

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 59, SERIES 2023**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE RIVERBEND SUBDIVISION 2nd FILING MINOR SUBDIVISION,
GENERALLY LOCATED SOUTH OF HARMONY ROAD,
WEST OF AND ADJACENT TO SIGNAL TREE DRIVE**

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, Timnath Lands, LLC & Riverbend Car Wash, LLC (the “Applicant”) has submitted a Minor Subdivision for the Riverbend Subdivision 2nd Filing Minor Subdivision, more particularly described in Exhibit A (Minor Subdivision) 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 August 15, 2023, and the above described Minor Subdivision was recommended for approval by a unanimous vote (5-0); and

WHEREAS, a properly noticed public hearing with the Town Council was held on September 12, 2023 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

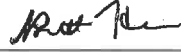
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOWS:

Section 1. Approval

The Minor Subdivision 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 SEPTEMBER 12, 2023.

TOWN OF TIMNATH, COLORADO



Brett Hansen, Mayor Pro Tem

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Minor Subdivision

TRACT 2, REPLAT A OF RIVERBEND SUBDIVISION, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPT THAT PORTION AS DESCRIBED IN DEED RECORDED DECEMBER 23, 2021 AT RECEPTION NO. 20210115941

EXHIBIT B

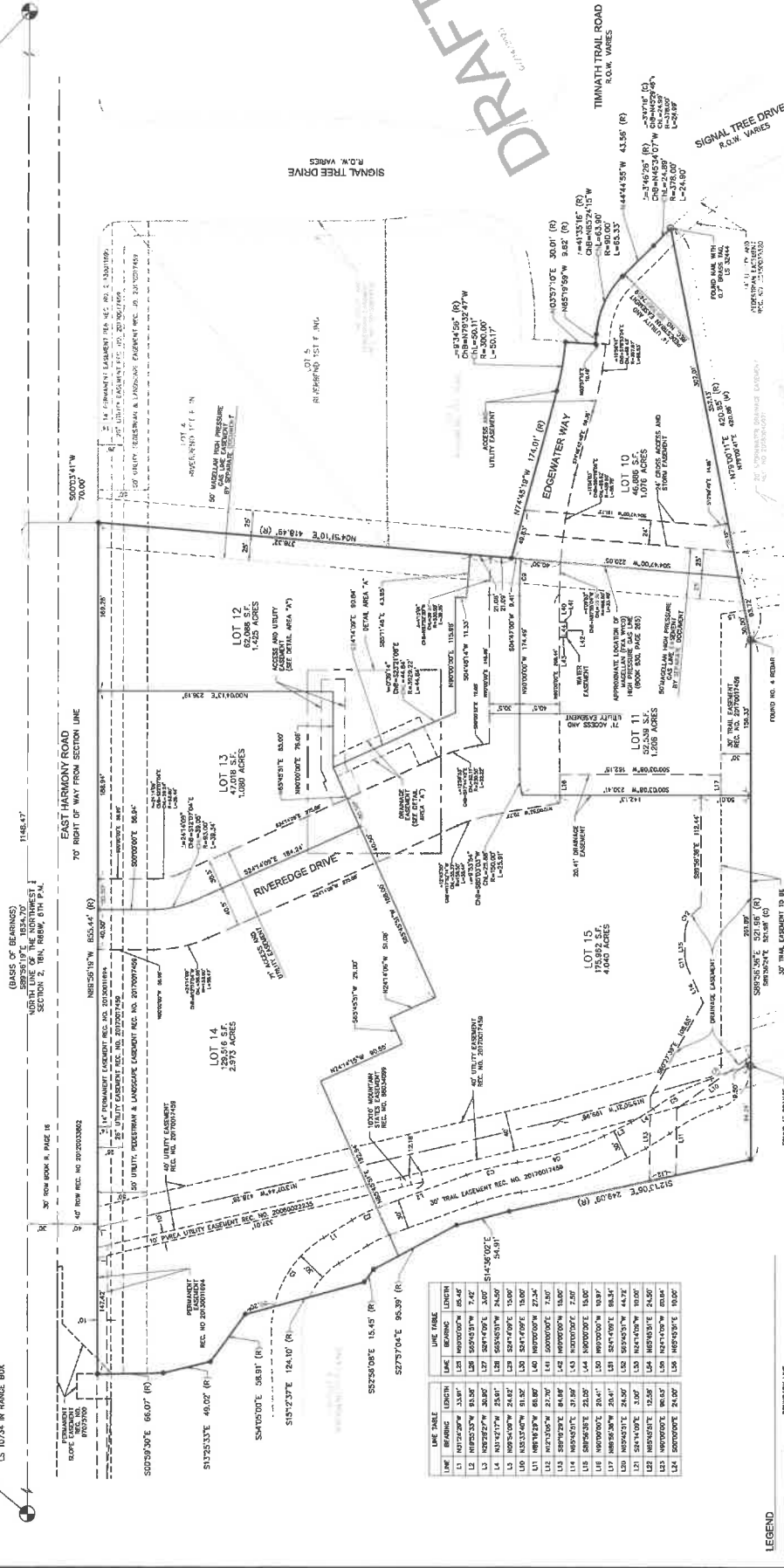
Minor Subdivision

[attached]

RIVERBEND SUBDIVISION, FILING NO. 2

LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH P.M., TOWN OF THINATH, COUNTY OF LARIMER, STATE OF COLORADO

POINT OF COMMENCEMENT
TOWNSHIP 6 NORTH, RANGE 88 WEST
SECTION 2, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH P.M., TOWN OF THINATH, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	CHORD CH BEARING
C1	97.45'	103.00'	83.3301° S 15.11° E
C2	31.00'	165.00'	179.50° S 31.01° W
C3	52.87'	250.00'	120.72° S 52.77° W
C4	14.22'	250.00'	190.00° S 03.02° E
C5	15.53'	250.00'	188.34° S 03.57° E
C6	30.26'	250.00'	173.11° S 07.14° E
C7	11.14'	31.00'	247.33° S 13.00° E
C8	33.00'	21.00'	87.03° S 31.46° E

LINE TABLE

LINE BEARING	LENGTH	LINE BEARING	LENGTH
L1	N 89° 52' 30" E	L11	S 89° 52' 30" E
L2	S 89° 52' 30" E	L12	S 89° 52' 30" E
L3	N 89° 52' 30" E	L13	S 89° 52' 30" E
L4	N 89° 52' 30" E	L14	S 89° 52' 30" E
L5	N 89° 52' 30" E	L15	S 89° 52' 30" E

LEGEND

- BOUNDARY LINE
- INTERIOR LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ADJUSTED LOT LINE

FORM NUMBER AS NOTED
SET IN REPAIR, 1/2" LENGTH WITH RED PLASTIC CAP EXTROD
AS RECORDED IN PRIOR DOCUMENTS
MEASURED BY SURVEYOR IN FIELD
CALCULATED FOR PLACEMENT IN FIELD

CONVEYANCE, ACCESS, INTERNAL CIRCULATION AND ACCESS HAS BEEN DEFINED IN THE SUPPLEMENTAL EASEMENT AND OPERATION AGREEMENT INCORPORATED BY REFERENCE TO THIS PLAN AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN SAID AGREEMENT. LARIMER COUNTY CLERK AND RECORDER.



DATE RECORDED: 07/17/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET: 2 OF 2

541 S. GARDEN DRIVE
WINDSOR, CO 80550
RIDGE TOP
ENGINEERING & SURVEYING
P.O. BOX 4322

RIVERBEND SUBDIVISION, FILING NO. 2
LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH P.M., TOWN OF THINATH, COUNTY OF LARIMER, STATE OF COLORADO

NE 1/4 COR SEC 2 T8N, R 88 W
FOUND 7.77' ALUM. CAP
IN 1944 IN RANGE BOX
LS 1024 IN RANGE BOX