

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 51, SERIES 2015**

**A RESOLUTION APPROVING THE FINAL PLAT FOR SERRATOGA FALLS  
SUBDIVISION 2<sup>nd</sup> FILING, 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 Final Plat for Serratoga Falls Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Final 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 July 21, 2015, and the above described Preliminary Plat was unanimously recommended to Town Council for approval with the following conditions:

- a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies.
- b. Allow Staff to work with the Town Attorney to meet all obligations of the Town to resolve the easement conflict

**WHEREAS**, a properly noticed public hearing with the Town Council was held on July 28, 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:**

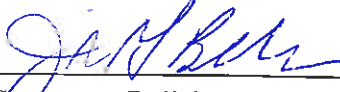
**Section 1. Approval**

The Final Plat for Serratoga Falls Subdivision is approved with the following conditions:

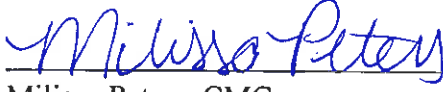
- a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies.
- b. Allow Staff to work with the Town Attorney to meet all obligations of the Town to resolve the Kiefer/Glover ditch easement conflict.
- c. Approval of a Subdivision Improvement Agreement

**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JULY 28, 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,

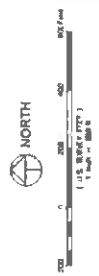
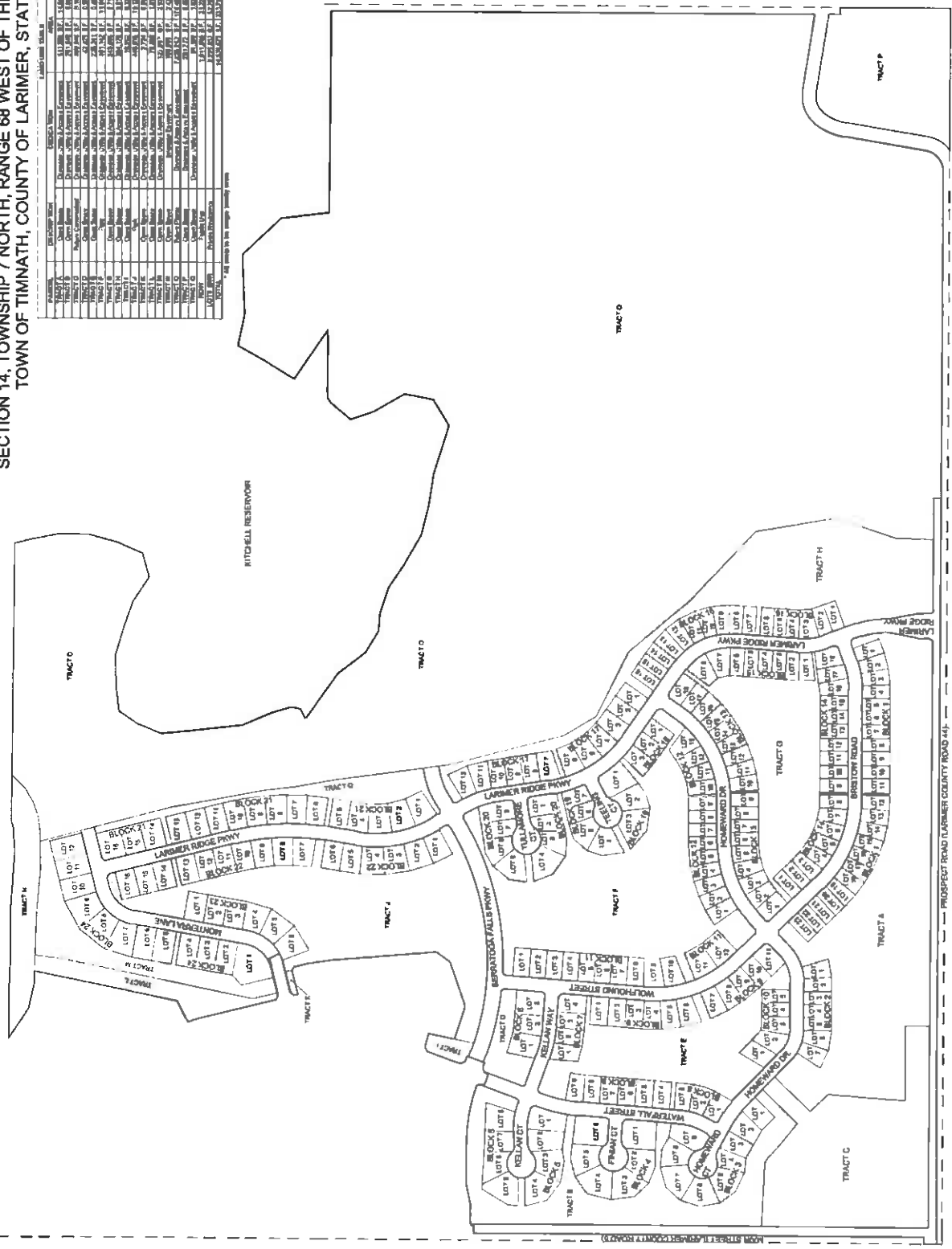


**FINAL PLAT OF**  
**SERRATOGA FALLS - SECOND FILING**  
 A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN  
 SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN,  
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

TRACT	OWNER	ACRES	PERCENTAGE
TRACT A	Debra Ann Johnson	113.88	1.88%
TRACT B	Debra Ann Johnson	21.48	0.35%
TRACT C	Debra Ann Johnson	21.48	0.35%
TRACT D	Debra Ann Johnson	21.48	0.35%
TRACT E	Debra Ann Johnson	21.48	0.35%
TRACT F	Debra Ann Johnson	21.48	0.35%
TOTAL		595.00	100.00%

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TRACT F	Debra Ann Johnson	21.48	0.35%
TOTAL		595.00	100.00%



**NOTICE**  
 This plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-61-101, et seq., and the Colorado Platting Act, C.R.S. 38-61-101, et seq. The plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-61-101, et seq., and the Colorado Platting Act, C.R.S. 38-61-101, et seq. The plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-61-101, et seq., and the Colorado Platting Act, C.R.S. 38-61-101, et seq.



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# SERRATOGA FALLS - SECOND FILING

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FINAL PLAT OF  
SERRATOGA FALLS - SECOND FILING  
RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO

NOTE:  
1. THE TOTAL AREA OF THIS REPLAT IS 1,818.52 ACRES.  
2. THE TOTAL AREA OF THE ORIGINAL FILING WAS 1,818.52 ACRES.  
3. THE TOTAL AREA OF THE ORIGINAL FILING WAS 1,818.52 ACRES.

### CURVE TABLE (RECORDED):

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C1	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C2	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C3	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C4	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C5	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C6	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

### CURVE TABLE

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C7	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C8	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C9	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C10	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C11	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C12	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

### CURVE TABLE

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C13	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C14	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C15	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C16	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C17	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C18	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

### CURVE TABLE

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C19	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C20	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C21	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C22	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C23	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C24	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

### CURVE TABLE

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C25	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C26	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C27	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C28	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C29	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C30	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

### CURVE TABLE

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C31	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C32	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C33	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C34	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C35	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C36	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

### CURVE TABLE

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C37	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C38	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C39	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C40	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C41	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C42	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

### CURVE TABLE

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C43	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C44	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C45	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C46	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C47	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C48	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

### CURVE TABLE

CURVE	BEARING	LENGTH	ARC LENGTH	CHORD	AREA	PERCENT
C49	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C50	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C51	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C52	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05
C53	S 70° 00' 00" W	139.71	139.71	139.71	0.01	0.05
C54	N 70° 00' 00" E	139.71	139.71	139.71	0.01	0.05

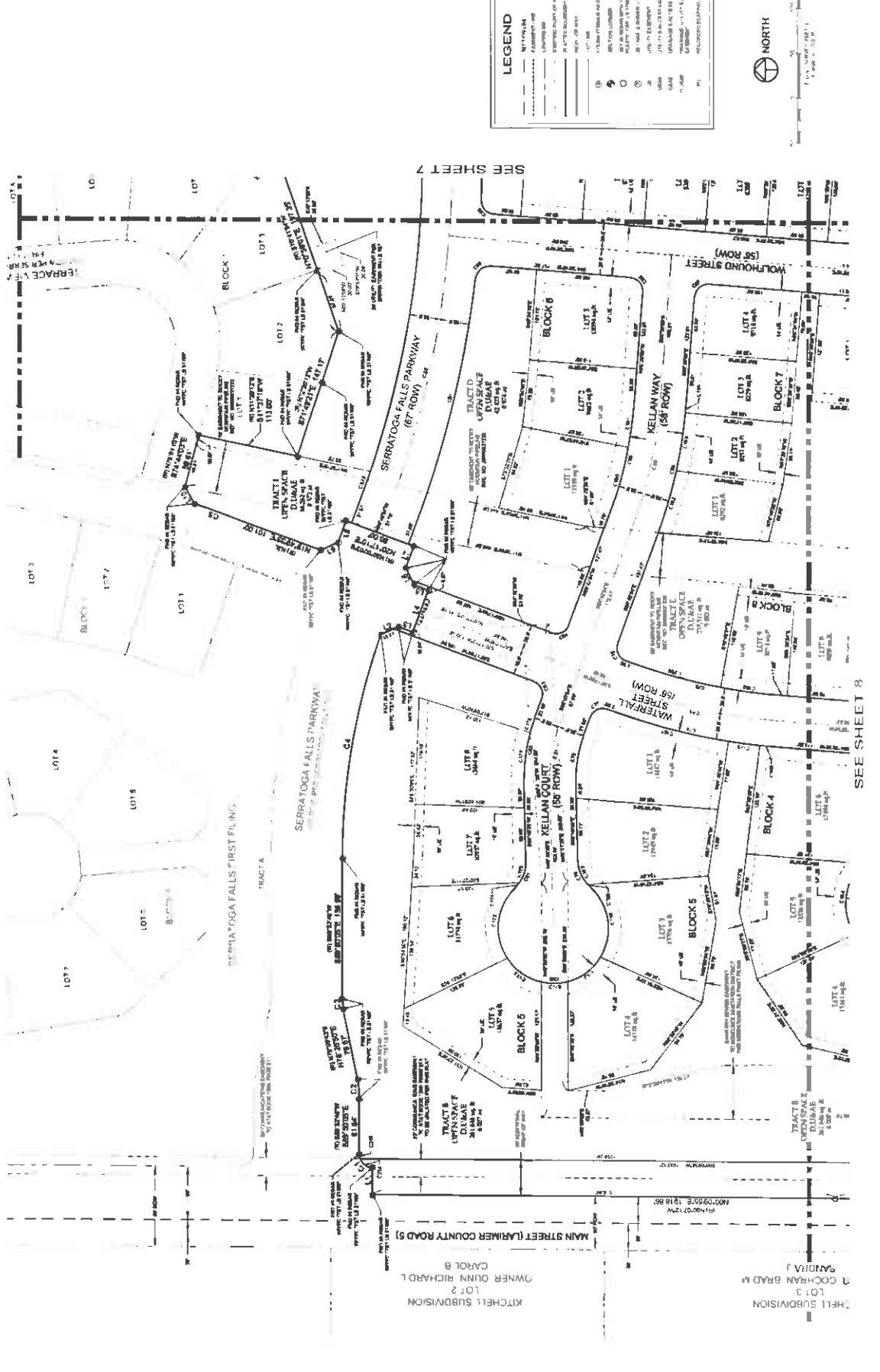






FINAL PLAT OF  
**SERRATOGA FALLS - SECOND FILING**

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**

- Solid line: 1/4" = 1' PLAT
- Dashed line: 1/8" = 1' PLAT
- Dotted line: 1/32" = 1' PLAT
- Circle with 'R': EXISTING RIGHT-OF-WAY
- Circle with 'E': EXISTING EASEMENT
- Circle with 'C': EXISTING CURB
- Circle with 'S': EXISTING SIDEWALK
- Circle with 'L': EXISTING LOT
- Circle with 'B': EXISTING BLOCK
- Circle with 'T': EXISTING TRACT
- Circle with 'M': EXISTING MOUND
- Circle with 'D': EXISTING DRAINAGE
- Circle with 'P': EXISTING PAVEMENT
- Circle with 'G': EXISTING GRASS
- Circle with 'W': EXISTING WATER
- Circle with 'E': EXISTING ERECTION
- Circle with 'O': EXISTING OTHER



SEE SHEET 8

KITCHELL SUBDIVISION  
 LOT 2  
 OWNER DUNN RICHARD L  
 CAROL B

LOTT 3  
 COCHRAN BRAD M

NOTICE

NORTHERN ENGINEERING

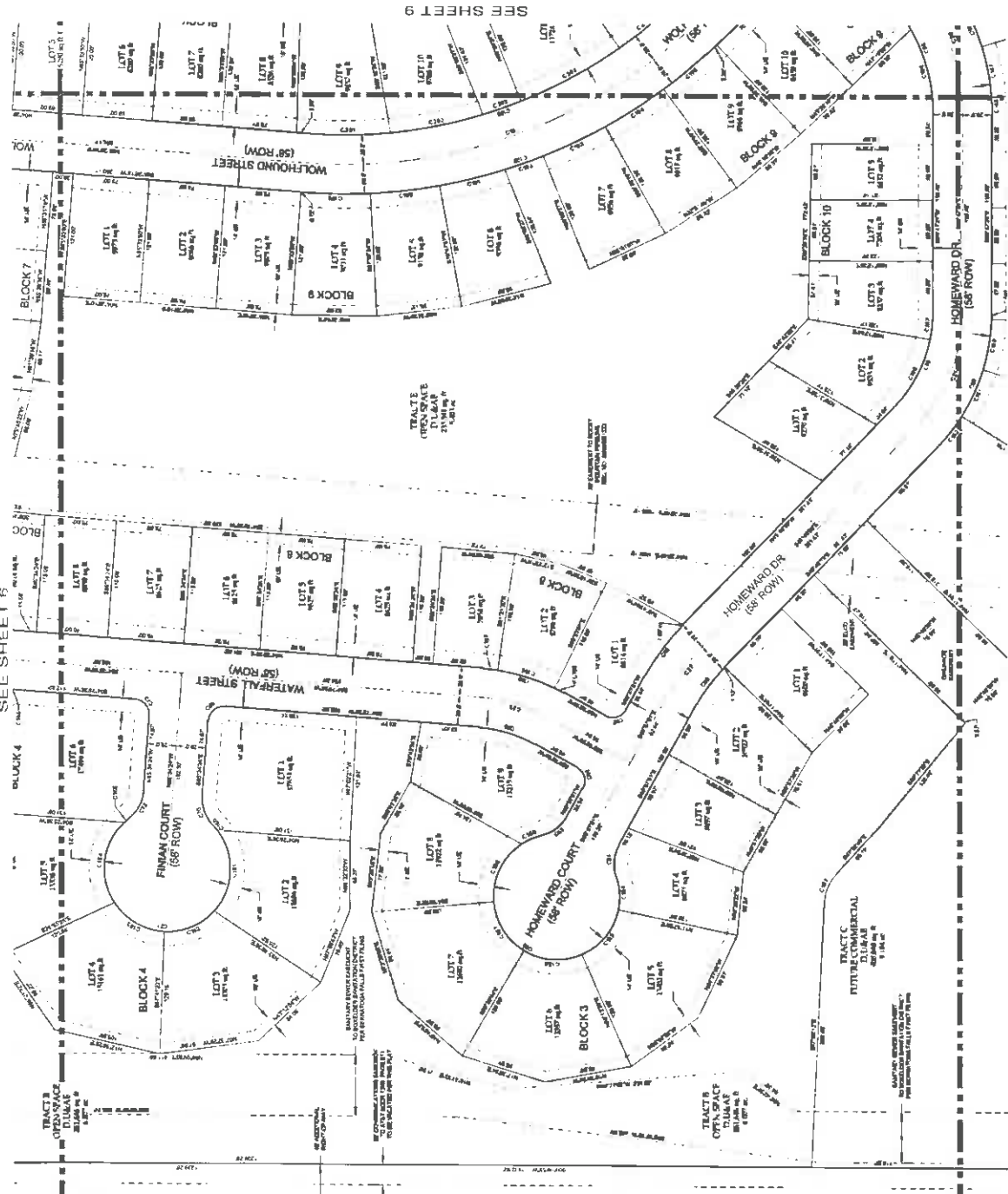
TOWN OF TIMNATH, COLORADO  
 SERRATOGA FALLS - SECOND FILING

6  
 OF 15 Sheets

FINAL PLAT OF



**FINAL PLAT OF**  
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 A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH,  
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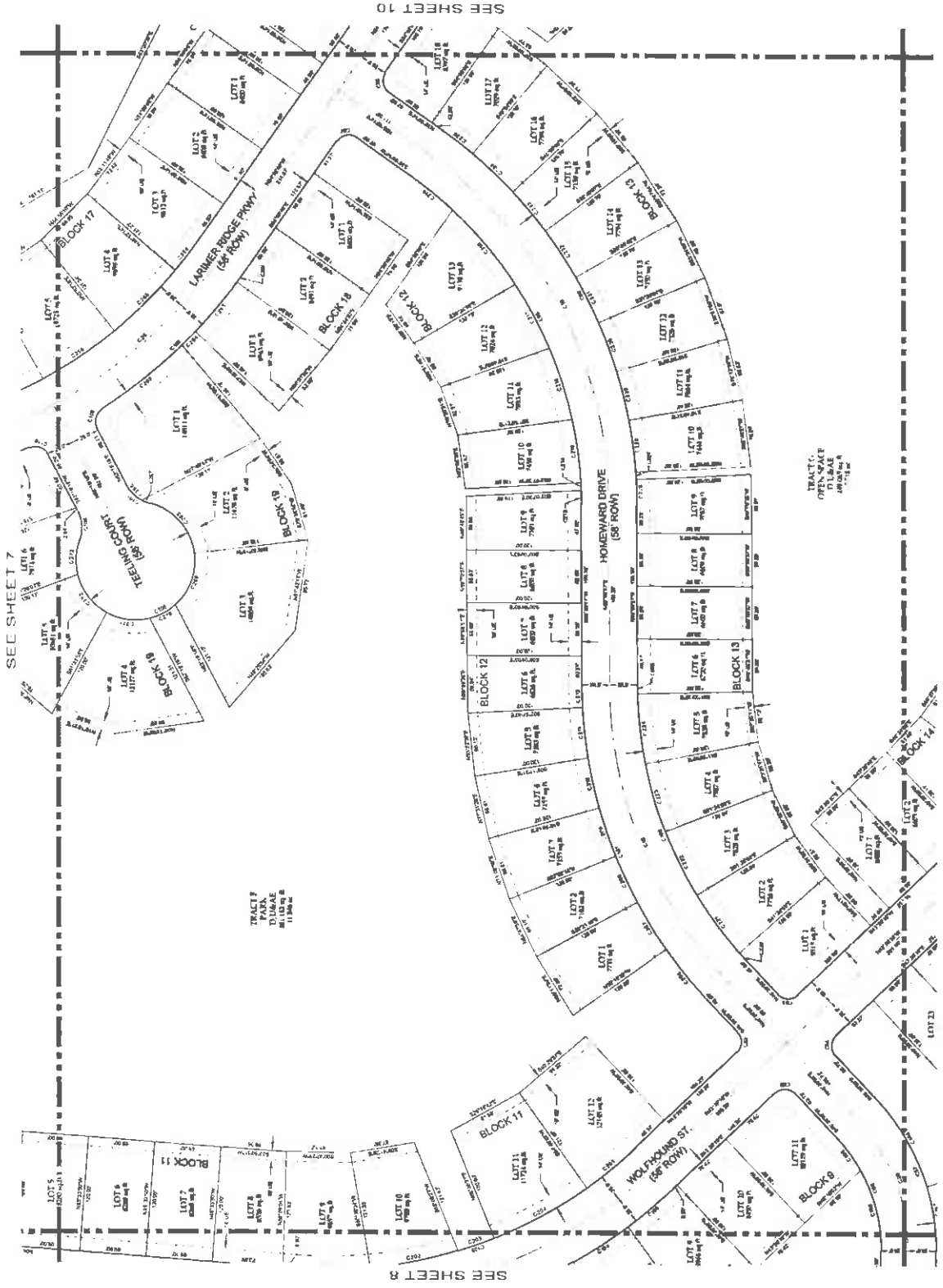
**LEGEND**

- SOLID LINE: BOUNDARY LINE
- DASHED LINE: UNRECORDED EASE
- DOTTED LINE: EASEMENT
- LONG DASHED LINE: PLAT BOUNDARY LINE
- SHORT DASHED LINE: PLAT BOUNDARY LINE
- SOLID LINE WITH DOTS: PLAT BOUNDARY LINE
- CIRCLE WITH DOT: PLAT BOUNDARY LINE
- CIRCLE WITH CROSS: PLAT BOUNDARY LINE
- CIRCLE WITH X: PLAT BOUNDARY LINE
- CIRCLE WITH PLUS: PLAT BOUNDARY LINE
- CIRCLE WITH STAR: PLAT BOUNDARY LINE
- CIRCLE WITH TRIANGLE: PLAT BOUNDARY LINE
- CIRCLE WITH SQUARE: PLAT BOUNDARY LINE
- CIRCLE WITH DIAMOND: PLAT BOUNDARY LINE
- CIRCLE WITH HEART: PLAT BOUNDARY LINE
- CIRCLE WITH STAR: PLAT BOUNDARY LINE
- CIRCLE WITH PLUS: PLAT BOUNDARY LINE
- CIRCLE WITH X: PLAT BOUNDARY LINE
- CIRCLE WITH TRIANGLE: PLAT BOUNDARY LINE
- CIRCLE WITH SQUARE: PLAT BOUNDARY LINE
- CIRCLE WITH DIAMOND: PLAT BOUNDARY LINE
- CIRCLE WITH HEART: PLAT BOUNDARY LINE

POUDRE SCHOOL DISTRICT  
 RECEPTION NOS 88059160  
 99062744 99062746 99062747  
 99062748 AND 99062749  
 OWNER SANDRA J COCHRAN BR  
 LOT 2  
 KITCHELL SUOIVIS

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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



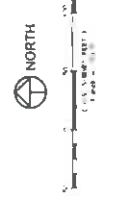
SEE SHEET 7

SEE SHEET 10

SEE SHEET 8

SEE SHEET 12

LEGEND	
---	6" POLYETHYLENE GLYCOL (PE) PIPE
---	8" POLYETHYLENE GLYCOL (PE) PIPE
---	12" POLYETHYLENE GLYCOL (PE) PIPE
---	18" POLYETHYLENE GLYCOL (PE) PIPE
---	24" POLYETHYLENE GLYCOL (PE) PIPE
---	36" POLYETHYLENE GLYCOL (PE) PIPE
---	48" POLYETHYLENE GLYCOL (PE) PIPE
---	60" POLYETHYLENE GLYCOL (PE) PIPE
---	72" POLYETHYLENE GLYCOL (PE) PIPE
---	84" POLYETHYLENE GLYCOL (PE) PIPE
---	96" POLYETHYLENE GLYCOL (PE) PIPE
---	108" POLYETHYLENE GLYCOL (PE) PIPE
---	120" POLYETHYLENE GLYCOL (PE) PIPE
---	144" POLYETHYLENE GLYCOL (PE) PIPE
---	168" POLYETHYLENE GLYCOL (PE) PIPE
---	192" POLYETHYLENE GLYCOL (PE) PIPE
---	216" POLYETHYLENE GLYCOL (PE) PIPE
---	240" POLYETHYLENE GLYCOL (PE) PIPE
---	270" POLYETHYLENE GLYCOL (PE) PIPE
---	300" POLYETHYLENE GLYCOL (PE) PIPE
---	360" POLYETHYLENE GLYCOL (PE) PIPE
---	420" POLYETHYLENE GLYCOL (PE) PIPE
---	480" POLYETHYLENE GLYCOL (PE) PIPE
---	540" POLYETHYLENE GLYCOL (PE) PIPE
---	600" POLYETHYLENE GLYCOL (PE) PIPE
---	660" POLYETHYLENE GLYCOL (PE) PIPE
---	720" POLYETHYLENE GLYCOL (PE) PIPE
---	780" POLYETHYLENE GLYCOL (PE) PIPE
---	840" POLYETHYLENE GLYCOL (PE) PIPE
---	900" POLYETHYLENE GLYCOL (PE) PIPE
---	960" POLYETHYLENE GLYCOL (PE) PIPE
---	1020" POLYETHYLENE GLYCOL (PE) PIPE
---	1080" POLYETHYLENE GLYCOL (PE) PIPE
---	1140" POLYETHYLENE GLYCOL (PE) PIPE
---	1200" POLYETHYLENE GLYCOL (PE) PIPE
---	1260" POLYETHYLENE GLYCOL (PE) PIPE
---	1320" POLYETHYLENE GLYCOL (PE) PIPE
---	1380" POLYETHYLENE GLYCOL (PE) PIPE
---	1440" POLYETHYLENE GLYCOL (PE) PIPE
---	1500" POLYETHYLENE GLYCOL (PE) PIPE
---	1560" POLYETHYLENE GLYCOL (PE) PIPE
---	1620" POLYETHYLENE GLYCOL (PE) PIPE
---	1680" POLYETHYLENE GLYCOL (PE) PIPE
---	1740" POLYETHYLENE GLYCOL (PE) PIPE
---	1800" POLYETHYLENE GLYCOL (PE) PIPE
---	1860" POLYETHYLENE GLYCOL (PE) PIPE
---	1920" POLYETHYLENE GLYCOL (PE) PIPE
---	1980" POLYETHYLENE GLYCOL (PE) PIPE
---	2040" POLYETHYLENE GLYCOL (PE) PIPE
---	2100" POLYETHYLENE GLYCOL (PE) PIPE
---	2160" POLYETHYLENE GLYCOL (PE) PIPE
---	2220" POLYETHYLENE GLYCOL (PE) PIPE
---	2280" POLYETHYLENE GLYCOL (PE) PIPE
---	2340" POLYETHYLENE GLYCOL (PE) PIPE
---	2400" POLYETHYLENE GLYCOL (PE) PIPE
---	2460" POLYETHYLENE GLYCOL (PE) PIPE
---	2520" POLYETHYLENE GLYCOL (PE) PIPE
---	2580" POLYETHYLENE GLYCOL (PE) PIPE
---	2640" POLYETHYLENE GLYCOL (PE) PIPE
---	2700" POLYETHYLENE GLYCOL (PE) PIPE
---	2760" POLYETHYLENE GLYCOL (PE) PIPE
---	2820" POLYETHYLENE GLYCOL (PE) PIPE
---	2880" POLYETHYLENE GLYCOL (PE) PIPE
---	2940" POLYETHYLENE GLYCOL (PE) PIPE
---	3000" POLYETHYLENE GLYCOL (PE) PIPE
---	3060" POLYETHYLENE GLYCOL (PE) PIPE
---	3120" POLYETHYLENE GLYCOL (PE) PIPE
---	3180" POLYETHYLENE GLYCOL (PE) PIPE
---	3240" POLYETHYLENE GLYCOL (PE) PIPE
---	3300" POLYETHYLENE GLYCOL (PE) PIPE
---	3360" POLYETHYLENE GLYCOL (PE) PIPE
---	3420" POLYETHYLENE GLYCOL (PE) PIPE
---	3480" POLYETHYLENE GLYCOL (PE) PIPE
---	3540" POLYETHYLENE GLYCOL (PE) PIPE
---	3600" POLYETHYLENE GLYCOL (PE) PIPE



**NOTICE**

Plats of the Northern Engineering Company, Inc. are subject to the provisions of the Colorado Platting Act, C.R.S. 38-10-101, et seq., and the rules and regulations of the Colorado Department of Natural Resources, Division of Public Safety, Office of the State Engineer, and the rules and regulations of the Colorado Department of Natural Resources, Division of Public Safety, Office of the State Engineer, and the rules and regulations of the Colorado Department of Natural Resources, Division of Public Safety, Office of the State Engineer.

**NORTHERN ENGINEERING**

**NE**





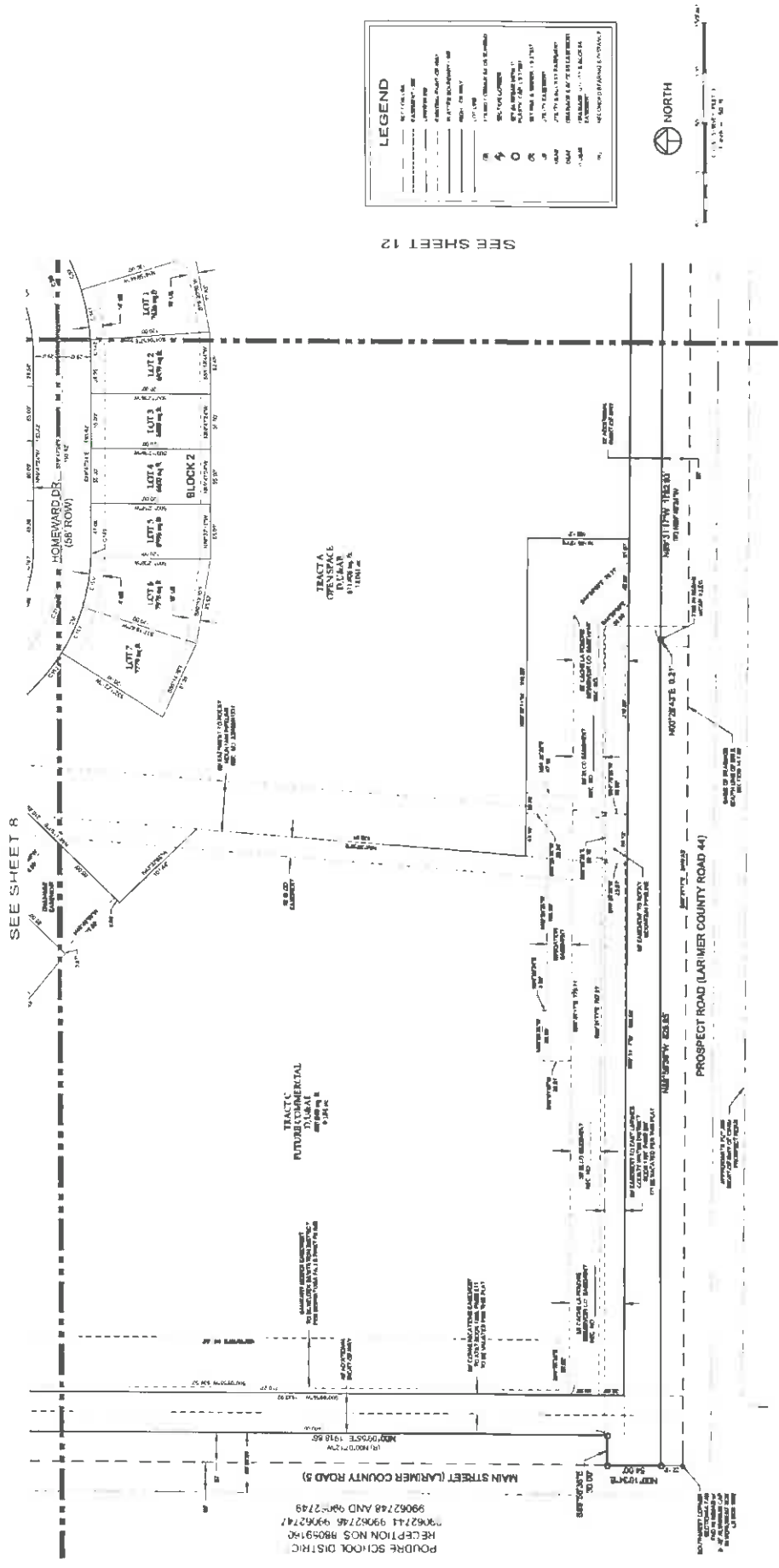
FINAL PLAT OF  
**SERRATOGA FALLS - SECOND FILING**  
 A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH,  
 RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

**NOTICE**  
 The undersigned hereby certifies that this plat was prepared by a duly qualified and licensed professional engineer in accordance with the provisions of the Colorado Engineering Act, Chapter 25, Title 10, C.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, on this 11th day of August, 2011.



DATE	11/11/11
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN

FINAL PLAT OF  
**SERRATOGA FALLS - SECOND FILING**  
 TOWN OF TIMNATH, COLORADO



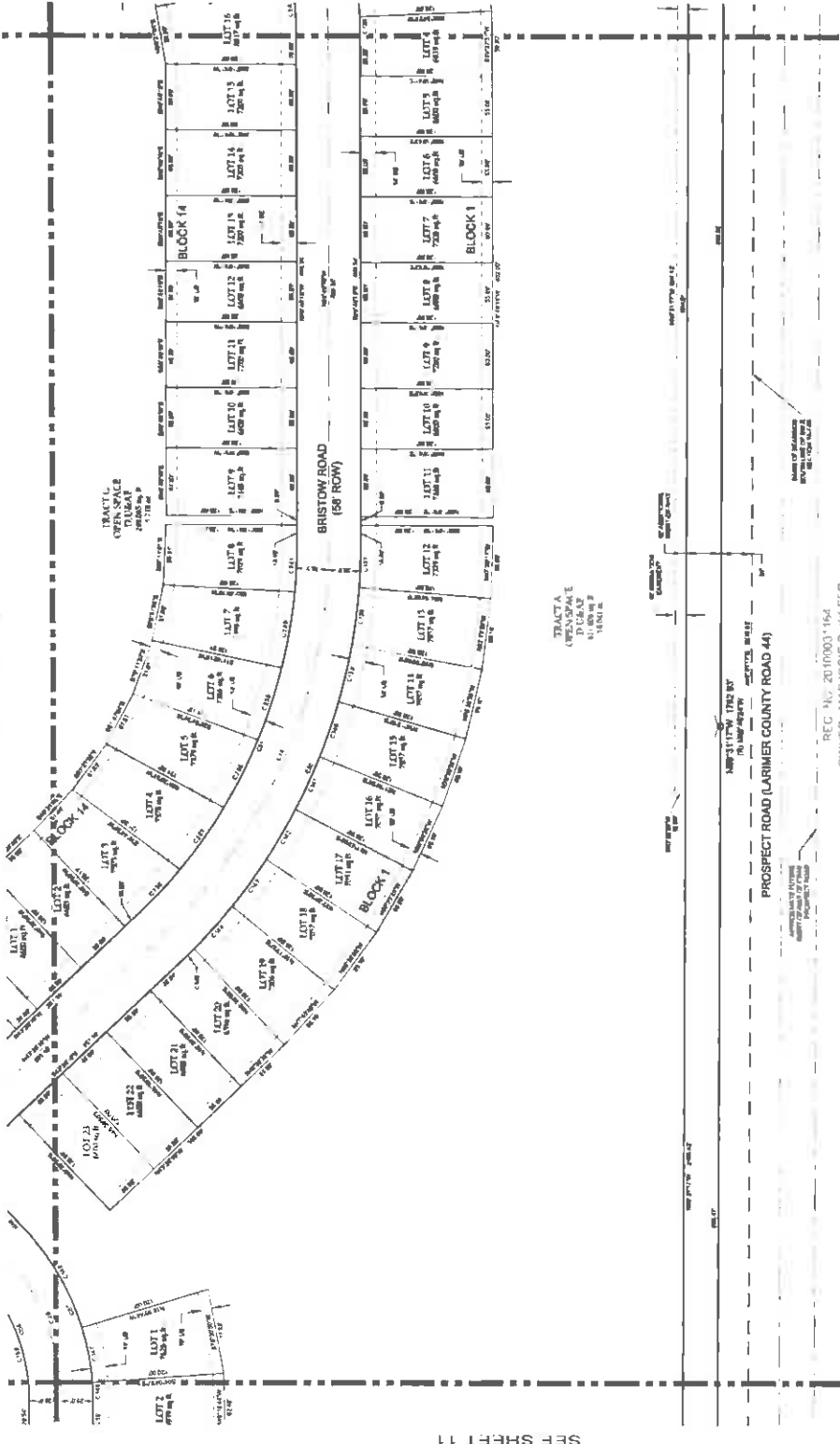
POUDRE SCHOOL DISTRICT  
 RECEPTION NOS. 88059180  
 9962744 99062745 99062746  
 99062748 AND 99062749

SEE SHEET 12

# FINAL 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

SEE SHEET 2



SEE SHEET 11

SEE SHEET 13

### LEGEND

- BOUNDARY LINE
- CENTERLINE OF CURVE
- PLATTED EASEMENT
- PLATTED RIGHT-OF-WAY
- LOT CORNER
- OPEN SPACE
- EASEMENT
- EASEMENT TO REMAIN
- EASEMENT TO BE REMOVED
- EASEMENT TO BE RESTORED
- EASEMENT TO BE TRANSFERRED
- EASEMENT TO BE ASSIGNMENT
- EASEMENT TO BE RELEASED
- EASEMENT TO BE SUBSTITUTED
- EASEMENT TO BE EXTINGUISHED
- EASEMENT TO BE MODIFIED
- EASEMENT TO BE AMENDED
- EASEMENT TO BE REVOKED
- EASEMENT TO BE SUSPENDED
- EASEMENT TO BE TERMINATED
- EASEMENT TO BE EXHAUSTED
- EASEMENT TO BE TRANSFERRED TO ANOTHER PARTY
- EASEMENT TO BE TRANSFERRED TO THE STATE
- EASEMENT TO BE TRANSFERRED TO THE FEDERAL GOVERNMENT
- EASEMENT TO BE TRANSFERRED TO A FOREIGN ENTITY
- EASEMENT TO BE TRANSFERRED TO AN UNLAWFUL ENTITY
- EASEMENT TO BE TRANSFERRED TO AN UNLAWFUL ENTITY
- EASEMENT TO BE TRANSFERRED TO AN UNLAWFUL ENTITY









# FINAL PLAT OF SERRATOGA FALLS - SECOND FILING

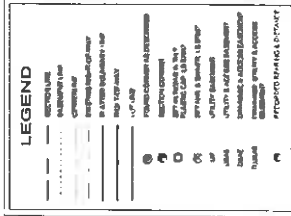
A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO  
SEE SHEET 14

SEE SHEET 7

SEE SHEET 10

SEE SHEET 13

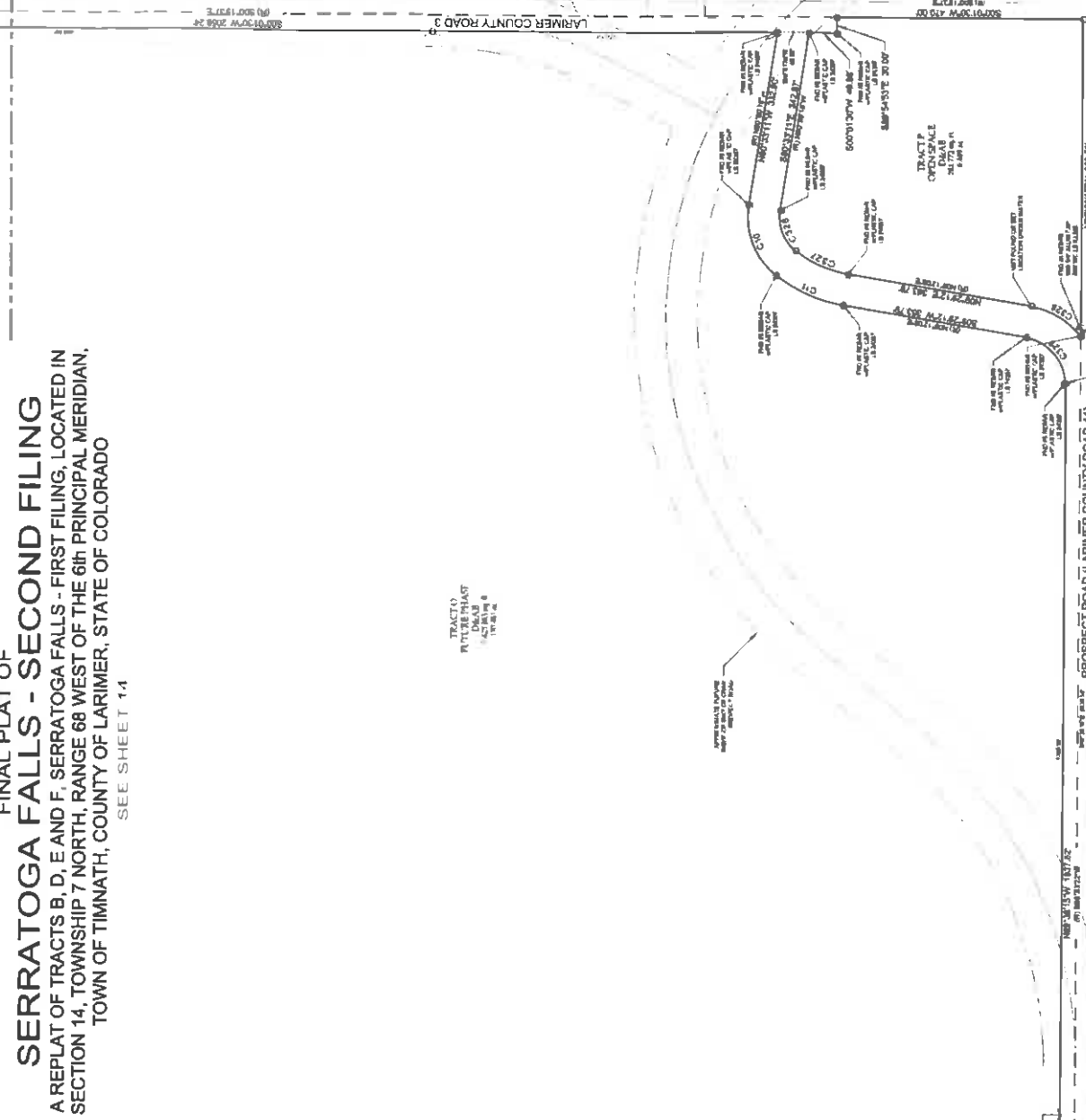
NOTE: THE SCALE FOR SHEETS 14 & 15 HAS BEEN CHANGED TO 1"=100' FOR CLARITY PURPOSES



REG NO 2014003820  
OWNER: JOSEPH STEPHEN  
MACK TRUS

REG NO 2009006738  
OWNER: YAW ROSALIND

REG NO 2008002107  
OWNER: MARGORIE NIEFER  
MARTIAL TRUST



**N**  
ENGINEERING

SERRATOGA FALLS - SECOND FILING  
TOWN OF TIMNATH, COLORADO

Sheet **15**  
Of 15 Sheets