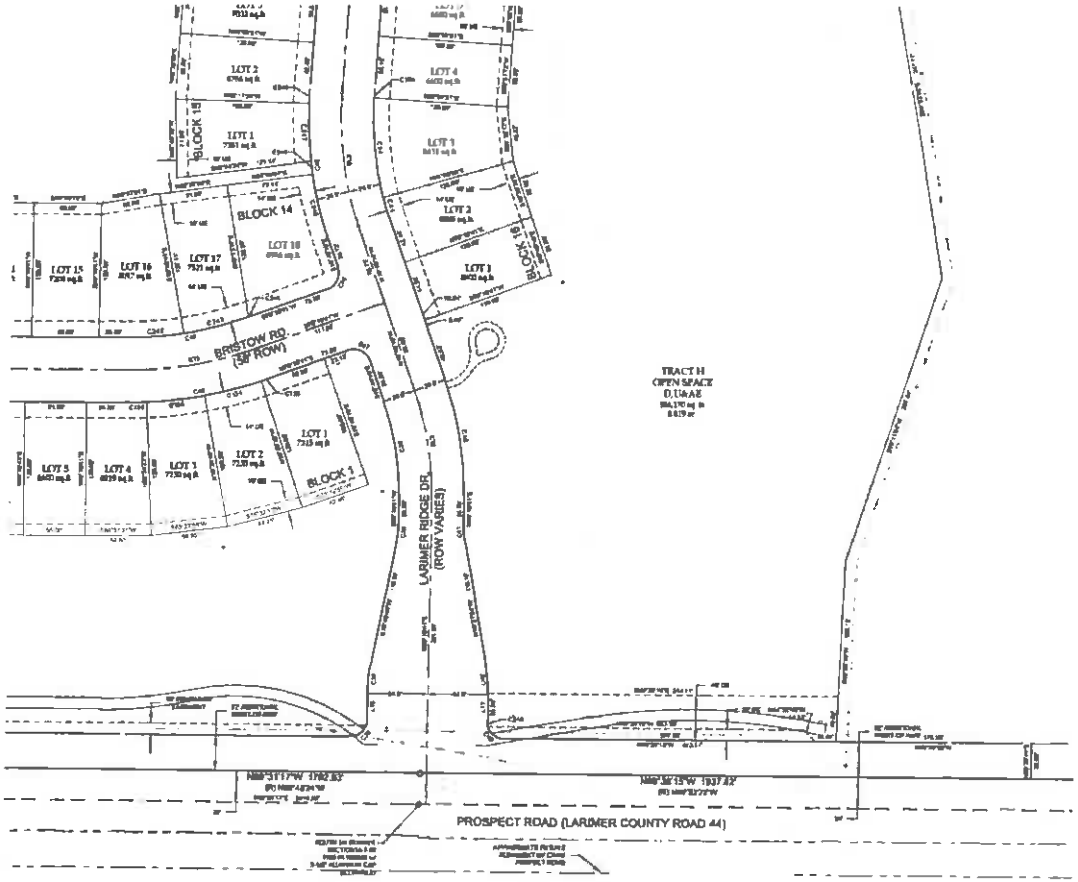
PRELIMINARY PLAT OF
SERRATOGA FALLS - SECOND FILING
TOWN OF TIMNATH, COLORADO

Sheet
12
Of 15 Sheets

PRELIMINARY PLAT OF

# SERRATOGA FALLS - SECOND FILING

A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO




LEGEND

NORTH

NORTHERN ENGINEERING

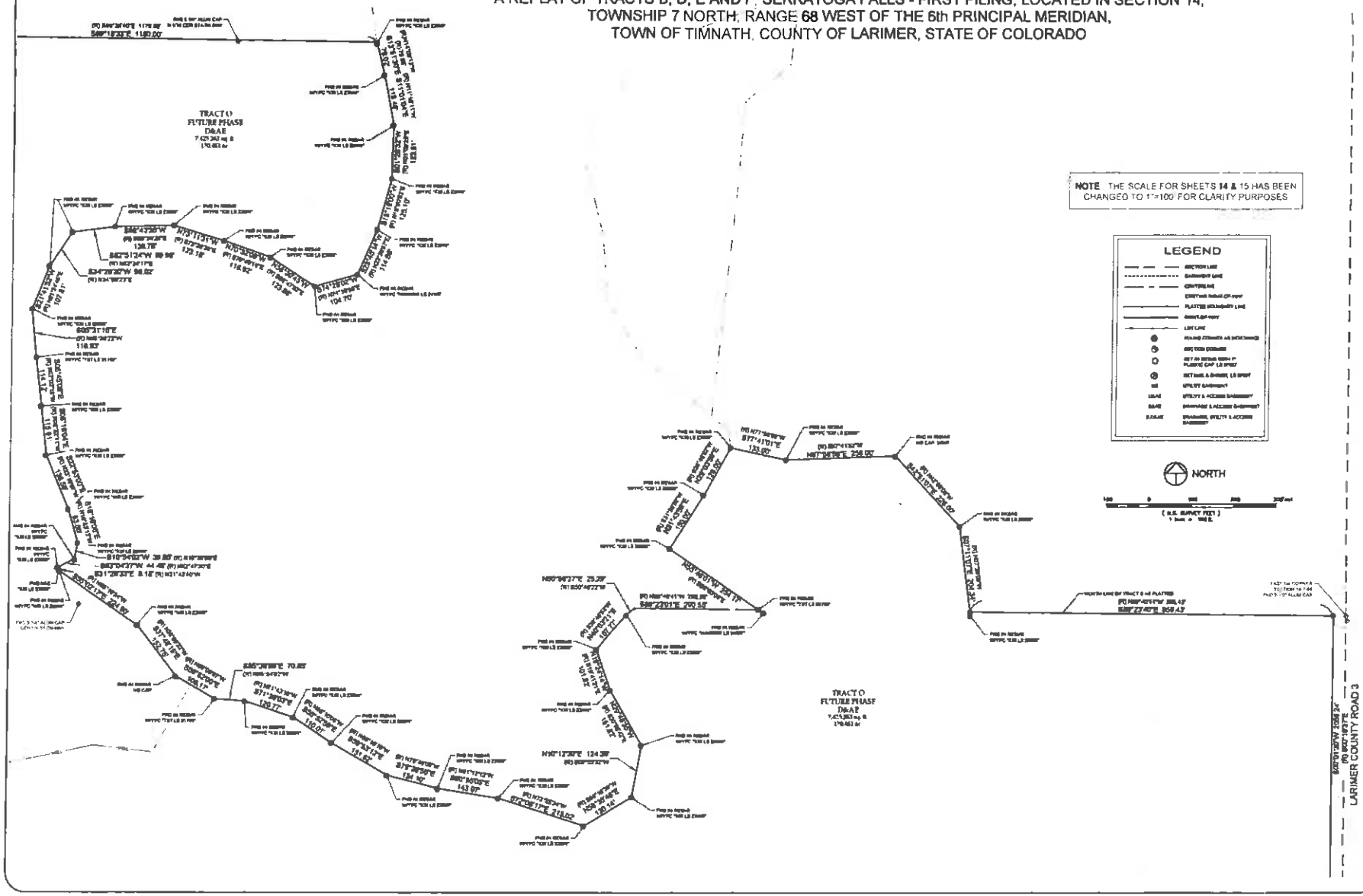
PRELIMINARY PLAT OF
SERRATOGA FALLS - SECOND FILING
TOWN OF TIMNATH, COLORADO

Sheet 13 Of 15 Sheets

PRELIMINARY PLAT OF

# SERRATOGA FALLS - SECOND FILING

A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO




NOTICE

NORTHERN ENGINEERING

PRELIMINARY PLAT OF
SERRATOGA FALLS - SECOND FILING
TOWN OF TIMNATH, COLORADO

Sheet 14 Of 15 Sheets

PRELIMINARY PLAT OF

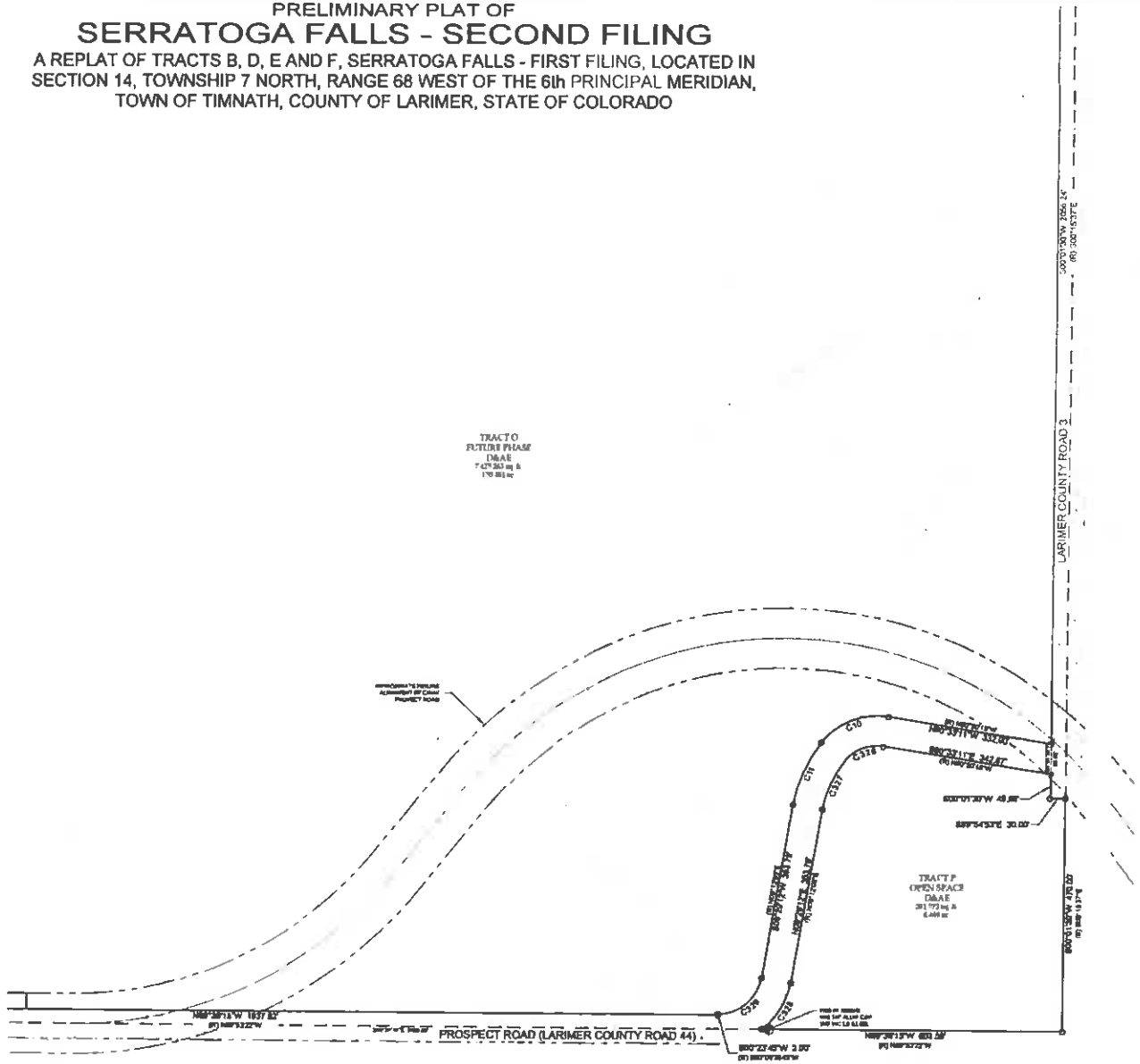
# SERRATOGA FALLS - SECOND FILING

A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

**NOTE** THE SCALE FOR SHEETS 14 & 15 HAS BEEN CHANGED TO 1" = 100' FOR CLARITY PURPOSES

**LEGEND**

NORTH




NOTICE

NORTHERN ENGINEERING

PRELIMINARY PLAT OF
SERRATOGA FALLS - SECOND FILING
TOWN OF TIMNATH, COLORADO

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