TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 56, SERIES 2018

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE RENDEZVOUS SUBDIVISION FINAL PLAT FILING 1,
GENERALLY LOCATED SOUTH OF AND ADJACENT TO HARMONY ROAD, AND
WEST OF AND ADJACENT TO THREE BELL 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, Hartford Homes (the "Developer") has submitted a Final Plat for the Rendezvous 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 was held on August 7, 2018, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical modifications prior to final signatures.

WHEREAS, a properly noticed public hearing with the Town Council was held on August 14, 2018 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Approval
The Final Plat is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.


TOWN OF TIMNATH, COLORADO

[Signature]
Aaron Pearson, Mayor Pro Tem
ATTEST:

Milissa Peters-Darcio
Milissa Garcia-Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Final Plat

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LAND BEING A PORTION OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 89° 58' 33" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 8 REBAR WITH A 3-1/2" ALUMINUM CAP, INSCRIBED "LS 29519" AND AT ITS NORTHWEST CORNER BY A NUMBER 8 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED "2006 - PLS 10734 2006" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 2, THENCE, ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89° 58' 33" EAST A DISTANCE OF 1834.80 FEET AND SOUTH 09° 58' 20" EAST A DISTANCE OF 70.47 FEET TO A POINT ON THE SOUTH LINE OF RECEPTION NO. 2013/011252 AS RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE OF BEGINNING,

THENCE, ALONG SAID SOUTH LINE, NORTH 89° 58' 31" EAST A DISTANCE OF 645.01 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GREAT WESTERN RAILROAD;

THENCE, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF GREAT WESTERN RAILROAD, THE FOLLOWING TWO (2) COURSES:
(1) SOUTH 50° 46' 27" EAST A DISTANCE OF 1703.90 FEET
(2) SOUTH 50° 46' 22" EAST A DISTANCE OF 1692.61 FEET TO THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3 AS RECORDED IN BOOK 2120 AT PAGE 405;

THENCE, ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES:
(1) THENCE SOUTH 01° 28' 47" EAST A DISTANCE OF 299.76 FEET;
(2) THENCE SOUTH 01° 28' 56" EAST A DISTANCE OF 1453.97 FEET;

THENCE SOUTH 88° 15' 44" WEST A DISTANCE OF 1253.51 FEET;
THENCE NORTH 02° 06' 32" WEST A DISTANCE OF 1469.43 FEET;
THENCE SOUTH 88° 07' 27" WEST A DISTANCE OF 1771.81 FEET;
THENCE NORTH 10° 13' 32" WEST A DISTANCE OF 1568.49 FEET;
THENCE NORTH 09° 58' 20" WEST A DISTANCE OF 1269.56 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 161.857 ACRES (7,060,494 SQUARE FEET), MORE OR LESS.
EXHIBIT B

Final Plat

[attached]
RENDEZVOUS FILING NO. 1

LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 2, T. 5 N., R. 68 W., OF THE 6TH P.M.
TOWN OF TIMNATH, COUNTY OF LARimer, STATE OF COLORADO