

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 38, SERIES 2015**

**A RESOLUTION APPROVING THE PRELIMINARY 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 Preliminary Plat for Timnath Ranch 6th Filing Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Preliminary 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 2, 2015, and the above described Preliminary 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 June 8, 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 Preliminary 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.

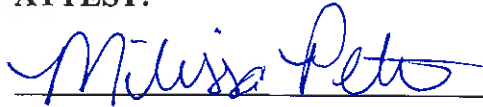
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JUNE 8, 2015.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

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.

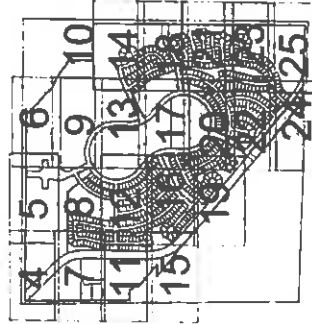
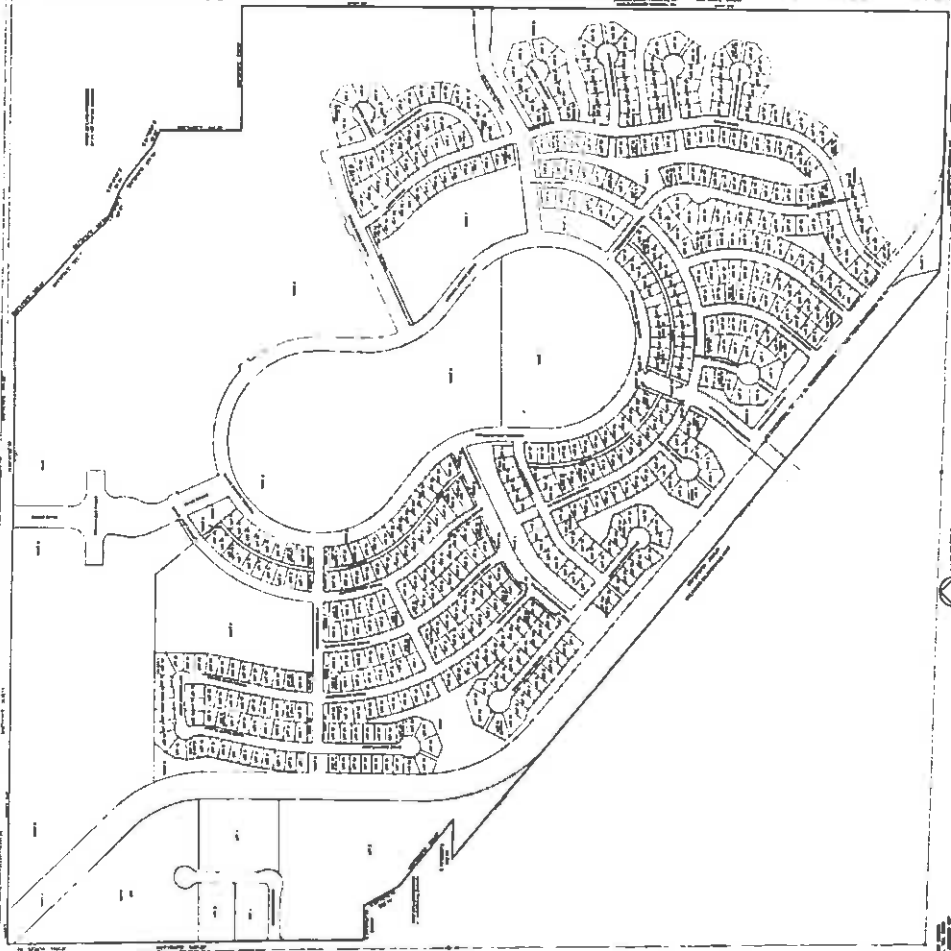
EXHIBIT B
Preliminary Plat

[attached]

TIMNATH RANCH SUB.

PRELIMINARY PLAT OF TIMNATH RANCH SUBDIVISION

A REPLAT OF TRACT A, TRACT B, AND TRACT C, TIMNATH RANCH SUBDIVISION SECOND FILING, SECTION 1,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.



NORTH
LET MAP
NOT TO SCALE

NORTH
OVERALL VIEW
NOT TO SCALE

NOTICE
This preliminary plat is subject to the approval of the Larimer County Board of Commissioners. It is not intended to be a final plat and should not be used for any purpose other than to show the general location of the proposed subdivision. The final plat will be filed with the Larimer County Clerk and Recorder's Office.

DATE	10/10/18
BY	NE
PROJECT	TIMNATH RANCH SUBDIVISION
SCALE	AS SHOWN

NE
NORTHERN
ENGINEERING

PROJECT	TIMNATH RANCH SUBDIVISION
DATE	10/10/18
BY	NE
SCALE	AS SHOWN

PRELIMINARY PLAT OF
TIMNATH RANCH
TOWN OF TIMNATH, COLORADO

Sheet
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OF 26 SHEETS

TIMNATH RANCH SUB.

PRELIMINARY 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

LEGAL DESCRIPTION:

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 Subdivision - Fifth Filing.

The above described tract of land contains 1.6483 acres more or less and is subject to all encumbrances and rights of way now or hereafter in existence.

CERTIFICATE OF TITLE:

I, the undersigned, being duly qualified as a notary public in and for the State of Colorado, do hereby certify that the above described property is and is the location of ownership and distribution of the same as shown on the attached plat and as shown on the plat.

My commission expires _____, 2015.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF LARIMER)

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

Whom my hand and official seal.

My commission expires _____.

Notary Public

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 2015.

By the Town Planning Commission, Timnath, Colorado.

By _____

TOWN COUNCIL CERTIFICATE

Approved this _____ day of _____, 2015, by the Town Council, Timnath, Colorado. This approval is conditional upon all minimum subdivision requirements for all utility services, grading, paving, landscaping, water, sewer, storm drains, signs, and landscaping shall be followed by plat and on the 15th.

Timnath Mayor _____

Timnath Town Clerk _____

CERTIFICATE OF OFFER/REDEEM

I, _____, _____, in the name of the property and family members on this plat and from the improvements and all other interests, taxes, charges, easements, public ways, and public utility easements.

OWNER:

By _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF LARIMER)

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

Whom my hand and official seal.

My commission expires _____.

Notary Public _____

RAISE OF BENCHMARK:

The 2000 Iron of the National System of Section 1, T6N, 68W, on Township South 68° 51' 51" East of monument on drawing (containing bearings).

NOTES:

- The final plat of measurement for this plat is U.S. Survey Feet.
- The all subdivisions regarding easements, shall be on the 15th of each Month. Subsequent Engineering called upon. This Commission Meeting PC13181515 prepared by Land Title Commission Company dated August 23, 2015.

PLANNING STATEMENT:

This property does not lie in floodplain per Flood Insurance Rate Map for Larimer County, Map Number 40400C-W-01 dated December 14, 2008.

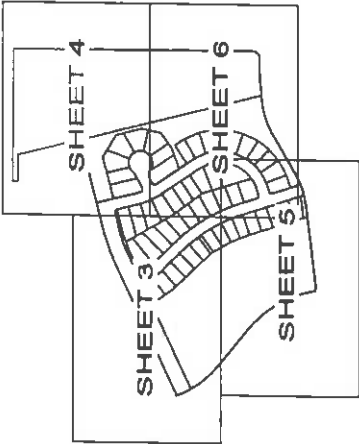
SURVEYOR'S CERTIFICATE

I, E.A. B. Smith, a duly registered land surveyor in the State of Colorado, do hereby certify that the plat of TRACT B, TIMNATH RANCH SUBDIVISION - SIXTH FILING prepared by me or under my direct supervision, and that this plat has been prepared in accordance with the laws and regulations of the State of Colorado and that I am duly qualified to perform the duties of a land surveyor in this State.

E.A. B. Smith
Colorado Registered L.S. No. 3790
For more details of Northern Engineering Services, Inc.

DRAFT
5-8-15

SHEET INDEX NORTH



NOTICE: The Engineer has prepared this plan and certificate and has been duly qualified as a Professional Engineer under the laws of the State of Colorado. It is the responsibility of the client to verify the accuracy of the information furnished to the Engineer. The Engineer is not responsible for any errors or omissions in this plan and certificate. The Engineer is not a lawyer and does not provide legal advice. The client should consult with an attorney for legal advice. The Engineer is not responsible for any errors or omissions in this plan and certificate. The Engineer is not a lawyer and does not provide legal advice. The client should consult with an attorney for legal advice.

NORTHERN ENGINEERING

1000
1000
1000
1000

DATE	5/8/15
PROJECT	15-0157
CLIENT	15-0157
SCALE	1" = 300'
BY	EA B SMITH
CHECKED	EA B SMITH
DATE	5/8/15

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

Sheet
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Of 6 Sheets



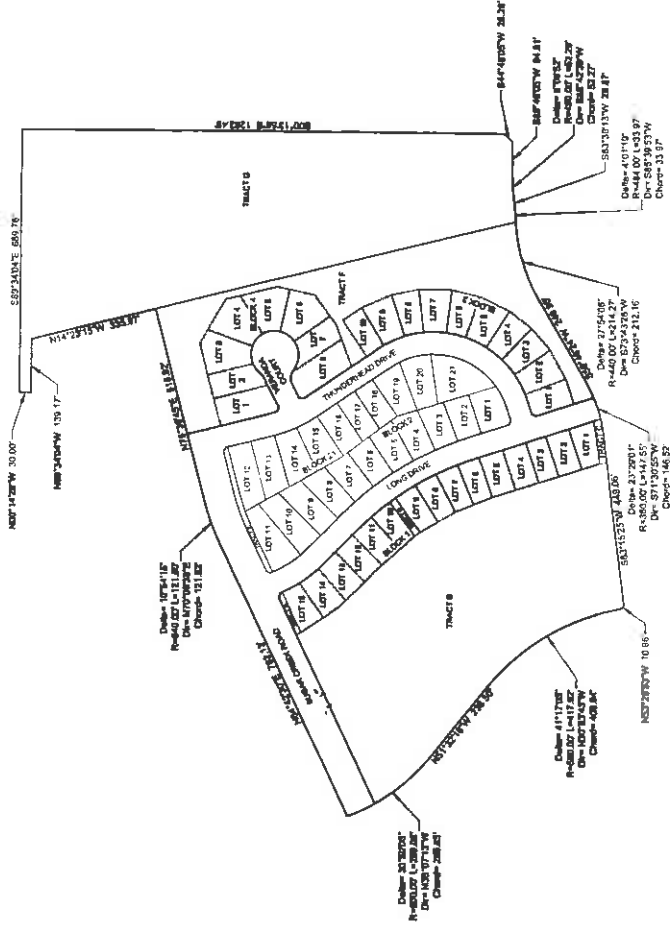
VICINITY MAP
SCALE: 1" = 300'

DEVELOPER/APPLICANT
Timnath Community Center, Inc.
1000
1000
1000
1000

PLANNER/LANDSCAPE ARCHITECT
Northern Engineering Services, Inc.
1000
1000
1000
1000

SURVEYOR
Northern Engineering Services, Inc.
1000
1000
1000
1000

**PRELIMINARY 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



LINE TABLE

LINE NUMBER	BEARING	DISTANCE
1	S 112° 11' 30" W	100.00
2	S 112° 11' 30" W	100.00
3	S 112° 11' 30" W	100.00
4	S 112° 11' 30" W	100.00
5	S 112° 11' 30" W	100.00
6	S 112° 11' 30" W	100.00
7	S 112° 11' 30" W	100.00
8	S 112° 11' 30" W	100.00
9	S 112° 11' 30" W	100.00
10	S 112° 11' 30" W	100.00
11	S 112° 11' 30" W	100.00
12	S 112° 11' 30" W	100.00
13	S 112° 11' 30" W	100.00
14	S 112° 11' 30" W	100.00
15	S 112° 11' 30" W	100.00
16	S 112° 11' 30" W	100.00
17	S 112° 11' 30" W	100.00
18	S 112° 11' 30" W	100.00
19	S 112° 11' 30" W	100.00
20	S 112° 11' 30" W	100.00

CURVE TABLE

CHORD	BEARING	CHORD LENGTH	ARC LENGTH	ANGLE	CHORD BEARING
1	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
2	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
3	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
4	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
5	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
6	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
7	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
8	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
9	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
10	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
11	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
12	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
13	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
14	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
15	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
16	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
17	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
18	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
19	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
20	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W

CURVE TABLE

CHORD	BEARING	CHORD LENGTH	ARC LENGTH	ANGLE	CHORD BEARING
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4	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
5	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
6	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
7	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
8	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
9	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
10	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
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15	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
16	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
17	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
18	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
19	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W
20	S 112° 11' 30" W	100.00	100.00	180.00	S 112° 11' 30" W

DEED RECORDS

DEED NUMBER	DATE	PLAT	SECTION	TOWNSHIP	RANGE	ACRES
1	1985	1	1	6N	68W	1.00
2	1985	1	1	6N	68W	1.00
3	1985	1	1	6N	68W	1.00
4	1985	1	1	6N	68W	1.00
5	1985	1	1	6N	68W	1.00
6	1985	1	1	6N	68W	1.00
7	1985	1	1	6N	68W	1.00
8	1985	1	1	6N	68W	1.00
9	1985	1	1	6N	68W	1.00
10	1985	1	1	6N	68W	1.00
11	1985	1	1	6N	68W	1.00
12	1985	1	1	6N	68W	1.00
13	1985	1	1	6N	68W	1.00
14	1985	1	1	6N	68W	1.00
15	1985	1	1	6N	68W	1.00
16	1985	1	1	6N	68W	1.00
17	1985	1	1	6N	68W	1.00
18	1985	1	1	6N	68W	1.00
19	1985	1	1	6N	68W	1.00
20	1985	1	1	6N	68W	1.00

TOTAL ACRES

TRACT A	1.00
TRACT B	1.00
TOTAL	2.00

NOTES
1. This plat was prepared from the original survey records of the Timnath Ranch Subdivision, Fifth Filing, and the Timnath Ranch Subdivision, Sixth Filing, both of which are on file in the office of the Larimer County Clerk and Ex-Officio Recorder, Larimer County, Colorado.
2. The original survey records of the Timnath Ranch Subdivision, Fifth Filing, and the Timnath Ranch Subdivision, Sixth Filing, are on file in the office of the Larimer County Clerk and Ex-Officio Recorder, Larimer County, Colorado.
3. The original survey records of the Timnath Ranch Subdivision, Fifth Filing, and the Timnath Ranch Subdivision, Sixth Filing, are on file in the office of the Larimer County Clerk and Ex-Officio Recorder, Larimer County, Colorado.

NORTHERN ENGINEERING
NORTH
ENGINEERING
INCORPORATED
1000 14th Street, Suite 100
Boulder, Colorado 80502
Phone: 303.440.1111
Fax: 303.440.1112
www.northerneng.com

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/15	PRELIMINARY
2	10/15/15	PRELIMINARY
3	10/15/15	PRELIMINARY
4	10/15/15	PRELIMINARY
5	10/15/15	PRELIMINARY
6	10/15/15	PRELIMINARY
7	10/15/15	PRELIMINARY
8	10/15/15	PRELIMINARY
9	10/15/15	PRELIMINARY
10	10/15/15	PRELIMINARY

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

DRAFT
5-8-15

**PRELIMINARY 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

NOTES:
1. The owner of the land shown on this plat warrants that the same is his or her own and that he or she has the right to convey the same.
2. The owner of the land shown on this plat warrants that the same is his or her own and that he or she has the right to convey the same.
3. The owner of the land shown on this plat warrants that the same is his or her own and that he or she has the right to convey the same.
4. The owner of the land shown on this plat warrants that the same is his or her own and that he or she has the right to convey the same.
5. The owner of the land shown on this plat warrants that the same is his or her own and that he or she has the right to convey the same.

DATE: 5/15/15
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
SCALE: AS SHOWN
PROJECT: TIMNATH RANCH SUBDIVISION - SIXTH FILING



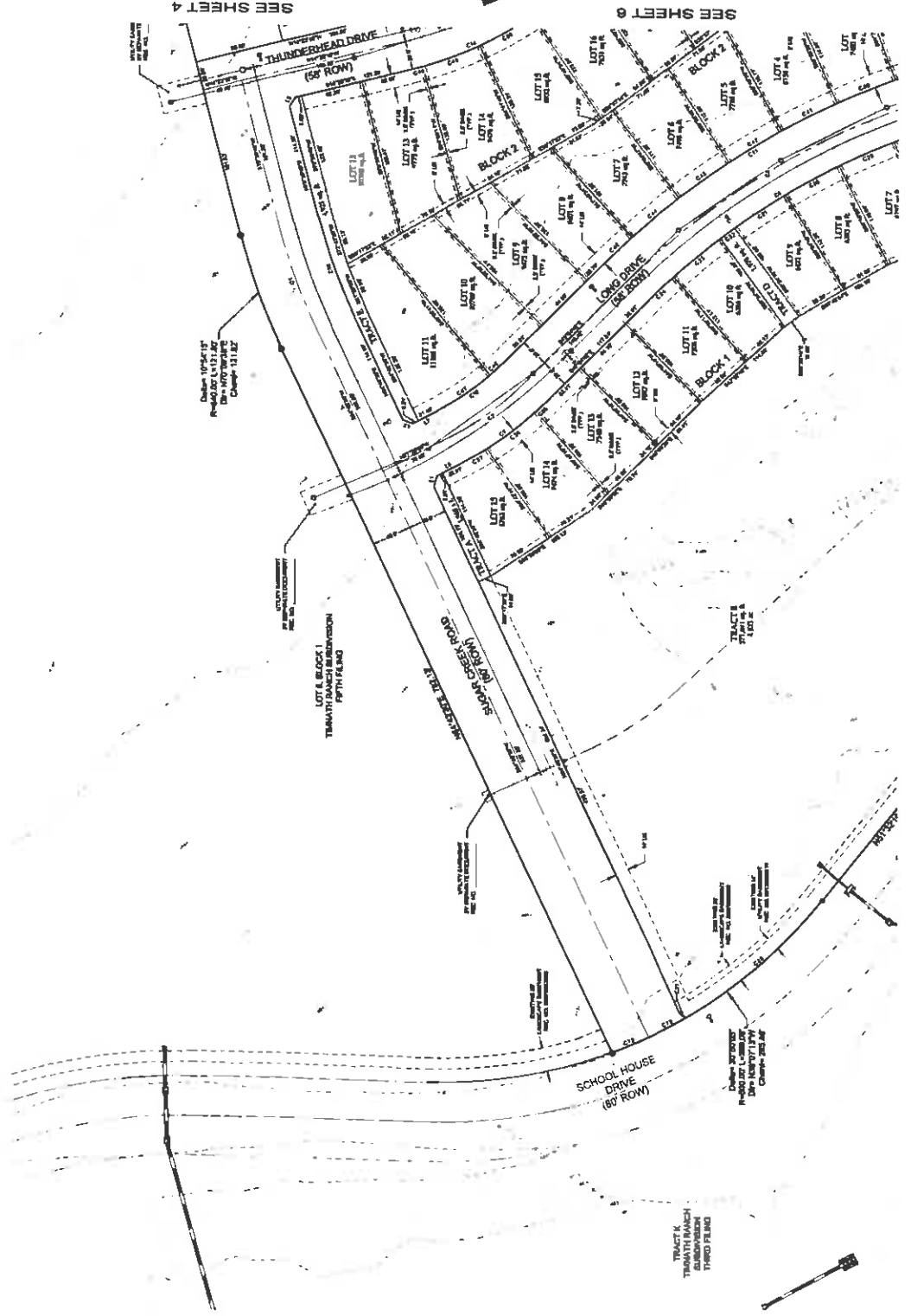
PRELIMINARY PLAT OF
TIMNATH RANCH 6TH FILING
TOWN OF TIMNATH, COLORADO

Sheet 3
Of 8 Sheets

DRAFT
5-8-15

LEGEND

---	Proposed Easement
---	Proposed Right-of-Way
---	Proposed Subdivision Line
---	Proposed Lot Line
---	Proposed Block Line
---	Proposed Tract Line
---	Proposed Section Line
---	Proposed Township Line
---	Proposed Range Line
---	Proposed Meridian Line
---	Proposed Section Line
---	Proposed Township Line
---	Proposed Range Line
---	Proposed Meridian Line



SEE SHEET 4

SEE SHEET 2

SEE SHEET 5

TRACT A
TIMNATH RANCH
SUBDIVISION
THIRD FILING

