TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 51, SERIES 2015

A RESOLUTION APPROVING THE FINAL PLAT FOR SERRATOGA FALLS
SUBDIVISION 2nd FILING, GENERALLY LOCATED NORTH OF AND ADJACENT
TO CR 44 (PROSPECT 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, Serratoga Falls, LLC (the "Developer") has submitted a Final Plat for
Serratoga Falls 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 July 21, 2015, and the above described Preliminary 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.

b. Allow Staff to work with the Town Attorney to meet all obligations of the Town
to resolve the easement conflict

WHEREAS, a properly noticed public hearing with the Town Council was held on July
28, 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 Serratoga Falls Subdivision is approved 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.

b. Allow Staff to work with the Town Attorney to meet all obligations of the Town to resolve
the Kiefer/Glover ditch easement conflict.

c. Approval of a Subdivision Improvement Agreement

TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters, CMC
Town Clerk
EXHIBIT A
Legal Description of Property

PARCEL 1:
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 88°18' EAST 296.22 FEET; THENCE NORTH 09°58' WEST 1070.74 FEET; THENCE WEST 465.73 FEET; THENCE NORTH 13°11' WEST 250.22 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MARCH 5, 2009 AT RECEIPTION NO. 20090013519, AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 23, 2012 AT RECEIPTION NO. 20120033802, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 2:
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 BOUNDARY LINES WHICH BEGIN AT POINT WHICH BEARS EAST 424.04 FEET AND AGAIN SOUTH 13°11' EAST 550.22 FEET; AND AGAIN SOUTH 15°53' EAST 220.00 FEET; AND AGAIN SOUTH 18°33' EAST 465.00 FEET; AND AGAIN SOUTH 33°25' EAST 171.75 FEET, AND AGAIN SOUTH 39°11'30" EAST 31.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, AND RUN THENCE NORTH 88°18' EAST 1195.25 FEET; THENCE SOUTH 10°13' EAST 1258.41 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 2; THENCE ALONG SAID CENTERLINE SOUTH 89°02'54" WEST 445.04 FEET; THENCE NORTH 34°23'30" WEST 128.95 FEET; THENCE NORTH 39°11'30" WEST 1424.43 FEET TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 3:
PARCEL 4:
LOT 1, THE RAE M.R.D. NO. 97-EX1013, COUNTY OF LARIMER, STATE OF COLORADO

PARCEL 5:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER AS BEARING SOUTH 89°39'06" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, SOUTH 89°39'06" EAST, 108.78 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°20'54" WEST, 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST COUNTY ROAD 38; THENCE ALONG SAID SOUTH LINE, SOUTH 89°39'06" EAST, 1378.16 FEET TO THE POINT OFBEGINNING; THENCE SOUTH 89°39'06" EAST, 353.08 FEET; THENCE SOUTH 09°37'06" EAST, 339.30 FEET; THENCE SOUTH 80°39'07" WEST, 392.36 FEET; THENCE NORTH 06°18'50" WEST, 172.52 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 6°18'50", A RADIUS OF 600.00 FEET, AND ARC LENGTH OF 66.12 FEET AND THE CHORD OF WHICH BEARS NORTH 03°09'25" WEST, 66.09 FEET; THENCE NORTH 00°00'00" EAST, 162.95 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 23, 2012 AT RECEPTION NO. 20120033802.
# Final Plat of Serratoga Falls - Second Filing

A replat of tracts B, D, E and F, Serratoga Falls - First Filing, located in section 14, Township 7 North, Range 66 West of the 6th Principal Meridian, town of Timnath, County of Larimer, State of Colorado

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<th>Curve Table 1</th>
<th>Curve Table 2</th>
<th>Curve Table 3</th>
<th>Curve Table 4</th>
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Legend: Curve Table 1 = Measured Distance (meters); Curve Table 2 = Bearing; Curve Table 3 = Point Number; Curve Table 4 = Elevation (feet); Curve Table 5 = Coordinate System; Curve Table 6 = Property Line.
FINAL PLAT OF
SERRATOGA FALLS - SECOND FILING
A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH,
RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
FINAL PLAT OF
SERRATOGA FALLS - SECOND FILING
A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
FINAL PLAT OF
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