

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 23, SERIES 2016**

**A RESOLUTION APPROVING HARMONY SUBDIVISION 5<sup>th</sup> FILING FINAL PLAT,  
GENERALLY LOCATED NORTH OF AND ADJACENT TO HARMONY ROAD, AND  
WEST OF ADJACENT TO LATHAM PARKWAY**

**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**, Harmony, LLC (the “Developer”) has submitted a Final Plat for Harmony Subdivision 5<sup>th</sup> Filing, 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 April 5, 2016, and the above described Final 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.

**WHEREAS**, a properly noticed public hearing with the Town Council was held on April 12, 2016 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:**

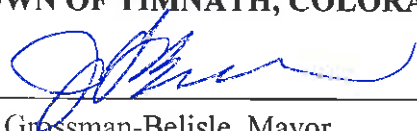
**Section 1. Approval**

The Final Plat for Harmony Subdivision 5<sup>th</sup> Filing 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 APRIL 12, 2016.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, CMC  
Town Clerk



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

A TRACT OF LAND BEING A PART OF OUTLOT 1, HARMONY SUBDIVISION – FOURTH FILING, RECORDED UNDER RECEPTION NUMBER 20130055319 IN THE OFFICES OF THE LARIMER COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, LARIMER COUNTY, COLORADO.

BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY LINE OF OUTLOT 1, HARMONY SUBDIVISION – FOURTH FILING, RECORDED UNDER RECEPTION NUMBER 20130055319 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, SAID LINE BEING MONUMENTED AT EACH END BY A NUMBER 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 39138".

BEGINNING AT THE SOUTH END OF SAID WESTERLY LINE;

THENCE ON THE PERIMETER OF SAID OUTLOT 1 THE FOLLOWING THIRTY-SEVEN (37) COURSES:

- 1.) N00°07'23"E A DISTANCE OF 200.19 FEET;
  - 2.) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 07°09'07" AND AN ARC LENGTH OF 14.73 FEET;
  - 3.) N07°01'43"W A DISTANCE OF 47.02 FEET;
  - 4.) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 764.65 FEET, A CENTRAL ANGLE OF 05°31'45" AND AN ARC LENGTH OF 127.18 FEET, TO A POINT OF COMPOUND CURVE;
  - 5.) On a compound curve to the right; HAVING a radius of 86.50 feet, a central angle of 04°27'45" and an arc length of 6.74 to a point OF COMPOUND CURVE;
  - 6.) On a compound curve to the right; HAVING a radius of 769.50 feet, a central angle of 10°41'52" and an arc length of 143.67;
  - 7.) N17°39'42"E A DISTANCE OF 120.73 FEET;
  - 8.) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A NON-TANGENT LINE;
  - 9.) N17°39'42"E ON SAID LINE A DISTANCE OF 5.50 FEET;
  - 10.) S72°20'18"E A DISTANCE OF 56.93 FEET;
  - 11.) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 15°30'47" AND AN ARC LENGTH OF 101.53 FEET;
  - 12.) S56°49'31"E A DISTANCE OF 36.16 FEET;
  - 13.) S11°49'31"E A DISTANCE OF 14.14 FEET;
  - 14.) S33°10'29"W A DISTANCE OF 2.00 FEET;
  - 15.) S56°49'31"E A DISTANCE OF 50.00 FEET;
  - 16.) N33°10'29"E A DISTANCE OF 2.00 FEET;
  - 17.) N78°10'29"E A DISTANCE OF 14.14 FEET;
  - 18.) S56°49'31"E A DISTANCE OF 122.21 FEET;
  - 19.) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 03°54'39" AND AN ARC LENGTH OF 42.66 FEET;
  - 20.) S33°10'29"W A DISTANCE OF 130.38 FEET;
  - 21.) S47°51'14"E A DISTANCE OF 89.60 FEET;
  - 22.) S39°32'58"E A DISTANCE OF 74.10 FEET;
  - 23.) S30°58'52"E A DISTANCE OF 73.94 FEET;
  - 24.) S20°12'03"E A DISTANCE OF 73.22 FEET;
  - 25.) S08°06'32"E A DISTANCE OF 160.25 FEET;
  - 26.) S12°47'51"E A DISTANCE OF 94.50 FEET;
  - 27.) S20°16'57"E A DISTANCE OF 107.60 FEET;
  - 28.) S29°57'24"E A DISTANCE OF 105.90 FEET;
  - 29.) S42°46'10"E A DISTANCE OF 180.53 FEET;
  - 30.) N52°24'06"E A DISTANCE OF 139.93 FEET;
  - 31.) ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS S50°06'33"W, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 08°34'55" AND AN ARC LENGTH OF 56.17 FEET, TO A NON-TANGENT LINE;
  - 32.) ON SAID LINE N58°41'28"E A DISTANCE OF 50.00 FEET;
  - 33.) ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S58°41'28"W, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 01°33'56" AND AN ARC LENGTH OF 11.61 FEET, TO A NON-TANGENT LINE;
  - 34.) ON SAID LINE N09°24'15"E A DISTANCE OF 14.66 FEET;
  - 35.) N52°24'06"E A DISTANCE OF 33.93 FEET;
  - 36.) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 03°33'04" AND AN ARC LENGTH OF 39.98 FEET, TO A NON-TANGENT LINE;
  - 37.) ON SAID LINE S57°17'43"E A DISTANCE OF 144.57 FEET;
- THENCE DEPARTING SAID PERIMETER OF OUTLOT 1, S04°15'26"W A DISTANCE OF 48.37 FEET;
- THENCE S02°24'01"W A DISTANCE OF 80.49 FEET;
- THENCE S09°20'42"E A DISTANCE OF 87.62 FEET;
- THENCE S06°19'47"E A DISTANCE OF 86.12 FEET;
- THENCE S02°59'18"W A DISTANCE OF 80.00 FEET;
- THENCE S05°22'02"W A DISTANCE OF 159.27 FEET;
- THENCE S04°23'46"E A DISTANCE OF 50.15 FEET
- THENCE N89°53'29"W A DISTANCE OF 143.55 FEET;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE left WHOSE CENTER BEARS N88°09'40"E, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 01°48'47" AND AN ARC LENGTH OF 30.85 FEET, TO A NON-TANGENT LINE;

THENCE ON SAID LINE S86°20'53"W A DISTANCE OF 50.00 FEET;

THENCE S88°13'31"W A DISTANCE OF 87.88 FEET;

THENCE N89°19'32"W A DISTANCE OF 71.26 FEET;

THENCE N82°50'30"W A DISTANCE OF 67.11 FEET;

THENCE N63°08'15"W A DISTANCE OF 65.11 FEET;

THENCE N49°17'28"W A DISTANCE OF 70.17 FEET;

THENCE N30°19'31"W A DISTANCE OF 84.43 FEET;

THENCE N39°22'49"W A DISTANCE OF 104.62 FEET;

THENCE N67°24'44"W A DISTANCE OF 89.12 FEET;

THENCE N47°25'05"W A DISTANCE OF 215.75 FEET;

THENCE N46°51'34"E A DISTANCE OF 61.91 FEET;

THENCE N17°26'38"E A DISTANCE OF 58.18 FEET;

THENCE N07°15'53"E A DISTANCE OF 82.49 FEET;

THENCE N20°58'57"W A DISTANCE OF 82.27 FEET;

THENCE N45°08'12"W A DISTANCE OF 81.26 FEET;

THENCE N68°59'04"W A DISTANCE OF 81.39 FEET;

THENCE S84°27'04"W A DISTANCE OF 98.43 FEET;

THENCE N83°51'38"W A DISTANCE OF 137.52 FEET;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE left WHOSE CENTER BEARS N71°13'48"W, HAVING A RADIUS OF 835.50 FEET, A CENTRAL ANGLE OF 18°38'49" AND AN ARC LENGTH OF 271.91 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 930,615 SQUARE FEET OR 21.3640 ACRES.

SAID DESCRIBED TRACT CONTAINS A CALCULATED AREA OF 930,615 SQUARE FEET OR 21.3640 ACRES.

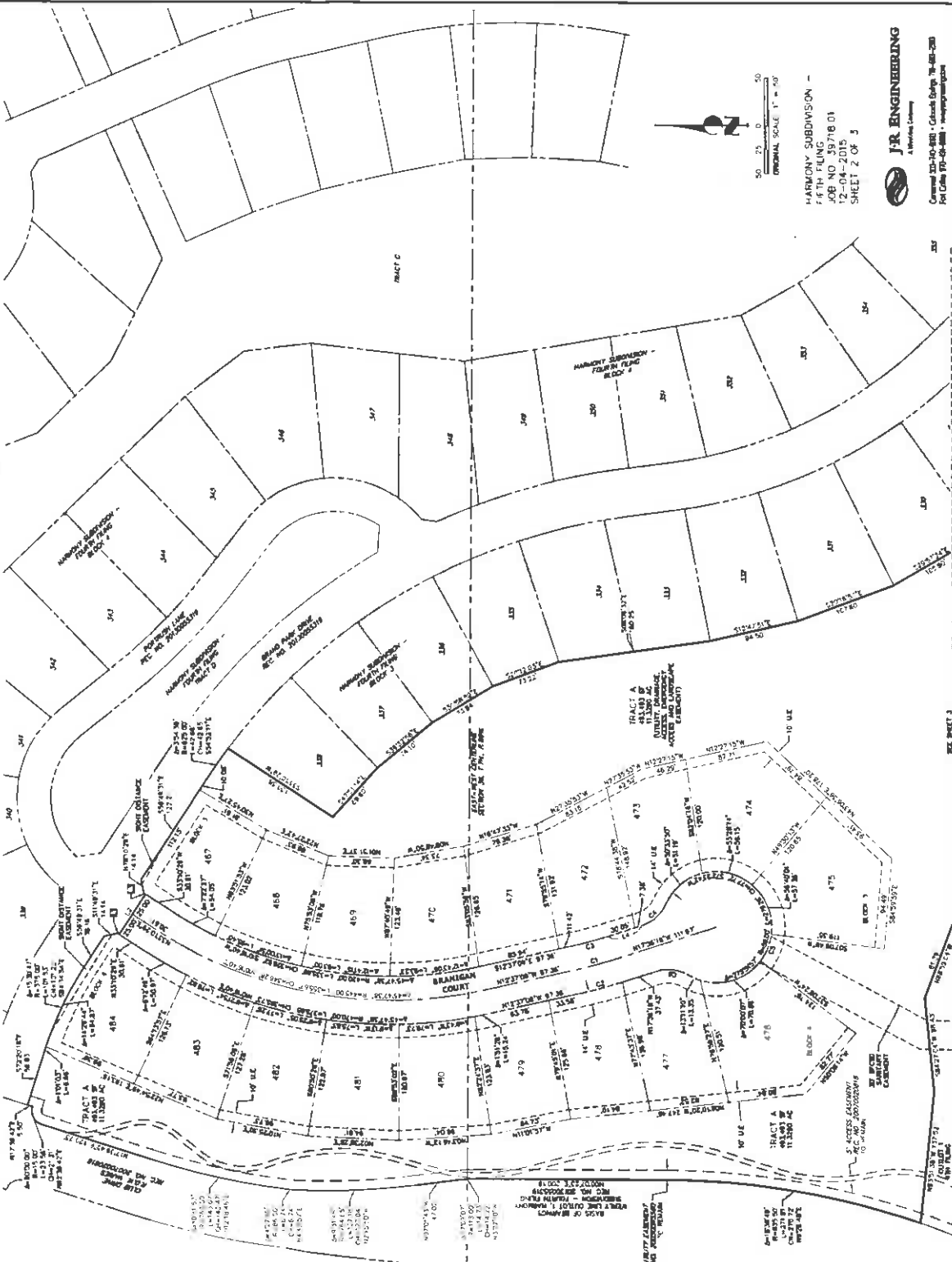
**EXHIBIT B**  
**Final Plat**

[attached]



# HARMONY SUBDIVISION - FIFTH FILING

A REPLAT OF OUTLOT 1, HARMONY SUBDIVISION - FOURTH FILING  
 BEING A PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH,  
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, LARIMER COUNTY, COLORADO

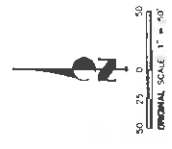


LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°00'00" W	2.00'
L2	S89°00'00" W	2.00'
L3	S89°00'00" W	2.00'
L4	S89°00'00" W	2.00'

CURVE TABLE

CURVE	SPIRAL	CHORD	LENGTH	CENTRE
C1	47°25'52"	558.00'	43.51'	N153°04'48" W 43.50'
C2	47°25'52"	558.00'	43.51'	N153°04'48" W 43.51'
C3	47°25'52"	42.00'	33.44'	S10°00'00" E 33.43'
C4	47°25'52"	42.00'	33.44'	S10°00'00" E 33.43'
C5	47°25'52"	42.00'	33.44'	N153°04'48" W 33.43'
C6	47°25'52"	42.00'	33.44'	N153°04'48" W 33.43'



HARMONY SUBDIVISION -  
 FIFTH FILING  
 JOB NO 39718 01  
 12-04-2015  
 SHEET 2 OF 3

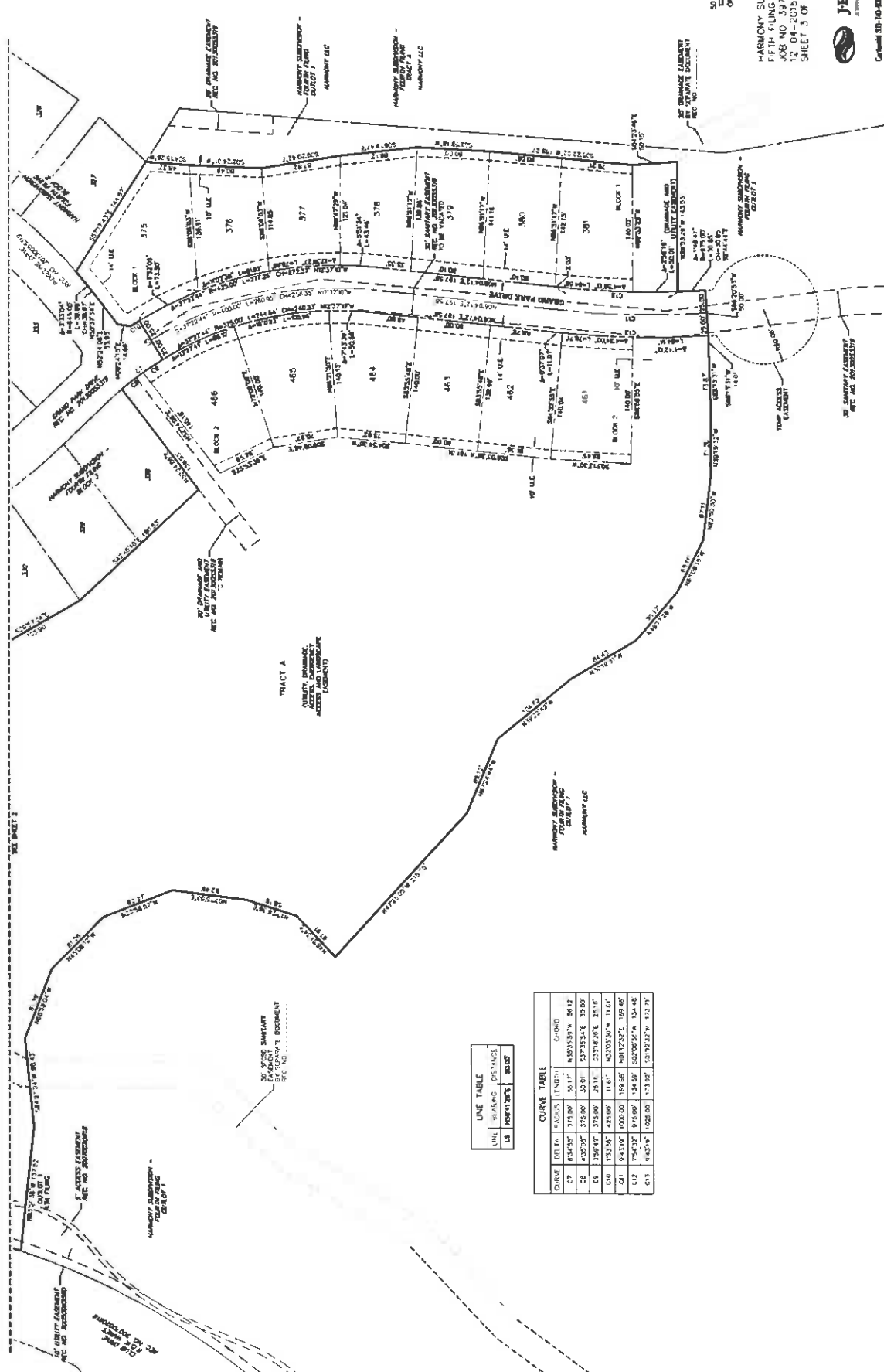
**J.R. ENGINEERING**  
 A Wyoming License  
 General 23-10-0005 - Civil/Struct Design, 78-484-230  
 Prof. Chris J.R. - 6888 - harrington@jrengineering.com

# HARMONY SUBDIVISION - FIFTH FILING

A REPLAT OF OUTLOT 1, HARMONY SUBDIVISION - FOURTH FILING

BEING A PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH,

RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, LARIMER COUNTY, COLORADO



HARMONY SUBDIVISION -  
FIFTH FILING  
JOB NO. 59718 01  
12-04-2015  
SHEET 3 OF 3

**J.R. ENGINEERING**  
A Division of  
Cortland 300-10-0000 • Cortland Survey 76-00-0000  
P.O. Box 900-0000 • harmonyplanning.com

LINE TABLE

LINE	BEARING	DISANCE	REMARKS
15	S89°17'28"E	20.00'	

CURVE TABLE

CURVE	DELTA	PERCENT	LENGTH	CHORD
C7	83°45'55"	375.00'	56.17'	445.55589' W 56.12'
C8	43°08'06"	375.00'	50.01'	577.35244' W 50.00'
C9	35°56'47"	375.00'	26.16'	373.76284' W 26.16'
C10	153°36'	425.00'	116.6'	425.00000' S 0' W 116.6'
C11	243°18'	1000.00'	169.66'	1000.00000' S 0' W 169.66'
C12	75°43'37"	975.00'	134.59'	975.00000' S 0' W 134.48'
C13	84°23'18"	1025.00'	173.97'	1025.00000' S 0' W 173.71'