

**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:

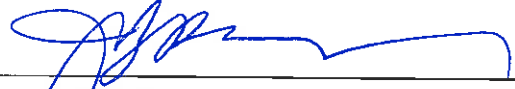
Section 1. Approval

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



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]

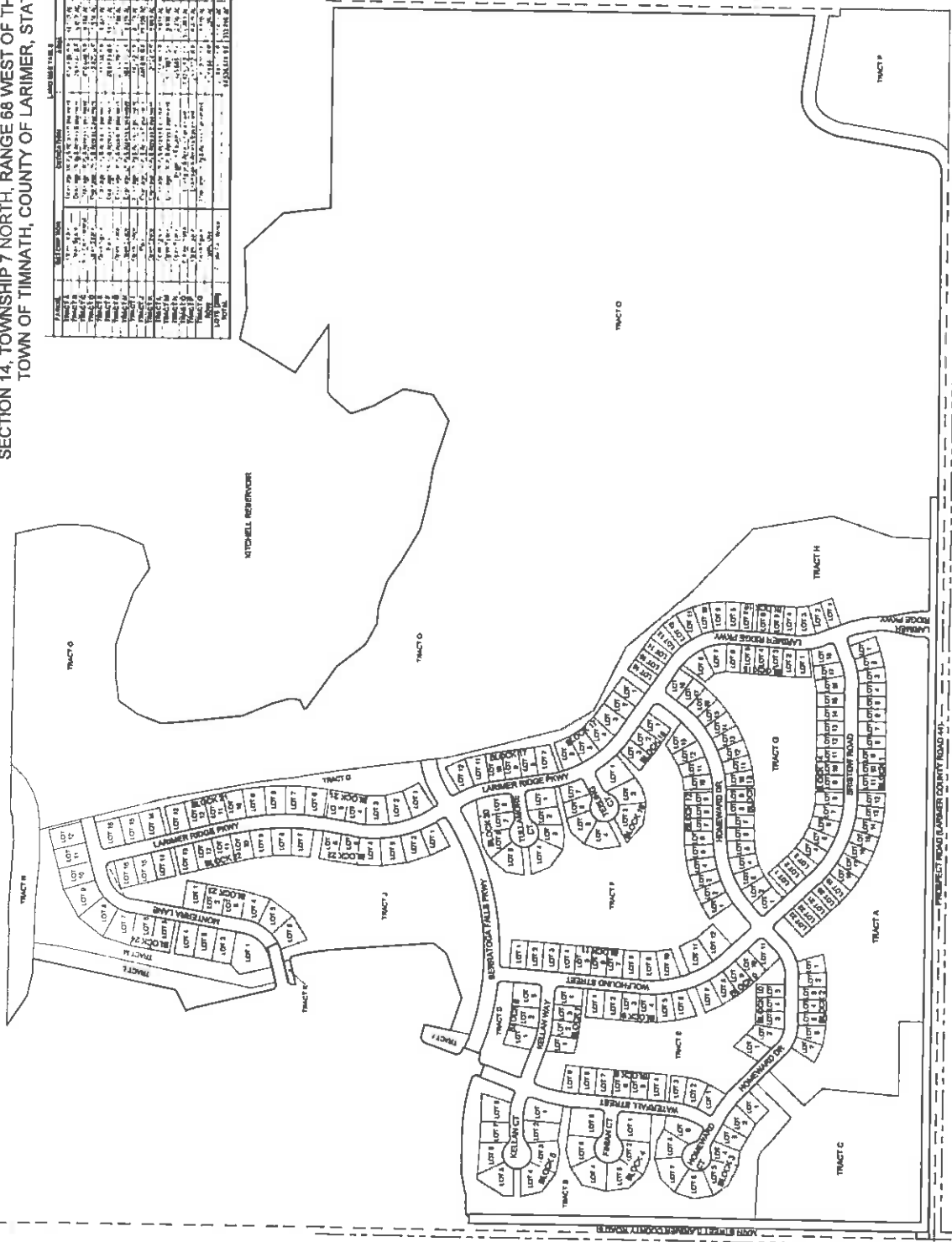
PRELIMINARY PLAT OF
SERRATOGA FALLS - SECOND FILING
 A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN
 SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO

LAND AREA TABLE

TRACT	ACRES	SQ. FT.	PERCENTAGE OF TOTAL
TRACT A	10.00	347,383.76	1.00
TRACT B	10.00	347,383.76	1.00
TRACT C	10.00	347,383.76	1.00
TRACT D	10.00	347,383.76	1.00
TRACT E	10.00	347,383.76	1.00
TRACT F	10.00	347,383.76	1.00
TRACT G	10.00	347,383.76	1.00
TRACT H	10.00	347,383.76	1.00
TRACT I	10.00	347,383.76	1.00
TRACT J	10.00	347,383.76	1.00
TRACT K	10.00	347,383.76	1.00
TRACT L	10.00	347,383.76	1.00
TRACT M	10.00	347,383.76	1.00
TRACT N	10.00	347,383.76	1.00
TRACT O	10.00	347,383.76	1.00
TRACT P	10.00	347,383.76	1.00
TRACT Q	10.00	347,383.76	1.00
TRACT R	10.00	347,383.76	1.00
TRACT S	10.00	347,383.76	1.00
TRACT T	10.00	347,383.76	1.00
TRACT U	10.00	347,383.76	1.00
TRACT V	10.00	347,383.76	1.00
TRACT W	10.00	347,383.76	1.00
TRACT X	10.00	347,383.76	1.00
TRACT Y	10.00	347,383.76	1.00
TRACT Z	10.00	347,383.76	1.00
TOTAL	100.00	3,473,837.60	100.00

NOT BACKLASHED LOTS

TRACT	LOT	AREA
TRACT A	1	0.10
TRACT A	2	0.10
TRACT A	3	0.10
TRACT A	4	0.10
TRACT A	5	0.10
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TRACT A	97	0.10
TRACT A	98	0.10
TRACT A	99	0.10
TRACT A	100	0.10



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



NOTICE
 This plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101, et seq., and the provisions of the Colorado Plat Act, C.R.S. 38-1-101, et seq. The plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101, et seq., and the provisions of the Colorado Plat Act, C.R.S. 38-1-101, et seq. The plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101, et seq., and the provisions of the Colorado Plat Act, C.R.S. 38-1-101, et seq.

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 TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO



NOTICE
The undersigned hereby certifies that this plat was prepared and filed in accordance with the provisions of the Colorado Platting Act, Chapter 38, Title 38, R.S., and that the same is a true and correct copy of the original as filed in the office of the County Clerk of Larimer County, Colorado.

CURVE TABLE (CONTINUED)

Curve No.	Radius (ft.)	Chord (ft.)	Central Angle (Deg.)	Area (sq. ft.)	Perimeter (ft.)
101	100	100	180	15708	628
102	100	100	180	15708	628
103	100	100	180	15708	628
104	100	100	180	15708	628
105	100	100	180	15708	628
106	100	100	180	15708	628
107	100	100	180	15708	628
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177	100	100	180	15708	628
178	100	100	180	15708	628
179	100	100	180	15708	628
180	100	100	180	15708	628

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CURVE TABLE

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126	100	100	180	15708	628
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130	100	100	180	15708	628
131					

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

Having filed this plat and the same being correct and true to the best of my knowledge and belief, I hereby certify that the same conform to the laws of the State of Colorado.

Surveyor

NORTHERN ENGINEERING

Professional Engineer

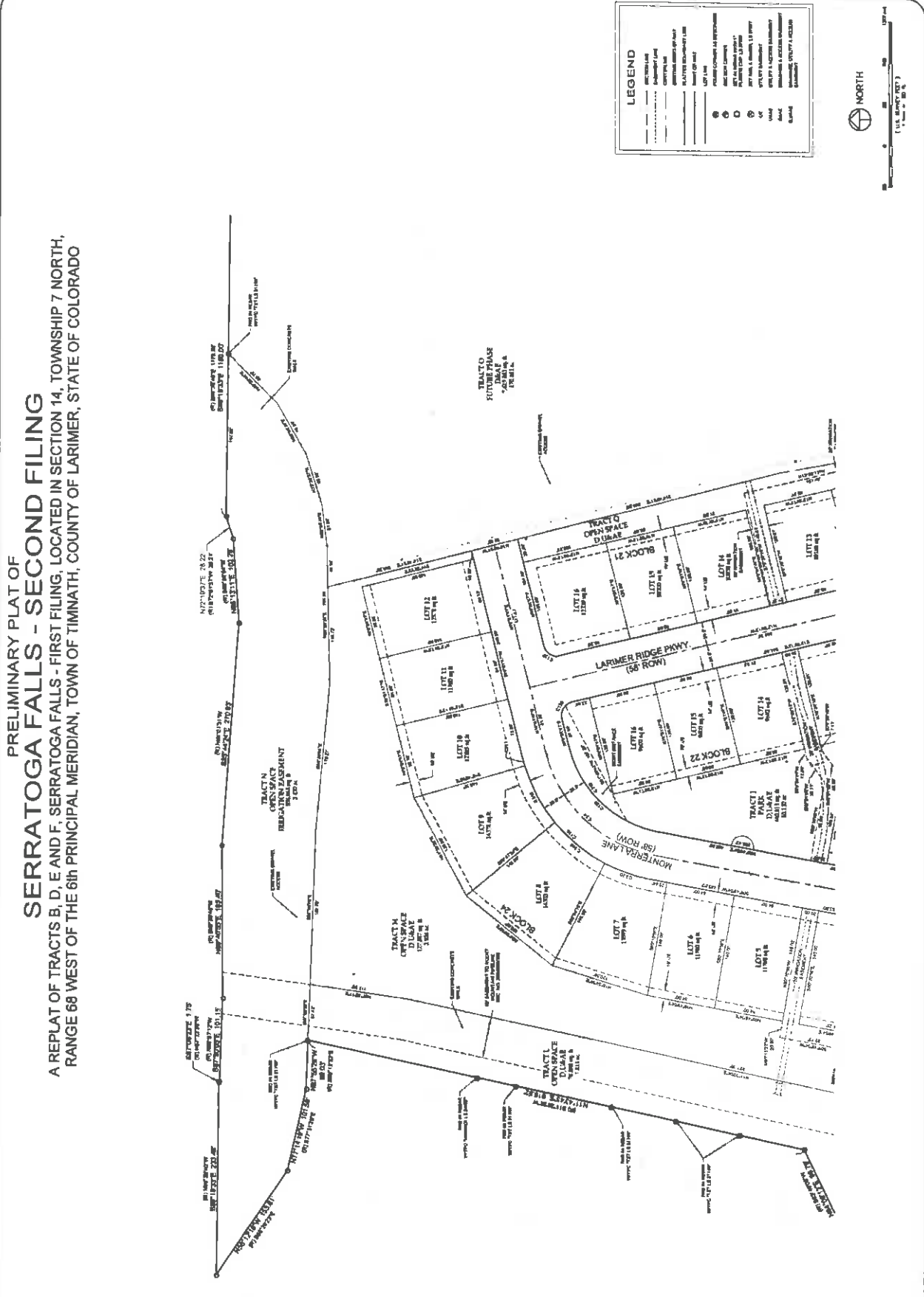
PRELIMINARY PLAT OF

SERRATOGA FALLS - SECOND FILING

TOWN OF TIMNATH, COLORADO

Sheet **4**

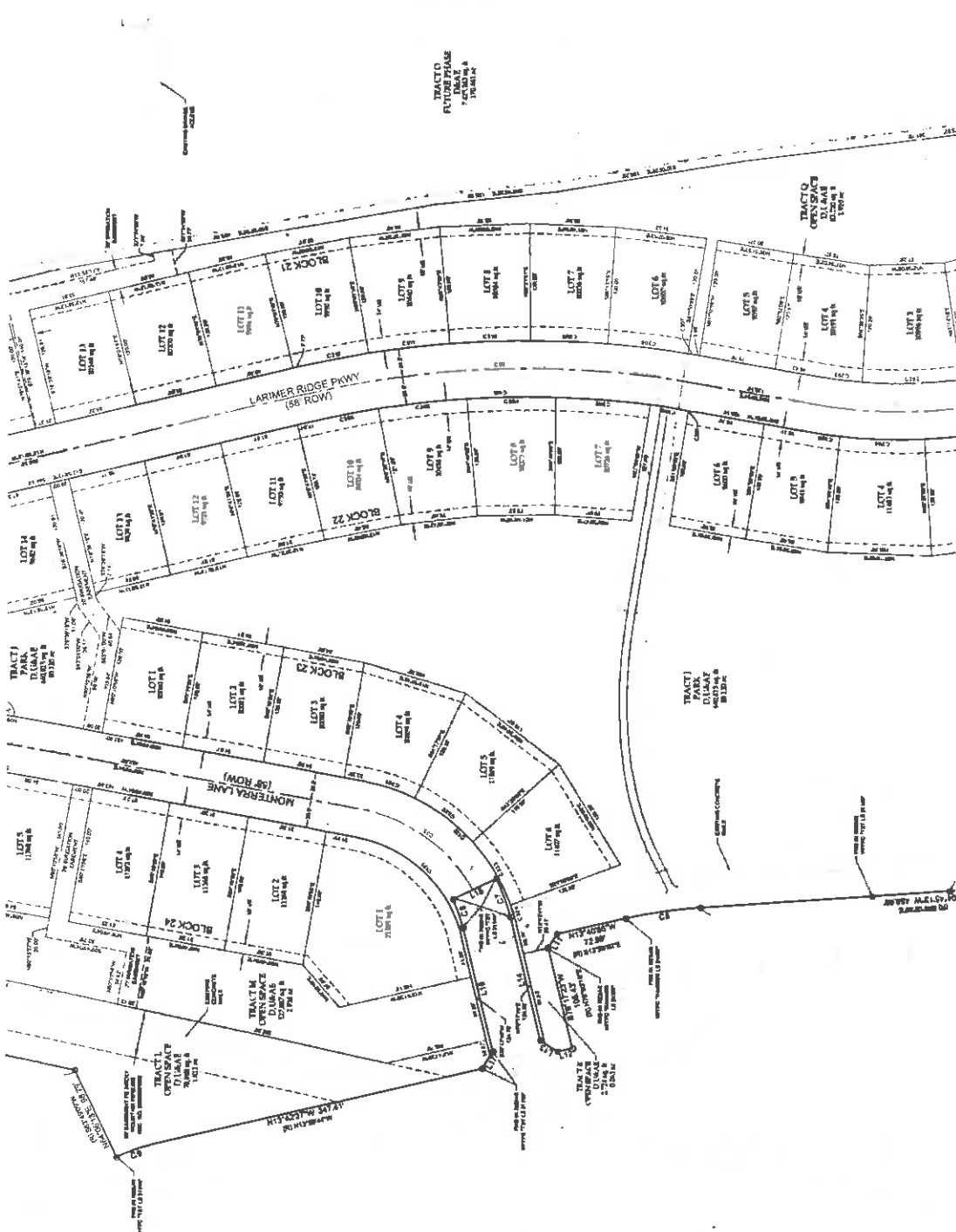
Of 18 Sheets



Surveyor

Professional Engineer

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

- UNLDED LOT
- - - - - EASEMENT LINE
- - - - - PROPERTY LINE
- - - - - ALTERNATE PROPERTY LINE
- - - - - BOUNDARY OF TRACT
- LOT AREA
- FUTURE PHASE
- 1/4 AC. EASEMENT
- 1/2 AC. EASEMENT
- 3/4 AC. EASEMENT
- 1 AC. EASEMENT
- 2 AC. EASEMENT
- 3 AC. EASEMENT
- 4 AC. EASEMENT
- 5 AC. EASEMENT
- 10 AC. EASEMENT
- 20 AC. EASEMENT
- 30 AC. EASEMENT
- 40 AC. EASEMENT
- 50 AC. EASEMENT
- 60 AC. EASEMENT
- 70 AC. EASEMENT
- 80 AC. EASEMENT
- 90 AC. EASEMENT
- 100 AC. EASEMENT

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

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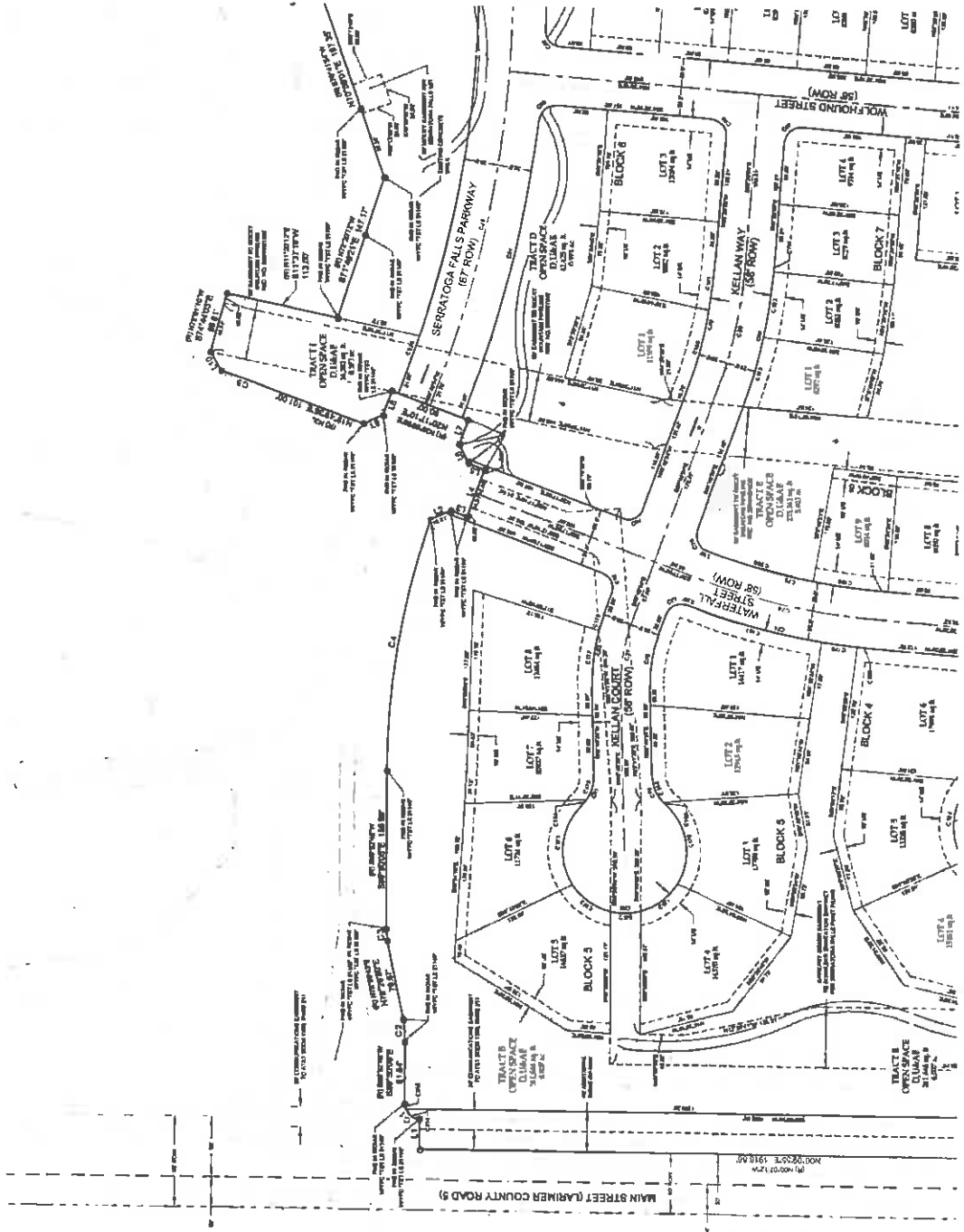
NORTHERN ENGINEERING

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DATE: 7/27/11
SCALE: AS SHOWN
BY: C. SMITH

NOTICE: This plat is subject to the terms and conditions of the subdivision map filed with the county clerk's office on 07/27/11. The plat is subject to the terms and conditions of the subdivision map filed with the county clerk's office on 07/27/11. The plat is subject to the terms and conditions of the subdivision map filed with the county clerk's office on 07/27/11.

**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



---	PROPOSED LOT BOUNDARIES
---	EXISTING LOT BOUNDARIES
---	EXISTING EASEMENTS
---	PROPOSED EASEMENTS
---	PROPOSED UTILITY LOCATIONS
---	PROPOSED UTILITY RIGHTS-OF-WAY
---	PROPOSED UTILITY ALIGNMENTS
---	PROPOSED UTILITY RIGHTS-OF-WAY BOUNDARIES
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NOTICE
This plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 24-101-101 et seq. and the Colorado Plat Act, C.R.S. 24-101-102 et seq. The Colorado Subdivision Map Act requires that this plat be recorded in the public records of the county in which the land is located. The Colorado Plat Act requires that this plat be recorded in the public records of the county in which the land is located. The Colorado Subdivision Map Act requires that this plat be recorded in the public records of the county in which the land is located. The Colorado Plat Act requires that this plat be recorded in the public records of the county in which the land is located.

NORTHERN ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
No. 10000
STATE OF COLORADO
12/1/2008

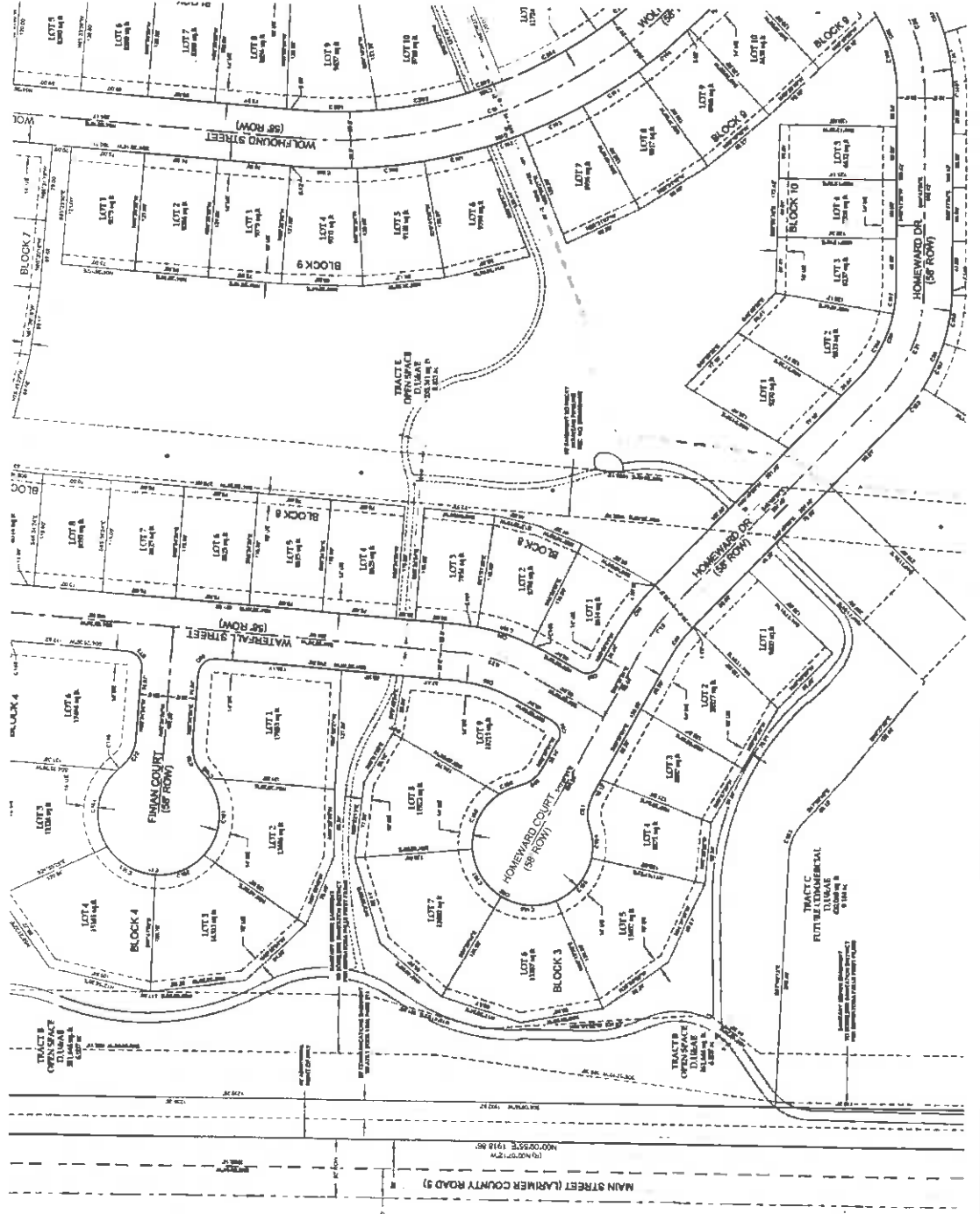
NORTHERN ENGINEERING
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No. 10000
STATE OF COLORADO
12/1/2008

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STATE OF COLORADO
12/1/2008

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

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 TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- Solid line: LOT BOUNDARY
- Dashed line: TRACT BOUNDARY
- Circle with dot: CURB
- Circle with cross: MANHOLE
- Circle with 'X': WATER METER
- Circle with 'S': SEWER
- Circle with 'W': WATER
- Circle with 'G': GAS
- Circle with 'E': ELECTRIC
- Circle with 'T': TELEPHONE
- Circle with 'C': CABLE
- Circle with 'F': FIBER OPTIC
- Circle with 'A': AIR CONDITIONING
- Circle with 'R': RADIATION
- Circle with 'S': SOLAR
- Circle with 'W': WIND
- Circle with 'G': GEOTHERMAL
- Circle with 'H': HYDROPOWER
- Circle with 'B': BIOMASS
- Circle with 'F': FUSION
- Circle with 'N': NUCLEAR
- Circle with 'P': PARTICULATE
- Circle with 'O': OZONE
- Circle with 'C': CO₂
- Circle with 'M': METHANE
- Circle with 'H₂O
- Circle with 'H₂
- Circle with 'O₂
- Circle with 'N₂
- Circle with 'Ar
- Circle with 'Ne
- Circle with 'Kr
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