

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 21, SERIES 2015**

**A RESOLUTION APPROVING THE FINAL PLAT FOR RIVERBEND SUBDIVISION,  
GENERALLY LOCATED SOUTH OF AND ADJACENT TO CR 38 (HARMONY 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**, Riverbend Ventures, LLC (the “Developer”) has submitted a Final Plat for Riverbend 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 March 17, 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 March 24, 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:**

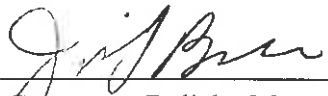
**Section 1. Approval**

The Final Plat for Riverbend Subdivision is approved with the following condition:

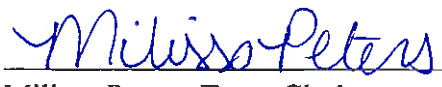
- a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies.

**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON MARCH 24, 2015**

**TOWN OF TIMNATH, COLORADO**

  
\_\_\_\_\_  
Jill Grossman-Belisle, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Milissa Peters, Town Clerk



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

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

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

[attached]



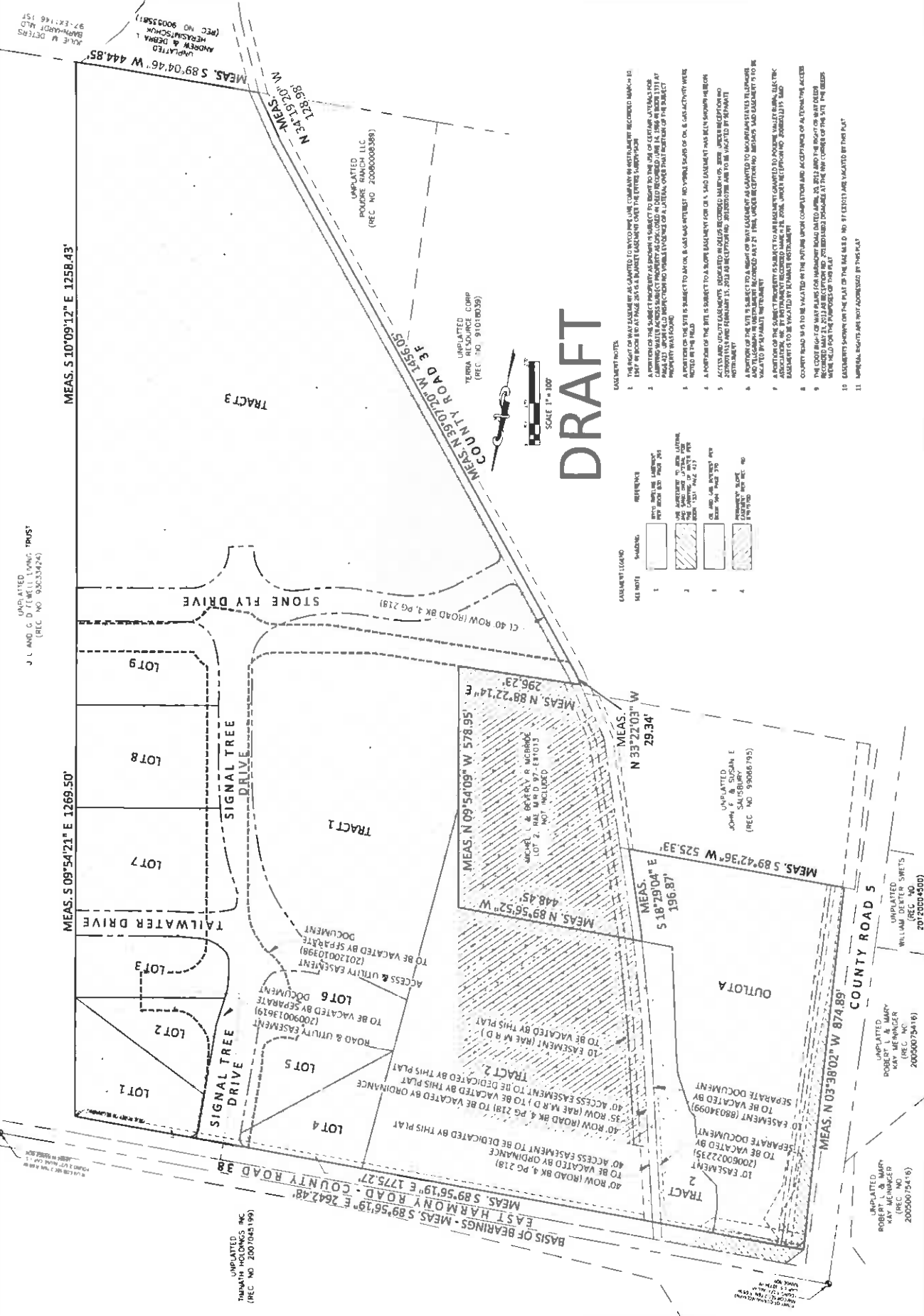


UNPLATTED  
ROBERT L. & MARY  
KAY MCMURDER  
(REC. NO. 20050075416)  
20050075416

UNPLATTED  
WILLIAM DENTER SWETS  
(REC. NO. 20150046000)  
20150046000

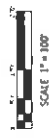
UNPLATTED  
JULIA AND G.D. FINE (THE LIVING TRUST)  
(REC. NO. 930233424)  
930233424

UNPLATTED  
MORAN & DEBRA L.  
WERNERSCHUK  
(REC. NO. 900335811)  
900335811



- LEGEND**
- 1. UNPLATTED
  - 2. UNPLATTED
  - 3. UNPLATTED
  - 4. UNPLATTED
- REFERENCE**
- 1. UNPLATTED
  - 2. UNPLATTED
  - 3. UNPLATTED
  - 4. UNPLATTED
- EXPLANATION**
1. THE RIGHT OF WAY GRANTED BY THIS PLAT IS GRANTED TO THE COMPANY BY INSTRUMENT RECORDED HEREON IN THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF THE STATE OF TEXAS.
  2. THE COMPANY HAS THE RIGHT OF WAY GRANTED BY THIS PLAT FOR THE PURPOSES OF THE PROJECT.
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UNPLATTED  
TIMOTHY HOLDINGS, INC.  
(REC. NO. 2007045199)  
2007045199

UNPLATTED  
ROBERT L. & MARY  
KAY MCMURDER  
(REC. NO. 20050075416)  
20050075416

UNPLATTED  
WILLIAM DENTER SWETS  
(REC. NO. 20150046000)  
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MORAN & DEBRA L.  
WERNERSCHUK  
(REC. NO. 900335811)  
900335811

UNPLATTED  
TERESA RELOUCE CORP.  
(REC. NO. 910180059)  
910180059

UNPLATTED  
POURCHER & SUTHERLAND, LLC  
(REC. NO. 20080003098)  
20080003098



