

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 12, SERIES 2019**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE HARMONY SUBDIVISION FINAL PLAT FILING 6, GENERALLY  
LOCATED NORTH OF AND ADJACENT TO HARMONY ROAD, AND WEST OF  
AND 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 the Harmony 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 was held on February 19, 2019, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by a 5-0 vote; and

**WHEREAS**, a properly noticed public hearing with the Town Council was held on February 26, 2019 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.

**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON FEBRUARY 26, 2019.**

**TOWN OF TIMNATH, COLORADO**

  
\_\_\_\_\_  
Jill Grossman-Belisle, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Milissa Peters-Garcia, CMC  
Town Clerk



## EXHIBIT A

### Legal Description of Property Proposed for Final Plat

#### LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF OUTLOT 1, HARMONY SUBDIVISION - FOURTH FILING, RECORDED UNDER RECEIPTION NUMBER 20130255319 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWESTERLY CORNER OF HARMONY SUBDIVISION - FIFTH FILING, RECORDED UNDER RECEIPTION NUMBER 2016040038, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLUB DRIVE AS DESCRIBED IN DOCUMENT RECORDED UNDER RECEIPTION NO. 20070020818

THENCE ON THE SOUTHERLY LINE OF HARMONY - FIFTH FILING, THE FOLLOWING TWENTY (20) COURSES:

1. S83°51'38"E A DISTANCE OF 137.52 FEET;
2. N84°27'04"E A DISTANCE OF 98.43 FEET;
3. S48°59'04"E A DISTANCE OF 81.39 FEET;
4. S45°08'12"E A DISTANCE OF 81.26 FEET;
5. S20°58'57"E A DISTANCE OF 82.27 FEET;
6. S07°15'53"W A DISTANCE OF 82.49 FEET;
7. S17°26'38"W A DISTANCE OF 58.18 FEET;
8. S48°51'34"W A DISTANCE OF 81.91 FEET;
9. S47°25'05"E A DISTANCE OF 215.75 FEET;
10. S67°24'44"E A DISTANCE OF 89.12 FEET;
11. S39°22'48"E A DISTANCE OF 104.62 FEET;
12. S30°19'31"E A DISTANCE OF 84.43 FEET;
13. S48°17'28"E A DISTANCE OF 70.17 FEET;
14. S63°08'15"E A DISTANCE OF 85.11 FEET;
15. S87°50'30"E A DISTANCE OF 87.11 FEET;
16. S89°19'32"E A DISTANCE OF 71.26 FEET;
17. N88°13'31"E A DISTANCE OF 87.87 FEET;
18. N86°20'53"E A DISTANCE OF 50.00 FEET, TO A POINT OF NON-TANGENT CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N86°20'53"E, HAVING A RADIUS OF 975.50 FEET, A CENTRAL ANGLE OF 1°48'47" AND AN ARC LENGTH OF 30.85 FEET, TO A POINT OF NON-TANGENT;
20. S89°53'29"E A DISTANCE OF 143.55 FEET, TO THE SOUTHEASTERLY CORNER OF SAID HARMONY SUBDIVISION - FIFTH FILING;

THENCE DEPARTING SAID SOUTHERLY LINE THE FOLLOWING TWENTY-THREE (23) COURSES,

1. S08°22'04"E A DISTANCE OF 324.46 FEET;
2. S08°50'33"E A DISTANCE OF 81.21 FEET;
3. S10°09'00"E A DISTANCE OF 85.00 FEET;
4. S08°32'34"E A DISTANCE OF 81.53 FEET;
5. S11°11'00"W A DISTANCE OF 71.65 FEET;
6. S18°14'22"W A DISTANCE OF 66.46 FEET;
7. S37°09'21"W A DISTANCE OF 114.40 FEET;
8. S55°28'31"W A DISTANCE OF 50.40 FEET;
9. S55°23'20"W A DISTANCE OF 150.38 FEET;
10. S72°09'34"W A DISTANCE OF 145.18 FEET;
11. S82°04'25"W A DISTANCE OF 108.70 FEET;
12. S82°37'36"W A DISTANCE OF 42.79 FEET;
13. N54°28'58"W A DISTANCE OF 437.81 FEET;
14. N40°31'57"E A DISTANCE OF 135.84 FEET, TO A POINT OF NON-TANGENT CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N39°00'30"E, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 1°51'27" AND AN ARC LENGTH OF 12.84 FEET, TO A POINT OF TANGENT;
16. N49°08'03"W A DISTANCE OF 37.38 FEET;
17. S40°51'57"W A DISTANCE OF 138.59 FEET;
18. N49°30'13"W A DISTANCE OF 383.55 FEET;
19. N33°22'33"W A DISTANCE OF 221.81 FEET;
20. N33°10'43"W A DISTANCE OF 76.11 FEET;
21. N41°48'48"W A DISTANCE OF 73.50 FEET;
22. N50°10'42"W A DISTANCE OF 75.58 FEET;
23. N45°22'22"W A DISTANCE OF 89.74 FEET;
24. N41°0'26"W A DISTANCE OF 175.26 FEET;
25. N46°31'37"E A DISTANCE OF 132.23 FEET;
26. N43°08'23"W A DISTANCE OF 39.23 FEET, TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF CLUB DRIVE.

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. N48°31'37"E A DISTANCE OF 35.50 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N48°31'37"E, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
3. N48°31'37"E A DISTANCE OF 115.89 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 835.50 FEET, A CENTRAL ANGLE OF 28°05'25" AND AN ARC LENGTH OF 409.82 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 33.8128 ACRES OR 1,464,165 SQUARE FEET, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**EXHIBIT B**

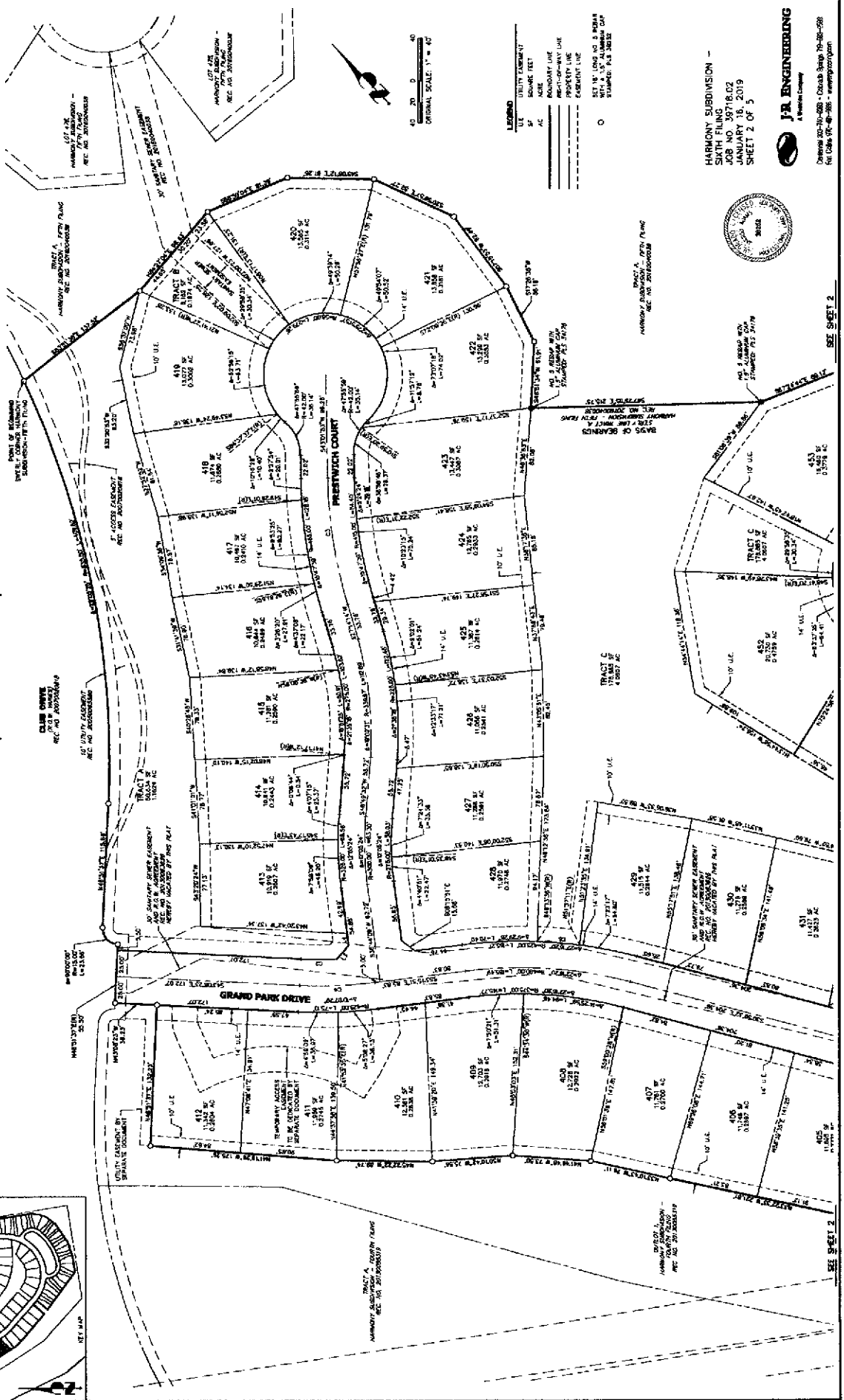
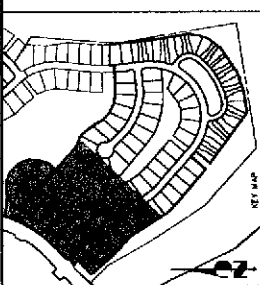
**Final Plat**

[attached]



# HARMONY SUBDIVISION - SIXTH FILING

A REPLAT OF A PORTION OF OUTLOT 1, HARMONY SUBDIVISION - FOURTH FILING,  
BEING A PART OF THE EAST HALF OF SECTION 36,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF TIMNATH, LARIMER COUNTY, COLORADO



**J.R. ENGINEERING**  
A Member Company

Professional Engineer  
No. 123456789 - Colorado State 75-226-555  
City, State 100-450-555 - www.jrengineering.com

HARMONY SUBDIVISION -  
SIXTH FILING  
JOB NO. 39718.02  
JANUARY 18, 2019  
SHEET 2 OF 5



SEE SHEET 1

SEE SHEET 2

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

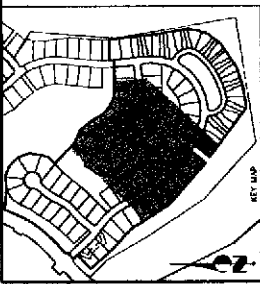
SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

# HARMONY SUBDIVISION - SIXTH FILING

A REPLAT OF A PORTION OF OUTLOT 1, HARMONY SUBDIVISION - FOURTH FILING  
BEING A PART OF THE EAST HALF OF SECTION 36,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF TIMNATH, LARIMER COUNTY, COLORADO



**LEGEND**

- 1/4" U.L. UTILITY EASEMENT
- SQUARE FOOT
- AC
- ADRC
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

SET 1/4" LONG NO. 5 BEARS  
WITH A "D" MARKING CAP  
SHOWN FOR 2020

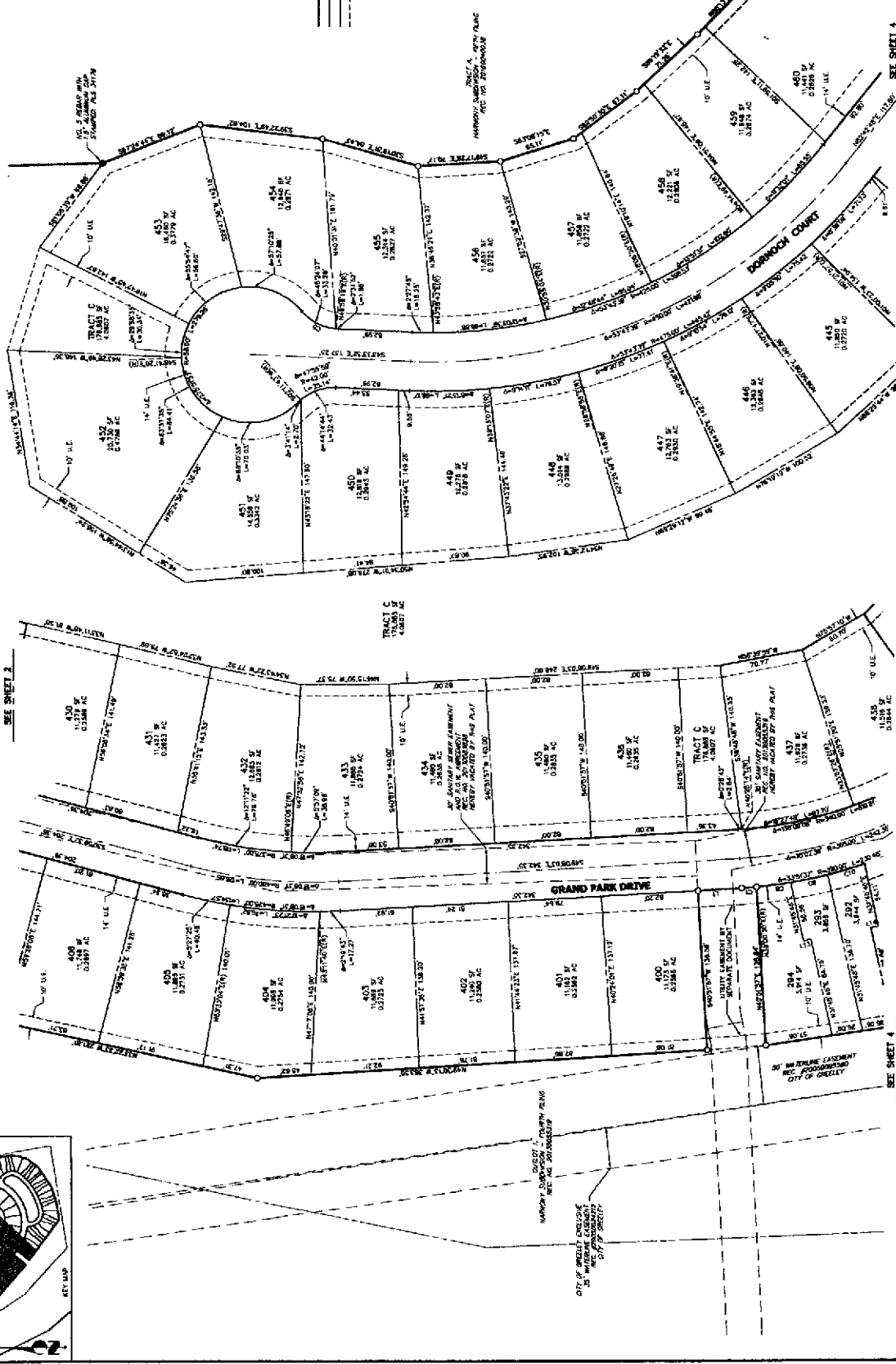


40 20 0 40  
GRAPHIC SCALE: 1" = 40'

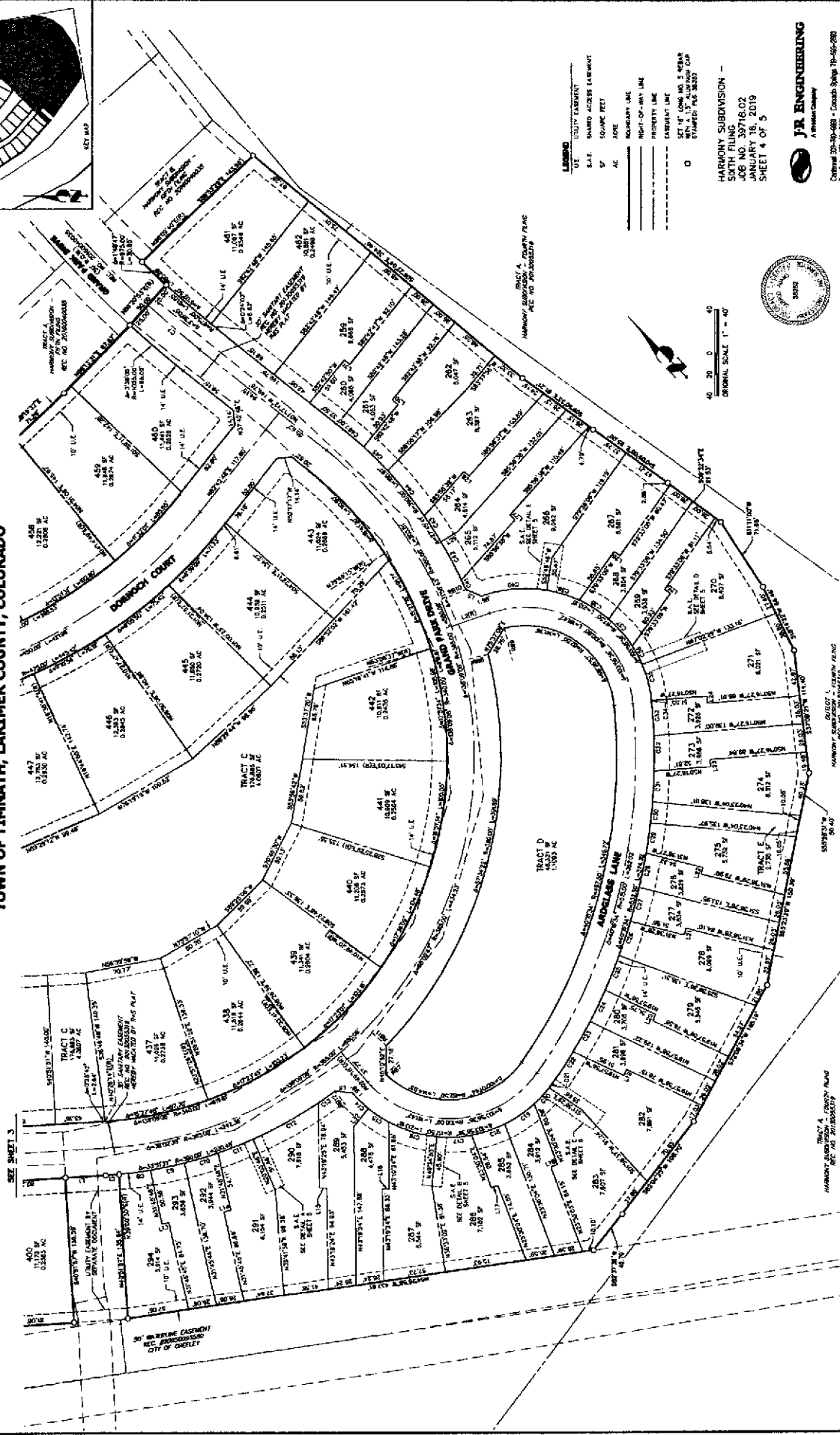
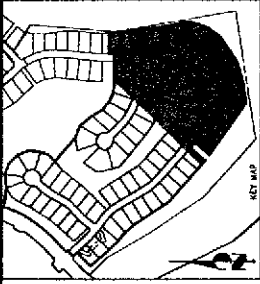
HARMONY SUBDIVISION -  
SIXTH FILING  
JOB NO. 39718.02  
JANUARY 16, 2019  
SHEET 3 OF 5

**JFR ENGINEERING**  
A Professional Company

Corner 10130 25th - Colorado Springs, CO 80901  
10130 25th - Suite 200 - Greenwood Village, CO 80120



**HARMONY SUBDIVISION - SIXTH FILING**  
 A REPLAT OF A PORTION OF OUTLOT 1, HARMONY SUBDIVISION - FOURTH FILING  
 BEING A PART OF THE EAST HALF OF SECTION 36,  
 TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF TIMNATH, LARIMER COUNTY, COLORADO



- LEGEND**
- UTILITY EASEMENT
  - SHARED ACCESS EASEMENT
  - SQUARE FEET
  - AC
  - BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - PROPERTY LINE
- 0  
 SET BY LONG NO. 5 REBAR  
 STAMPED: FEB 2022

HARMONY SUBDIVISION -  
 SIXTH FILING  
 JOB NO. 39716.02  
 JANUARY 18, 2019  
 SHEET 4 OF 5

**JR ENGINEERING**  
 A Wyoming Company  
 10101 W. 10th Street, Suite 100  
 Cheyenne, WY 82009  
 Phone: 307.634.8888 - Fax: 307.634.8889  
 Email: info@jr-engineering.com



40 20 0 40  
 ORIGINAL SCALE 1" = 40'

