671

3325671 09/23/2005 02:54P Weld County, CO
1 of 10 R 101.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 1
FINAL PLAT

PARTS OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTH HALF OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
381 LOTS, 153.74 ACRES
SHEET 1 OF 10

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTH HALF OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 33 FROM WHENCE THE SOUTHEAST CORNER LIES S00°12'06"E, 2,652.86 FEET;
THENCE N89°38'49"E, 2,107.90 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34;
THENCE S00°12'06"E, 736.49 FEET;
THENCE S33°10'24"W, 62.47 FEET;
THENCE 99.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 148.00 FEET, A CENTRAL ANGLE OF 38°21'48" AND A CHORD BEARING S71°01'13"E, 97.25 FEET;
THENCE N89°37'54"E, 27.51 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N44°47'54"E, 35.36 FEET;
THENCE N00°12'06"W, 10.00 FEET;
THENCE N89°47'54"E, 54.00 FEET;
THENCE S00°12'06"E, 10.00 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S45°12'06"E, 35.36 FEET;
THENCE N89°47'54"E, 170.00 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N44°47'54"E, 35.36 FEET;
THENCE N00°12'06"W, 11.00 FEET;
THENCE N89°47'54"E, 54.00 FEET;
THENCE S00°12'06"E, 11.00 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S45°12'06"E, 35.36 FEET;
THENCE N89°47'54"E, 204.68 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N44°47'54"E, 35.36 FEET;
THENCE N00°12'06"W, 10.00 FEET;
THENCE N89°47'54"E, 54.00 FEET;
THENCE S00°12'06"E, 10.00 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S45°12'06"E, 35.36 FEET;
THENCE N89°47'54"E, 85.00 FEET;
THENCE S00°12'06"E, 438.00 FEET;
THENCE N89°47'54"E, 382.05 FEET;
THENCE N00°12'06"W, 35.00 FEET;
THENCE N89°47'54"E, 110.00 FEET;
THENCE N00°12'06"W, 17.64 FEET;
THENCE N89°47'54"E, 54.00 FEET;
THENCE S00°12'06"E, 13.57 FEET;
THENCE N89°57'13"E, 110.00 FEET;
THENCE S40°22'37"E, 28.78 FEET;
THENCE N48°51'42"E, 183.79 FEET;
THENCE N37°44'12"E, 58.19 FEET;
THENCE 45.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 104°25'23" AND A CHORD BEARING S78°55'36"E, 39.51 FEET;
THENCE N48°51'42"E, 358.60 FEET;
THENCE 60.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 139°03'48" AND A CHORD BEARING N20°40'12"W, 46.84 FEET;
THENCE N88°09'24"E, 95.84 FEET;
THENCE 29.32 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 67°11'39" AND A CHORD BEARING N84°52'07"E, 27.67 FEET;
THENCE 219.82 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 12°47'11" AND A CHORD BEARING N57°39'53"E, 219.36 FEET;
THENCE 38.64 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°57'58" AND A CHORD BEARING N22°04'31"E, 33.45 FEET;
THENCE 10.05 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 01°29'44" AND A CHORD BEARING N19°09'35"E, 10.05 FEET;
THENCE N85°13'02"E, 70.53 FEET;
THENCE 10.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 01°49'56" AND A CHORD BEARING S17°54'16"E, 10.07 FEET;
THENCE 39.40 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°17'59" AND A CHORD BEARING S63°59'14"E, 35.45 FEET;
THENCE 324.17 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 18°51'22" AND A CHORD BEARING N80°18'28"E, 322.71 FEET;
THENCE N89°44'08"E, 131.53 FEET TO THE WESTERLY RIGHT OF WAY OF THE INTERSTATE 25 FRONTAGE ROAD;
THENCE S00°19'47"E, 70.00 FEET ALONG SAID WESTERLY RIGHT OF WAY;
THENCE S89°44'09"W, 131.81 FEET;
THENCE 652.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 40°52'27" AND A CHORD BEARING S69°17'55"W, 639.00 FEET;
THENCE S48°51'42"W, 740.27 FEET;
THENCE 1.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 00°07'03" AND A CHORD BEARING S48°55'13"W, 1.40 FEET;
THENCE S102°56'06"W, 117.64 FEET;
THENCE S60°25'06"W, 120.14 FEET;
THENCE N89°34'54"W, 117.34 FEET;
THENCE 214.89 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 17°58'27" AND A CHORD BEARING S80°48'40"W, 214.01 FEET
THENCE S89°47'54"W, 835.72 FEET;
THENCE S39°47'54"W, 112.88 FEET;
THENCE S89°47'54"W, 120.14 FEET;
THENCE N40°12'06"W, 112.88 FEET;
THENCE S89°47'54"W, 196.31 FEET;
THENCE 173.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 14°31'06" AND A CHORD BEARING N82°56'33"W, 173.11 FEET;
THENCE S00°23'32"E, 32.73 FEET;
THENCE S89°56'28"W, 1,143.15 FEET;
THENCE S00°23'32"E, 186.25 FEET;
THENCE S89°47'54"W, 551.81 FEET;
THENCE N81°09'48"W, 101.26 FEET;
THENCE S89°47'05"W, 746.95 FEET;
THENCE N00°12'06"W, 113.96 FEET;
THENCE 118.15 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 427.00 FEET, A CENTRAL ANGLE OF 15°51'15" AND A CHORD BEARING N74°28'58"W, 117.78 FEET;
THENCE 94.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 373.00 FEET, A CENTRAL ANGLE OF 14°28'59" AND A CHORD BEARING N73°47'51"W, 94.04 FEET;
THENCE 46.85 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 35°23'53" AND A CHORD BEARING N63°19'24"W, 46.08 FEET;
THENCE S89°47'54"W, 133.54 FEET;
THENCE N00°12'06"W, 395.00 FEET;
THENCE S89°47'54"W, 105.00 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S44°47'54"W, 35.36 FEET;
THENCE S89°47'54"W, 54.00 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N45°12'06"W, 35.36 FEET;
THENCE S89°47'54"W, 170.00 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S44°47'54"W, 35.36 FEET;
THENCE S89°47'54"W, 54.00 FEET;
THENCE N00°12'06"W, 52.00 FEET;
THENCE 92.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 527.00 FEET, A CENTRAL ANGLE OF 10°01'37" AND A CHORD BEARING N04°48'43"E, 92.11 FEET;
THENCE 43.65 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100°01'37" AND A CHORD BEARING N40°11'17"W, 38.31 FEET;
THENCE N20°50'43"E, 57.86 FEET;
THENCE 38.39 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°23'25" AND A CHORD BEARING N48°06'11"E, 35.08 FEET;
THENCE 54.57 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 473.00 FEET, A CENTRAL ANGLE OF 06°36'35" AND A CHORD BEARING N03°06'11"E, 54.54 FEET;
THENCE N00°12'06"W, 241.82 FEET;
THENCE S89°47'54"W, 110.00 FEET;
THENCE N00°12'06"W, 305.00 FEET;
THENCE S89°47'54"W, 47.81 FEET;
THENCE N00°12'06"W, 278.83 FEET;
THENCE N89°57'48"E, 1,780.58 FEET ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33 TO THE POINT OF BEGINNING, CONTAINING 153.74 ACRES, SUBJECT TO ANY RIGHTS OF WAY.

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED UNDER THE NAME OF "WYNDHAM HILL FILING NO. 1", 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 14th DAY OF September 2005.

OWNERSHIP SIGNATURES

MARY ALICE BILLINGS

Mary Alice Billings
BY: MARY ALICE BILLINGS, OWNER

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MARY ALICE BILLINGS, THIS 14th DAY OF September 2005.

WITNESS MY HAND AND SEAL:
Jessica Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/30/06

JESSICA CLARK NOTARY PUBLIC STATE OF COLORADO

MARY ALICE BILLINGS TRUST

Mary Alice Billings
BY: MARY ALICE BILLINGS, TRUSTEE

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MARY ALICE BILLINGS, THIS 14th DAY OF September 2005.

WITNESS MY HAND AND SEAL:
Jessica Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/30/06

JESSICA CLARK NOTARY PUBLIC STATE OF COLORADO

MARY ALICE BILLINGS TRUST

BY: SARAH S. STERKEL, VICE PRESIDENT AND TRUST OFFICER OF FIRST MAIN STREET BANK, NATIONAL ASSOCIATION, TRUSTEE

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY SARAH S. STERKEL, THIS 14th DAY OF September 2005.

WITNESS MY HAND AND SEAL:
Jessica Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/30/06

JESSICA CLARK NOTARY PUBLIC STATE OF COLORADO

WOOLLEY FAMILY TRUST

Donna Woolley trustee
BY: DONNA WOOLLEY, TRUSTEE

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY DONNA WOOLLEY, THIS 14th DAY OF September 2005.

WITNESS MY HAND AND SEAL:
Jessica Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/30/06

JESSICA CLARK NOTARY PUBLIC STATE OF COLORADO

OWNER ADDRESSES:

MARY ALICE BILLINGS
2246 RIVERSIDE DRIVE
LYONS, CO 80540

FIRST MAIN STREET BANK
401 MAIN STREET
LONGMONT, CO 80501

DONNA WOOLLEY
PO BOX 223
ALLENSPARK, CO 80510

CECILIA M. GORCE
200 FAIR PLACE
BOULDER, CO 80302

APPLICANT:

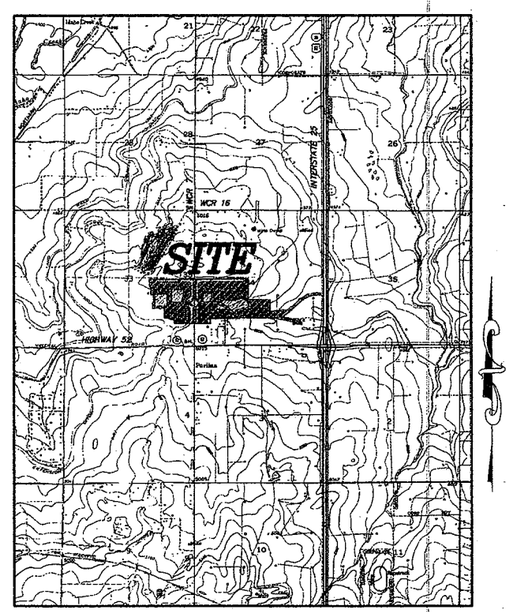
FREDERICK DEVELOPMENT COMPANY, INC.
2500 ARAPAHOE AVENUE, SUITE 220
BOULDER, COLORADO 80302

PLANNER:

HUSZER KOPATZ
URBAN DESIGN ASSOCIATES
1117 CHEROKEE STREET
DENVER, COLORADO 80204

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE, SUITE 106
BOULDER, COLORADO 80301



VICINITY MAP
SCALE 1"=1/2 MILE

OUTLOT	USE / FUNCTION	ACREAGE	MAINTENANCE RESPONSIBILITY	OWNERSHIP
A	TRAIL/LANDSCAPE	0.36	HOA/DISTRICT	DISTRICT
B	TRAIL/LANDSCAPE	1.70	HOA/DISTRICT	DISTRICT
C	TRAIL/LANDSCAPE	2.30	HOA/DISTRICT	TOWN
D	WELL/LANDSCAPE	5.43	HOA/DISTRICT	DISTRICT
E	TRAIL/LANDSCAPE	0.10	HOA/DISTRICT	DISTRICT
F	PARK	5.56	HOA/DISTRICT	DISTRICT
G	TRAIL/LANDSCAPE/DETENTION	2.20	HOA/DISTRICT	TOWN
H	TRAIL/LANDSCAPE	1.40	HOA/DISTRICT	TOWN
I	TRAIL/LANDSCAPE	1.16	HOA/DISTRICT	DISTRICT
J	LANDSCAPE	0.97	HOA/DISTRICT	DISTRICT
K	PARK	1.51	HOA/DISTRICT	DISTRICT
L	TRAIL/LANDSCAPE	0.15	HOA/DISTRICT	DISTRICT
M	TRAIL/LANDSCAPE	0.20	HOA/DISTRICT	DISTRICT
N	WELL/LANDSCAPE	2.60	HOA/DISTRICT	DISTRICT
O	TRAIL/LANDSCAPE	1.74	HOA/DISTRICT	DISTRICT
P	TRAIL/LANDSCAPE	1.83	HOA/DISTRICT	TOWN
Q	LANDSCAPE	0.10	HOA/DISTRICT	DISTRICT
R	TRAIL/LANDSCAPE	0.15	HOA/DISTRICT	DISTRICT
S	TRAIL/LANDSCAPE	0.26	HOA/DISTRICT	DISTRICT
T	TRAIL/LANDSCAPE	0.15	HOA/DISTRICT	DISTRICT
U	TRAIL/LANDSCAPE	0.49	HOA/DISTRICT	DISTRICT
V	TRAIL/LANDSCAPE	0.17	HOA/DISTRICT	DISTRICT
W	WELL/PARK/LANDSCAPE	8.58	HOA/DISTRICT	DISTRICT
X	TRAIL/LANDSCAPE	0.05	HOA/DISTRICT	DISTRICT
Y	TRAIL/LANDSCAPE	0.05	HOA/DISTRICT	DISTRICT
Z	TRAIL/LANDSCAPE	0.17	HOA/DISTRICT	DISTRICT
AA	TRAIL/LANDSCAPE	0.61	HOA/DISTRICT	DISTRICT
BB	TRAIL/LANDSCAPE	0.06	HOA/DISTRICT	DISTRICT
CC	TRAIL/LANDSCAPE	0.08	HOA/DISTRICT	DISTRICT
DD	TRAIL/LANDSCAPE	0.14	HOA/DISTRICT	DISTRICT
EE	TRAIL/LANDSCAPE	0.15	HOA/DISTRICT	DISTRICT
XXX	TRAIL/LANDSCAPE	4.38	HOA/DISTRICT	DISTRICT

OWNERSHIP SIGNATURES (CONTINUED)

CECILIA M. GORCE TRUST

Cecilia M Gorce
BY: CECILIA M. GORCE, TRUSTEE

McWILLIAMS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Cecilia M. Gorce
BY: CECILIA M. GORCE, AUTHORIZED AGENT AND ATTORNEY-IN-FACT

DONNA M. SCHNITZEN FAMILY TRUST

Cecilia M Gorce
BY: DONNA M. SCHITZEN, TRUSTEE
BY: CECILIA, ATTORNEY-IN-FACT
PURSUANT TO THAT CERTAIN LIMITED POWER OF ATTORNEY DATED MAY 12, 2005

MARJORIE M. ZIMMERMANN

Cecilia M. Gorce
BY: CECILIA M. GORCE ATTORNEY-IN-FACT
PURSUANT TO THAT CERTAIN LIMITED POWER OF ATTORNEY DATED SEPTEMBER 30, 2002

LORA DEANE ZIMMERMAN

Cecilia M. Gorce
BY: CECILIA M. GORCE, ATTORNEY-IN-FACT
PURSUANT TO THAT CERTAIN LIMITED POWER OF ATTORNEY DATED AUGUST 23, 2002

KOLL TRUST, MARCELLA J. KOLL, TRUSTEE

Cecilia M. Gorce
BY: CECILIA M. GORCE, ATTORNEY-IN-FACT
FOR THE KOLL TRUST DATED FEBRUARY 8, 1990, SUB-TRUST PURSUANT TO THAT CERTAIN LIMITED POWER OF ATTORNEY DATED AUGUST 15, 2002

STATE OF Colorado }
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY CECILIA M. GORCE, THIS 14th DAY OF September 2005.

WITNESS MY HAND AND SEAL:
Jessica Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/30/06

JESSICA CLARK NOTARY PUBLIC STATE OF COLORADO

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, 2652.86')

3. THIS PROPERTY IS NOT LOCATED IN A FLOODPLAIN (LOCATED IN ZONE 'C', AREAS OF MINIMAL FLOODING) ACCORDING TO FIRM PANEL NUMBER 08026C0850C, WITH A REVISION DATE OF 09/28/1982

4. EXISTING OIL/GAS EASEMENTS THROUGH THE DEVELOPMENT SHALL BE VACATED AND RELOCATED AS APPROVED BY THE VARIOUS OIL/GAS EASEMENT OWNERS.

5. BOUNDARY CORNERS WILL BE MONUMENTED WITH 2" ALUMINUM CAPS, LS 15315 SUBSEQUENT TO CONSTRUCTION.

6. TITLE COMMITMENT NUMBER FCC25052470-2 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF 06/29/2005 WAS RELIED UPON FOR EASEMENT INFORMATION REGARDING THIS PLAT. THE EASEMENTS REFERED TO IN THE COMMITMENT WITH THE FOLLOWING EXCEPTION NUMBERS (SCHEDULE B-2) ARE OUTSIDE THE BOUNDARIES OF THIS PLAT AND DO NOT AFFECT THE PROPERTY: 10, 30-33, 38-41, 43-46, 51-52, 56-64, 66, 74 (ACCESS RIGHTS FOR S.H. 52) 77, 80, 84-85 AND 87. THE EASEMENTS REFERED TO BY THE FOLLOWING EXCEPTION NUMBERS MAY AFFECT THE PROPERTY (NO ALIGNMENTS ARE GIVEN): 12 (R@ 1685107 07/15/1975), 13 (R@ 1691649 06/21/1976), 22 (R@ 1649140 11/25/1974) AND 82 (R@ 1897121-1897124 07/12/1982). THE FOLLOWING DOCUMENTS LISTED IN EXCEPTION 86 DO NOT AFFECT THE PROPERTY AND ARE NOT SHOWN: R@2751854-27151865 RECORDED 02/28/2000.

7. THE FOLLOWING LOTS ARE INFLUENCED BY PREVIOUS MINING OPERATIONS : LOTS 1-14, BLOCK 25; LOTS 1-9, BLOCK 26; LOTS 1-15, BLOCK 27; LOTS 1-16, BLOCK 28; LOTS 1-18, BLOCK 29, LOTS 1-3, BLOCK 30; LOTS 1-12, BLOCK 31 AND LOT 1, BLOCK 32. FOUNDATIONS FOR THESE LOTS SHALL BE 61.0 FEET OR LESS IN MAXIMUM LENGTH.

8. ALL OUTLOTS ARE DESIGNATED FOR UTILITY, DRAINAGE, PIPELINE AND LANDSCAPE EASEMENTS.

9. A PORTION OF THE PROPERTY WITHIN SECTION 33 IS SUBJECT TO THE AGREEMENT FOR COMPATIBLE DEVELOPMENT RECORDED NOVEMBER 17, 2000, AT RECEPTION NO. 2807515 AMONG THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER. FINAL PLAT OF ANY SUCH PORTION OF THE PROPERTY SUBJECT TO THE AGREEMENT FOR COMPATIBLE DEVELOPMENT WILL COMPLY WITH THE TERMS THEREOF OR A MUTUALLY ACCEPTABLE SURFACE USE AGREEMENT.

10. THIS PROPERTY IS SUBJECT TO AN OIL AND GAS SURFACE USE AGREEMENT, WHICH CONTAINS CERTAIN RESTRICTIONS ON USE AND DEVELOPMENT OF THE SURFACE.

11. NO PROPERTY LINES, BUILDINGS OR STRUCTURES WHALL BE ALLOWED WITHIN 150 FEET OF EXISTING AND FUTURE WELLS AS SHOWN.

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

EASEMENT APPROVAL CERTIFICATE:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

WATER: LEFT HAND WATER DISTRICT — 9-15-05 DATE
CABLE: COMCAST — 9.16.05 DATE
SEWER: ST. VRAIN SANITATION DISTRICT — 9/15/05 DATE
ELECTRIC: UNITED POWER — 9-15-05 DATE
TELEPHONE: QWEST COMMUNICATIONS — Jack Hightower 9/14/05 DATE

UTILITY PROVIDERS:

WATER: LEFT HAND WATER DISTRICT — 9-15-05 DATE
SEWER: ST. VRAIN SANITATION DISTRICT — 9-15-05 DATE
ELECTRIC: UNITED POWER — 9-15-05 DATE
GAS: KINDER MORGAN — 9/15/05 DATE

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 4th DAY OF August 2005.

CHAIRMAN

Kathy Larson
PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 1 IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____ 20__ AND RECORDED ON _____ AS RECEPTION NO. _____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO; BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR

ATTEST:

TOWN CLERK

SURVEYORS CERTIFICATE:

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

BY Robert Orthman 9/15/05
ROBERT ORTHMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 15315

ROBERT ORTHMAN 15315 PROFESSIONAL LAND SURVEYOR

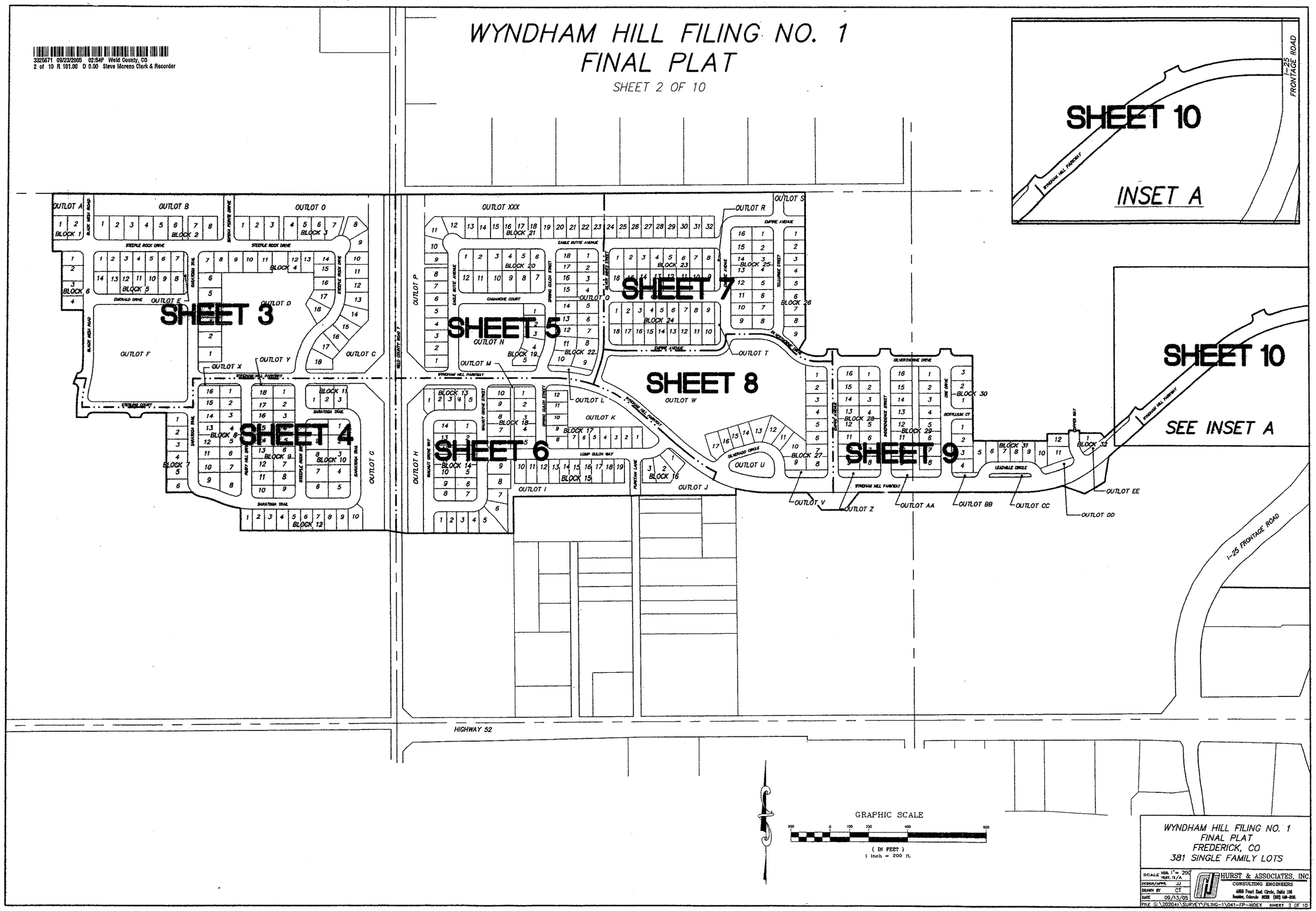
WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE HOR. N/A VERT. N/A	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-9515
DESIGN/APPR. TRL	
DRAWN BY BD	
DATE 09/13/05	
FILE G:\202041\SURVEY\FILING 1\041-F1-CV	SHEET 1 OF 10

3225671 09/23/2005 02:54P Weld County, CO
2 of 10 R 101.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 2 OF 10



WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE	HOR. 1" = 200' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	CT
DATE	09/13/05

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4699 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9195

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3325671 09/23/2005 02:54P Weld County, CO
3 of 10 R 101.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 3 OF 10

CENTER QUARTER CORNER, SECTION 33, FOUND 2" ALUMINUM CAP, LS 20673 NO MONUMENT RECORD ON FILE TIES WILL BE SET AND RECORD CREATED

QUARTER CORNER, SECTIONS 33/34, 2" ALUMINUM CAP, LS 25937 MATCHING MONUMENT RECORD BY ABRAHAMSON – 08/02/2002 (POINT OF BEGINNING)

QUARTER SECTION LINE: S89°57'46"W 2641.25'

N89°57'46"E 1760.58'

N00°12'06"W 2781.63'

N00°12'06"W 305.00'

N00°12'06"W 241.82'

S89°47'54"W 47.81'

S89°47'54"W 110.00'

BLACK MESA ROAD

SOPEKA POINTE DRIVE

STEEPLE ROCK DRIVE

EMERALD DRIVE

SARATOGA TRAIL

STERLING COURT

WYNDHAM HILL PARKWAY

STEEPLE ROCK DRIVE

OUTLOT A 15,781 s.f.

OUTLOT B 73,863 s.f.

OUTLOT D 236,603 s.f. (OIL & GAS OPERATIONS AREA)

OUTLOT E 4,531 s.f.

OUTLOT F 242,244 s.f.

OUTLOT C 100,356 s.f.

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

EXISTING 50' GAS EASEMENT (PANHANDLE EASTERN) R# 1895751

10' DRAINAGE & UTILITY EASEMENT (TYPICAL)

10' UTILITY EASE (TYP.)

10' UTILITY EASEMENT (TYP.)

10' DRAINAGE & UTILITY EASEMENT (TYP.)

30' FLOWLINE EASEMENT BY SEPARATE INSTRUMENT

NOTE: OUTLOT D IS AN OIL AND GAS OPERATIONS AREA. FUTURE WELLS AND FACILITIES WILL BE LOCATED IN THE SHOWN AREA.

RELOCATED OIL & GAS FACILITIES

EXISTING WELL-KP KAUFFMAN (CHAMPLIN 86 AMOCO B-2)

OIL AND GAS PERMANENT FACILITIES AREA

150' LOT SETBACK

200' SETBACK

200' STRUCTURE SETBACK

ACCESS POINT FOR OIL/GAS OPERATIONS

30' ADDITIONAL ROW DEDICATED BY THIS PLAT

20' WATER EASEMENT (LEFT HAND WATER) R# 2429649

30' WATER EASEMENT (LEFT HAND WATER) R# 2935103

FUTURE 120' ROW

EXISTING 60' ROW

EXISTING RIGHT OF WAY: S00°12'06"E 924.04'

WELD COUNTY ROAD 7

BASIS OF BEARINGS: SECTION LINE: S00°12'06"E 2652.88'

SOUTHEAST CORNER, SECTIONS 33, 2" DIA. PIPE WITH REBAR INSIDE MATCHING MONUMENT RECORD BY SHORT – 01/11/1995

L=54.57'
R=473.00'
Δ=6°36'35"
CH=N03°06'11"E
54.54'

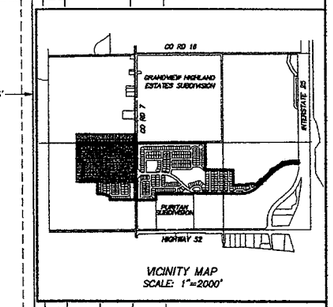
L=36.39'
R=25.00'
Δ=83°23'25"
CH=N48°06'11"E
33.26'

N20°50'43"E 38.95' (57.86' TOTAL)

MATCH TO SHEET 4

MATCH TO SHEET 5

MATCH TO SHEET 4



VICINITY MAP
SCALE: 1"=2000'

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

NOTE:
ALL RESIDENTIAL 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.

-OIL AND GAS OPERATIONS AREA

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	52.00'	40.84'	39.80'	N67°42'06"W	45°00'00"
C2	52.00'	40.84'	39.80'	N22°42'06"W	45°00'00"
C3	200.00'	188.44'	181.55'	N26°47'26"E	53°59'05"
C4	300.00'	282.66'	272.32'	S26°47'26"W	53°59'05"
C11	500.00'	127.21'	126.86'	S07°05'12"W	14°34'36"
C12	500.00'	22.88'	22.88'	N13°03'50"E	2°37'21"
C13	500.00'	104.32'	104.13'	N02°46'31"E	11°57'16"
C33	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C34	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C35	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C36	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C37	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C38	25.00'	3.20'	3.20'	N86°08'24"E	7°19'40"
C39	25.00'	36.07'	33.02'	N41°08'04"E	82°40'20"
C40	25.00'	36.07'	33.02'	N41°32'16"W	82°40'20"
C41	25.00'	3.20'	3.20'	N86°32'16"W	7°19'40"
C42	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C43	25.00'	39.20'	35.30'	N44°52'56"E	89°49'55"
C44	25.00'	39.34'	35.41'	S45°07'04"E	90°10'05"
C46	25.00'	21.85'	21.16'	N64°45'47"E	50°04'13"
C47	50.00'	30.12'	29.67'	S56°39'12"W	34°31'00"
C48	50.00'	21.57'	21.40'	S86°26'09"W	24°42'53"
C49	50.00'	46.06'	44.45'	N54°38'58"W	52°46'53"
C50	50.00'	56.57'	56.10'	N05°52'11"E	68°15'24"

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C51	50.00'	8.61'	8.60'	N44°56'00"E	9°52'14"
C52	25.00'	21.85'	21.16'	S24°50'00"W	50°04'13"
C53	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C54	227.00'	57.93'	57.77'	N07°06'29"E	14°37'12"
C55	173.00'	86.36'	85.47'	N14°05'56"E	28°36'05"
C56	227.00'	58.66'	58.50'	N21°49'17"E	14°48'25"
C57	227.00'	61.49'	61.32'	N36°38'27"E	15°29'55"
C58	173.00'	76.64'	76.02'	N41°05'28"E	25°23'00"
C59	227.00'	35.89'	35.85'	N49°15'12"E	9°03'34"
C60	273.00'	31.19'	31.17'	S50°30'12"W	6°32'44"
C61	327.00'	28.36'	28.35'	S51°17'54"W	4°58'11"
C62	327.00'	259.50'	252.75'	S26°04'44"W	45°28'08"
C63	223.00'	97.43'	96.61'	S37°00'31"W	20°51'49"
C64	273.00'	104.61'	103.98'	S13°48'46"W	21°57'21"
C65	25.00'	7.23'	7.21'	S03°27'07"E	16°34'25"
C66	25.00'	34.24'	31.62'	S60°58'13"E	78°27'47"
C67	25.00'	37.72'	34.34'	N46°34'17"E	88°07'14"
C68	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C69	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C70	25.00'	42.18'	37.35'	S41°52'09"E	96°39'56"
C71	473.00'	65.31'	65.26'	S10°26'10"W	7°54'41"
C72	527.00'	134.08'	133.71'	N07°05'12"E	14°34'35"
C73	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C74	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	27.00	N44°47'54"E
L2	30.23	S00°12'06"E
L3	54.92	S89°47'54"W

WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE	HOR. 1" = 60' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	CT
DATE	09/13/05

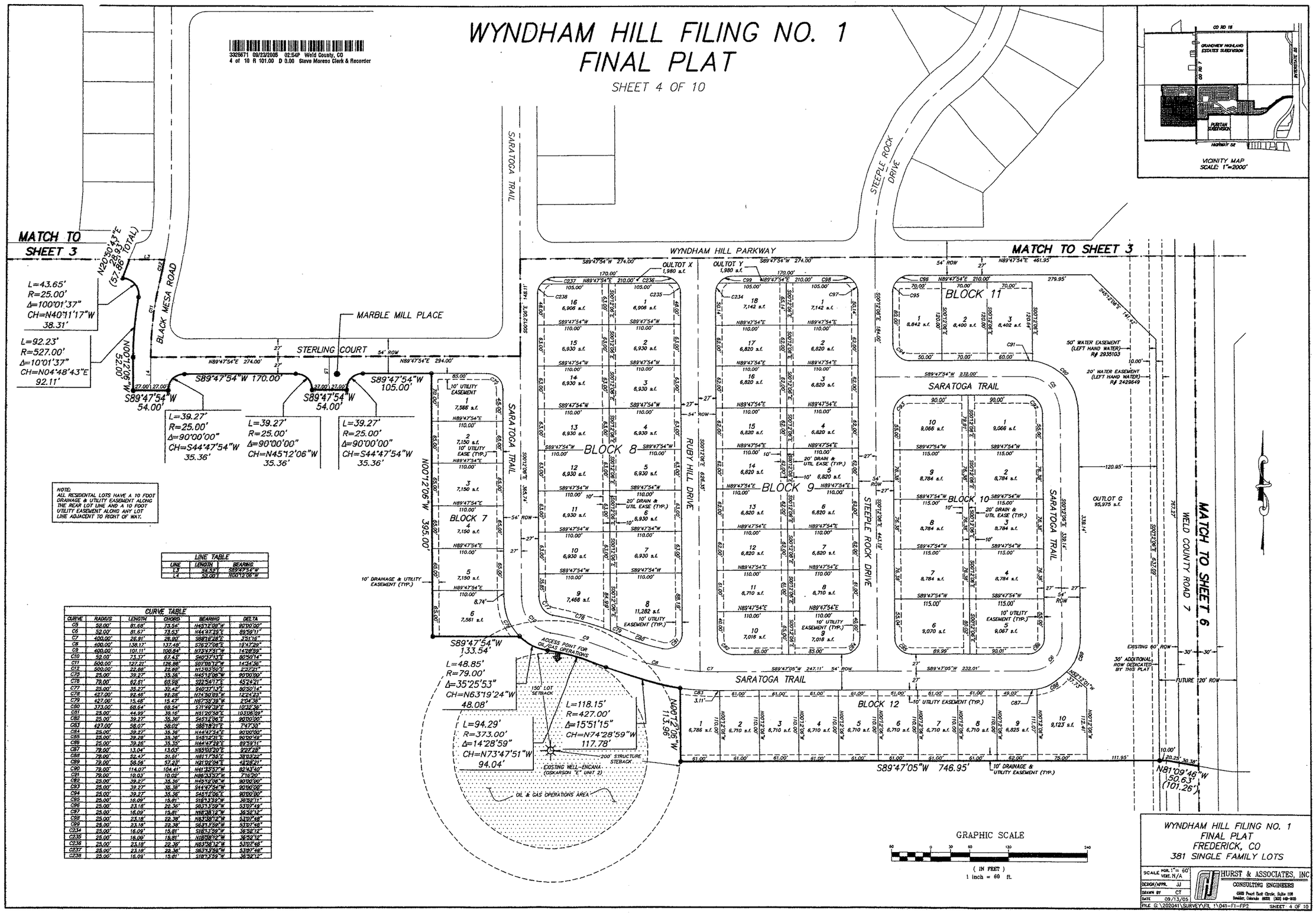
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4699 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

FILE G:\202041\SURVEY\FILING-1\041-F1-FP1 SHEET 3 OF 10

3326671 09/23/2005 02:54P Weld County, CO
4 of 10 R 101.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 4 OF 10



LINE TABLE		
LINE	LENGTH	BEARING
L3	44.42'	S89°47'54"W
L4	52.00'	N00°12'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C5	52.00'	81.68'	73.54'	N45°12'06"W	90°00'00"
C6	52.00'	81.67'	73.53'	N44°47'23"E	89°59'11"
C7	400.00'	26.91'	26.90'	S88°18'28"E	3°51'16"
C8	400.00'	138.12'	137.48'	S76°37'06"E	19°47'29"
C9	400.00'	101.11'	100.84'	N73°47'51"W	14°28'59"
C10	52.00'	73.37'	67.43'	S40°37'43"E	80°50'14"
C11	500.00'	127.21'	126.86'	S07°05'12"W	14°34'36"
C12	500.00'	22.89'	22.88'	N13°33'50"E	2°37'27"
C75	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C76	79.00'	62.61'	60.98'	S22°54'17"E	45°24'21"
C77	25.00'	35.27'	32.42'	S40°37'43"E	80°50'14"
C78	427.00'	92.46'	92.28'	N74°30'03"W	12°24'23"
C79	427.00'	15.48'	15.47'	N82°35'39"W	2°04'36"
C80	373.00'	68.64'	68.54'	S71°49'39"E	10°32'36"
C81	25.00'	44.99'	39.16'	N61°20'38"E	103°08'09"
C82	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C83	427.00'	58.07'	58.02'	S88°18'21"E	7°47'30"
C84	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C85	25.00'	39.26'	35.36'	S45°12'31"E	90°00'49"
C86	25.00'	39.26'	35.35'	N44°47'29"E	89°59'11"
C87	79.00'	13.04'	13.03'	N83°03'20"E	9°27'28"
C88	79.00'	52.47'	51.51'	N61°17'35"E	38°03'22"
C89	79.00'	58.56'	57.23'	N21°02'04"E	42°28'21"
C90	79.00'	114.07'	104.41'	N41°33'57"W	82°43'40"
C91	79.00'	10.03'	10.02'	N86°33'52"W	7°16'20"
C92	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C93	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C94	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C95	25.00'	16.09'	15.81'	S18°13'39"W	36°52'11"
C96	25.00'	23.18'	22.36'	S61°13'39"W	53°07'48"
C97	25.00'	16.09'	15.81'	N18°38'12"W	36°52'12"
C98	25.00'	23.18'	22.36'	N63°38'12"W	53°07'48"
C99	25.00'	23.18'	22.36'	S61°13'39"W	53°07'48"
C234	25.00'	16.09'	15.81'	S18°13'39"W	36°52'12"
C235	25.00'	16.09'	15.81'	N18°38'12"W	36°52'12"
C236	25.00'	23.18'	22.36'	N63°38'12"W	53°07'48"
C237	25.00'	23.18'	22.36'	S61°13'39"W	53°07'48"
C238	25.00'	16.09'	15.81'	S18°13'39"W	36°52'12"

WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE	HOR. 1"= 60' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	CT
DATE	09/13/05

HURST & ASSOCIATES, INC
CONSULTING ENGINEERS
6969 Pearl East Circle, Suite 108
Boulder, Colorado 80301 (303) 449-9220

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3325671 09/23/2005 02:54P Weld County, CO
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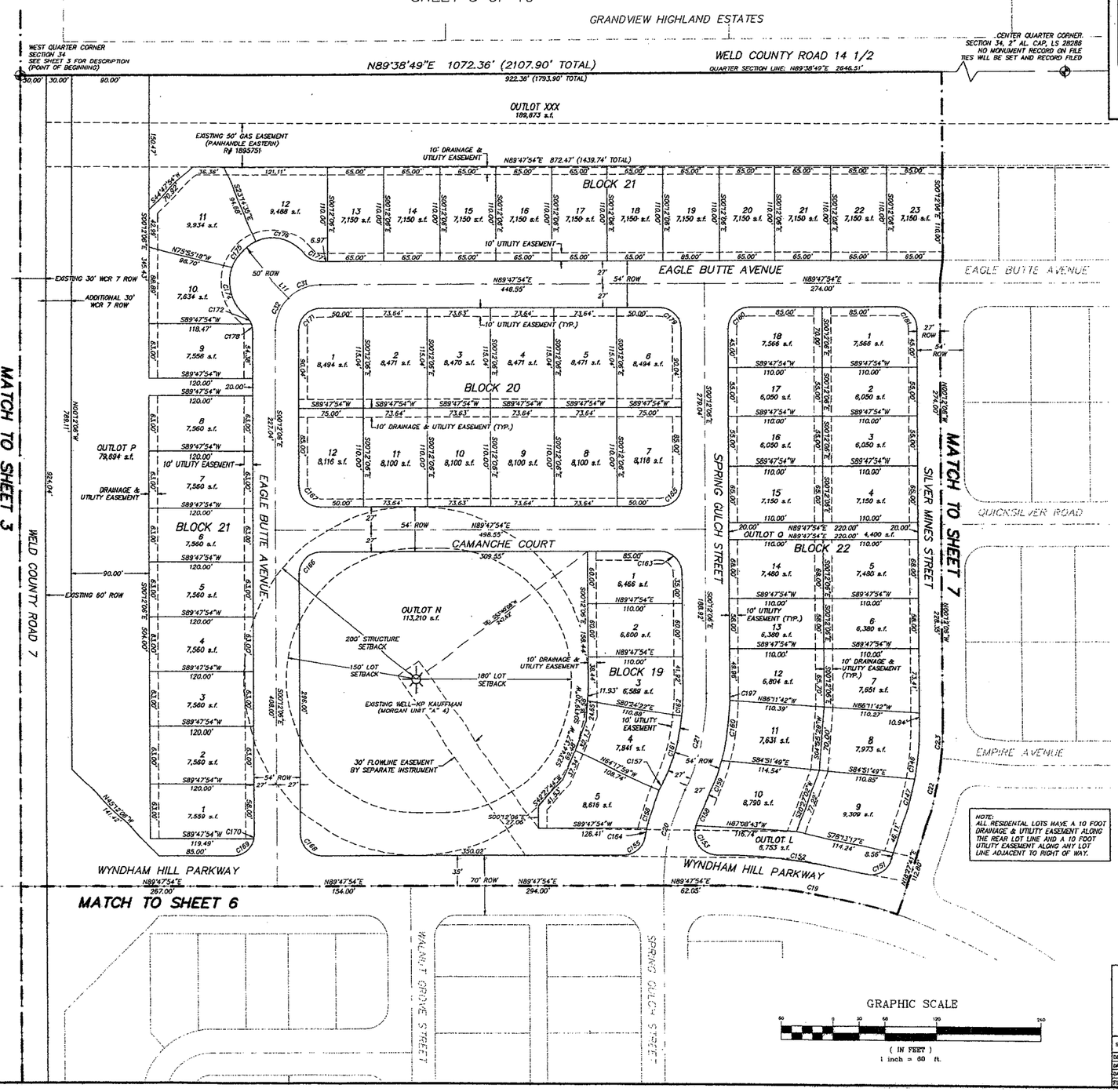
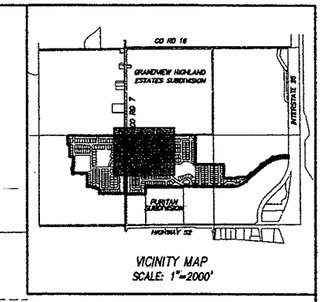
WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 5 OF 10





LINE TABLE		
LINE	LENGTH	BEARING
L11	27.00	N45°12'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C19	650.00'	211.73'	210.79'	N80°52'13"W	18°39'42"
C20	250.00'	113.39'	112.42'	S12°47'28"E	25°59'10"
C21	250.00'	113.39'	112.42'	N12°47'28"W	25°59'10"
C22	350.00'	76.18'	76.03'	N12°13'34"E	12°28'13"
C23	350.00'	37.83'	37.81'	N02°53'40"E	6°11'34"
C31	52.00'	40.84'	39.80'	S87°17'54"W	45°00'00"
C32	52.00'	40.84'	39.80'	S42°17'54"W	45°00'00"
C146	323.00'	61.77'	61.67'	N05°16'35"E	10°57'23"
C147	323.00'	43.45'	43.41'	N14°36'29"E	7°42'24"
C151	25.00'	37.44'	34.04'	N81°21'40"E	85°47'59"
C152	655.00'	123.62'	123.18'	N83°00'01"W	14°31'27"
C153	25.00'	46.99'	40.37'	S36°24'43"E	107°41'57"
C155	25.00'	34.27'	31.65'	N80°31'31"E	78°32'26"
C156	277.00'	46.66'	46.61'	S78°11'43"W	9°39'06"
C157	277.00'	13.36'	13.36'	S28°24'10"W	2°45'47"
C158	223.00'	32.49'	32.46'	S21°38'46"W	8°20'48"
C159	277.00'	49.66'	49.61'	N20°37'33"E	10°19'02"
C160	277.00'	67.72'	67.55'	N08°17'49"E	14°00'23"
C161	223.00'	73.80'	73.46'	N18°18'13"E	18°57'38"
C162	223.00'	27.74'	27.73'	N03°18'40"E	7°01'32"
C163	28.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C164	277.00'	10.21'	10.21'	S12°18'49"W	2°06'43"
C165	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C166	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C167	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C168	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C169	25.00'	34.24'	31.66'	N50°14'00"E	78°27'42"
C170	25.00'	5.03'	5.03'	N05°34'00"E	11°32'13"
C171	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C172	25.00'	13.05'	12.90'	N26°19'01"W	29°54'47"
C174	50.00'	59.61'	56.14'	S16°07'03"E	68°18'33"
C175	50.00'	42.52'	41.25'	S43°23'39"W	48°43'12"
C176	50.00'	63.80'	59.56'	N28°41'14"W	73°06'42"
C177	25.00'	21.89'	21.16'	S65°10'00"E	50°04'13"
C178	25.00'	8.80'	8.75'	N10°18'54"W	20°09'36"
C179	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C180	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C181	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C197	277.00'	8.03'	8.03'	N00°37'45"E	1°39'43"

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

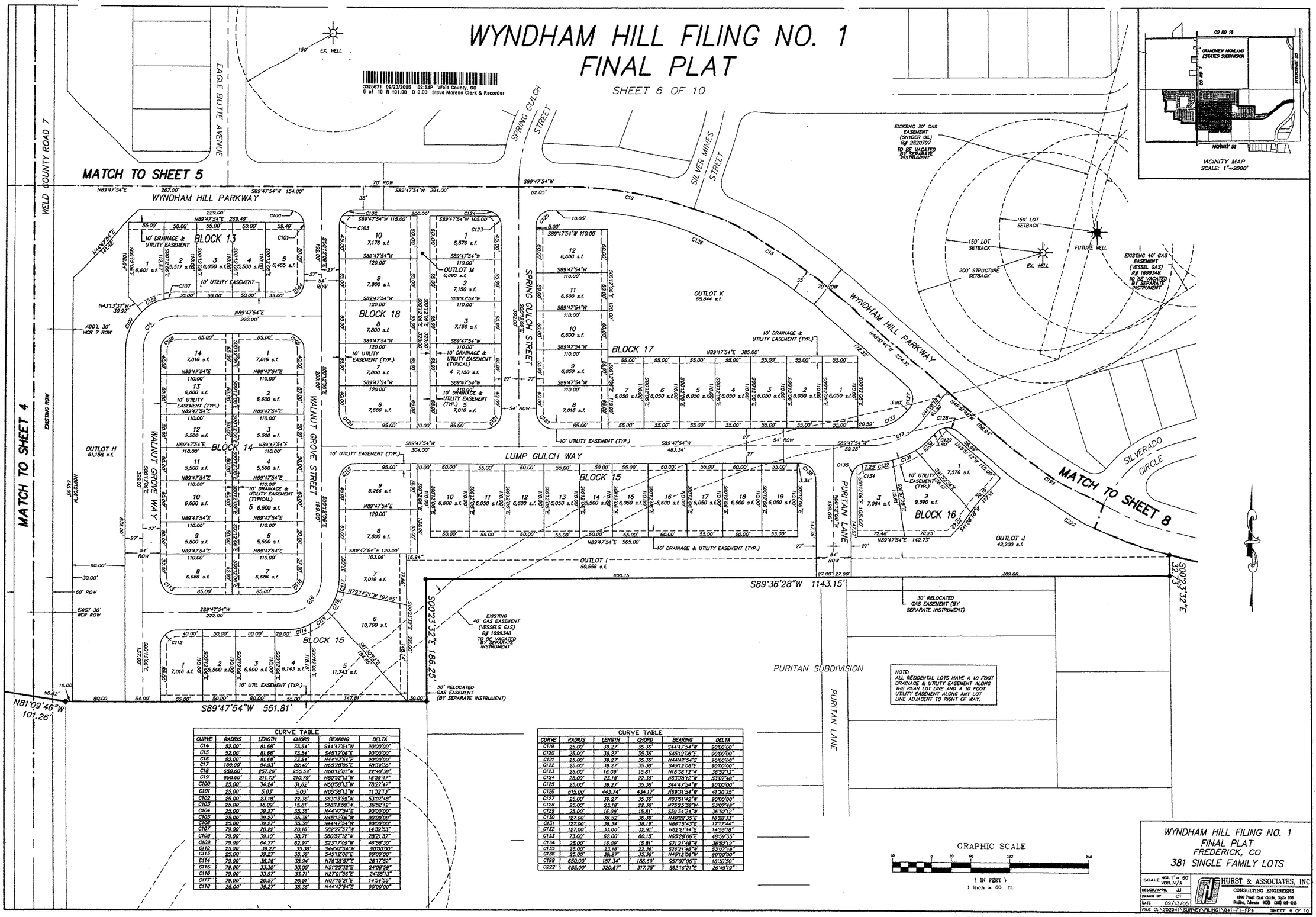
WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE HOR. 1" = 60' VERT. N/A	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 100 Boulder, Colorado 80301 (303) 449-9115
DESIGN/APPR. JJ	
DRAWN BY CT	
DATE 09/13/05	
FILE G:\202041\SURVEY\FILING 1\041\F1-FP3	SHEET 5 OF 10

WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 6 OF 10

3325671 09/23/2005 02:54P Weld County, CO
6 of 10 R 101.00 D 0.00 Steve Moreno Clerk & Recorder



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'	16.05'	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'	20.22'	20.16'	S82°27'57"W	14°39'53"
C108	79.00'	39.10'	38.71'	S60°57'12"W	28°21'37"
C109	79.00'	64.77'	63.07'	S21°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'	38.26'	35.94'	N78°35'57"E	28°17'52"
C115	79.00'	33.30'	33.05'	N51°23'32"E	24°08'59"
C116	79.00'	33.97'	33.71'	N27°01'56"E	24°38'13"
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°38'12"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°25'38"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°23'35"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°39'35"
C134	25.00'	16.09'	15.81'	S71°21'48"W	36°52'12"
C135	25.00'	23.18'	22.36'	S28°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"
C222	585.00'	320.67'	317.75'	S62°16'21"E	29°49'19"

WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE	HOR. 1"= 60' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	CT
DATE	09/13/05

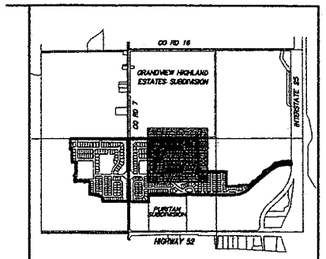
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4980 Pearl East Circle, Suite 100
Boulder, Colorado 80301 (303) 449-8015

FILE G:\02041\SURVEY\FILING1\041-F1-FP4 SHEET 6 OF 10

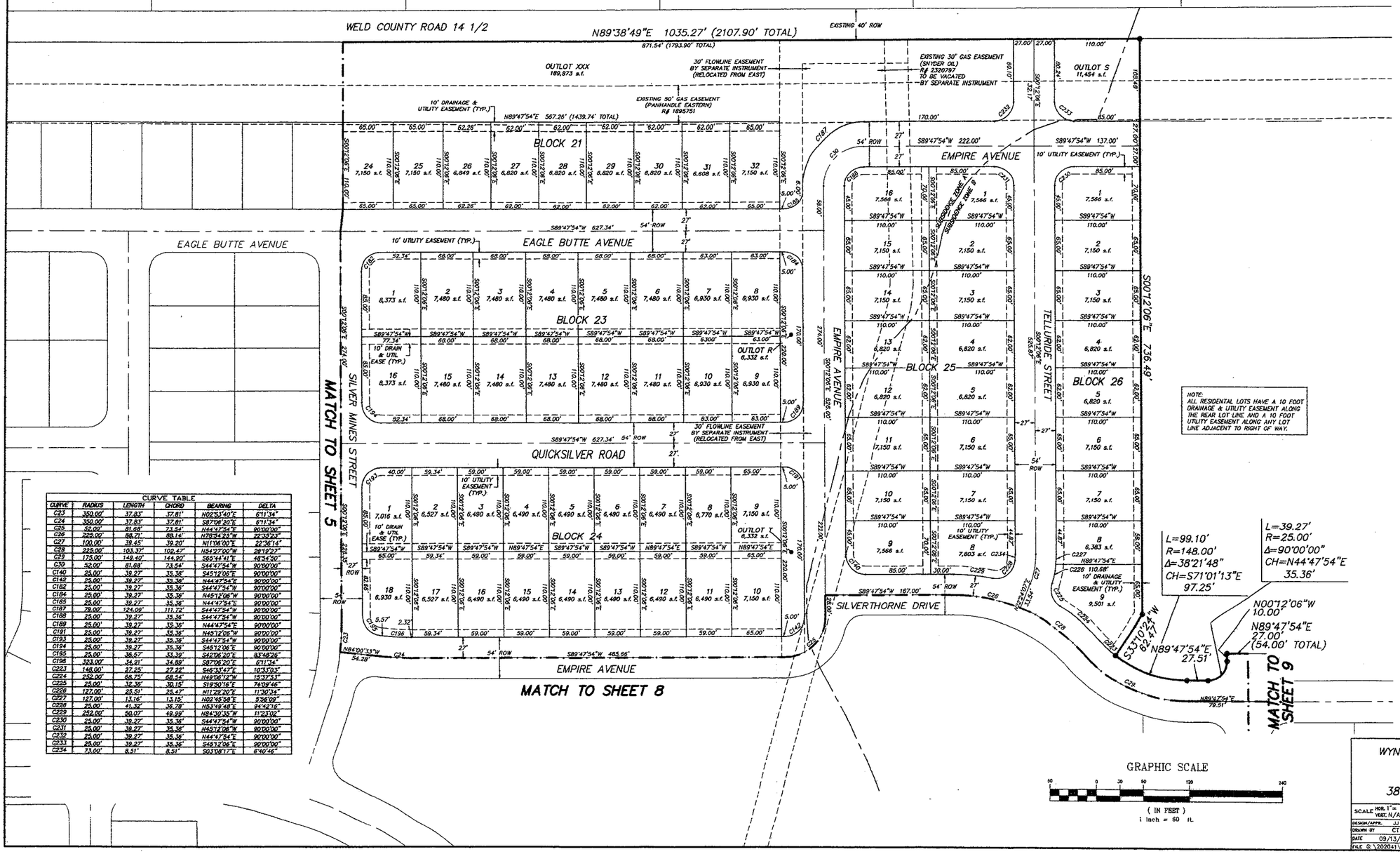
WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 7 OF 10

3325671 09/23/2005 02:54P Weld County, CO
7 of 10 R 101.00 D 0.00 Steve Moreno Clerk & Recorder



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'	S44°47'54"E	90°00'00"
C26	225.00'	88.71'	88.14'	N78°34'23"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'	S85°34'41"E	48°54'30"
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"
C143	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	79.00'	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'	38.57'	33.39'	S42°06'20"E	87°46'26"
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°37'37"
C225	25.00'	32.36'	30.15'	S19°30'16"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°42'15"
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"

WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE	HOR. 1"= 60' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	CT
DATE	09/13/05

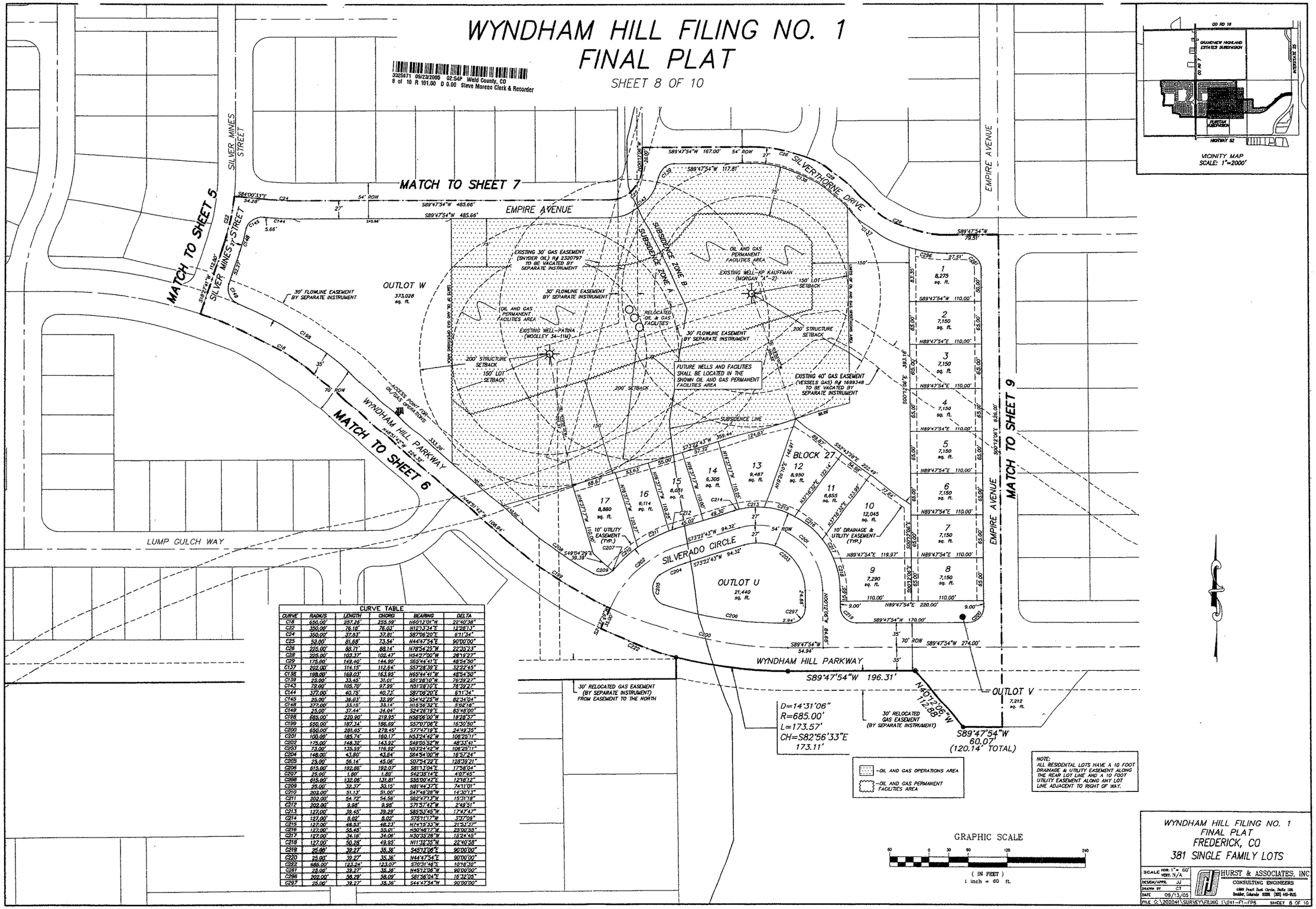
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4990 Pearl East Circle, Suite 100
Boulder, Colorado 80301 (303) 449-6105

FILE G:\202041\SURVEY\PRELIM\041-F1-FP5 SHEET 7 OF 10

WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 8 OF 10

3325671 09/23/2005 02:54P Weld County, CO
8 of 10 R 101.00 D 0.00 Steve Moreno Clerk & Recorder



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C18	650.00'	257.26'	255.59'	N60°12'01"W	22°40'38"
C22	350.00'	76.18'	76.03'	N12°33'34"E	12°28'13"
C24	350.00'	37.83'	37.81'	S87°06'20"E	6°11'34"
C25	55.00'	81.68'	73.54'	N44°47'54"E	90°00'00"
C26	225.00'	88.71'	88.14'	N70°54'25"W	22°36'23"
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"
C137	202.00'	114.15'	112.64'	S57°28'39"E	32°22'45"
C138	198.00'	168.03'	163.93'	N63°44'41"W	48°54'50"
C139	23.00'	33.45'	31.01'	S51°28'10"W	76°39'27"
C143	79.00'	105.70'	97.99'	N51°28'10"E	76°39'27"
C144	377.00'	40.75'	40.73'	S87°06'20"E	6°11'34"
C145	25.00'	36.03'	32.99'	S54°42'22"W	82°34'04"
C148	377.00'	33.13'	33.14'	N15°56'32"E	5°02'16"
C149	25.00'	37.44'	34.04'	S24°26'19"E	85°48'00"
C198	885.00'	220.90'	219.95'	N56°06'00"W	18°28'37"
C199	650.00'	187.34'	186.69'	S57°07'06"E	16°30'30"
C200	650.00'	281.65'	279.45'	S77°47'18"E	24°49'35"
C201	100.00'	185.74'	160.17'	N53°24'42"W	106°25'11"
C202	175.00'	148.33'	143.92'	S49°05'52"W	48°33'41"
C203	73.00'	135.59'	116.92'	N53°24'42"W	106°25'11"
C204	148.00'	43.80'	43.64'	S84°54'00"W	16°57'24"
C205	25.00'	56.14'	45.06'	S07°54'22"E	128°39'21"
C206	615.00'	192.88'	192.07'	S81°13'04"E	17°58'04"
C207	25.00'	1.80'	1.80'	S42°36'14"E	4°07'45"
C208	615.00'	130.08'	131.81'	S58°00'42"E	12°16'12"
C209	25.00'	32.37'	30.15'	N81°44'37"E	74°11'01"
C210	202.00'	51.13'	51.00'	S47°46'28"W	14°30'13"
C211	202.00'	54.72'	54.56'	S62°47'17"W	15°31'16"
C212	202.00'	9.96'	9.95'	S71°57'47"W	2°49'51"
C213	127.00'	39.45'	39.29'	S85°53'45"W	17°47'47"
C214	127.00'	8.02'	8.02'	S75°11'17"W	3°37'09"
C215	127.00'	48.53'	48.23'	N74°15'33"W	21°53'37"
C216	127.00'	58.63'	58.01'	N50°46'17"W	26°00'52"
C217	127.00'	34.16'	34.06'	N30°35'26"W	15°24'45"
C218	127.00'	50.28'	49.95'	N11°32'35"W	22°40'58"
C219	25.00'	39.27'	35.36'	S40°12'06"E	90°00'00"
C220	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C222	565.00'	123.24'	123.07'	S70°31'46"E	10°18'30"
C281	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C296	202.00'	58.29'	58.09'	S81°56'04"E	16°32'05"
C297	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"

WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE	HOR. 1"= 60' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	CT
DATE	09/13/05

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4909 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

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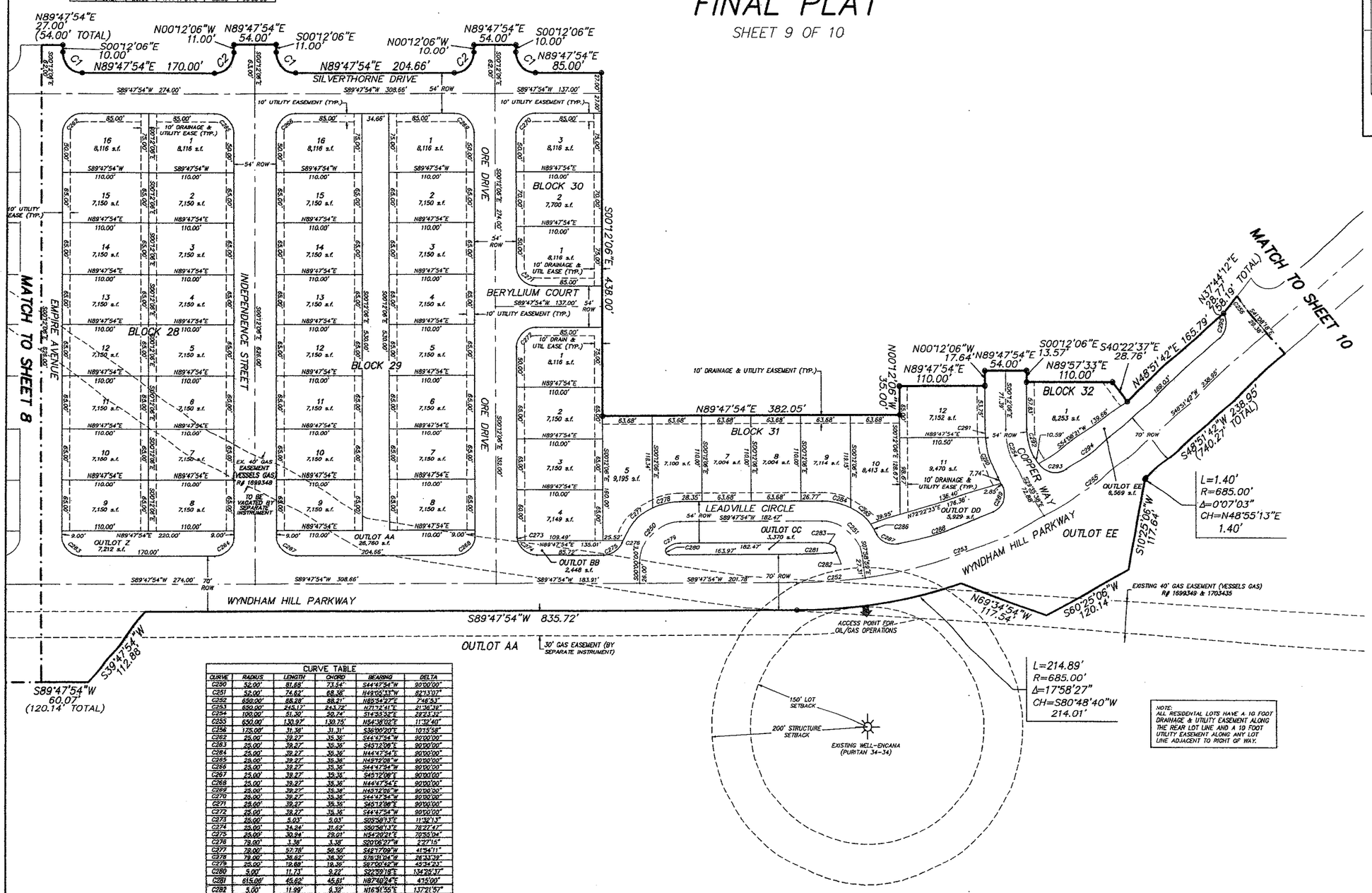
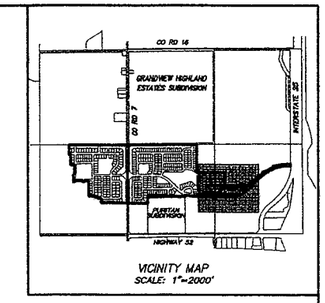
WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 9 OF 10

3326671 09/23/2005 02:54P Weld County, CO
9 of 10 R 191.00 D 0.00 Steve Moreno Clerk & Recorder

OUTER BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	39.27'	25.00'	S45°12'06"E	35.36'	90°00'00"
C2	39.27'	25.00'	N44°47'54"E	35.36'	90°00'00"





VICINITY MAP
SCALE: 1"=2000'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C250	52.00'	81.68'	73.54'	S44°47'54"W	90°00'00"
C251	52.00'	74.92'	68.38'	N49°03'33"W	82°31'07"
C252	650.00'	88.28'	88.21'	N83°54'27"E	7°46'53"
C253	650.00'	245.12'	243.72'	N71°12'41"E	21°36'39"
C254	100.00'	51.30'	50.74'	S14°33'52"E	29°23'32"
C255	650.00'	130.97'	130.75'	N54°38'02"E	11°32'40"
C256	175.00'	31.36'	31.31'	S36°00'20"E	10°15'58"
C262	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C263	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C264	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C265	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C266	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C267	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C268	25.00'	39.27'	35.36'	N44°47'54"E	90°00'00"
C269	25.00'	39.27'	35.36'	N45°12'06"W	90°00'00"
C270	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C271	25.00'	39.27'	35.36'	S45°12'06"E	90°00'00"
C272	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C273	25.00'	5.03'	5.03'	S05°58'13"E	11°32'13"
C274	25.00'	34.24'	31.62'	S50°58'13"E	78°27'47"
C275	25.00'	30.94'	29.01'	N54°20'21"E	70°55'04"
C276	79.00'	3.38'	3.38'	S20°06'27"W	2°27'15"
C277	79.00'	57.78'	56.50'	S42°17'08"W	41°54'11"
C278	79.00'	38.62'	38.30'	S76°31'04"W	28°33'39"
C279	25.00'	19.68'	19.16'	S87°00'42"W	45°34'23"
C280	9.00'	11.73'	9.22'	S22°59'18"E	134°28'37"
C281	615.00'	45.62'	45.61'	N87°40'24"E	4°15'00"
C282	5.00'	11.99'	9.32'	N16°51'55"E	137°21'57"
C283	28.00'	16.26'	16.44'	N21°00'35"W	38°23'03"
C284	79.00'	35.40'	38.02'	N76°16'38"W	27°51'02"
C285	79.00'	33.64'	33.39'	N50°09'59"W	24°23'50"
C286	79.00'	14.61'	14.59'	N32°39'17"W	10°35'53"
C287	28.00'	35.77'	33.48'	S64°54'36"E	73°06'35"
C288	615.00'	129.58'	129.34'	N71°28'54"E	12°04'18"
C289	28.00'	41.48'	38.88'	N11°56'03"E	98°03'23"
C290	127.00'	53.89'	53.48'	S17°28'19"E	24°18'39"
C291	127.00'	11.86'	11.86'	S02°44'33"E	5°34'53"
C292	73.00'	37.45'	37.04'	S14°53'52"E	29°23'32"
C293	25.00'	40.52'	36.23'	S78°12'46"E	92°52'31"
C294	615.00'	69.64'	69.60'	N52°06'20"E	6°29'12"
C295	25.00'	34.24'	31.62'	N09°37'46"E	78°27'47"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 80 ft.

WYNDHAM HILL FILING NO. 1
FINAL PLAT
FREDERICK, CO
381 SINGLE FAMILY LOTS

SCALE	HOR. 1" = 60' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	CT
DATE	09/13/05
FILE	G:\202041\SURVEY\FILING 1\041-F1-FP7

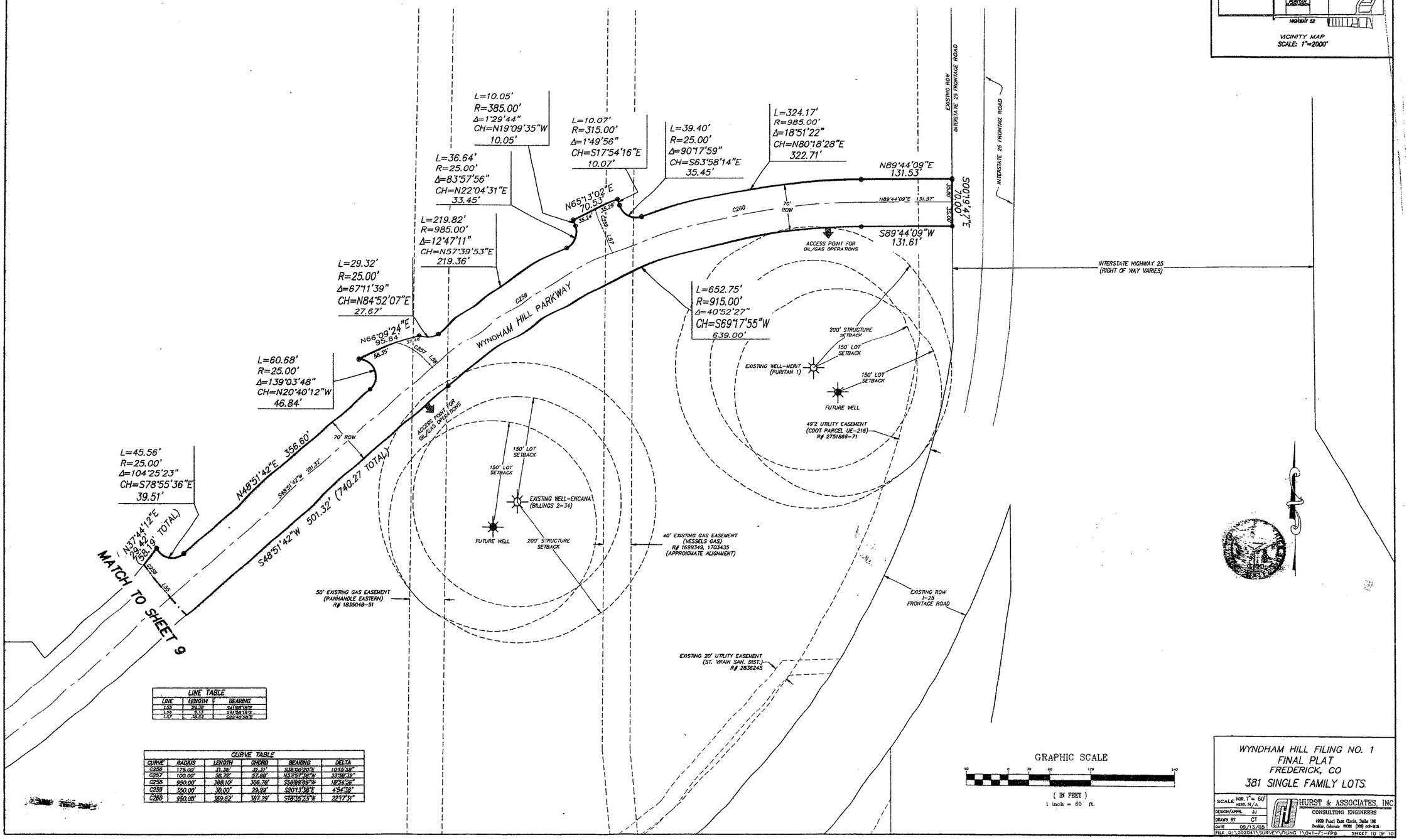
HURST & ASSOCIATES, INC
CONSULTING ENGINEERS
6999 Pearl East Circle, Suite 105
Boulder, Colorado 80301 (303) 449-8256

SHEET 9 OF 10

3325671 09/23/2005 02:54P Weld County, CO
10 of 10 R 101.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 1
FINAL PLAT

SHEET 10 OF 10



LINE TABLE		
LINE	LENGTH	BEARING
L55	29.36	S41°08'18"E
L56	5.13	S41°08'18"E
L57	38.52	S22°40'58"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C256	175.00'	31.36'	31.31'	S36°00'20"E	10°15'58"
C257	100.00'	58.22'	57.88'	N57°57'38"W	33°38'39"
C258	950.00'	388.10'	386.78'	S58°09'09"W	18°34'56"
C259	350.00'	30.00'	29.99'	S20°13'38"E	4°54'38"
C260	950.00'	369.62'	367.29'	S78°35'23"W	22°17'31"

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381 SINGLE FAMILY LOTS

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