

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 17, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE HARMONY SUBDIVISION 2ND FILING, 2ND AMENDMENT
MINOR SUBDIVISION, GENERALLY LOCATED NORTH OF AND ADJACENT TO
HARMONY ROAD, AND EAST OF AND ADJACENT TO CLUB 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, Harmony RN Holdings, LLC (the “Applicant”) has submitted a Minor Subdivision Plat for the Harmony Subdivision Second Filing, Second Amendment, 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 January 16, 2024, 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 February 13, 2024 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 FOLLOW:

Section 1. Approval

The Harmony Subdivision 2nd Filing, 2nd Amendment 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 FEBRUARY 13, 2024.

TOWN OF TIMNATH, COLORADO



Mark J. Soukup, Mayor

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk

EXHIBIT A

Minor Subdivision

[attached]

HARMONY SUBDIVISION - SECOND FILING, SECOND AMENDMENT

BEING A REPLAT OF A PORTION OF OUTLOT 4, HARMONY SUBDIVISION - SECOND FILING, LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

CERTIFICATE OF CORRECTION
 I, JERRY LEE VAHLS, P.L.S. NO. 38278, A DAILY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CERTIFICATE OF CORRECTION TO THE HARMONY SUBDIVISION, SECOND FILING, SECOND AMENDMENT, BEING A REPLAT OF A PORTION OF OUTLOT 4, HARMONY SUBDIVISION - SECOND FILING, LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., IS ACCURATE AND IS IN ACCORDANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITH MY CONTROL, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DEBRA LEE VAHLS, P.L.S. NO. 38278
 LAND SURVEYOR
 FOR AND ON BEHALF OF J.R. HOLDINGS, LLC

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMERCE THIS LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST ACQUIRED SUCH INTEREST. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF TITLE
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, AN AUTHORIZED REPRESENTATIVE OF THE PUBLIC RECORDS HAS SEARCHED THE PUBLIC RECORDS AND SEARCHED THE RECORDS OF THE COUNTY OF LARIMER, COLORADO, AND HAS FOUND THAT THERE ARE NO RECORDED LIENS OR ENCUMBRANCES NOT SHOWN ON THIS PLAN.

ATTEST: I, _____, CLERK OF COUNTY RECORDS, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LARIMER, COLORADO, ON THIS _____ DAY OF _____, 20____.

STATE OF COLORADO _____
 COUNTY OF LARIMER _____
 BY _____
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____
 DATE _____

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN PLANNING COMMISSION, TOWN OF TIMNATH, COLORADO.
 CHAIRPERSON: PAUL COLSTEN

TOWN COUNCIL CERTIFICATE
 I, _____, TOWN CLERK, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LARIMER, COLORADO, ON THIS _____ DAY OF _____, 20____.

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 CHAIRPERSON: PAUL COLSTEN



REDESCRIPTION OF CORNER AND BOUNDARY POINTS
 THIS PLAN, MAP, AND DEED SHALL BE VALID AND EFFECTIVE FROM THE DATE OF RECORDATION AND SHALL BE FULLY COMPLETED AND ACCEPTED BY THE TOWN OF TIMNATH AS PROVIDED IN THE TOWN CHARTER.

REGISTRATION OF PUBLIC PROPERTY
 THE OWNED OF THE REAL PROPERTY DESCRIBED IN THIS PLAN HAS CAUSED THE DEED PROPERTY TO BE SERVICED, LOTS, CUT AND SUBDIVIDED UNDER THE NAME OF HARMONY SUBDIVISION - SECOND FILING, SECOND AMENDMENT, AND THIS DEED SHALL BE VALID, LEGAL AND EFFECTIVE FROM THE DATE OF RECORDATION AND SHALL BE FULLY COMPLETED AND ACCEPTED BY THE TOWN OF TIMNATH AS PROVIDED IN THE TOWN CHARTER.

SAFETY NOTES
 1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
 2. THIS PLAN, MAP, AND DEED SHALL BE VALID AND EFFECTIVE FROM THE DATE OF RECORDATION AND SHALL BE FULLY COMPLETED AND ACCEPTED BY THE TOWN OF TIMNATH AS PROVIDED IN THE TOWN CHARTER.
 3. FOR C.R.S. 38-1-108, "ALL LEGAL RIGHTS RESERVED TO THE ORIGINAL SURVEYOR OF THIS SURVEY SHALL BE RESERVED TO THE SURVEYOR."
 4. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY J.R. HOLDINGS, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR TRACTS RELATED UPON TITLE COMMITMENT NO. 303-200672-25 DATED APRIL 27, 2022 AT 8:00 A.M. PREPARED BY TITELINK NATIONAL TITLE RESOURCE COMPANY.
 5. THIS PLAN DOES NOT CONSTITUTE A WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.
 6. THIS PLAN DOES NOT CONSTITUTE A WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.
 7. TRACTS A AND B ARE FOR OPEN SPACE DONATION AND A LANDSCAPE EXHIBIT.

LAND USE TABLE

EXISTING ZONING	CHG W/P/O OVELAY	SQUARE FEET (ACRES)	NO. OF LOTS
LOT 1		277,197 (6.449) 88.02%	1
ROW	0 (0.0) 0%		
TOTAL		277,197 (6.449) 100.00%	1

STATE OF COLORADO
 COUNTY OF LARIMER
 BY _____
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____
 DATE _____

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN PLANNING COMMISSION, TOWN OF TIMNATH, COLORADO.
 CHAIRPERSON: PAUL COLSTEN

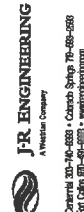
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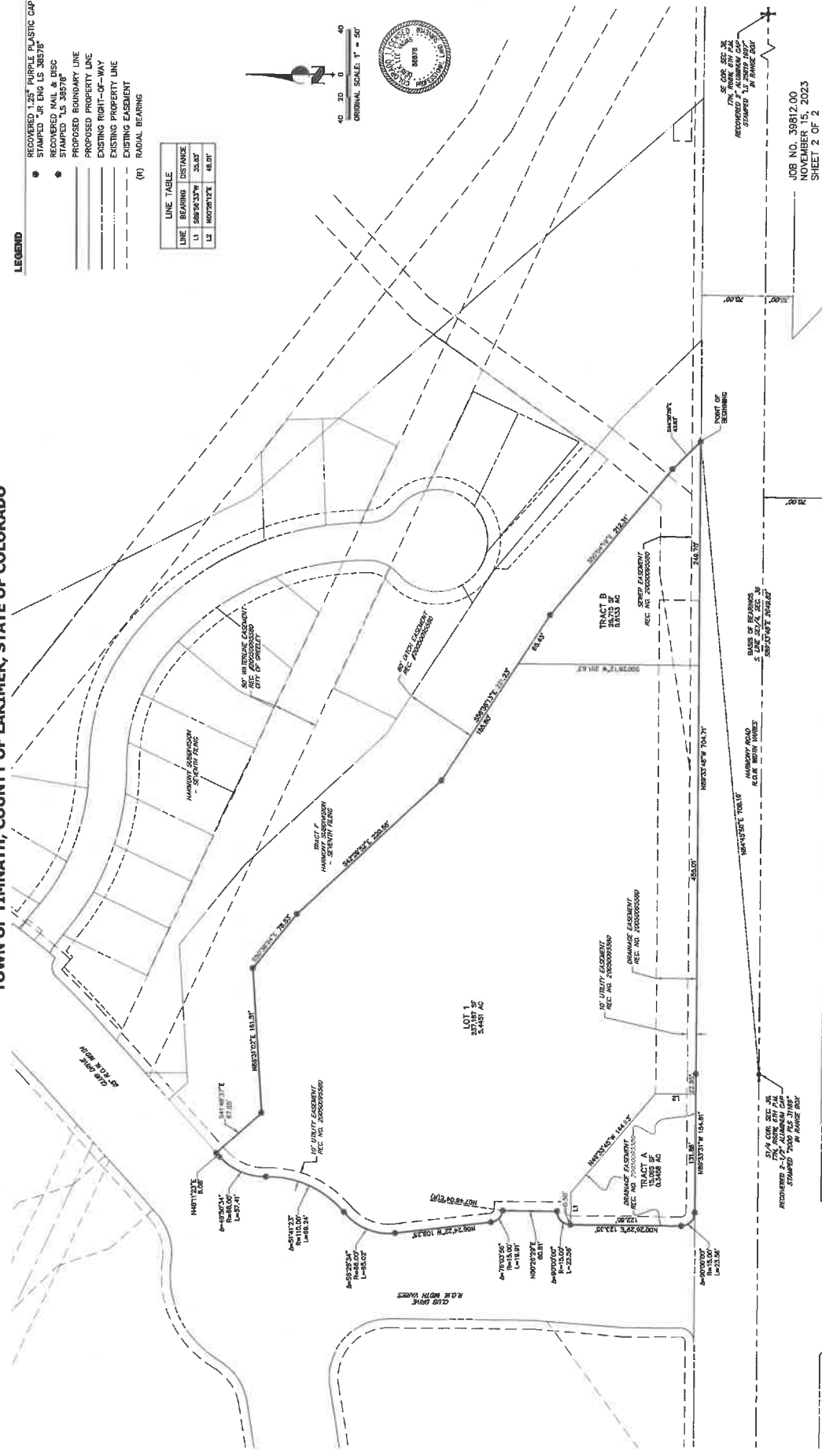
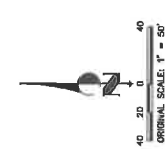
J.R. ENGINEERING
 A Member Company
 JOB NO. 39812.00
 NOVEMBER 15, 2023
 SHEET 1 OF 2
 Contact: 303-342-6828 • Contact: 303-342-6828
 Fax: 303-342-6828 • www.jreng.com

HARMONY SUBDIVISION - SECOND FILING, SECOND AMENDMENT

BEING A REPLAT OF A PORTION OF OUTLOT 4, HARMONY SUBDIVISION - SECOND FILING,
 LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

- LEGEND**
- RECOVERED 1.25" PURPLE PLASTIC CAP
 - STAMPED "R ENG LS 38578"
 - STAMPED "R ENG LS 38578"
 - STAMPED "LS 38578"
 - PROPOSED BOUNDARY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - (R) RADIAL BEARING

LINE	BEARING	DISTANCE
L1	S89°43'37"	36.83'
L2	N00°02'32"	48.01'



SE COR. SEC. 36
 T7N, R68W, E68M
 RECOVERED 1.25" PURPLE PLASTIC CAP
 STAMPED "LS 38578"
 IN RANGE 68W

JOB NO. 39812.00
 NOVEMBER 15, 2023
 SHEET 2 OF 2

JR ENGINEERING
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 1000 1st St. N
 Timnath, CO 80552
 Phone: 970-867-8888
 Fax: 970-867-8889
 www.jrengineering.com