

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 42, SERIES 2016**

**A RESOLUTION APPROVING HARMONY SUBDIVISION 3<sup>rd</sup> FILING, 1<sup>st</sup> AMENDED  
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 Estates, LLC (the “Developer”) has submitted a Final Plat for Harmony Subdivision 3<sup>rd</sup> Filing, 1<sup>st</sup> Amended, 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 June 7, 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 June 14, 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 3<sup>rd</sup> Filing, 1<sup>st</sup> Amended 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 14, 2016.

TOWN OF TIMNATH, COLORADO

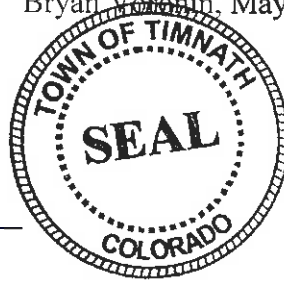


Bryan Vanden, Mayor Pro Tem

ATTEST:



Milissa Peters, CMC  
Town Clerk



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

A TRACT OF LAND BEING LOT 207, BLOCK 10, HARMONY SUBDIVISION—SECOND FILING AND HARMONY SUBDIVISION THIRD FILING EXCEPT TRACTS E, F AND H, LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

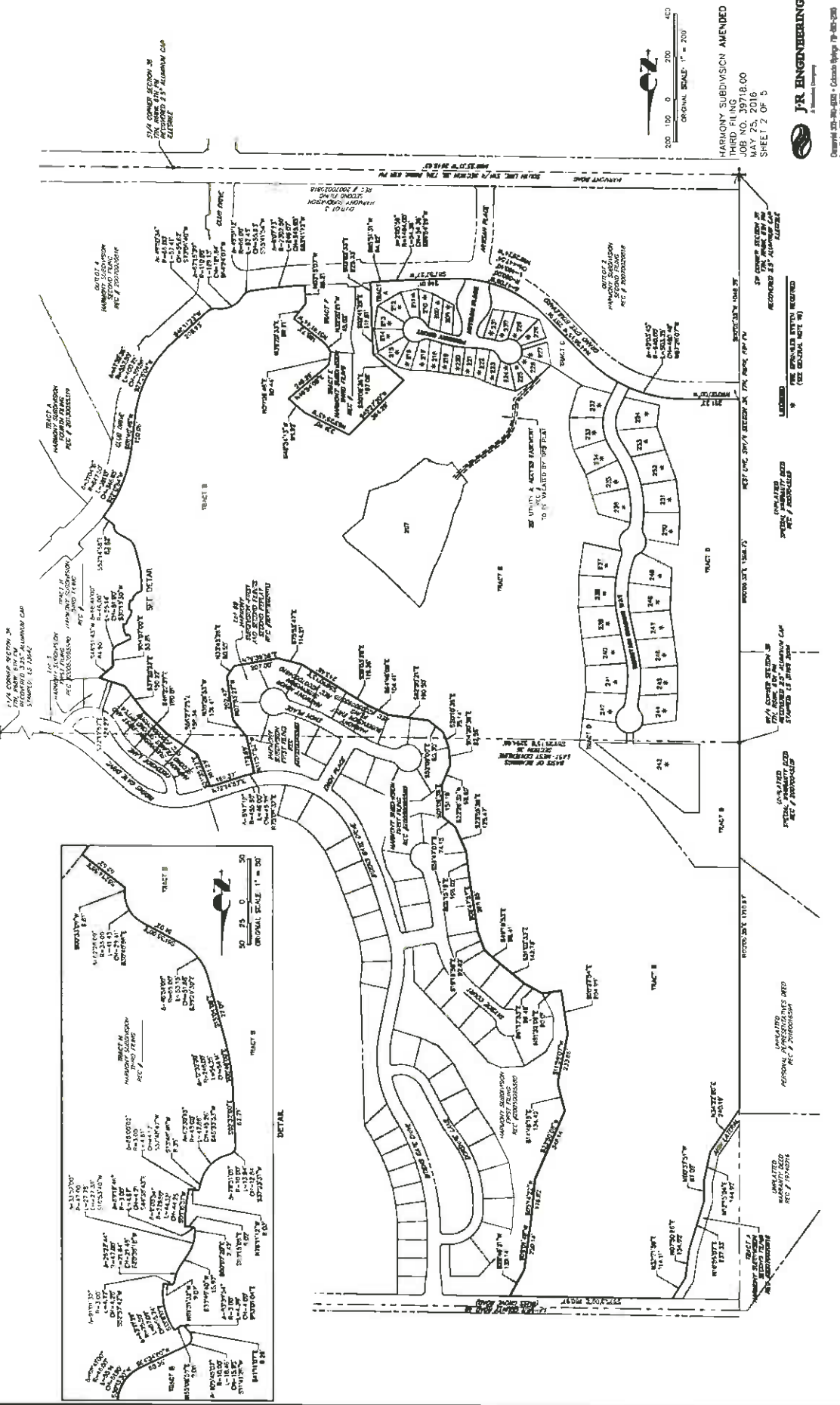
SAID DESCRIBED TRACT CONTAINS 177.7800 ACRES (7,744,095 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS—OF—WAY OF RECORD OR EXISTING.

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

[attached]



**HARMONY SUBDIVISION - THIRD FILING, FIRST AMENDMENT**  
A TRACT OF LAND BEING A PORTION OF HARMONY SUBDIVISION THIRD FILING AND LOT 207, BLOCK 10 OF HARMONY SUBDIVISION SECOND FILING,  
LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



200 100 0 200 400  
ORIGINAL SCALE: 1" = 200'

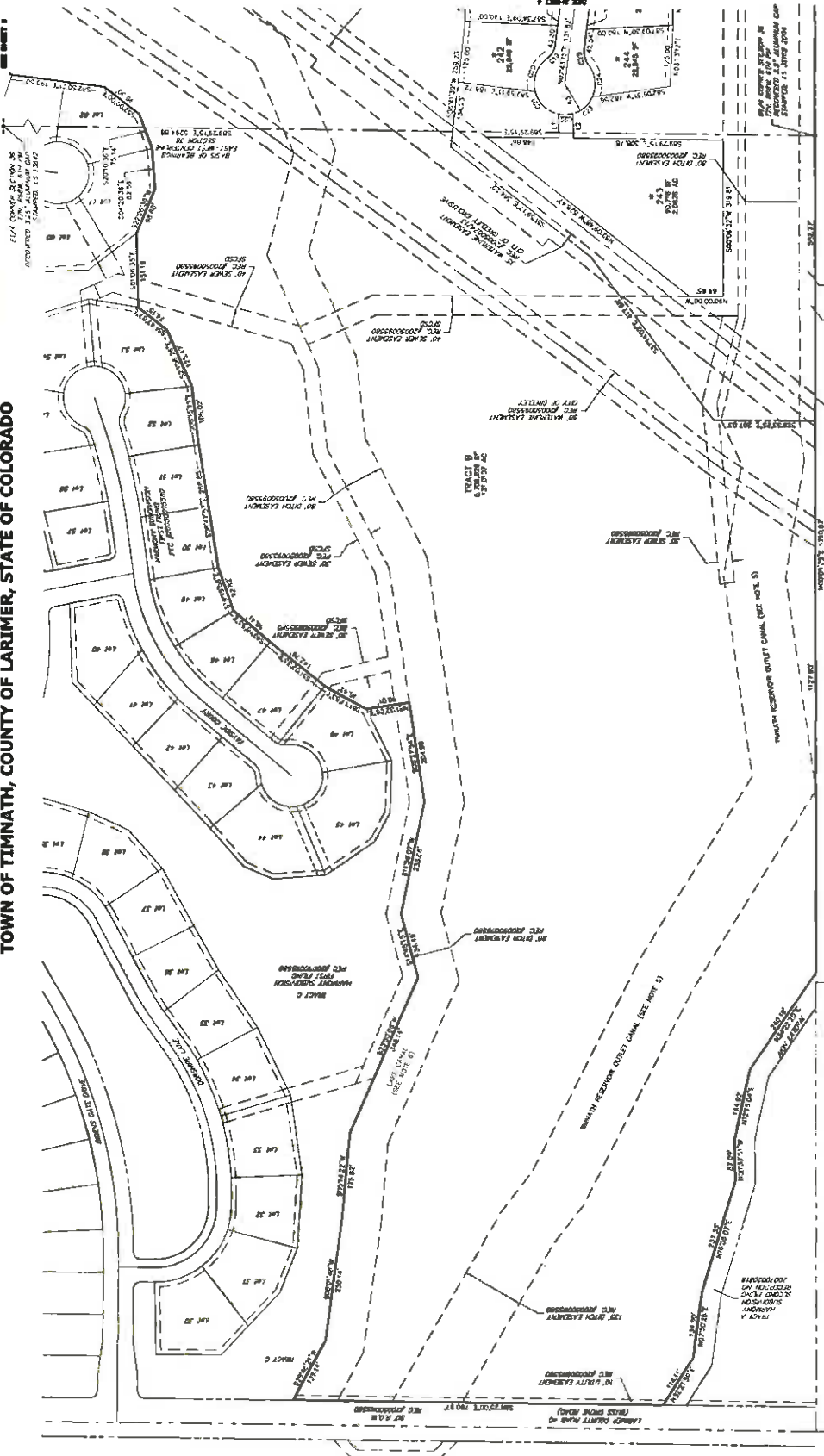
HARMONY SUBDIVISION AMENDED  
THIRD FILING  
JOB NO. 39718.00  
MAY 25, 2016  
SHEET 7 OF 5



Drawn: 8/24/16 - JRB  
Checked: 8/24/16 - JRB  
Per: 8/24/16 - JRB

# HARMONY SUBDIVISION - THIRD FILING, FIRST AMENDMENT

A TRACT OF LAND BEING A PORTION OF HARMONY SUBDIVISION THIRD FILING AND LOT 207, BLOCK 10 OF HARMONY SUBDIVISION SECOND FILING, LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



HARMONY SUBDIVISION AMENDED  
 THIRD FILING  
 JOB NO. 192718.00  
 MAY 23, 2016  
 SHEET 3 OF 6

ORIGINAL SCALE: 1" = 100'  
 100 0 100 200  
 0 100 200  
 ORIGINAL SCALE: 1" = 100'

UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

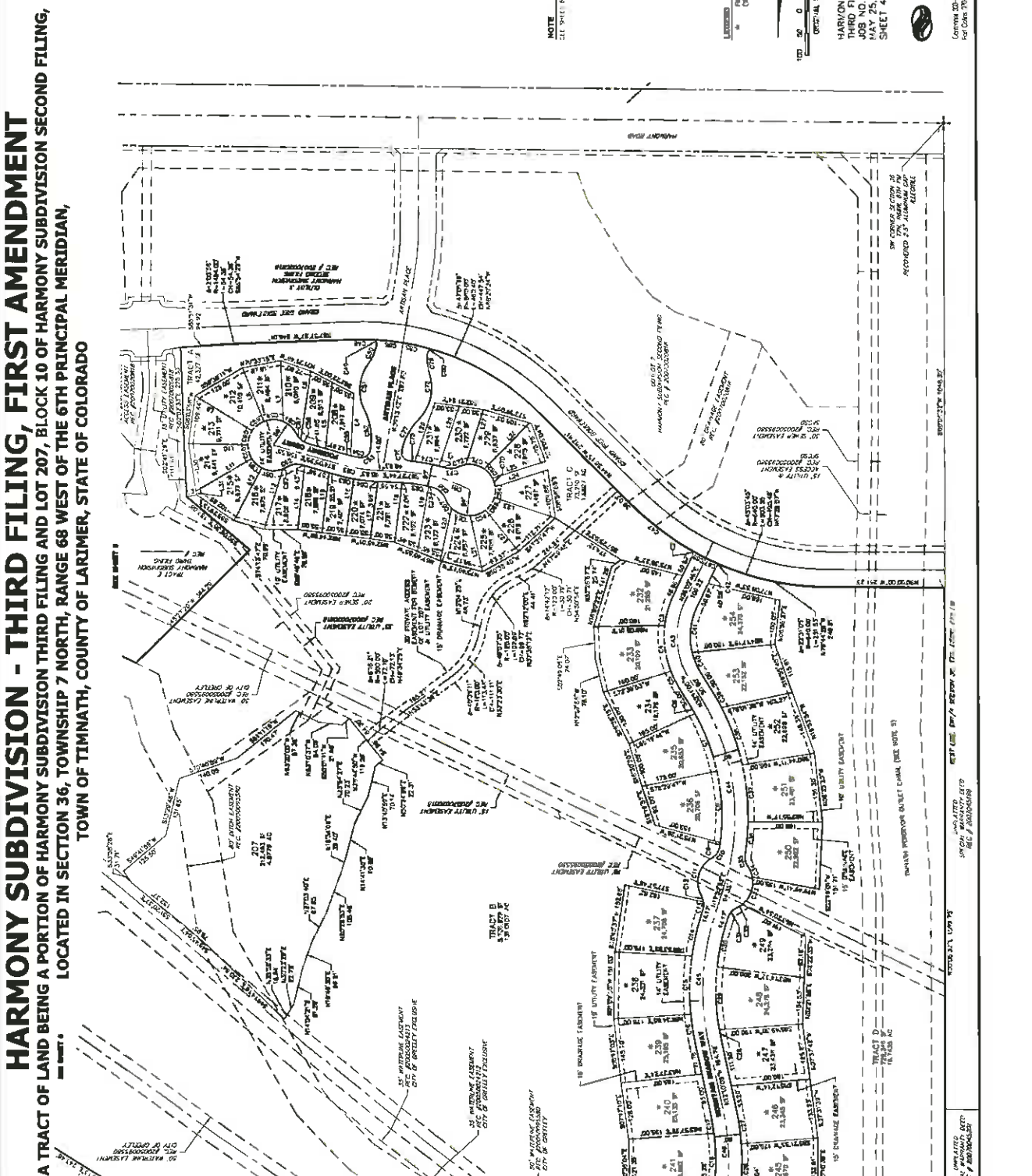
J.R. ENGINEERING  
 A Member Company  
 1000 W. 10th Street, Suite 100  
 Cheyenne, WY 82001  
 Phone: 307.634.8888  
 Fax: 307.634.8888  
 www.jrengineering.com

CURVE DATA	BEARING	LENGTH	CHORD
C1	327° 48'	30.00'	29.81'
C2	327° 48'	30.00'	29.81'
C3	327° 48'	30.00'	29.81'
C4	327° 48'	30.00'	29.81'
C5	327° 48'	30.00'	29.81'
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C8	327° 48'	30.00'	29.81'
C9	327° 48'	30.00'	29.81'
C10	327° 48'	30.00'	29.81'
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C100	327° 48'	30.00'	29.81'

LINE	BEARING	DISTANCE
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96	S 327° 48' W	30.00'
97	S 327° 48' W	30.00'
98	S 327° 48' W	30.00'
99	S 327° 48' W	30.00'
100	S 327° 48' W	30.00'

# HARMONY SUBDIVISION - THIRD FILING, FIRST AMENDMENT

A TRACT OF LAND BEING A PORTION OF HARMONY SUBDIVISION THIRD FILING AND LOT 207, BLOCK 10 OF HARMONY SUBDIVISION SECOND FILING,  
 LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



**NOTE**  
 SEE SHEET 5 FOR LINE AND CURVE DATA

**LEGEND**  
 A. THE PERMITS ARE REQUIRED  
 (SEE GENERAL NOTE 1)



HARMONY SUBDIVISION AMENDED  
 THIRD FILING  
 JOB NO. 20718.00  
 MAY 25, 2016  
 SHEET 4 OF 6



License No. 00-200 / Colorado State Health 00-556  
 For Code 10-00-0000 - Surveying

11A CORNER SECTION 36  
 HARMONY SUBDIVISION  
 PLAT 15  
 RECORDED 11/13/10  
 STARTED 11/13/10

11A CORNER SECTION 36  
 HARMONY SUBDIVISION  
 PLAT 15  
 RECORDED 11/13/10  
 STARTED 11/13/10

PREPARED BY  
 REC # 20204512

SYNOPSIS  
 REC # 20204512

SECTION 36  
 REC # 20204512

SECTION 36  
 REC # 20204512

SECTION 36  
 REC # 20204512



# HARMONY SUBDIVISION - THIRD FILING, FIRST AMENDMENT

A TRACT OF LAND BEING A PORTION OF HARMONY SUBDIVISION THIRD FILING AND LOT 207, BLOCK 10 OF HARMONY SUBDIVISION SECOND FILING,  
LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

CURVE	DELTA	CHORD	ARC LENGTH	CHORD BEARING
C44	90.00°	10.00	17.47	S74.44°E 15.35'
C45	90.00°	10.00	17.47	S74.44°E 15.35'
C46	90.00°	10.00	17.47	S74.44°E 15.35'
C47	90.00°	10.00	17.47	S74.44°E 15.35'
C48	90.00°	10.00	17.47	S74.44°E 15.35'
C49	90.00°	10.00	17.47	S74.44°E 15.35'
C50	90.00°	10.00	17.47	S74.44°E 15.35'
C51	90.00°	10.00	17.47	S74.44°E 15.35'
C52	90.00°	10.00	17.47	S74.44°E 15.35'
C53	90.00°	10.00	17.47	S74.44°E 15.35'
C54	90.00°	10.00	17.47	S74.44°E 15.35'
C55	90.00°	10.00	17.47	S74.44°E 15.35'
C56	90.00°	10.00	17.47	S74.44°E 15.35'
C57	90.00°	10.00	17.47	S74.44°E 15.35'
C58	90.00°	10.00	17.47	S74.44°E 15.35'
C59	90.00°	10.00	17.47	S74.44°E 15.35'
C60	90.00°	10.00	17.47	S74.44°E 15.35'
C61	90.00°	10.00	17.47	S74.44°E 15.35'
C62	90.00°	10.00	17.47	S74.44°E 15.35'
C63	90.00°	10.00	17.47	S74.44°E 15.35'
C64	90.00°	10.00	17.47	S74.44°E 15.35'
C65	90.00°	10.00	17.47	S74.44°E 15.35'
C66	90.00°	10.00	17.47	S74.44°E 15.35'
C67	90.00°	10.00	17.47	S74.44°E 15.35'
C68	90.00°	10.00	17.47	S74.44°E 15.35'
C69	90.00°	10.00	17.47	S74.44°E 15.35'
C70	90.00°	10.00	17.47	S74.44°E 15.35'
C71	90.00°	10.00	17.47	S74.44°E 15.35'
C72	90.00°	10.00	17.47	S74.44°E 15.35'
C73	90.00°	10.00	17.47	S74.44°E 15.35'
C74	90.00°	10.00	17.47	S74.44°E 15.35'
C75	90.00°	10.00	17.47	S74.44°E 15.35'
C76	90.00°	10.00	17.47	S74.44°E 15.35'
C77	90.00°	10.00	17.47	S74.44°E 15.35'
C78	90.00°	10.00	17.47	S74.44°E 15.35'
C79	90.00°	10.00	17.47	S74.44°E 15.35'
C80	90.00°	10.00	17.47	S74.44°E 15.35'
C81	90.00°	10.00	17.47	S74.44°E 15.35'
C82	90.00°	10.00	17.47	S74.44°E 15.35'
C83	90.00°	10.00	17.47	S74.44°E 15.35'
C84	90.00°	10.00	17.47	S74.44°E 15.35'
C85	90.00°	10.00	17.47	S74.44°E 15.35'
C86	90.00°	10.00	17.47	S74.44°E 15.35'
C87	90.00°	10.00	17.47	S74.44°E 15.35'
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C96	90.00°	10.00	17.47	S74.44°E 15.35'
C97	90.00°	10.00	17.47	S74.44°E 15.35'
C98	90.00°	10.00	17.47	S74.44°E 15.35'
C99	90.00°	10.00	17.47	S74.44°E 15.35'
C100	90.00°	10.00	17.47	S74.44°E 15.35'

LINE	BEARING	DISTANCE
L1	N89°24'00"E	23.05'
L2	S70°00'00"W	44.00'
L3	S70°00'00"W	153.37'
L4	S20°00'00"E	108.73'
L5	S20°00'00"E	137.31'
L6	S20°00'00"E	103.00'
L7	S20°00'00"E	103.00'
L8	S20°00'00"E	103.00'
L9	S20°00'00"E	103.00'
L10	S20°00'00"E	103.00'
L11	S20°00'00"E	103.00'
L12	S20°00'00"E	103.00'
L13	S20°00'00"E	103.00'
L14	S20°00'00"E	103.00'
L15	S20°00'00"E	103.00'
L16	S20°00'00"E	103.00'
L17	S20°00'00"E	103.00'
L18	S20°00'00"E	103.00'
L19	S20°00'00"E	103.00'
L20	S20°00'00"E	103.00'

LEGEND  
 THE SPINNER STATES RETURNED  
 (SEE GENERAL NOTE #1)  
  
 TO 50 0 100 200  
 FEET  
 GRAPHIC SCALE 1" = 100'  
 HARMONY SUBDIVISION AMENDED  
 THIRD FILING  
 JOB NO. 20716.00  
 MAY 25, 2016  
 SHEET 5 OF 6  
  
**J.R. ENGINEERING**  
 A PROFESSIONAL CORPORATION  
 10000 E. 10th Street, Suite 100, Denver, CO 80231  
 Phone: 303.755.1100  
 Fax: 303.755.1101  
 www.jrengineering.com

