

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 102, SERIES 2011

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE FINAL PLAT OF TIMNATH RANCH SUBDIVISION, FIFTH FILING,
GENERALLY LOCATED SOUTH OF AND ADJACENT TO HARMONY ROAD AND
EAST OF AND ADJACENT TO CLUB DRIVE**

WHEREAS, Hillside Commercial Group (the "Developer") has submitted a final plat for Timnath Ranch Subdivision, Fifth Filing ("Development") to be used for commercial development, more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the above described subdivision plat was recommended for approval by the Town of Timnath Planning Commission on Wednesday, December 14, 2011; and

WHEREAS, the final plat for Timnath Ranch Subdivision, Third Filing was approved by Town Council on February 7, 2007; and

WHEREAS, the Town Council, upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, determines as provided below.

**BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH,
COLORADO:**

Section 1. Final Plat

The final plat for Timnath Ranch Subdivision, Fifth Filing is approved with conditions.


PASSED, APPROVED AND ADOPTED THIS 20TH DAY OF DECEMBER, 2011.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk

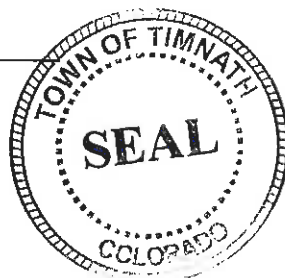


EXHIBIT A

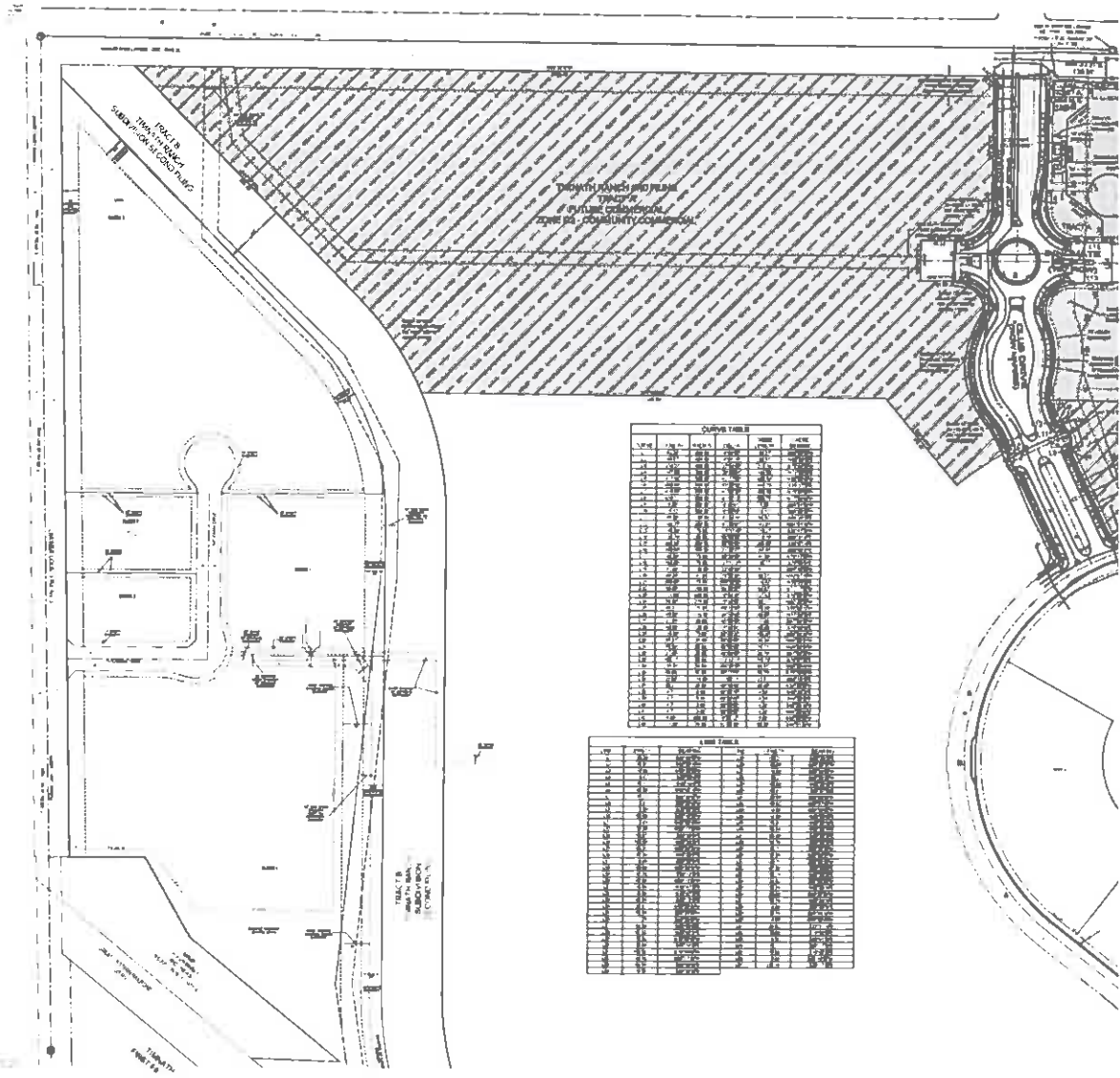
Legal Description of Property Proposed for Plat

[attached]

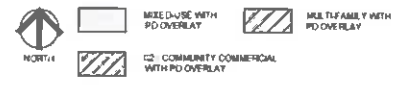
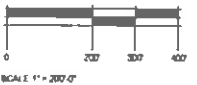
TIMNATH RANCH

COMMERCIAL AND MULTI-FAMILY MASTER PLAN





PD OVERLAY AND RE-ZONE MAP



LEGAL DESCRIPTION LOT 1 - 4 - MIXED USE

A TRACT OF LAND BEING A PORTION OF TRACT B, TOMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 8 NORTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN, TOWN OF TOMNATH, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID TRACT B AS BEARING SOUTH 89°33'11" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B, TOMNATH RANCH SUBDIVISION THIRD FILING, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT B SOUTH 89°33'11" EAST, 80.02 FEET; THENCE SOUTH 00°39'20" EAST, 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°33'11" EAST, 88.08 FEET; THENCE SOUTH 89°37'48" EAST, 378.18 FEET; THENCE SOUTH 46°33'56" EAST, 282.24 FEET; THENCE SOUTH 49°09'56" EAST, 233.17 FEET; THENCE SOUTH 41°28'44" EAST, 189.88 FEET; THENCE SOUTH 68°05'46" EAST, 181.81 FEET; THENCE SOUTH 89°47'48" EAST, 91.71 FEET; THENCE SOUTH 51°28'02" EAST, 233.78 FEET; THENCE SOUTH 64°52'04" EAST, 87.80 FEET; THENCE SOUTH 00°14'28" EAST, 1.48 FEET; THENCE NORTH 09°33'11" WEST, 338.30 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 22°49'24" WITH A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 81.44 FEET AND THE CHORD OF WHICH BEARS NORTH 05°03'37" EAST, 81.31 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 41°28'01" WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 144.78 FEET AND THE CHORD OF WHICH BEARS NORTH 04°07'46" WEST, 141.61 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 115°17'45" WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 140.88 FEET AND THE CHORD OF WHICH BEARS NORTH 32°47'58" EAST, 118.27 FEET; THENCE SOUTH 89°33'11" EAST, 88.87 FEET; THENCE NORTH 70°07'53" EAST, 101.96 FEET; THENCE SOUTH 89°33'11" EAST, 288.98 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 73°32'24" WITH A RADIUS OF 47.00 FEET, AN ARC LENGTH OF 80.33 FEET AND THE CHORD OF WHICH BEARS SOUTH 82°47'18" EAST, 80.27 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 263°06'00" WITH A RADIUS OF 73.00 FEET, AN ARC LENGTH OF 233.80 FEET AND THE CHORD OF WHICH BEARS NORTH 38°08'28" EAST, 118.82 FEET; THENCE NORTH 89°33'11" WEST, 414.47 FEET; THENCE NORTH 78°14'58" WEST, 101.88 FEET; THENCE NORTH 89°33'11" WEST, 25.94 FEET; THENCE NORTH 82.03 FEET; THENCE NORTH 50°46'02" WEST, 108.33 FEET; THENCE NORTH 02°28'58" EAST, 185.24 FEET; THENCE NORTH 80°32'22" EAST, 88.21 FEET; THENCE NORTH 00°30'18" EAST, 65.98 FEET TO THE POINT OF BEGINNING, CONTAINING 1,263,845 SQUARE FEET OR 24.87 ACRES, MORE OR LESS.

LEGAL DESCRIPTION LOT 5 - FUTURE MIXED USE

A TRACT OF LAND BEING A PORTION OF TRACT B, TOMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 8 NORTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN, TOWN OF TOMNATH, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID TRACT B AS BEARING SOUTH 89°33'11" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B, TOMNATH RANCH SUBDIVISION THIRD FILING, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT B SOUTH 89°33'11" EAST, 80.02 FEET; THENCE SOUTH 00°39'20" EAST, 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°33'11" EAST, 88.08 FEET; THENCE SOUTH 89°37'48" EAST, 378.18 FEET; THENCE SOUTH 46°33'56" EAST, 282.24 FEET; THENCE SOUTH 49°09'56" EAST, 233.17 FEET; THENCE SOUTH 41°28'44" EAST, 189.88 FEET; THENCE SOUTH 68°05'46" EAST, 181.81 FEET; THENCE SOUTH 89°47'48" EAST, 91.71 FEET; THENCE SOUTH 51°28'02" EAST, 233.78 FEET; THENCE SOUTH 64°52'04" EAST, 87.80 FEET; THENCE SOUTH 00°14'28" EAST, 1.48 FEET; THENCE NORTH 09°33'11" WEST, 338.30 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 22°49'24" WITH A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 81.44 FEET AND THE CHORD OF WHICH BEARS NORTH 05°03'37" EAST, 81.31 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 41°28'01" WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 144.78 FEET AND THE CHORD OF WHICH BEARS NORTH 04°07'46" WEST, 141.61 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 115°17'45" WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 140.88 FEET AND THE CHORD OF WHICH BEARS NORTH 32°47'58" EAST, 118.27 FEET; THENCE SOUTH 89°33'11" EAST, 88.87 FEET; THENCE NORTH 70°07'53" EAST, 101.96 FEET; THENCE SOUTH 89°33'11" EAST, 288.98 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 73°32'24" WITH A RADIUS OF 47.00 FEET, AN ARC LENGTH OF 80.33 FEET AND THE CHORD OF WHICH BEARS SOUTH 82°47'18" EAST, 80.27 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 263°06'00" WITH A RADIUS OF 73.00 FEET, AN ARC LENGTH OF 233.80 FEET AND THE CHORD OF WHICH BEARS NORTH 38°08'28" EAST, 118.82 FEET; THENCE NORTH 89°33'11" WEST, 414.47 FEET; THENCE NORTH 78°14'58" WEST, 101.88 FEET; THENCE NORTH 89°33'11" WEST, 25.94 FEET; THENCE NORTH 82.03 FEET; THENCE NORTH 50°46'02" WEST, 108.33 FEET; THENCE NORTH 02°28'58" EAST, 185.24 FEET; THENCE NORTH 80°32'22" EAST, 88.21 FEET; THENCE NORTH 00°30'18" EAST, 65.98 FEET TO THE POINT OF BEGINNING, CONTAINING 1,263,845 SQUARE FEET OR 24.87 ACRES, MORE OR LESS.

LEGAL DESCRIPTION TRACT A - FUTURE COMMUNITY COMMERCIAL

TOMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 8 NORTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN, TOWN OF TOMNATH, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID TRACT A AS BEARING SOUTH 89°33'11" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT A, TOMNATH RANCH SUBDIVISION THIRD FILING, THENCE ALONG SAID NORTH LINE, SOUTH 89°33'11" EAST, 2,303.98 FEET; THENCE SOUTH 44°21'48" EAST, 28.30 FEET; THENCE SOUTH 09°29'58" WEST, 308.07 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 89°06'31" WITH A RADIUS OF 39.00 FEET, AN ARC LENGTH OF 128.88 FEET AND THE CHORD OF WHICH BEARS SOUTH 45°28'18" WEST, 118.08 FEET; THENCE NORTH 89°33'11" WEST, 82.53 FEET; THENCE SOUTH 02°28'58" WEST, 100.00 FEET; THENCE SOUTH 89°33'11" EAST, 101.78 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 122°19'21" WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 136.80 FEET AND THE CHORD OF WHICH BEARS SOUTH 28°30'21" EAST, 118.80 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 74°12'47" WITH A RADIUS OF 205.00 FEET, AN ARC LENGTH OF 286.81 FEET AND THE CHORD OF WHICH BEARS SOUTH 04°30'21" EAST, 247.88 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 18°23'27" WITH A RADIUS OF 123.00 FEET, AN ARC LENGTH OF 39.78 FEET AND THE CHORD OF WHICH BEARS SOUTH 33°28'17" EAST, 38.64 FEET; THENCE SOUTH 20°17'52" EAST, 43.81 FEET; THENCE SOUTH 20°24'30" WEST, 8.40 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 09°28'58" WITH A RADIUS OF 883.00 FEET, AN ARC LENGTH OF 145.38 FEET AND THE CHORD OF WHICH BEARS SOUTH 00°08'02" WEST, 148.18 FEET; THENCE NORTH 39°49'47" WEST, 378.00 FEET; THENCE NORTH 89°33'11" WEST, 1,145.53 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 20°38'47" WITH A RADIUS OF 773.88 FEET, AN ARC LENGTH OF 278.20 FEET AND THE CHORD OF WHICH BEARS NORTH 53°38'32" WEST, 278.89 FEET; THENCE NORTH 44°24'58" WEST, 809.04 FEET TO THE POINT OF BEGINNING, CONTAINING 1,280,846 SQUARE FEET OR 24.19 ACRES, MORE OR LESS.