

# WYNDHAM HILL FILING NO. 6, AMENDMENT A

BEING ALL OF LOT 1 OF  
 WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL PLAT  
 SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

**LAMP  
 RYNEARSON**

4715 INNOVATION DR., STE. 100  
 FORT COLLINS, CO 80525  
 970.226.0342  
 LampRyNearson.com

**CERTIFICATE OF OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC., A KANSAS NONPROFIT CORPORATION, BEING THE SOLE OWNER(S), MORTGAGEE OR LEINHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 1 OF WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL PLAT RECORDED ON OCTOBER 2, 2012 AS RECEPTION #3877847 SITUATED IN THE EAST HALF (E1/2) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWO NORTH (T2N), RANGE SIXTY-EIGHT WEST (R68W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF FREDERICK, COUNTY OF WELD, AND THE STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION THIRTY-FOUR (34), TOWNSHIP TWO NORTH (T2N), RANGE SIXTY-EIGHT WEST (R68W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 34 BEARS S89°38'37"W FOR A DISTANCE OF 2654.82 FEET, SAID BEARING BEING A GRID BEARING OF THE COLORADO STATE PLANE SYSTEM, NORTH ZONE, AND WITH ALL BEARING HEREIN RELATIVE THERETO;

THENCE ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 SOUTH 89°38'37" WEST FOR A DISTANCE OF 361.50 FEET TO THE EAST LINE OF SAID LOT 1 OF THE WYNDHAM HILL FILING NO. 6;  
 THENCE ON THE EAST LINE OF SAID LOT 1 OF THE WYNDHAM HILL FILING NO. 6 NORTH 0°19'14" WEST FOR A DISTANCE OF 0.84 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°19'14" EAST FOR A DISTANCE OF 497.30 FEET TO THE BEGINNING OF A CURVE,  
 SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90°07'41", HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS SOUTH 44°44'36" WEST FOR A DISTANCE OF 35.39 FEET.

THENCE SOUTH 89°48'27" WEST FOR A DISTANCE OF 955.24 FEET TO THE BEGINNING OF A CURVE,  
 SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 35°44'17", HAVING A RADIUS OF 525.03 FEET, AND WHOSE CHORD BEARS SOUTH 71°56'18" WEST FOR A DISTANCE OF 322.20 FEET.

THENCE SOUTH 54°04'10" WEST FOR A DISTANCE OF 123.34 FEET TO A POINT ON A LINE.

THENCE NORTH 00°00'33" EAST FOR A DISTANCE OF 1730.73 FEET TO A POINT ON A LINE.

THENCE NORTH 89°39'23" EAST FOR A DISTANCE OF 236.84 FEET TO A POINT ON A LINE.

THENCE NORTH 21°00'23" EAST FOR A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 21°21'01", HAVING A RADIUS OF 440.01 FEET, AND WHOSE CHORD BEARS SOUTH 79°40'07" EAST FOR A DISTANCE OF 163.02 FEET.

THENCE NORTH 89°39'23" EAST FOR A DISTANCE OF 675.54 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26°25'34", HAVING A RADIUS OF 335.01 FEET, AND WHOSE CHORD BEARS SOUTH 77°07'50" EAST FOR A DISTANCE OF 153.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE.

THENCE NORTH 89°39'23" EAST FOR A DISTANCE OF 24.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 33°49'28", HAVING A RADIUS OF 101.61 FEET, AND WHOSE CHORD BEARS SOUTH 50°58'35" EAST FOR A DISTANCE OF 59.12 FEET.

THENCE SOUTH 67°53'19" EAST FOR A DISTANCE OF 66.57 FEET TO A POINT ON A LINE.

THENCE SOUTH 00°14'18" EAST A DISTANCE OF 978.17 FEET TO THE POINT OF BEGINNING;

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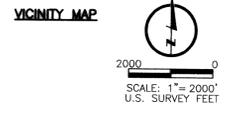
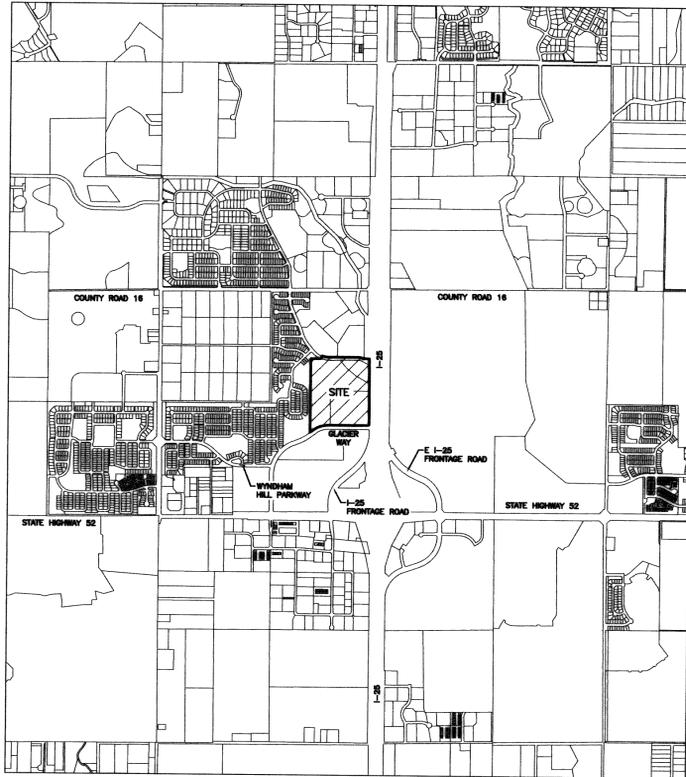
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**FLOOD ZONE**

UNSHADED ZONE X  
 AREA OF MINIMAL FLOOD HAZARD AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), WELD COUNTY, COLORADO.

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

**PLAT NOTES**

1. THE DIMENSION TEXT IS SHOWN ON THE SAME SIDE OF THE PROPERTY LINE WHERE THE TOPOGRAPHIC FEATURE IS LOCATED.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. 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.
3. ALL EASEMENTS AND RIGHT-OF-WAYS REFERENCED FROM THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER N0029391-030-TH, AMENDMENT NO. 5, DATED MARCH 8, 2021.
4. LINEAL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES BASE ON THE U.S. SURVEY FOOT. GRID DISTANCES CAN BE CALCULATED MULTIPLYING THE DISTANCES SHOWN BY A SCALE FACTOR OF 0.999724142.

**BASIS OF BEARING:**

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS SOUTH 89°38'37" WEST FOR 2654.82 FEET BETWEEN THE EAST QUARTER CORNER OF SAID SECTION 34 MONUMENTED WITH A 5/8" REBAR WITH 3-1/4" ALUMINUM CAP AND THE CENTER CORNER OF SAID OF SECTION 34 MONUMENTED WITH A 5/8" REBAR WITH 2" ALUMINUM CAP, STAMPED "LS 28286".

LAND USE BREAKDOWN		
LOT/TRACT	SIZE	OWNERSHIP
LOT 1	93,472 SQUARE FEET	SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC., A KANSAS NONPROFIT CORPORATION
LOT 2	2,038,232 SQUARE FEET	SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC., A KANSAS NONPROFIT CORPORATION
TOTAL	2,212,983 SQ FT 50.803 AC	SEE ABOVE

**SURVEYOR**

LAMP RYNEARSON  
 4715 INNOVATION DRIVE  
 FORT COLLINS, CO 80525  
 PHONE: 970-226-0342

**OWNER**

SISTERS OF CHARITY OF  
 LEAVENWORTH HEALTH SYSTEM, INC.,  
 A KANSAS NONPROFIT CORPORATION  
 500 ELDRADO BLVD STE 4300  
 BROOMFIELD, CO 80021-3564

**SURVEYOR CERTIFICATE**

I, MICHAEL GERARD STRATTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 25ND DAY OF AUGUST, 2022.



MICHAEL GERARD STRATTON - COLORADO LAND SURVEYOR #38627  
 ON BEHALF OF LAMP RYNEARSON, INC.  
 EMAIL ADDRESS: MICHAEL.STRATTON@LAMPRYNEARSON.COM

**STAFF CERTIFICATE OF APPROVAL**

THIS SUBDIVISION AMENDMENT PLAT OF THE WYNDHAM HILL FILING NO. 6, AMENDMENT A, A PARCEL OF LAND

BEING ALL OF LOT 1 OF WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL

PLAT RECORDED ON OCTOBER 2, 2012 AS RECEPTION #3877847 SITUATED IN THE EAST HALF (E1/2) OF

SECTION THIRTY-FOUR (34), TOWNSHIP TWO NORTH (T2N), RANGE SIXTY-EIGHT WEST (R68W), OF THE SIXTH

PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF FREDERICK, COUNTY OF WELD, AND THE STATE OF COLORADO, IS

APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 18th DAY OF

October, 2022 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR

SUBDIVISION AMENDMENTS.

*Shivan Duttler*  
 PLANNING DIRECTOR

EXECUTED THIS 27 DAY OF October, 2022

OWNER: SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC., A KANSAS NONPROFIT CORPORATION

BY: *[Signature]*

TITLE: EVP

STATE OF COLORADO )  
 ) SS  
 COUNTY OF WELD )

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Mark Korth, ACTING IN HIS

CAPACITY AS EVP OF SCLHS, THIS 27 DAY OF October, 2022

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES JAN 26 2026



*[Signature]*  
 NOTARY PUBLIC

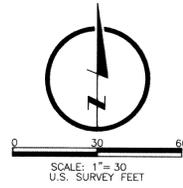
WYNDHAM HILL FILING NO. 6, AMENDMENT A  
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 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 FREDERICK FIRESTONE FIRE 5  
 FREDERICK, COLORADO

REVISIONS
DESIGNER / DRAFTER JAIME POMPA / JOSH CROAK
DATE 08/25/2024
PROJECT NUMBER 0220056.01
BOOK AND PAGE
SHEET 1 of 3



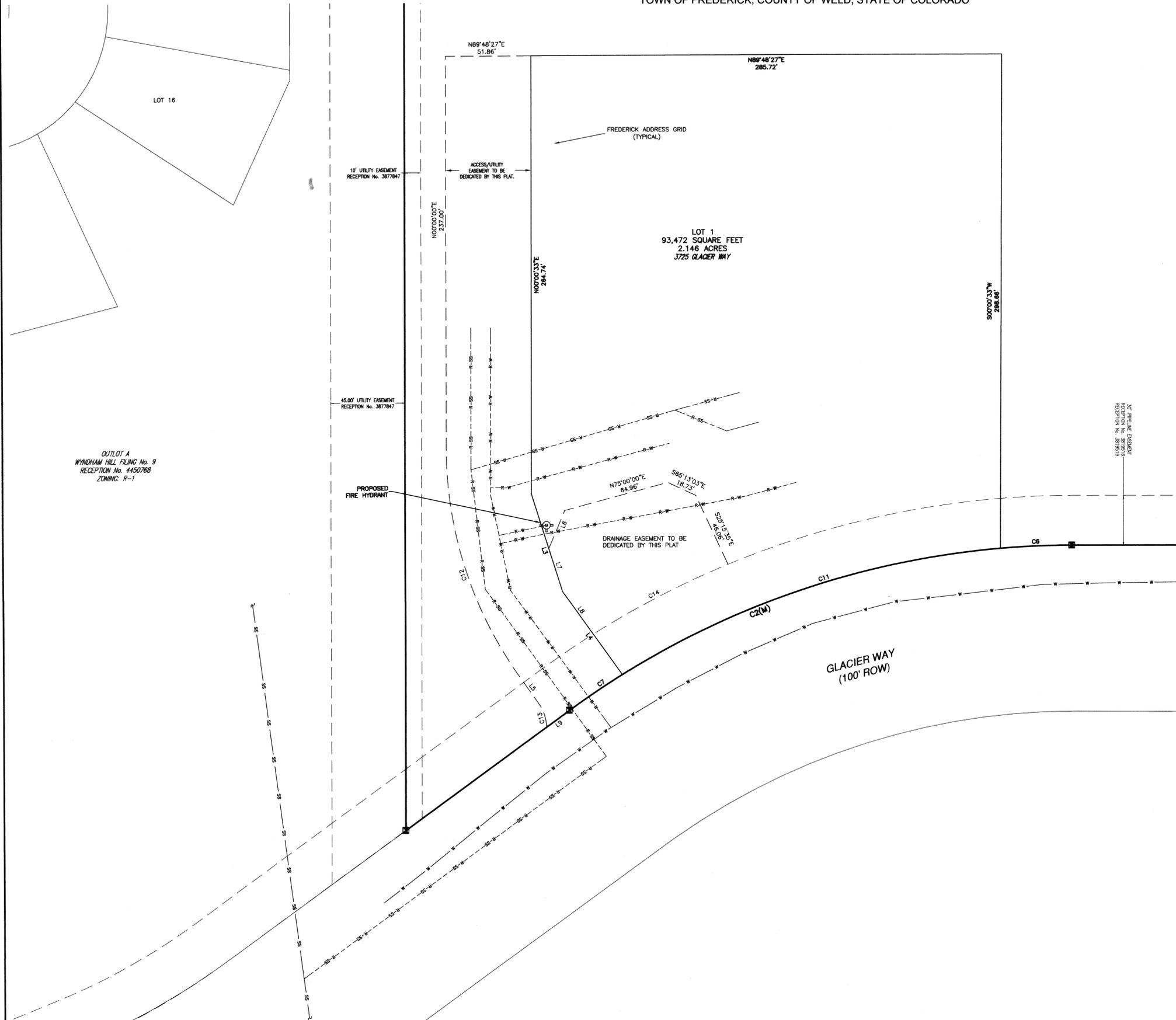
# WYNDHAM HILL FILING NO. 6, AMENDMENT A

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WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL PLAT  
SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



**LAMP  
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**LEGEND**

- PROPERTY LINE
- LOT LINE
- EASEMENT
- ADJACENT PROPERTIES
- SECTION LINE
- RIGHT OF WAY
- SANITARY SEWER
- WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- FIRE HYDRANT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "STRATTON PLS 38621"
- SET BRASS PLUG IN CONCRETE STAMPED "PLS 38621"
- PUBLIC LANDS CORNER - DESCRIBED AS SHOWN
- FOUND MOUNDMENT AS DESCRIBED

OUTLOT A  
WYNDHAM HILL FILING No. 9  
RECEPTION No. 4450788  
ZONING: R-1

10' UTILITY EASEMENT  
RECEPTION No. 3877847

45.00' UTILITY EASEMENT  
RECEPTION No. 3877847

PROPOSED  
FIRE HYDRANT

ACCESS/UTILITY  
EASEMENT TO BE  
DEDICATED BY THIS PLAT.

FREDERICK ADDRESS GRID  
(TYPICAL)

LOT 1  
93,472 SQUARE FEET  
2.146 ACRES  
3725 GLACIER WAY

DRAINAGE EASEMENT TO BE  
DEDICATED BY THIS PLAT.

GLACIER WAY  
(100' ROW)

6158182' ON INGLETON  
6158182' ON INGLETON  
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6158182' ON INGLETON

**SURVEYOR CERTIFICATE**

I, MICHAEL GERARD STRATTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.  
I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 25ND DAY OF AUGUST, 2022.



MICHAEL G. STRATTON PLS 38621  
ON BEHALF OF LAMP RYNEARSON  
EMAIL ADDRESS: MICHAEL.STRATTON@LAMPRYNEARSON.COM

WYNDHAM HILL FILING NO. 6, AMENDMENT A  
LOCATED IN THE EAST HALF OF LOT 1 OF SECTION 34,  
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

FREDERICK FIRESTONE FIRE 5  
FREDERICK, COLORADO

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