

**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:

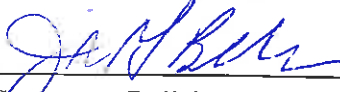
Section 1. Approval

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

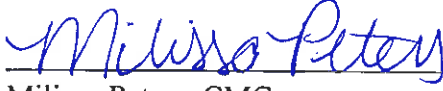
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JULY 28, 2015.

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 RECEPTION NO. 20090013519, AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 23, 2012 AT RECEPTION 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:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LYING WEST OF COUNTY ROAD 3F, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED AUGUST 21, 1972 IN BOOK 1517 AT PAGE 471 AND IN BOOK 1517 AT PAGE 473, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED MAY 23, 2012 AT RECEPTION NO. 20120033802

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

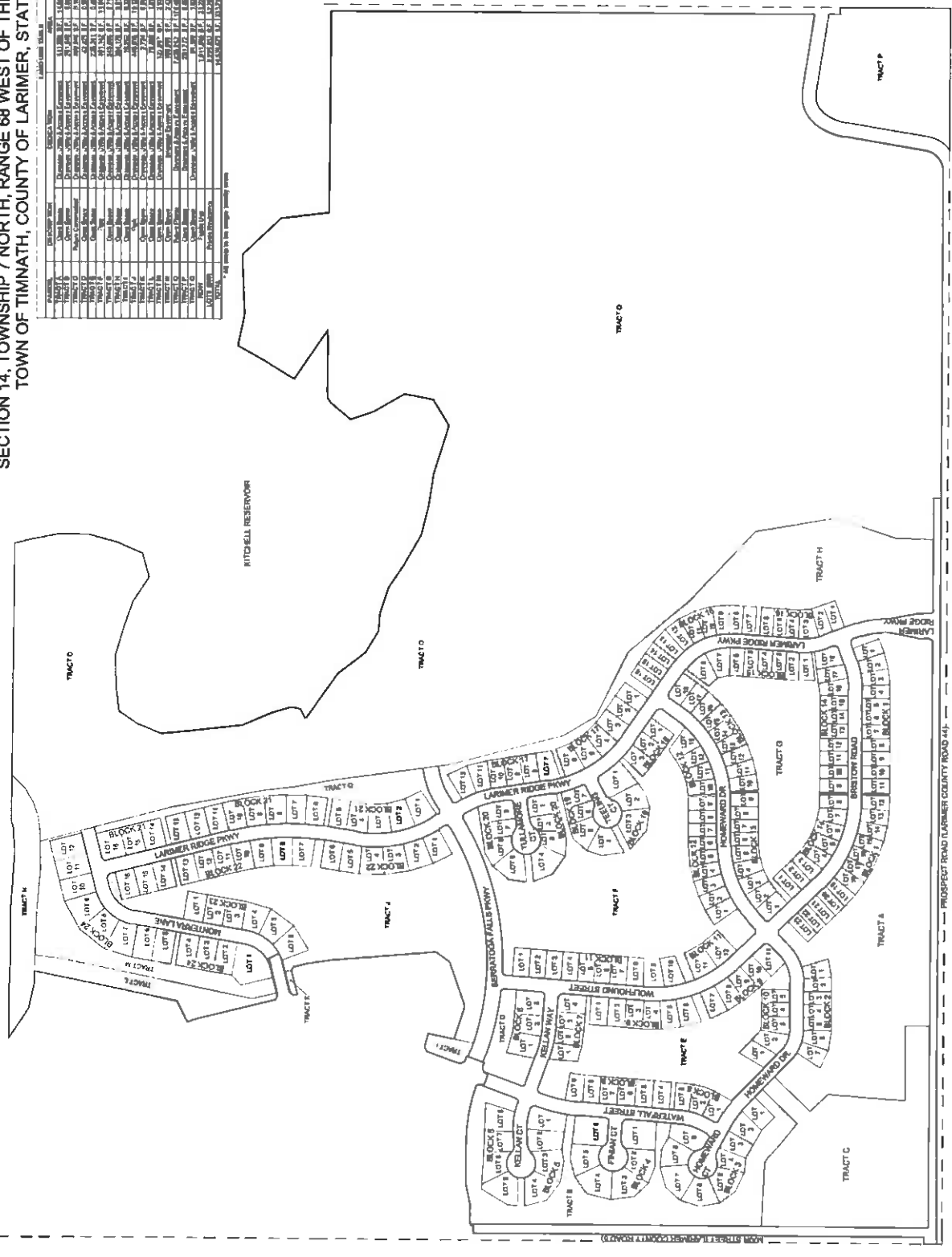
PARCEL 5:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER,
STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER AS BEARING
SOUTH 89°39'06" EAST, AND WITH 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 OF
BEGINNING; 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 68 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

TRACT	OWNER	ACRES	PERCENTAGE
TRACT A	Deborah J. & James L. Erickson	113.288	14.14%
TRACT B	Deborah J. & James L. Erickson	21.408	2.68%
TRACT C	Deborah J. & James L. Erickson	40.474	5.07%
TRACT D	Deborah J. & James L. Erickson	40.474	5.07%
TRACT E	Deborah J. & James L. Erickson	40.474	5.07%
TRACT F	Deborah J. & James L. Erickson	40.474	5.07%
TOTAL		800.000	100.00%

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TRACT B	21.408	2.68%
TRACT C	40.474	5.07%
TRACT D	40.474	5.07%
TRACT E	40.474	5.07%
TRACT F	40.474	5.07%
TOTAL	800.000	100.00%



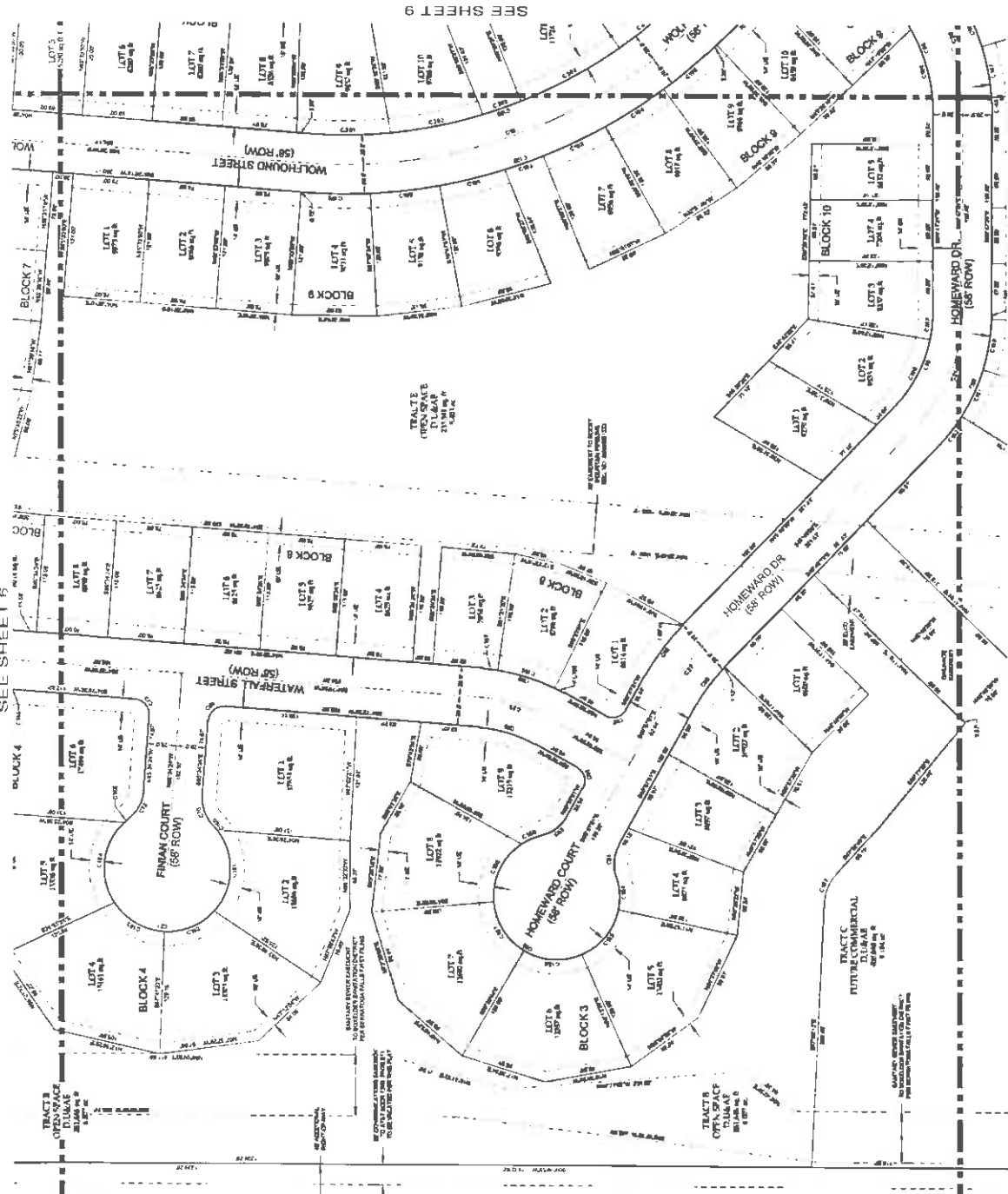
NOTICE
This plat was prepared by the engineer on the basis of a survey conducted by him or under his direct supervision and in accordance with the laws of the State of Colorado. The engineer is not responsible for any errors or omissions in this plat.

N
NORTHERN
ENGINEERING

DATE	10/15/2024
BY	[Signature]
CHECKED	[Signature]
SCALE	AS SHOWN

FINAL PLAT OF
SERRATOGA FALLS - SECOND FILING
TOWN OF TIMNATH, COLORADO

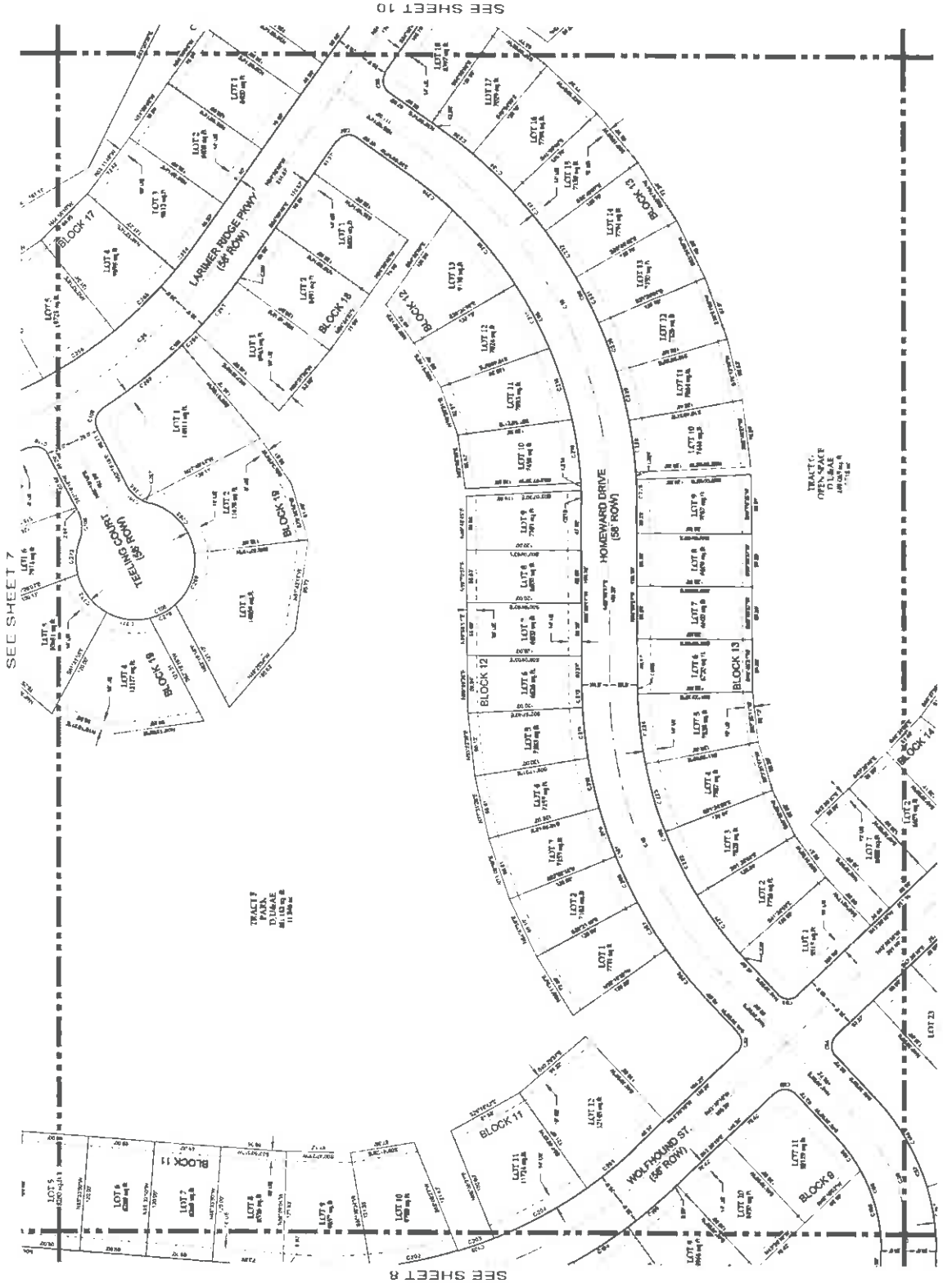
FINAL PLAT OF
SERRATOGA FALLS - SECOND FILING
 A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH,
 RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



POUDRE SCHOOL DISTRICT
 RECEPTION NOS 88059160
 99062744 99062746 99062747
 99062748 AND 99062749
 OWNER SANDRA J
 LOT 2
 COCHRAN BR
 KITCHELL SUOIVIS

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



SEE SHEET 7

SEE SHEET 10

SEE SHEET 8

SEE SHEET 12

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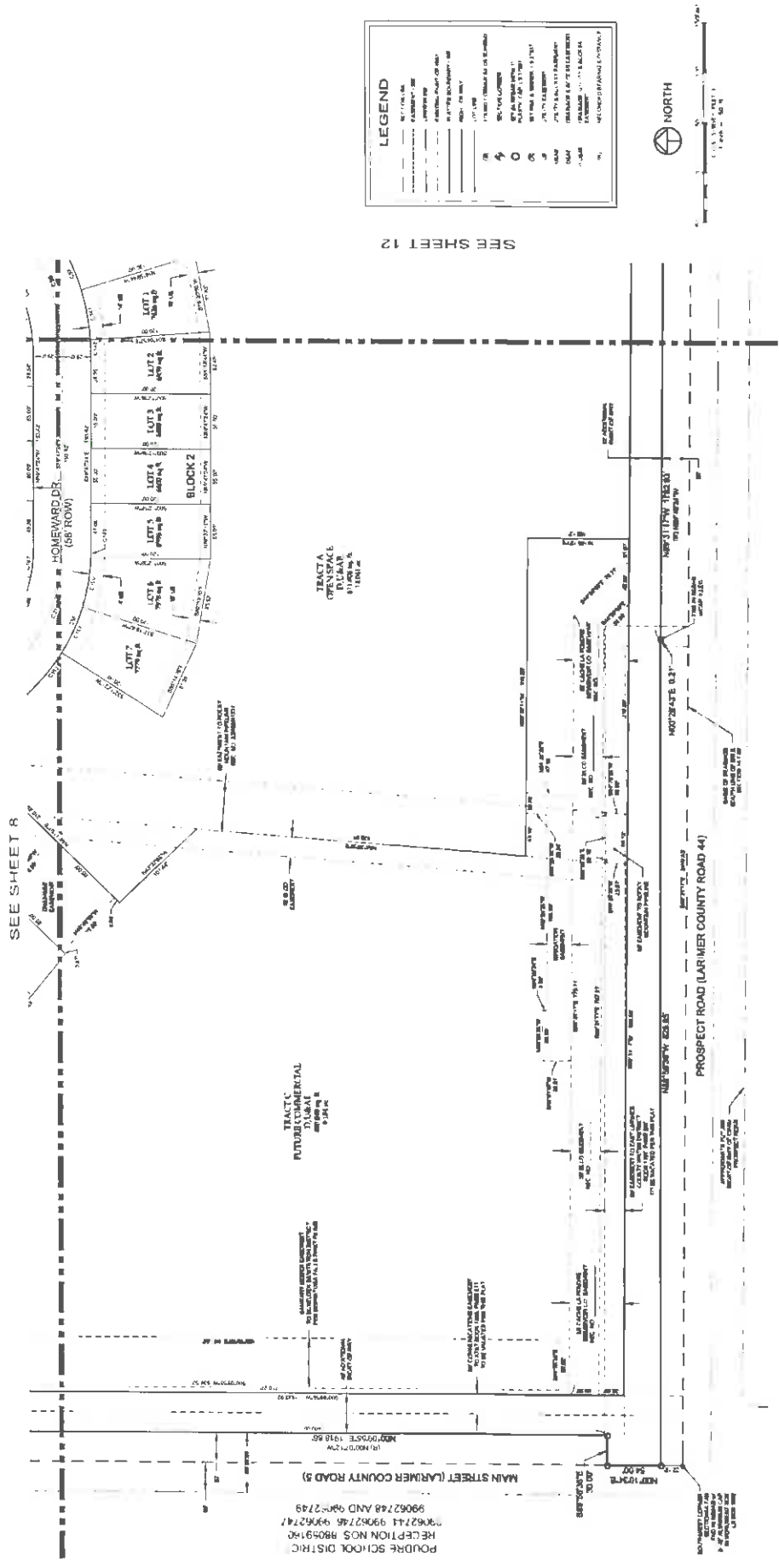
FINAL PLAT OF
SERRATOGA FALLS - SECOND FILING
 A REPLAT OF TRACTS B, D, E AND F, SERRATOGA FALLS - FIRST FILING, LOCATED IN SECTION 14, TOWNSHIP 7 NORTH,
 RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

NOTICE
 The undersigned hereby certifies that this plat was prepared by a duly qualified and licensed professional engineer in accordance with the laws of the State of Colorado and that the same is a true and correct copy of the original as filed in the office of the County Clerk of Larimer County, Colorado, on this 11th day of August, 2011.

ENGINEERING
NORTHERN
ENGINEERING

DATE	11/11/11
PROJECT	SERRATOGA FALLS - SECOND FILING
CLIENT	POUDRE SCHOOL DISTRICT
SCALE	AS SHOWN
DRAWN BY	J. J. ...
CHECKED BY	J. J. ...
APPROVED BY	J. J. ...

FINAL PLAT OF
SERRATOGA FALLS - SECOND FILING
 TOWN OF TIMNATH, COLORADO

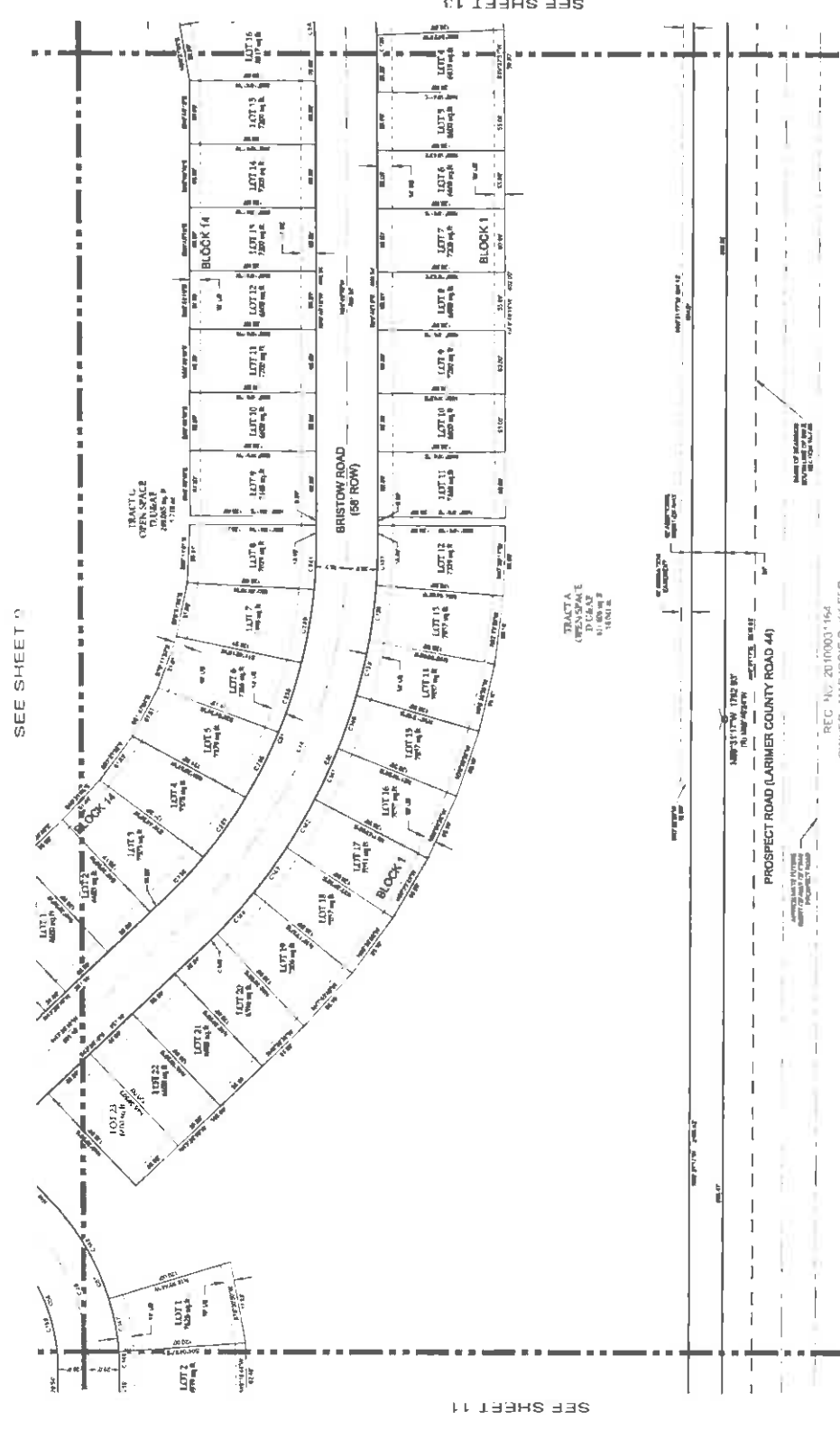


SEE SHEET 12

POUDRE SCHOOL DISTRICT
 RECEPTION NOS. 88059180
 9962744 9962745 9962747
 9962748 AND 9962749

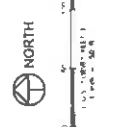
**FINAL PLAT OF
SERRATOGA FALLS - SECOND FILING**

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



LEGEND

- UNIMPROVED EASE
- EASE
- EASE TO BE ABANDONED
- EASE TO BE ABANDONED - 10'
- EASE TO BE ABANDONED - 20'
- EASE TO BE ABANDONED - 30'
- EASE TO BE ABANDONED - 40'
- EASE TO BE ABANDONED - 50'
- EASE TO BE ABANDONED - 60'
- EASE TO BE ABANDONED - 70'
- EASE TO BE ABANDONED - 80'
- EASE TO BE ABANDONED - 90'
- EASE TO BE ABANDONED - 100'
- EASE TO BE ABANDONED - 110'
- EASE TO BE ABANDONED - 120'
- EASE TO BE ABANDONED - 130'
- EASE TO BE ABANDONED - 140'
- EASE TO BE ABANDONED - 150'
- EASE TO BE ABANDONED - 160'
- EASE TO BE ABANDONED - 170'
- EASE TO BE ABANDONED - 180'
- EASE TO BE ABANDONED - 190'
- EASE TO BE ABANDONED - 200'
- EASE TO BE ABANDONED - 210'
- EASE TO BE ABANDONED - 220'
- EASE TO BE ABANDONED - 230'
- EASE TO BE ABANDONED - 240'
- EASE TO BE ABANDONED - 250'
- EASE TO BE ABANDONED - 260'
- EASE TO BE ABANDONED - 270'
- EASE TO BE ABANDONED - 280'
- EASE TO BE ABANDONED - 290'
- EASE TO BE ABANDONED - 300'
- EASE TO BE ABANDONED - 310'
- EASE TO BE ABANDONED - 320'
- EASE TO BE ABANDONED - 330'
- EASE TO BE ABANDONED - 340'
- EASE TO BE ABANDONED - 350'
- EASE TO BE ABANDONED - 360'
- EASE TO BE ABANDONED - 370'
- EASE TO BE ABANDONED - 380'
- EASE TO BE ABANDONED - 390'
- EASE TO BE ABANDONED - 400'
- EASE TO BE ABANDONED - 410'
- EASE TO BE ABANDONED - 420'
- EASE TO BE ABANDONED - 430'
- EASE TO BE ABANDONED - 440'
- EASE TO BE ABANDONED - 450'
- EASE TO BE ABANDONED - 460'
- EASE TO BE ABANDONED - 470'
- EASE TO BE ABANDONED - 480'
- EASE TO BE ABANDONED - 490'
- EASE TO BE ABANDONED - 500'
- EASE TO BE ABANDONED - 510'
- EASE TO BE ABANDONED - 520'
- EASE TO BE ABANDONED - 530'
- EASE TO BE ABANDONED - 540'
- EASE TO BE ABANDONED - 550'
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- EASE TO BE ABANDONED - 590'
- EASE TO BE ABANDONED - 600'
- EASE TO BE ABANDONED - 610'
- EASE TO BE ABANDONED - 620'
- EASE TO BE ABANDONED - 630'
- EASE TO BE ABANDONED - 640'
- EASE TO BE ABANDONED - 650'
- EASE TO BE ABANDONED - 660'
- EASE TO BE ABANDONED - 670'
- EASE TO BE ABANDONED - 680'
- EASE TO BE ABANDONED - 690'
- EASE TO BE ABANDONED - 700'
- EASE TO BE ABANDONED - 710'
- EASE TO BE ABANDONED - 720'
- EASE TO BE ABANDONED - 730'
- EASE TO BE ABANDONED - 740'
- EASE TO BE ABANDONED - 750'
- EASE TO BE ABANDONED - 760'
- EASE TO BE ABANDONED - 770'
- EASE TO BE ABANDONED - 780'
- EASE TO BE ABANDONED - 790'
- EASE TO BE ABANDONED - 800'
- EASE TO BE ABANDONED - 810'
- EASE TO BE ABANDONED - 820'
- EASE TO BE ABANDONED - 830'
- EASE TO BE ABANDONED - 840'
- EASE TO BE ABANDONED - 850'
- EASE TO BE ABANDONED - 860'
- EASE TO BE ABANDONED - 870'
- EASE TO BE ABANDONED - 880'
- EASE TO BE ABANDONED - 890'
- EASE TO BE ABANDONED - 900'
- EASE TO BE ABANDONED - 910'
- EASE TO BE ABANDONED - 920'
- EASE TO BE ABANDONED - 930'
- EASE TO BE ABANDONED - 940'
- EASE TO BE ABANDONED - 950'
- EASE TO BE ABANDONED - 960'
- EASE TO BE ABANDONED - 970'
- EASE TO BE ABANDONED - 980'
- EASE TO BE ABANDONED - 990'
- EASE TO BE ABANDONED - 1000'



NOTICE

THIS PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY OF LARIMER, STATE OF COLORADO, AND TO THE RECORDS OF THE COUNTY OF LARIMER, STATE OF COLORADO, AND TO THE RECORDS OF THE COUNTY OF LARIMER, STATE OF COLORADO.

NORTHERN ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

NO. 12345

SERRATOGA FALLS - SECOND FILING

TOWN OF TIMNATH, COLORADO

FINAL PLAT OF

Sheet 12

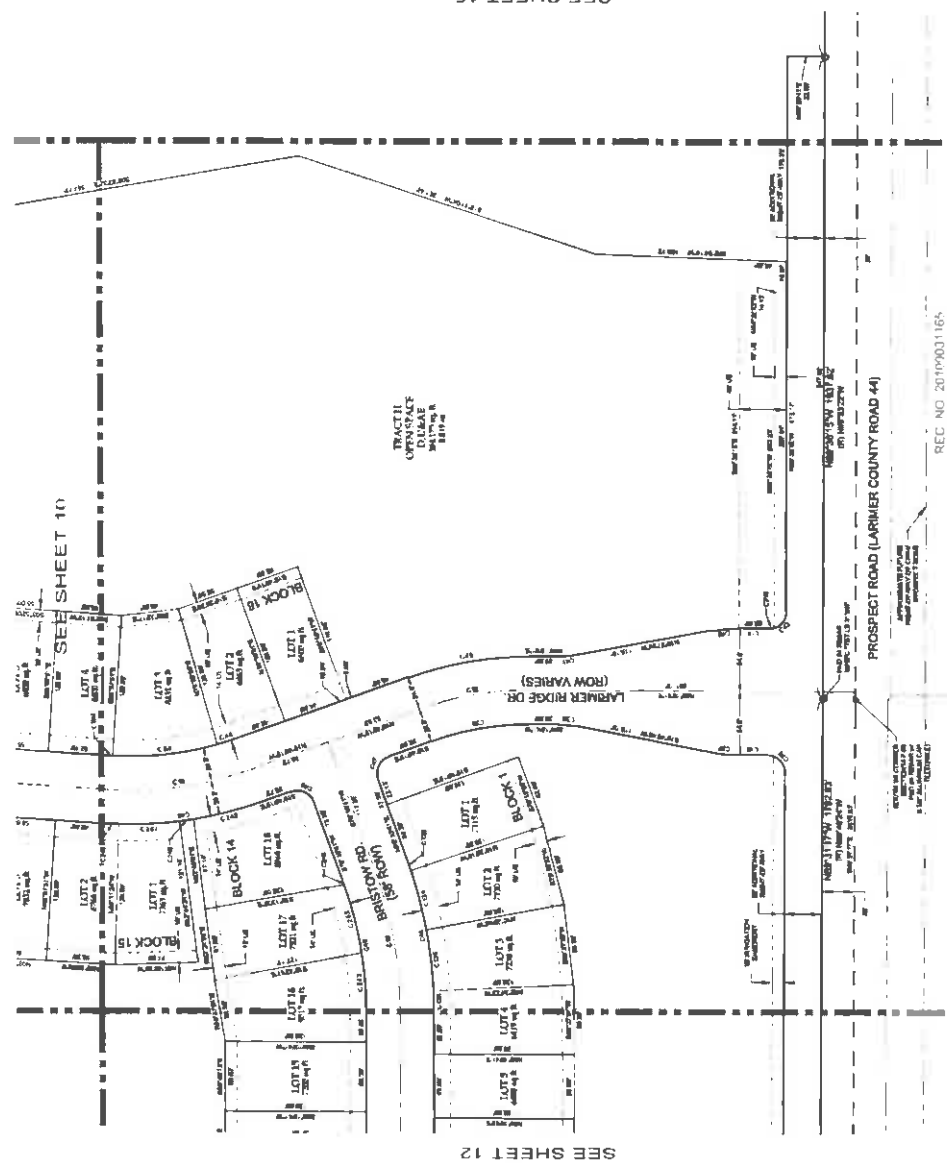
Of 15 Sheets

SEE SHEET 11

SEE SHEET 13

REG. NO. 2010001164
OWNER: MAJORIE P. KIEFER
MARITAL TRUST

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 TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 15

SEE SHEET 12

LEGEND

---	1/4" = 100' LINE
---	2" = 100' LINE
---	3" = 100' LINE
---	4" = 100' LINE
---	5" = 100' LINE
---	6" = 100' LINE
---	7" = 100' LINE
---	8" = 100' LINE
---	9" = 100' LINE
---	10" = 100' LINE
---	11" = 100' LINE
---	12" = 100' LINE
---	13" = 100' LINE
---	14" = 100' LINE
---	15" = 100' LINE
---	16" = 100' LINE
---	17" = 100' LINE
---	18" = 100' LINE
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---	26" = 100' LINE
---	27" = 100' LINE
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---	30" = 100' LINE
---	31" = 100' LINE
---	32" = 100' LINE
---	33" = 100' LINE
---	34" = 100' LINE
---	35" = 100' LINE
---	36" = 100' LINE
---	37" = 100' LINE
---	38" = 100' LINE
---	39" = 100' LINE
---	40" = 100' LINE
---	41" = 100' LINE
---	42" = 100' LINE
---	43" = 100' LINE
---	44" = 100' LINE
---	45" = 100' LINE
---	46" = 100' LINE
---	47" = 100' LINE
---	48" = 100' LINE
---	49" = 100' LINE
---	50" = 100' LINE
---	51" = 100' LINE
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---	61" = 100' LINE
---	62" = 100' LINE
---	63" = 100' LINE
---	64" = 100' LINE
---	65" = 100' LINE
---	66" = 100' LINE
---	67" = 100' LINE
---	68" = 100' LINE
---	69" = 100' LINE
---	70" = 100' LINE
---	71" = 100' LINE
---	72" = 100' LINE
---	73" = 100' LINE
---	74" = 100' LINE
---	75" = 100' LINE
---	76" = 100' LINE
---	77" = 100' LINE
---	78" = 100' LINE
---	79" = 100' LINE
---	80" = 100' LINE
---	81" = 100' LINE
---	82" = 100' LINE
---	83" = 100' LINE
---	84" = 100' LINE
---	85" = 100' LINE
---	86" = 100' LINE
---	87" = 100' LINE
---	88" = 100' LINE
---	89" = 100' LINE
---	90" = 100' LINE
---	91" = 100' LINE
---	92" = 100' LINE
---	93" = 100' LINE
---	94" = 100' LINE
---	95" = 100' LINE
---	96" = 100' LINE
---	97" = 100' LINE
---	98" = 100' LINE
---	99" = 100' LINE
---	100" = 100' LINE



REC NO 2019031164
 OWNER: BLAIR A. KEEFER
 FAMILY TRUST

NOTICE
 This plat is subject to the provisions of the Colorado Platting Act, C.R.S. 38-1-101, et seq., and the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101, et seq., and the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101, et seq.



DATE	DESCRIPTION

FINAL PLAT OF
SERRATOGA FALLS - SECOND FILING
 TOWN OF TIMMATH, COLORADO

