TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 23, SERIES 2016

A RESOLUTION APPROVING HARMONY SUBDIVISION 5th FILING FINAL PLAT, GENERALLY LOCATED NORTH OF AND ADJACENT TO HARMONY ROAD, AND WEST OF ADJACENT TO LATHAM PARKWAY

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, Harmony, LLC (the "Developer") has submitted a Final Plat for Harmony Subdivision 5th Filing, 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 April 5, 2016, and the above described Final 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.

WHEREAS, a properly noticed public hearing with the Town Council was held on April 12, 2016 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 Harmony Subdivision 5th Filing 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 APRIL 12, 2016.
TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

M. Peters
Milissa Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property

A TRACT OF LAND BEING A PART OF OUTLOT 1, HARMONY SUBDIVISION — FOURTH FILING, RECORDED UNDER RECEPTION NUMBER 20130055319 IN THE OFFICES OF THE LARIMER COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, LARIMER COUNTY, COLORADO.

BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY LINE OF OUTLOT 1, HARMONY SUBDIVISION — FOURTH FILING, RECORDED UNDER RECEPTION NUMBER 20130055319 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER. SAID LINE BEING MONUMENTED AT EACH END BY A NUMBER 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED “FLS 39136”.

BEGINNING AT THE SOUTH END OF SAID WESTERLY LINE;

THENCE ON THE PERIMETER OF SAID OUTLOT 1 THE FOLLOWING THIRTY-SEVEN (37) COURSES:

1.) N00°07′23″E A DISTANCE OF 200.16 FEET;
2.) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 07°09′07″; AND AN ARC LENGTH OF 14.73 FEET;
3.) N07°01′43″W A DISTANCE OF 47.02 FEET;
4.) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 784.55 FEET, A CENTRAL ANGLE OF 05°31′45″; AND AN ARC LENGTH OF 132.18 FEET, TO A POINT OF COMPOUND CURVE;
5.) ON A COMPOUND CURVE TO THE RIGHT; HAVING A RADIUS OF 86.50 FEET, A CENTRAL ANGLE OF 04°27′46″; AND AN ARC LENGTH OF 0.74 TO A POINT OF COMPOUND CURVE;
6.) ON A COMPOUND CURVE TO THE RIGHT; HAVING A RADIUS OF 789.50 FEET, A CENTRAL ANGLE OF 10°41′52″; AND AN ARC LENGTH OF 143.87;
7.) N17°39′42″E A DISTANCE OF 120.73 FEET;
8.) ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 05°00′00″; AND AN ARC LENGTH OF 23.56 FEET, TO A NON-TANGENT LINE;
9.) N17°39′42″E ON SAID LINE A DISTANCE OF 5.50 FEET;
10.) S72°20′18″E A DISTANCE OF 56.93 FEET;
11.) ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET, A CENTRAL ANGLE OF 02°00′47″; AND AN ARC LENGTH OF 101.53 FEET;
12.) S56°49′31″E A DISTANCE OF 36.18 FEET;
13.) S11°49′31″E A DISTANCE OF 14.14 FEET;
14.) S33°00′26″W A DISTANCE OF 2.00 FEET;
15.) S56°49′31″E A DISTANCE OF 50.00 FEET;
16.) N33°10′29″E A DISTANCE OF 2.00 FEET;
17.) N78°10′29″E A DISTANCE OF 14.14 FEET;
18.) S56°49′31″E A DISTANCE OF 122.21 FEET;
19.) ON THE ARC OF A CURVE TO THE RIGHT; HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 05°43′20″; AND AN ARC LENGTH OF 42.66 FEET;
20.) S33°10′29″W A DISTANCE OF 130.38 FEET;
21.) S47°51′14″E A DISTANCE OF 89.60 FEET;
22.) S59°32′58″E A DISTANCE OF 74.10 FEET;
23.) S30°58′52″E A DISTANCE OF 73.94 FEET;
24.) S2012′03″E A DISTANCE OF 91.22 FEET;
25.) S08°06′32″E A DISTANCE OF 160.25 FEET;
26.) S12°47′51″E A DISTANCE OF 94.50 FEET;
27.) S20′16′57″E A DISTANCE OF 107.60 FEET;
28.) S29°57′24″E A DISTANCE OF 105.90 FEET;
29.) S42°46′10″E A DISTANCE OF 180.53 FEET;
30.) N52°24′00″E A DISTANCE OF 138.93 FEET;
31.) ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS S55°08′33″W, HAVING A RADIUS OF 372.00 FEET, A CENTRAL ANGLE OF 08°34′55″; AND AN ARC LENGTH OF 56.17 FEET, TO A NON-TANGENT LINE;
32.) ON SAID LINE N58°41′28″E A DISTANCE OF 50.00 FEET;
33.) ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S08°41′28″W, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 01°33′36″; AND AN ARC LENGTH OF 11.61 FEET, TO A NON-TANGENT LINE;
34.) ON SAID LINE N09°24′15″E A DISTANCE OF 14.66 FEET;
35.) N52°24′05″E A DISTANCE OF 33.93 FEET;
36.) ON THE ARC OF A CURVE TO THE LEFT; HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 03°33′04″; AND AN ARC LENGTH OF 39.88 FEET, TO A NON-TANGENT LINE;
37.) ON SAID LINE S57°17′43″E A DISTANCE OF 144.57 FEET;
THENCE DEPARTING SAID PERIMETER OF OUTLOT 1, S04°15′26″W A DISTANCE OF 48.37 FEET;
THENCE S02°24′01″W A DISTANCE OF 80.49 FEET;
THENCE S09°20′42″E A DISTANCE OF 87.82 FEET;
THENCE S05°19′47″E A DISTANCE OF 86.12 FEET;
THENCE S02°59′18″W A DISTANCE OF 80.00 FEET;
THENCE S05°22′02″W A DISTANCE OF 159.27 FEET;
THENCE S04°23′46″E A DISTANCE OF 50.15 FEET;
THENCE N09°53′29″W A DISTANCE OF 143.55 FEET;
THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N88°09'40"E, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 01°48'47" AND AN ARC LENGTH OF 30.85 FEET, TO A NON-TANGENT LINE;

THENCE ON SAID LINE S88°20'53"W A DISTANCE OF 30.00 FEET;
THENCE S88°13'31"W A DISTANCE OF 87.88 FEET;
THENCE N89°18'32"W A DISTANCE OF 71.28 FEET;
THENCE N82°50'30"W A DISTANCE OF 67.11 FEET;
THENCE N63°08'15"W A DISTANCE OF 65.11 FEET;
THENCE N49°17'28"W A DISTANCE OF 70.17 FEET;
THENCE N30°19'31"W A DISTANCE OF 84.43 FEET;
THENCE N39°22'40"W A DISTANCE OF 104.62 FEET;
THENCE N87°24'44"W A DISTANCE OF 89.12 FEET;
THENCE N17°25'05"W A DISTANCE OF 215.75 FEET;
THENCE N46°51'34"E A DISTANCE OF 61.91 FEET;
THENCE N17°26'38"E A DISTANCE OF 58.18 FEET;
THENCE N07°15'53"E A DISTANCE OF 82.49 FEET;
THENCE N20°58'57"W A DISTANCE OF 82.27 FEET;
THENCE N43°08'12"W A DISTANCE OF 81.26 FEET;
THENCE N68°39'04"W A DISTANCE OF 81.39 FEET;
THENCE S84°27'04"W A DISTANCE OF 98.43 FEET;
THENCE N83°51'38"W A DISTANCE OF 137.52 FEET;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N71°13'48"W, HAVING A RADIUS OF 835.50 FEET, A CENTRAL ANGLE OF 18°30'49" AND AN ARC LENGTH OF 271.91 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 930,615 SQUARE FEET OR 21.3640 ACRES.

SAID DESCRIBED TRACT CONTAINS A CALCULATED AREA OF 930,615 SQUARE FEET OR 21.3640 ACRES.
EXHIBIT B
Final Plat

[attached]