TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 26, SERIES 2020

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE RENDEZVOUS SUBDIVISION FINAL PLAT FILING 2,
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, Rendezvous Development, LLC (the "Developer") has submitted a Final Plat for the Rendezvous Subdivision Filing 2, 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 4, 2020, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous vote (4-0); and

WHEREAS, a properly noticed public hearing with the Town Council was held on February 25, 2020 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 25, 2020

TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Garcia-Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Final Plat


BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT CC, MARKED WITH A RED AND 1 1/2" ORANGE PLASTIC CAP STAMPED PLS 37083; THENCE 598.44'W, A DISTANCE OF 194.81 FEET ON THE SOUTH LINE OF SAID TRACT NO. 1 TO THE SOUTHWEST CORNER OF SAID TRACT CC, MARKED WITH A FOUND NUMBER 5 REDAR WITH NO CAP, ADDED A 1 1/2" PURPLE CAP STAMPED PLS 37083;

THENCE 900.25'S, A DISTANCE OF 148.63 FEET ON THE WEST LINE OF SAID TRACT CC TO THE SOUTHEAST CORNER OF SAID TRACT R; MARKED WITH A FOUND NUMBER 5 REDAR WITH NO CAP, ADDED A 1 1/2" PURPLE CAP STAMPED PLS 37083;

THENCE 589.72'W, A DISTANCE OF 294.89 FEET TO THE SOUTHWEST CORNER OF SAID TRACT R;

THENCE ON THE WEST LINE OF SAID TRACT R FOR THE FOLLOWING 5 COURSES:
1) THENCE 900.25'N, A DISTANCE OF 201.98 FEET;
2) THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 61.90 FEET, A CENTRAL ANGLE OF 180.14', A DISTANCE OF 12.57 FEET, A CHORD BEARING OF N46°27'29"E WITH A CHORD DISTANCE OF 113.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF ISABELLA AVENUE;
3) THENCE 899.07'E, A DISTANCE OF 1.25 FEET ON SAID SOUTH RIGHT OF WAY LINE;
4) THENCE 900.25'N, A DISTANCE OF 56.30 FEET TO THE NORTH RIGHT OF WAY LINE OF ISABELLA AVENUE;
5) THENCE 589.72'W, A DISTANCE OF 1.75 FEET ON SAID NORTH RIGHT OF WAY LINE;
6) THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 61.90 FEET, A CENTRAL ANGLE OF 180.14', A DISTANCE OF 12.57 FEET, A CHORD BEARING OF N46°27'29"W WITH A CHORD DISTANCE OF 113.76 FEET;
7) THENCE 900.25'N, A DISTANCE OF 115.67 FEET;
8) THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 241.90 FEET, A CENTRAL ANGLE OF 40°51'2", A DISTANCE OF 169.03 FEET, A CHORD BEARING OF N89°17'35"E WITH A CHORD DISTANCE OF 113.30 FEET;
9) THENCE 900.25'N, A DISTANCE OF 158.72 FEET TO THE SOUTH RIGHT OF WAY LINE OF RENDEZVOUS PARKWAY;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 61.90 FEET, A CENTRAL ANGLE OF 180.14', A DISTANCE OF 12.57 FEET, A CHORD BEARING OF N46°27'29"E WITH A CHORD DISTANCE OF 113.76 FEET ON SAID SOUTH RIGHT OF WAY LINE;

THENCE 599.42'W, A DISTANCE OF 146.21 FEET CONTINUING ON SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID TRACT R AND THE WEST LINE OF TRACT CC;

THENCE 900.25'N, A DISTANCE OF 73.84 FEET ON THE WEST LINE OF SAID TRACT CC TO THE SOUTH CORNER OF TRACT J OF SAID RENDEZVOUS PLUG NO. 1;

THENCE 900.25'N, A DISTANCE OF 250.70 FEET ON THE EAST LINE OF SAID TRACT CC TO AN ANGLE POINT THEREON;

THENCE 900.25'N, A DISTANCE OF 141.54 FEET CONTINUING ON SAID EAST LINE OF TRACT J AND THE SOUTH RIGHT OF WAY LINE OF DENYS DRIVE;

THENCE 900.25'N, A DISTANCE OF 58.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF DENYS DRIVE;

THENCE ON SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING 6 COURSES:
1) THENCE 900.25'W, A DISTANCE OF 924.87 FEET ON SAID NORTH RIGHT OF WAY LINE;
2) THENCE ON CURVE TO THE LEFT HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 34°8'56", A DISTANCE OF 118.77 FEET, A CHORD BEARING OF N44°36'20"W WITH A CHORD DISTANCE OF 113.00 FEET;
3) THENCE 900.25'W, A DISTANCE OF 43.31 FEET;
4) THENCE ON CURVE TO THE RIGHT HAVING A RADIUS OF 61.90 FEET, A CENTRAL ANGLE OF 180.14', A DISTANCE OF 12.57 FEET, A CHORD BEARING OF N46°27'29"W WITH A CHORD DISTANCE OF 113.76 FEET TO A POINT OF REVERSE CURVATURE;
5) THENCE ON SAID reverse curve to the left, Having a radius of 163.00 FEET, a central angle of 44°43'46", a distance of 150.84 FEET, a chord bearing of N89°17'35"E with a chord distance of 147.32 FEET;
6) THENCE 900.25'W, A DISTANCE OF 327.00 FEET TO THE MOST WESTERN CORNER OF SAID TRACT L;

THENCE 900.25'N, A DISTANCE OF 283.99 FEET TO THE NORTH CORNER OF SAID TRACT L AND THE SOUTH RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD;

THENCE 599.42'N, A DISTANCE OF 909.55 FEET ON SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID TRACT CC, MARKED WITH A NUMBER 5 REDAR AND A 1 1/2" ORANGE PLASTIC CAP STAMPED PLS 37083;

THENCE 900.25'W, A DISTANCE OF 168.01 CONTINUING ON SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID TRACT CC, MARKED WITH A NUMBER 5 REDAR AND A 1 1/2" ORANGE PLASTIC CAP STAMPED PLS 37083;

THENCE 900.25'N, A DISTANCE OF 200.76 FEET ON THE EAST LINE OF SAID TRACT CC TO AN ANGLE POINT THEREON, MARKED WITH A NUMBER 5 REDAR AND A 1 1/2" ORANGE PLASTIC CAP STAMPED PLS 37083;

THENCE 900.25'W, A DISTANCE OF 168.01 CONTINUING ON SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINING 2,592.345 SQUARE FEET OR 80.403 ACRES.

BASE OF BEARINGS:
THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 ALIGNED TO BEAR NORTH 89° 56' 26" EAST AND BEING MARKED AT ITS NORTH QUARTER CORNER BY A NO. 8 REDAR WITH A 3 1/2" ALUMINUM CAP STAMPED "LS 70030 10/99" AND AT ITS NORTHWEST CORNER BY A NO. 8 REDAR WITH A 3 1/2" ALUMINUM CAP STAMPED "LS 70032 10/99" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM

********* NOTE: ALL COURSES IN THIS LEGAL DESCRIPTION ARE MARKED WITH A NUMBER 5 REDAR AND A 1 1/2" ORANGE PLASTIC CAP STAMPED PLS 37083 UNLESS STATED OTHERWISE.
EXHIBIT B

Final Plat

[attached]

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FINAL PLAT
RENDEZVOUS FILING NO. 2
BEING A REPLET OF TRACTS H, K, L, O, S, BB AND CC, RENDEZVOUS FILING NO. 1, LOCATED IN
PART OF THE NORTH HALF AND PART OF THE SOUTHEAST QUARTER OF SECTION 2,
T. 6 N., R. 86 W., OF THE 6TH P.M.
TOWN OF TIMNATH, COUNTY OF LARimer, STATE OF COLORADO
FINAL PLAT
RENDEZVOUS FILING NO. 2
BEING A REPIAT OF TRACTS R, K, L, O, S, BB AND CC, RENDEZVOUS FILING NO. 1, LOCATED IN
PART OF THE NORTH HALF AND PART OF THE SOUTHEAST QUARTER OF SECTION 2,
T. 6 N., R. 68 W. OF THE 6TH P.M.
TOWN OF TIMNATH, COUNTY OF Larimer, STATE OF COLORADO

LEGEND

- Property Lines
- Street
- Survey
- Public Utility
- Combination
- Majority
- Lot
- Section
- Township
- Range
- Quarter Section
- NAD83

RENDZVOUS FILING NO. 2
IN PART OF THE NORTH HALF AND PART OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWN OF TIMNATH, COUNTY OF Larimer, STATE OF COLORADO

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