3488200 07/05/2007 12:31P Weld County, CO
1 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

200

WYNDHAM HILL FILING NO. 1
REPLAT A

A REPLAT OF LOTS 1–14, BLOCK 14; LOTS 1–9, BLOCK 15; AND LOTS 1–18, BLOCK 24 OF WYNDHAM HILL FILING NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
38 LOTS, 6.35 ACRES
SHEET 1 OF 3

LEGAL DESCRIPTION:

LOTS 1–14 OF BLOCK 14, LOTS 1–9 OF BLOCK 15 AND LOTS 1–18 OF BLOCK 24, WYNDHAM HILL FILING NO, 1" AS RECORDED ON 09/23/2005 AT RECEPTION NO. 3325671, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED UNDER THE NAME OF "WYNDHAM HILL FILING NO. 1 REPLAT A", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON; ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS, ITS HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 15th DAY OF June, 2007.

OWNERSHIP SIGNATURES:

FREDERICK DEVELPMENT COMPANY, INC.

Lewis G. Holtsclaw
BY: LEWIS G. HOLTSCLAW, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY LEWIS G. HOLTSCLAW, THIS 15th DAY OF June, 2007.

WITNESS MY HAND AND SEAL:

Jessica Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-30-10

JESSICA CLARK NOTARY PUBLIC STATE OF COLORADO

ADDRESSES:

OWNER/APPLICANT:

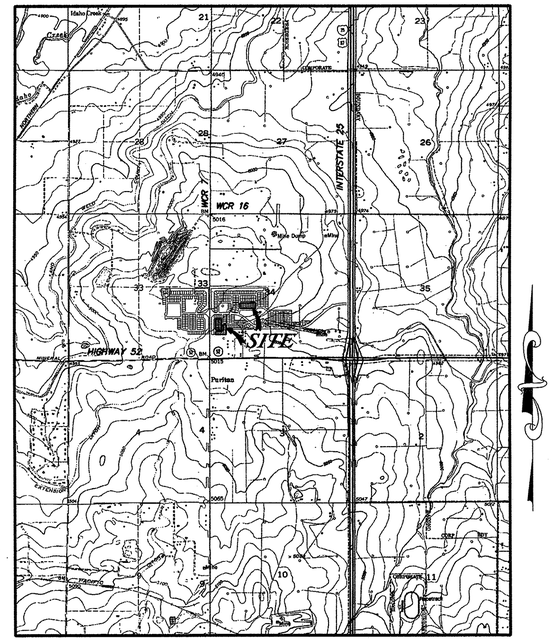
FREDERICK DEVELOPMENT COMPANY, INC.
2500 ARAPAHOE AVENUE, SUITE 220
BOULDER, COLORADO 80302
303–442–2299

PLANNER:

NUSZER KOPATZ
URBAN DESIGN ASSOCIATES
1117 CHEROKEE STREET
DENVER, COLORADO 80204
303–534–3881

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE, SUITE 106
BOULDER, COLORADO 80301
303–449–9105



VICINITY MAP
SCALE 1"=1/2 MILE

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 (S00°12'06"E, 2662.86'). MONUMENTS DESCRIBED ON PLAT.

3. THIS PROPERTY IS NOT LOCATED IN A FLOODPLAIN (LOCATED IN ZONE 'C', AREAS OF MINIMAL FLOODING) ACCORDING TO FIRM PANEL NUMBER 0802660850C, WITH A REVISION DATE OF 09/28/1982

4. THIS PROPERTY IS SUBJECT TO AN OIL AND GAS SURFACE USE AGREEMENT RECORDED 12/01/06 AT RECEPTION NO. 3439004 AND AN UNRECORDED "FIRST AMENDMENT TO SURFACE USE AGREEMENT" BETWEEN NOBLE ENERGY ENERGY PRODUCTION, INC. AND FREDERICK DEVELOPMENT COMPANY, INC. DATED 10/11/06.

5. SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.

6. NO NEW EASEMENTS ARE CREATED BY THIS REPLAT.

7. PROPERTY INFORMATION BINDER NUMBER FCC25070092*1 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF 02/12/2007 WAS RELIED UPON FOR EASEMENT INFORMATION REGARDING THIS PLAT. NO EASEMENTS REFERENCED AFFECT REPLATTED AREA EXCEPT EASEMENT LISTED UNDER EXCEPTION NO. 31 (RECORDED 03/23/2006 AT RECEPTION NO. 3372896) IN BLOCK 24A.

8. DUE TO OVERLOT GRADING AND CONSTRUCTION ACTIVIES, PROPERTY CORNERS SHALL BE MONUMENTED SUBSEQUENT TO STREET/SIDEWALK CONSTRUCTION WITH NAIL/SHINERS, LS 37990.

UTILITY PROVIDERS:

WATER:
LEFT HAND WATER DISTRICT — DATE: 6/14/07

SEWER:
ST. VRAIN SANITATION DISTRICT — DATE: 6/14/07

ELECTRIC:
UNITED POWER — DATE: 6/15/07

GAS:
~~KINDER MORGAN~~ SOURCEGAS — DATE: 6/15/07

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FINAL PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE TOWN OF FREDERICK AND THAT THE MAYOR OF THE TOWN OF FREDERICK ACCEPTS ALL PUBLIC STREETS, EASEMENTS AND RIGHT OF WAY AND OTHER PLACES DESIGNATED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST:

TOWN CLERK

TOWN OF FREDERICK SEAL

SURVEYOR'S CERTIFICATE:

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, BO BAIZE, HEREBY CERTIFY THIS FINAL PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IS IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

05/17/07

BO BAIZE
LICENSED PROFESSIONAL LAND SURVEYOR
PLS NO. 37990

CLERK AND RECORDER CERTIFICATE:

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ O'CLOCK, __M., ON THE _____ DAY OF _____ A.D., 20___ AT RECEPTION NO. _____

WELD COUNTY CLERK AND RECORDER

DEPUTY

WYNDHAM HILL FILING NO. 1
REPLAT A
FREDERICK, CO
38 SINGLE FAMILY LOTS

SCALE	HOR. N/A VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	RH
DATE	02/16/07

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

ORG: 10/24/06
REV: 10/31/06
REV: 01/12/07
REV: 02/16/07

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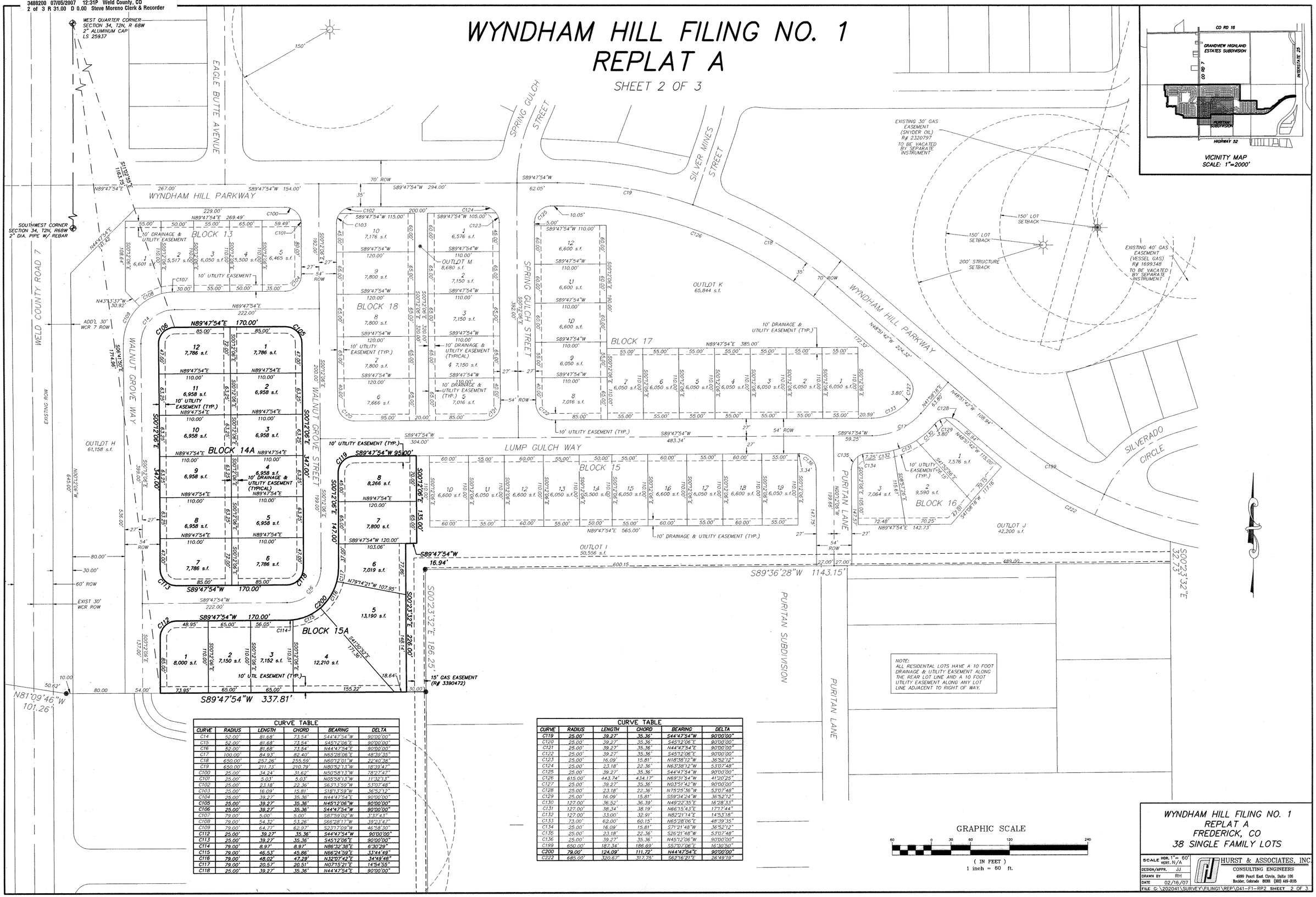
3488200 07/05/2007 12:31P Weld County, CO
2 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 1
REPLAT A

SHEET 2 OF 3



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C14	52.00'	81.68'	73.54'	S44°47'54"W	90°00'00"
C15	52.00'	81.68'	73.54'	S45°12'06"E	90°00'00"
C16	52.00'	81.68'	73.54'	N44°47'54"E	90°00'00"
C17	100.00'	84.93'	82.40'	N65°28'06"E	48°39'35"
C18	650.00'	257.26'	255.59'	N60°12'01"W	22°40'38"
C19	650.00'	211.73'	210.79'	N80°52'13"W	18°39'47"
C100	25.00'	34.24'	31.62'	N50°58'13"W	78°27'47"
C101	25.00'	5.03'	5.03'	N05°58'13"W	11°32'13"
C102	25.00'	23.18'	22.36'	S63°13'59"W	53°07'48"
C103	25.00'	16.09'	15.81'	S18°13'59"W	36°52'12"
C104	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C105	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C106	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C107	79.00'	5.00'	5.00'	S87°59'02"W	3°37'43"
C108	79.00'	54.32'	53.26'	S66°28'17"W	39°23'47"
C109	79.00'	64.77'	62.97'	S23°17'09"W	46°58'30"
C112	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C113	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C114	79.00'	8.97'	8.97'	N86°32'38"E	6°30'29"
C115	79.00'	46.53'	45.86'	N66°24'59"E	33°44'49"
C116	79.00'	48.02'	47.29'	N32°07'42"E	34°49'46"
C117	79.00'	20.57'	20.51'	N07°15'21"E	14°54'55"
C118	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C119	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C120	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C121	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C122	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C123	25.00'	16.09'	15.81'	N18°39'12"W	36°52'12"
C124	25.00'	23.18'	22.36'	N63°38'12"W	53°07'48"
C125	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C126	615.00'	443.74'	434.17'	N69°31'54"W	41°20'25"
C127	25.00'	39.27'	35.36'	N03°51'42"W	90°00'00"
C128	25.00'	23.18'	22.36'	N75°28'36"W	53°07'48"
C129	25.00'	16.09'	15.81'	S59°34'24"W	36°52'12"
C130	127.00'	36.52'	36.39'	N49°22'35"E	16°28'33"
C131	127.00'	38.34'	38.19'	N66°15'43"E	17°17'44"
C132	127.00'	33.00'	32.91'	N82°21'14"E	14°53'18"
C133	73.00'	62.00'	60.15'	N65°28'06"E	48°39'16"
C134	25.00'	16.09'	15.81'	S71°21'48"W	36°52'12"
C135	25.00'	23.18'	22.36'	S26°21'48"W	53°07'48"
C136	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C199	650.00'	187.34'	186.69'	S57°07'06"E	16°30'50"
C200	79.00'	124.09'	111.72'	N44°47'54"E	90°00'00"
C222	685.00'	320.67'	317.78'	S62°16'21"E	26°49'19"

WYNDHAM HILL FILING NO. 1
REPLAT A
FREDERICK, CO
38 SINGLE FAMILY LOTS

SCALE HOR. 1"= 60' VERT. N/A
DESIGN/APPR. JJ
DRAWN BY RH
DATE 02/16/07

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-8105

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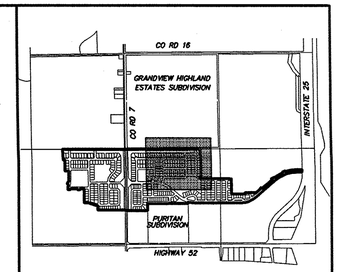
WYNDHAM HILL FILING NO. 1
REPLAT A

SHEET 3 OF 3



VICINITY MAP
SCALE: 1"=2000'

NOTE:
ALL RESIDENTAL LOTS HAVE A 10 FOOT DRAINAGE & UTILITY EASEMENT ALONG THE REAR LOT LINE AND A 10 FOOT UTILITY EASEMENT ALONG ANY LOT LINE ADJACENT TO RIGHT OF WAY.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C23	350.00'	37.83'	37.81'	N02°53'40"E	6°11'34"
C24	350.00'	37.83'	37.81'	S87°06'20"E	6°11'34"
C25	52.00'	81.68'	73.54'	N44°47'54"E	90°00'00"
C26	225.00'	88.71'	88.14'	N78°54'25"W	22°35'23"
C27	100.00'	39.45'	39.20'	N11°06'00"E	22°36'14"
C28	225.00'	103.37'	102.47'	N54°27'00"W	26°19'27"
C29	175.00'	149.40'	144.90'	S65°44'41"E	48°54'50"
C30	52.00'	81.68'	73.54'	S44°47'54"W	90°00'00"
C140	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C142	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C182	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C184	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C185	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C187	78.00'	124.09'	111.72'	S44°47'54"W	90°00'00"
C188	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C189	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C191	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C193	**25.00'**	**39.27'**	**35.36'**	**S44°47'54"W**	**90°00'00"**
C194	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C195	**25.00'**	**36.57'**	**33.39'**	**S42°06'20"E**	**83°48'26"**
C196	323.00'	34.91'	34.89'	S87°06'20"E	6°11'34"
C223	148.00'	27.25'	27.22'	S46°33'47"E	10°33'03"
C224	252.00'	68.75'	68.54'	N49°06'12"W	15°37'53"
C225	25.00'	32.36'	30.15'	S19°50'16"E	74°09'46"
C226	127.00'	25.51'	25.47'	N11°29'20"E	11°30'34"
C227	127.00'	13.16'	13.15'	N02°45'58"E	5°56'09"
C228	25.00'	41.32'	36.78'	N53°49'48"E	94°42'16"
C229	252.00'	50.07'	49.99'	N84°30'35"W	11°23'02"
C230	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C231	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C232	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C233	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C234	73.00'	8.51'	8.51'	S03°08'17"E	6°40'46"

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

WYNDHAM HILL FILING NO. 1
REPLAT A
FREDERICK, CO
38 SINGLE FAMILY LOTS

SCALE	HOR. 1" = 60' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	RH
DATE	02/16/07

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