

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 67, SERIES 2015**

**A RESOLUTION APPROVING THE FINAL 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 Final Plat for Timnath Ranch 6th Filing 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 September 15, 2015, and the above described Final 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 September 22, 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:

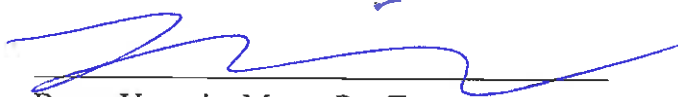
Section 1. Approval

The Final Plat for 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 SEPTEMBER 22, 2015.

TOWN OF TIMNATH, COLORADO


Bryan Voronin, Mayor Pro Tem

ATTEST:

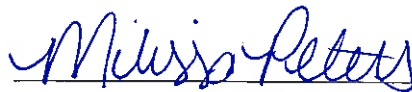

Milissa Peters, CMC
Town Clerk



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
Final Plat

[attached]

FINAL 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



VICINITY MAP
SCALE: 1" = 2000'

TOWN COUNCIL CERTIFICATE
Approved this _____ day of _____, 2015, by the Town Council, Timnath, Colorado. This approval is conditional upon all necessary requirements for platting as set forth in the general ordinances, rules, orders, resolutions, and ordinances of the Town of Timnath, Colorado.

CERTIFICATE OF OWNERSHIP
I, the undersigned, owner of the above described land, do hereby certify that the above described land is the entire and undivided interest of the undersigned and that I own the same in fee simple.

STATE OF COLORADO
COUNTY OF LARIMER

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

My commission expires _____.

NOTICE

BASED ON RECORDS

NOTES

FLOORPLAN STATEMENT

DEVELOPER'S CERTIFICATE

PUBLIC FREE AUTHORITY APPROVAL

PLANNING COMMISSION CERTIFICATE

LEGAL NOTICE FOR:
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 - Sixth Filing
The above described tract of land contains 1,696,799 square feet or 38.823 acres more or less and is subject to all easements and obligations now on record or existing.

DEclaration of Public Involvement
The owner of the land and property described in this plat has caused the plat to be prepared, laid out and subdivided under the name of TIMNATH RANCH SUBDIVISION - SIXTH FILING, and does hereby certify that the Town of Timnath has been notified in accordance with the provisions of the Colorado Subdivision Map Act, C.R.S. Title 30, Article 2, and that the plat has been prepared in accordance with the provisions of the Colorado Subdivision Map Act, C.R.S. Title 30, Article 2, and that the plat has been prepared in accordance with the provisions of the Colorado Subdivision Map Act, C.R.S. Title 30, Article 2, and that the plat has been prepared in accordance with the provisions of the Colorado Subdivision Map Act, C.R.S. Title 30, Article 2.

CERTIFICATE OF TITLE
I, the undersigned, owner of the above described land, do hereby certify that the above described land is the entire and undivided interest of the undersigned and that I own the same in fee simple.

STATE OF COLORADO
COUNTY OF LARIMER

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

My commission expires _____.

NOTICE

BASED ON RECORDS

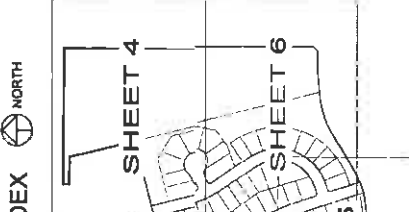
NOTES

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PLANNING COMMISSION CERTIFICATE



NORTHERN ENGINEERING
N
1279

SITE ENGINEER
NORTHWEST ENGINEERING SERVICES, INC.
1800 1st Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-1118

SUBSECTOR
NORTHWEST ENGINEERING SERVICES, INC.
1800 1st Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-1118

DEVELOPER/APPLICANT
Timnath Ranch, Inc.
4000 West 10th Street, Suite 200
Fort Collins, Colorado 80521
(970) 221-1118

PLANNER/LANDSCAPE ARCHITECT
The Rural Group LLC
1000 West 10th Street, Suite 200
Fort Collins, Colorado 80521
(970) 221-1118

DRAFT
7-10-15

DAK E. BUSH
Colorado Registered L.S. No. 37987
For and on behalf of Northern Engineering Services, Inc.

PUBLIC FREE AUTHORITY APPROVAL

Plan Member

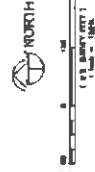
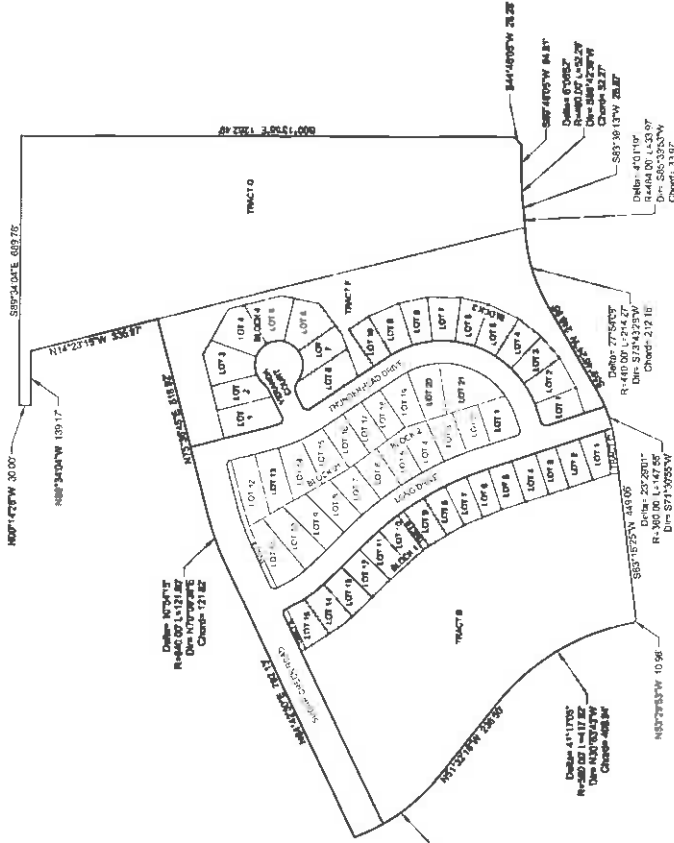
PLANNING COMMISSION CERTIFICATE
Approved this _____ day of _____, 2015,
By the Planning Commission, Timnath, Colorado

By: Phillip Callaway, Planning Commission

FINAL 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 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

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LINE TABLE	
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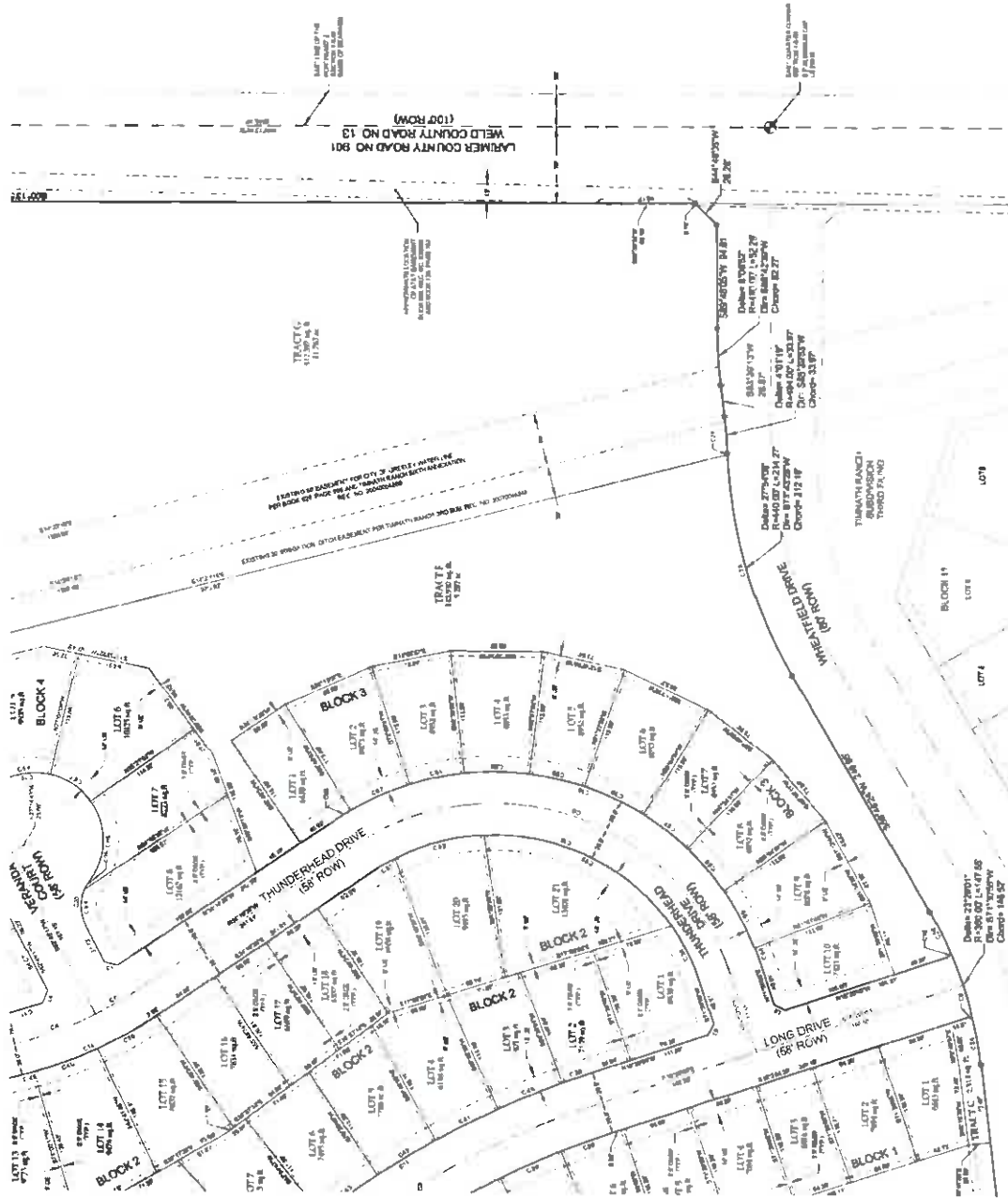
TRACT	AREA	PERCENT	TOTAL
TRACT A	10.0000	10.0000	10.0000
TRACT B	10.0000	10.0000	10.0000
TRACT C	10.0000	10.0000	10.0000
TOTAL	30.0000	100.0000	30.0000

TRACT	AREA	PERCENT	TOTAL
TRACT A	10.0000	10.0000	10.0000
TRACT B	10.0000	10.0000	10.0000
TRACT C	10.0000	10.0000	10.0000
TOTAL	30.0000	100.0000	30.0000

NOTICE:
 This plat was prepared by the undersigned on the 10th day of October, 2015, at the office of the undersigned located at 1000 North 1st Street, Suite 100, Fort Collins, Colorado 80501. The undersigned is a duly licensed Professional Engineer in the State of Colorado, License No. 10000. The undersigned hereby certifies that this plat was prepared by the undersigned or under the direct supervision and in accordance with the provisions of the Engineering Code of Ethics of the State of Colorado.

**FINAL 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

SEE SHEET 4



SEE SHEET 3

SEE SHEET 5

DRAFT
7-10-15

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	UTILITY LINE (AS SHOWN)
	RIGHT-OF-WAY LINE
	ROAD CENTERLINE (AS SHOWN)
	SECTION CORNER
	PLAT CORNER (AS SHOWN)
	MONUMENT (AS SHOWN)
	WELL
	STRUCTURE



Sheet
6
Of 8 Sheets

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

N
NORTHERN
ENGINEERING

NOTICE
Any person who...
...shall be liable for the same.

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Any person who...
...shall be liable for the same.