TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 67, SERIES 2015

A RESOLUTION APPROVING THE FINAL 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 Final Plat for Timnath Ranch 6th Filing 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 September 15, 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 September 22, 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 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 SEPTEMBER 22, 2015.

TOWN OF TIMNATH, COLORADO

Bryan Voronin, Mayor Pro Tem

ATTEST:

Milissa Peters, CMC
Town Clerk

TOWN OF TIMNATH
SEAL
COLORADO

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
Final Plat

[attached]

FINAL 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 tract 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 - Fifth Filing

The above described tract of land contains 1,896,789 square feet or 43.543 acres more or less and is subject to all easements and right-of-way now on record or existing.

DEDICATION OF PUBLIC PROPERTY

The owner of the real property described in this Plat has caused the said property to be surveyed, laid out and subdivided under the name of TIMNATH RANCH SUBDIVISION - SIXTH FILING, and does hereby sell, grant, dedicate and convey to the Town of Timnath in fee simple, free and clear of all liens and encumbrances, and for ever all of the streets, roads, alleys, easements and other public ways and places as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of such improvements thereafter by the Town as provided in the Timnath Municipal Code.

CERTIFICATE OF TITLE

I, _____ in _____ of _____, a title company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgagees, and lienholders of the property are listed in the correct form of ownership and dedication. We further certify that there are no recorded liens not shown on this plat.

In witness thereof this _____ day of _____, 2015

_____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF LARIMER)

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

_____

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

_____ _____
Century Link Xcel Energy

_____
Fort Collins Loveland Water District

FOUDRE FIRE AUTHORITY APPROVAL

_____
Fire Marshal

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 2015
By the Town Planning Commission, Timnath, Colorado

_____
By: Phillip Gebhardt, Planning Commissioner

TOWN COUNCIL CERTIFICATE

Approved this _____ day of _____, 2015 by the Town Council, Timnath, Colorado. This approval is conditional upon all expenses, including necessary improvements for all utilities, services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town.

_____ _____
Jill Grossman-Belanger Timnath Town Clerk
Timnath Mayor

CERTIFICATE OF OWNERSHIP

I certify that _____ is the owner of this property and hereby consents to this plat and joins in the conveyance and dedication of all the streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER

By: _____
Manager

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF LARIMER)

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

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

BASIS OF BEARINGS

The East line of the Northeast Quarter of Section 1 T6N, R68W is bearing South 00° 13' 55" East as measured on drawing (assumed bearing).

NOTES:

1. The basis unit of measurement for this plat is U.S. Survey Foot.

2. For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Title Commitment Number FCC25503150 prepared by Land Title Guarantee Company dated August 22, 2011.

FLOODPLAIN STATEMENT:

This property does not lie in floodplain per Flood Insurance Rate Map for Larimer County, Map Number 08069C0814F, dated December 19, 2006.

SURVEYOR'S CERTIFICATE

I, Eric R. Booth, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of TIMNATH RANCH SUBDIVISION - SIXTH FILING was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the state of Colorado at the time of this survey and within the limits and to accurate to the best of my knowledge, information and belief.

Eric R. Booth
Colorado Registered L.S. No. 37987
For and on Behalf of Northern Engineering Services, Inc.

DRAFT
7-10-15

VICINITY MAP
SCALE: 1" = 2000'

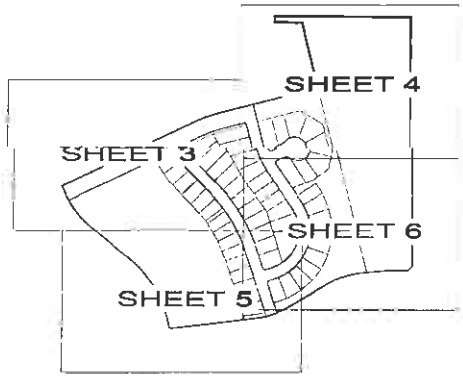
DEVELOPER/APPLICANT
Hillside Commercial Group, Inc.
8530 South County Road 5, Suite 200
Windsor, CO 80528
(970) 204-8083

SITE ENGINEER
Northern Engineering Services, Inc.
Ryan Boering
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

PLANNER/ LANDSCAPE ARCHITECT
Tim Brown Group, LLC
Jim Brown
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-3097

SURVEYOR
Northern Engineering Services, Inc.
Eric R. Booth
301 N. Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SHEET INDEX NORTH



NORTHERN ENGINEERING

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

Sheet
1
Of 6 Sheets

FINAL PLAT OF

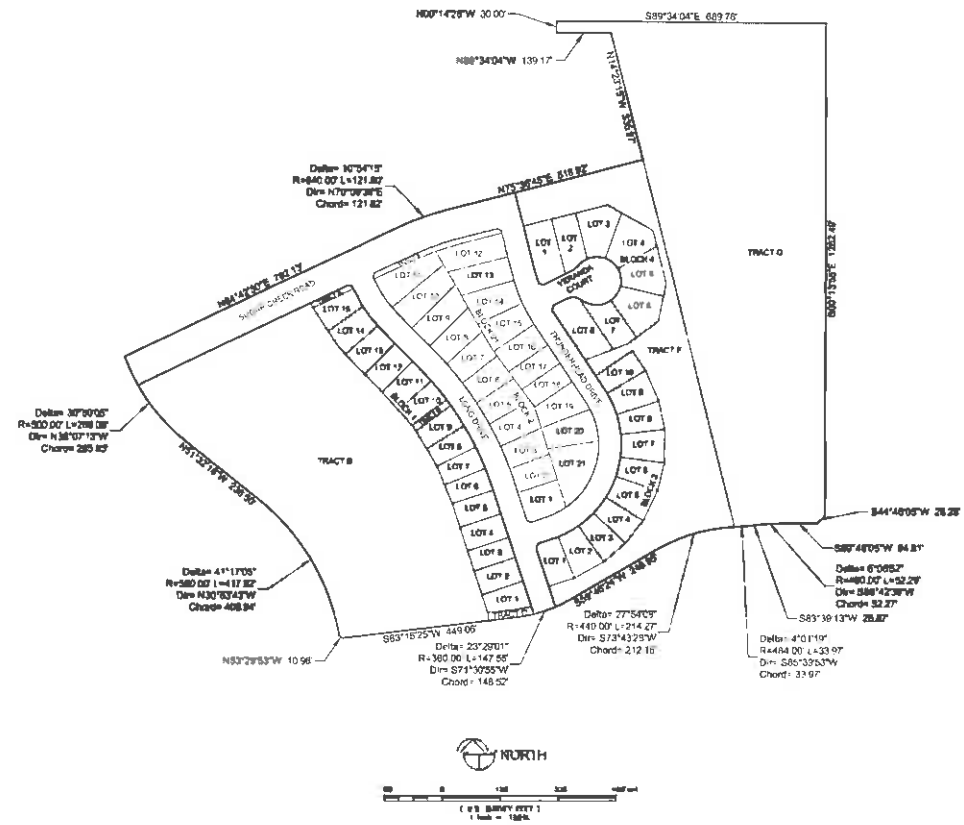
TIMNATH RANCH SUBDIVISION - SIXTH FILING

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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE	
LINE	LENGTH	BEARING
[illegible]	[illegible]	[illegible]



LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	18
2	51
3	18
4	8
TOTAL LOTS	94

LAND USE TABLE					
PARCEL	[illegible]	[illegible]	AREA	PERCENT	[illegible]
TRACT A	Open Space	Drainage, Utility & Access Easement	[illegible]	[illegible]	Maintenance
TRACT B	Future Development	Future Development	[illegible]	[illegible]	Maintenance
TRACT C	Open Space	Drainage, Utility & Access Easement	[illegible]	[illegible]	Maintenance
TRACT D	Open Space	Drainage, Utility & Access Easement	[illegible]	[illegible]	Maintenance
TRACT E	Open Space	Drainage, Utility & Access Easement	[illegible]	[illegible]	Maintenance
TRACT F	Open Space	Drainage, Utility & Access Easement	[illegible]	[illegible]	Maintenance
TRACT G	Future Park	Future Development	[illegible]	[illegible]	Town of Timnath
ROW	Right-of-way		[illegible]	[illegible]	Town of Timnath
LOTS (94)	Future Residence		[illegible]	[illegible]	Property Owner
TOTAL			[illegible]	[illegible]	

DRAFT
7-10-15

NOTICE:

NORTHERN ENGINEERING

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

Sheet 2 Of 8 Sheets

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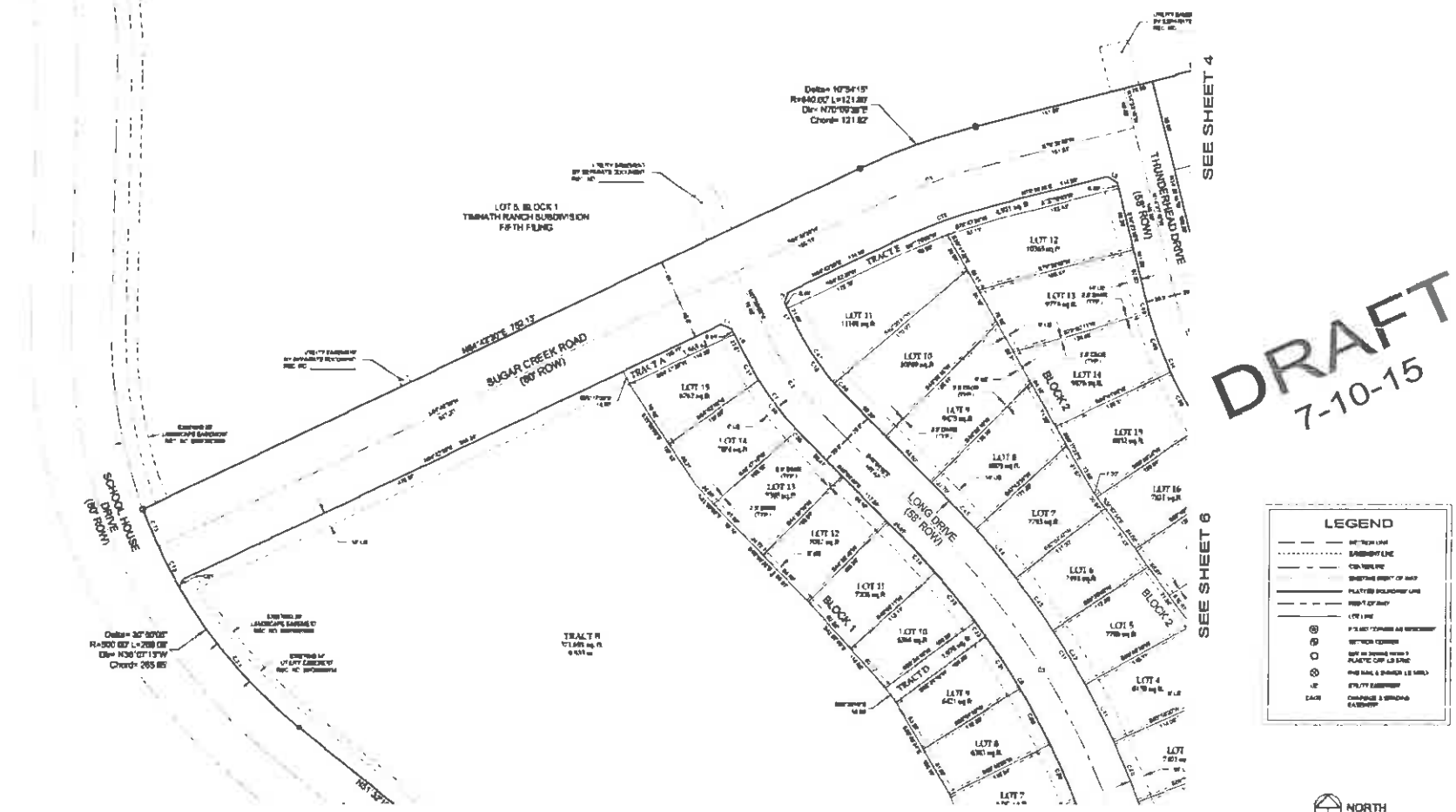

NOTICE!

NORTHERN ENGINEERING

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TIMNATH RANCH 6TH FILING
TOWN OF TIMNATH, COLORADO

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FINAL PLAT OF

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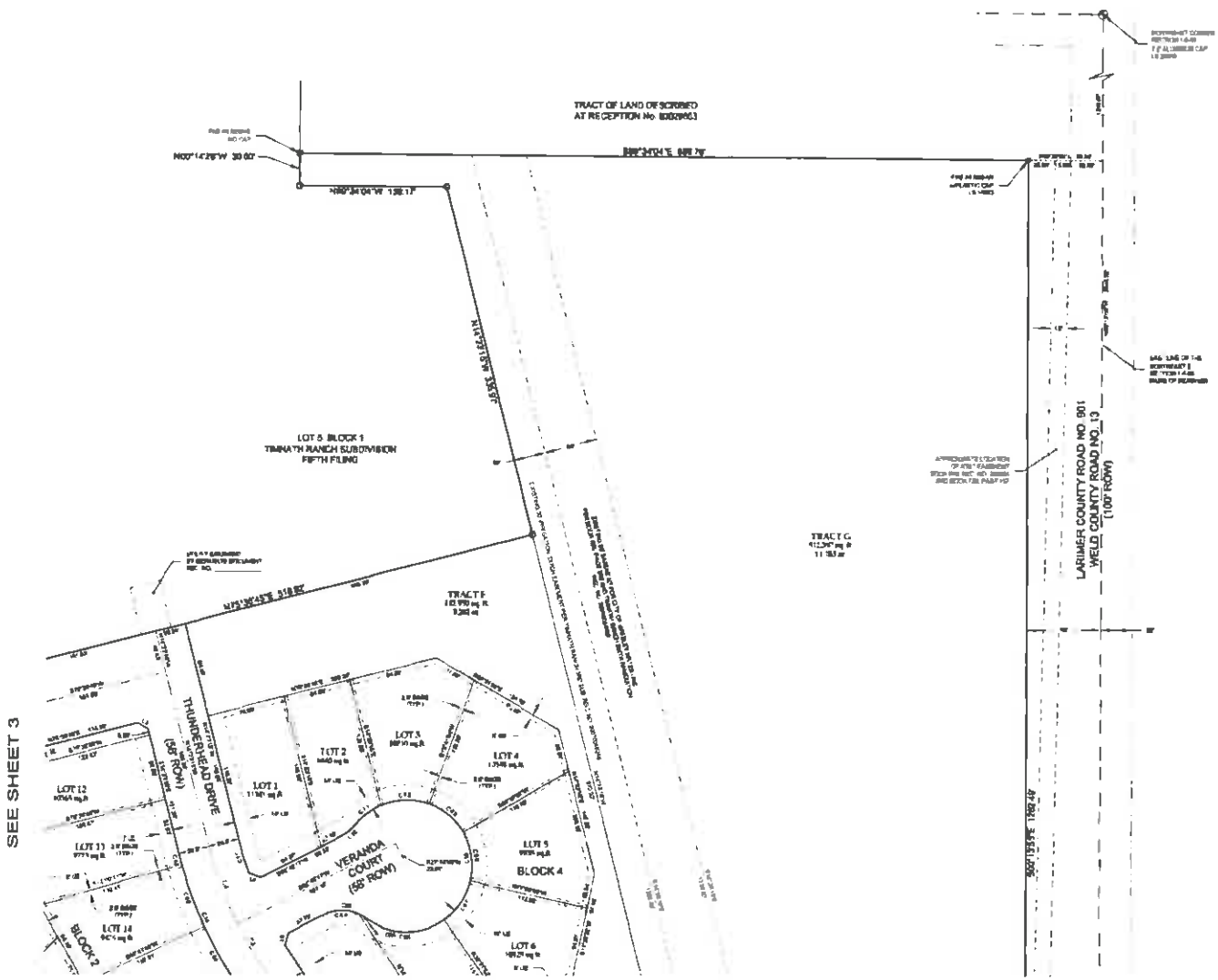

DRAFT
7-10-15

LEGEND

- RECTITIN LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- FOUND CORNER AS DESCRIBED
- SECTION CORNER
- SET 24 REBAR WITH 1 PLASTIC CAP LS 37697
- FND NAIL & DIMPLE LS 4825
- UTILITY EASEMENT
- DRAINAGE & DRAINAGE EASEMENT

NORTH

NORTHERN ENGINEERING

FINAL PLAT OF
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TOWN OF TIMNATH, COLORADO

Sheet 4 Of 6 Sheets

FINAL PLAT OF

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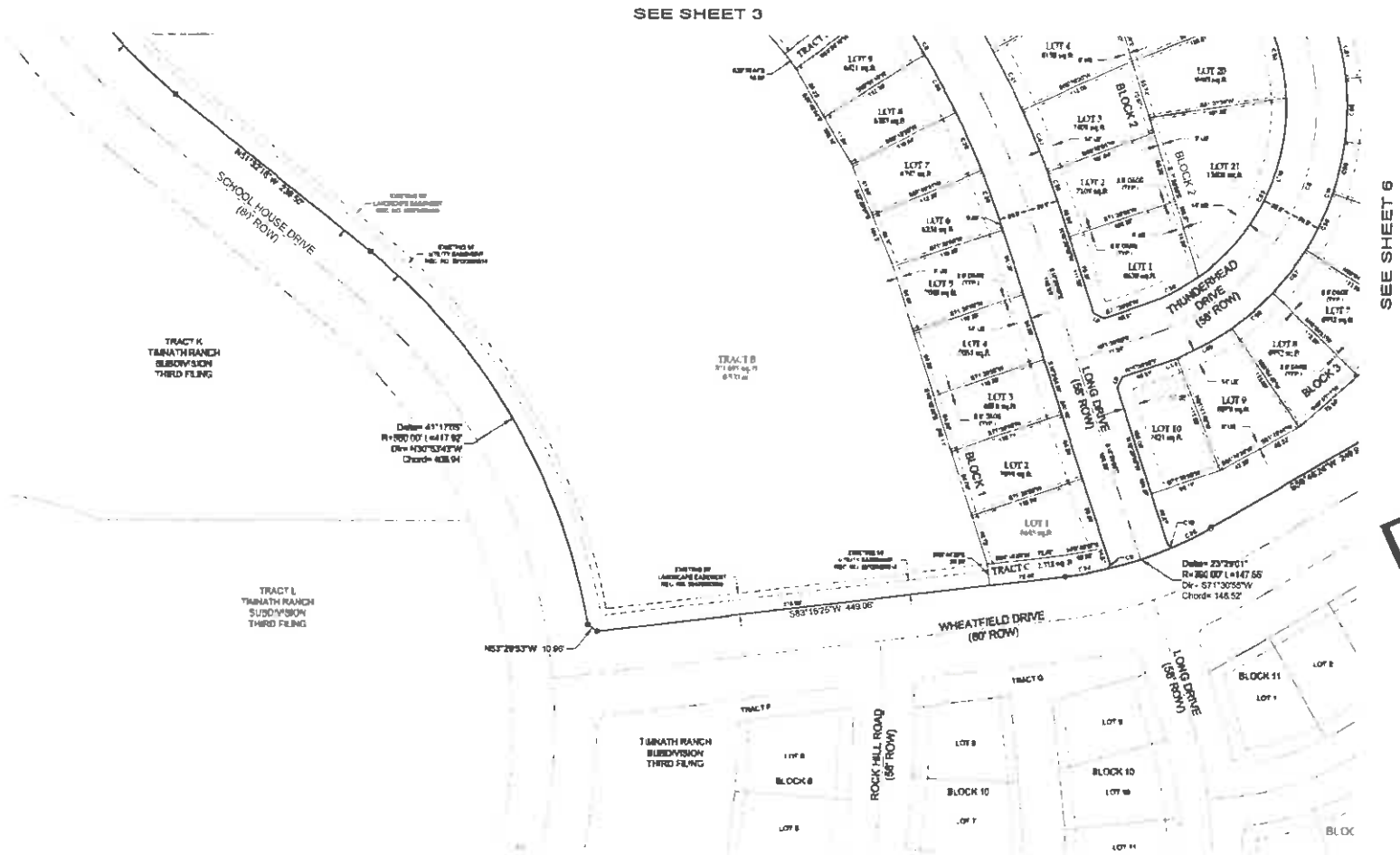

LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- FOUND CORNER AS DESCRIBED
- SECTION CORNER
- SET #5 REBAR WITH 1" PLASTIC CAP LS 9384
- FND NAIL & SHINER LS 14824
- UE UTILITY EASEMENT
- DE DRAINAGE & GRADING EASEMENT

NORTH

50 0 50 100 1000 feet

(U.S. SURVEY FEET)
1 inch = 50 ft.

NOTICE:

NORTHERN ENGINEERING

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

Sheet 5 Of 6 Sheets

FINAL PLAT OF

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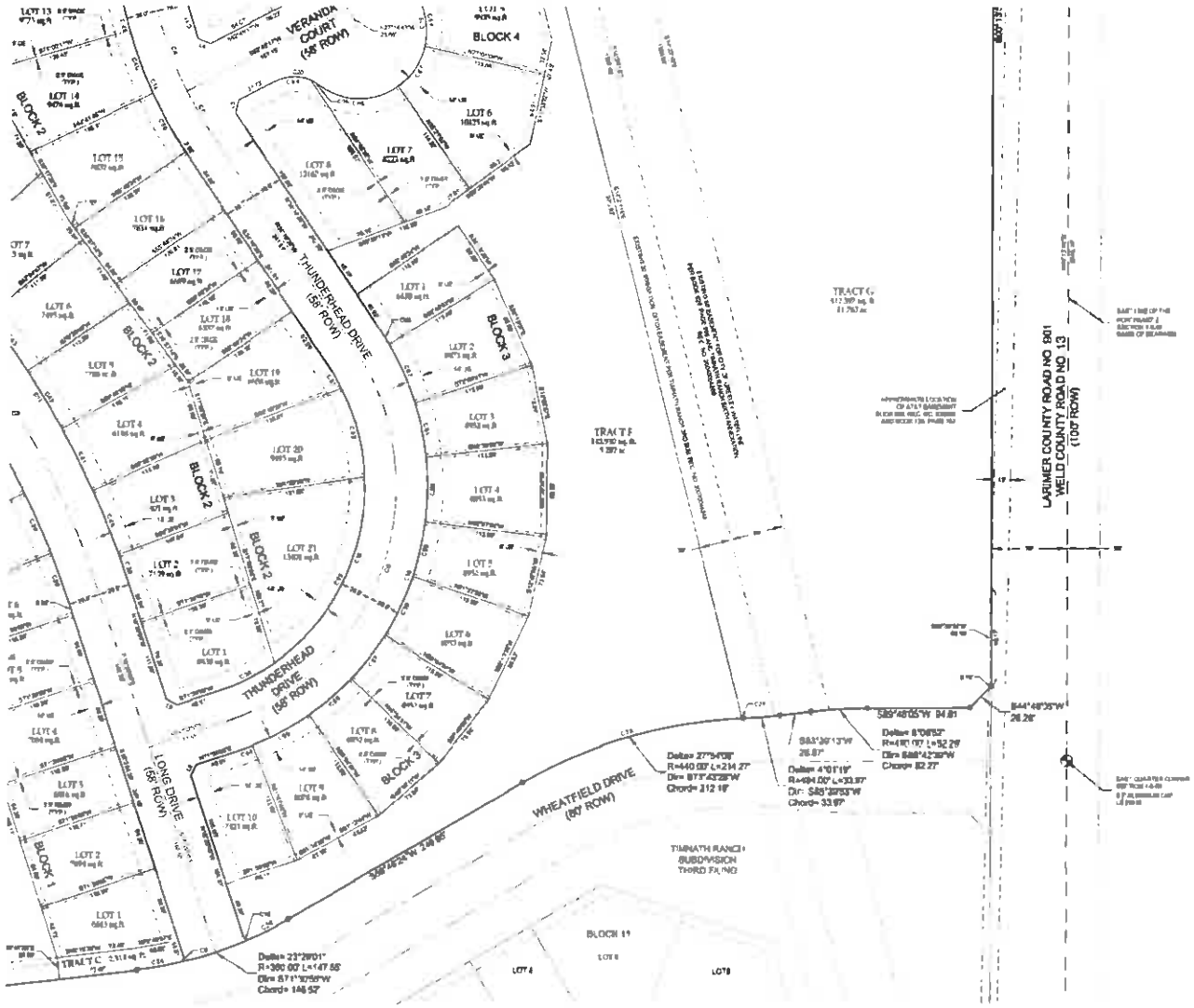
SEE SHEET 4

SEE SHEET 3

SEE SHEET 5



DRAFT
7-10-15

LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- EXISTING RIGHT OF WAY
- PLATTED BOUNDARY LINE
- RIGHT OF WAY
- LOT LINE
- FOUND CORNER AS DESCRIBED
- SECTION CORNER
- SET #6 REBAR WITH 1" PLASTIC CAP LS 24991
- FND NAIL & BANDER LS 14825
- "L" EASEMENT
- DE DRAINAGE & DRAINAGE EASEMENT

NORTH

(U.S. SURVEY FEET)
1 inch = 50 ft

NOTICE:

NORTHERN ENGINEERING

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Sheet 6 Of 6 Sheets