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 SECTION 36, TOWNSHIP 7 NORTH, RANGE 80 WEST OF THE 9TH PRINCIPAL MERIDIAN, TOWN OF BOWMAH, LARimer COUNTY, COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEASTERLY CORNER OF HARMONY SUBDIVISION - FIFTH FILING, RECORDED UNDER RECONSTRUCTION NUMBER 20732255, IN THE OFFICE OF THE LARimer COUNTY COURT, Recorder's Office, Located in the East Half of Section 36, Township 7 North, Range 80 West of the 9th Principal Meridian, Town of Bowmah, LariMER County, Colorado.

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

1. S89°37'58"E A DISTANCE OF 137.32 FEET.
2. S48°57'04"E A DISTANCE OF 94.63 FEET.
3. S48°59'54"E A DISTANCE OF 81.30 FEET.
4. S48°19'52"E A DISTANCE OF 81.90 FEET.
5. S20°20'55"E A DISTANCE OF 82.27 FEET.
6. S00°18'33"W A DISTANCE OF 82.69 FEET.
7. S01°59'38"W A DISTANCE OF 80.18 FEET.
8. S48°03'34"W A DISTANCE OF 80.90 FEET.
9. S48°27'05"W A DISTANCE OF 79.70 FEET.
10. S48°27'44"W A DISTANCE OF 79.17 FEET.
11. S48°40'30"W A DISTANCE OF 79.17 FEET.
12. S48°49'05"W A DISTANCE OF 79.42 FEET.
13. S48°50'35"W A DISTANCE OF 79.70 FEET.
14. S48°50'35"W A DISTANCE OF 79.70 FEET.
15. S48°50'35"W A DISTANCE OF 79.70 FEET.
16. S48°50'35"W A DISTANCE OF 79.70 FEET.
17. S48°50'35"W A DISTANCE OF 79.70 FEET.
18. S48°50'35"W A DISTANCE OF 79.70 FEET.
19. S48°50'35"W A DISTANCE OF 79.70 FEET.
20. S48°50'35"W A DISTANCE OF 79.70 FEET.

THENCE DEPARTING SOUTHERLY LINE THE FOLLOWING TWENTY-SIX (26) COURSES:

1. S01°22'24"W A DISTANCE OF 324.48 FEET.
2. S01°20'31"W A DISTANCE OF 81.31 FEET.
3. S11°00'00"E A DISTANCE OF 80.92 FEET.
4. S09°33'34"E A DISTANCE OF 81.53 FEET.
5. S11°00'00"W A DISTANCE OF 71.85 FEET.
6. S01°22'24"W A DISTANCE OF 48.46 FEET.
7. S01°22'24"W A DISTANCE OF 114.40 FEET.
8. S01°22'24"W A DISTANCE OF 50.40 FEET.
9. S01°22'24"W A DISTANCE OF 15.26 FEET.
10. S01°22'24"W A DISTANCE OF 80.60 FEET.
11. S01°22'24"W A DISTANCE OF 108.70 FEET.
12. S01°22'24"W A DISTANCE OF 42.70 FEET.
13. S01°22'24"W A DISTANCE OF 131.81 FEET.
14. S01°22'24"W A DISTANCE OF 130.84 FEET, TO A POINT OF NON-TANGENT CURVE.
15. ON THE ARC OF A CURVE TO THE RIGHT WHERE CENTER BEARS N89°23'34"E, HAVING A RADIUS OF 389.20 FEET, A CENTRAL ANGLE OF 180°06" AND AN ARC LENGTH OF 124.14 FEET, TO A POINT OF TANGENT.
16. N89°23'34"E A DISTANCE OF 37.36 FEET.
17. S01°22'24"W A DISTANCE OF 138.58 FEET.
18. N48°31'55"W A DISTANCE OF 383.55 FEET.
19. N48°32'05"W A DISTANCE OF 329.01 FEET.
20. N48°32'05"W A DISTANCE OF 76.11 FEET.
21. N48°32'05"W A DISTANCE OF 73.50 FEET.
22. N48°32'05"W A DISTANCE OF 75.54 FEET.
23. N48°32'05"W A DISTANCE OF 80.74 FEET.
24. N48°32'05"W A DISTANCE OF 175.90 FEET.
25. N48°32'05"W A DISTANCE OF 132.24 FEET.
26. N48°32'05"W A DISTANCE OF 39.23 FEET, TO A POINT ON SAI EASTERN RIGHT-OFF-WAY LINE OF CLUB DRIVE.

THENCE ON SAI EASTERN RIGHT-OFF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. N48°51'37"W A DISTANCE OF 30.60 FEET, TO A POINT OF NON-TANGENT CURVE.
2. ON THE ARC OF A CURVE TO THE RIGHT WHERE CENTER BEARS N48°51'37"W, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90.00° AND AN ARC LENGTH OF 15.00 FEET, TO A POINT OF TANGENT.
3. N48°51'37"W A DISTANCE OF 119.10 FEET, TO A POINT OF CURVE.
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 83.50 FEET, A CENTRAL ANGLE OF 135.00° AND AN ARC LENGTH OF 40.82 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 33,912.80 ACRES OR 1,484,165 SQUARE FEET, AND IS SUBJECT TO ALL EXISTING AND RIGHTS-OF-WAY OF RECORD.
EXHIBIT B

Final Plat

[attached]