

WYNDHAM HILL FILING NO. 4 REPLAT B

A REPLAT OF: LOTS 4-19 OF BLOCK 1, LOTS 1-2 OF BLOCK 2, LOTS 1-8 OF BLOCK 4, LOTS 1-19 OF BLOCK 5, LOTS 1-20 OF BLOCK 6, LOTS 1-8 OF BLOCK 7 AND LOTS 1-11, BLOCK 8, OUTLOTS A, B & C OF "WYNDHAM HILL FILING NO. 4"

LOCATED IN THE SOUTH HALF OF SECTION 34,
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 74 LOTS, 3 OUTLOTS, 1 TRACT, 29.59 ACRES

CERTIFICATE OF VACATION:

KNOW ALL MEN BY THESE PRESENTS THAT CERTAIN STREETS AND RIGHTS-OF-WAY DEDICATED TO THE TOWN OF FREDERICK, COLORADO BY WYNDHAM HILL FILING NO. 4 FINAL PLAT DATED NOVEMBER 07, 2006 AND RECORDED APRIL 18, 2007 AT RECEPTION NO. 3469870, HAVING NEVER BEEN DEVELOPED, IN ACCORDANCE WITH C.R.S. 43-2-302(e), HAS CAUSED SAID STREETS AND RIGHTS-OF-WAY TO BE VACATED TO THE OWNER, FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION, BY THIS REPLAT OF THE SUBDIVISION.

[Signature]
 MAYOR
 ATTEST:

[Signature]
 TOWN CLERK

ACKNOWLEDGMENT:
 STATE OF COLORADO }
 COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME BY Tony Corral AS MAYOR AND Marianne Davies AS TOWN CLERK OF THE TOWN OF FREDERICK, THIS 16 DAY OF December 2016

WITNESS MY HAND AND SEAL:
 LORI MICHILLE TREJO
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 2015404174
 My Commission Expires Oct. 19, 2019

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK DEVELOPMENT COMPANY, INC., BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "WYNDHAM HILL FILING NO. 4 REPLAT B FINAL PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

PARCEL DESCRIPTION:

- LOTS 4-19, BLOCK 1
- LOT 1 AND LOT 2, BLOCK 2 EXCEPT THAT PORTION PLATTED BY "WYNDHAM HILL FILING NO. 6"
- LOTS 1-8, BLOCK 4
- LOTS 1-19, BLOCK 5
- LOTS 1-20, BLOCK 6
- LOTS 1-8, BLOCK 7
- LOTS 1-10 AND LOT 11, BLOCK 8 EXCEPT THAT PORTION PLATTED BY "WYNDHAM HILL FILING NO. 6"
- OUTLOTS A, B AND C EXCEPT THAT PORTION PLATTED BY "WYNDHAM HILL FILING NO. 6"
- "WYNDHAM HILL FILING NO. 4";

ALONG WITH:

VACATED PORTIONS OF THE RIGHTS OF WAY OF COPPER WAY, INDEPENDENCE STREET, LITTLE BELL DRIVE AND SILVERTHORNE DRIVE AS DEDICATED BY "WYNDHAM HILL FILING NO. 4".

OVERALL BOUNDARY OF ABOVE PARCELS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 34;

THENCE N89°38'49"E, 910.17 FEET ALONG THE NORTHERLY LINE OF OUTLOT A OF "WYNDHAM HILL FILING NO. 4" TO THE WESTERLY LINE OF LOT 1 OF "WYNDHAM HILL FILING NO. 6";
 THENCE S00°00'00"W, 689.59 FEET ALONG WESTERLY LINE OF LOT 1 TO THE NORTHERLY LINE OF GLACIER WAY;

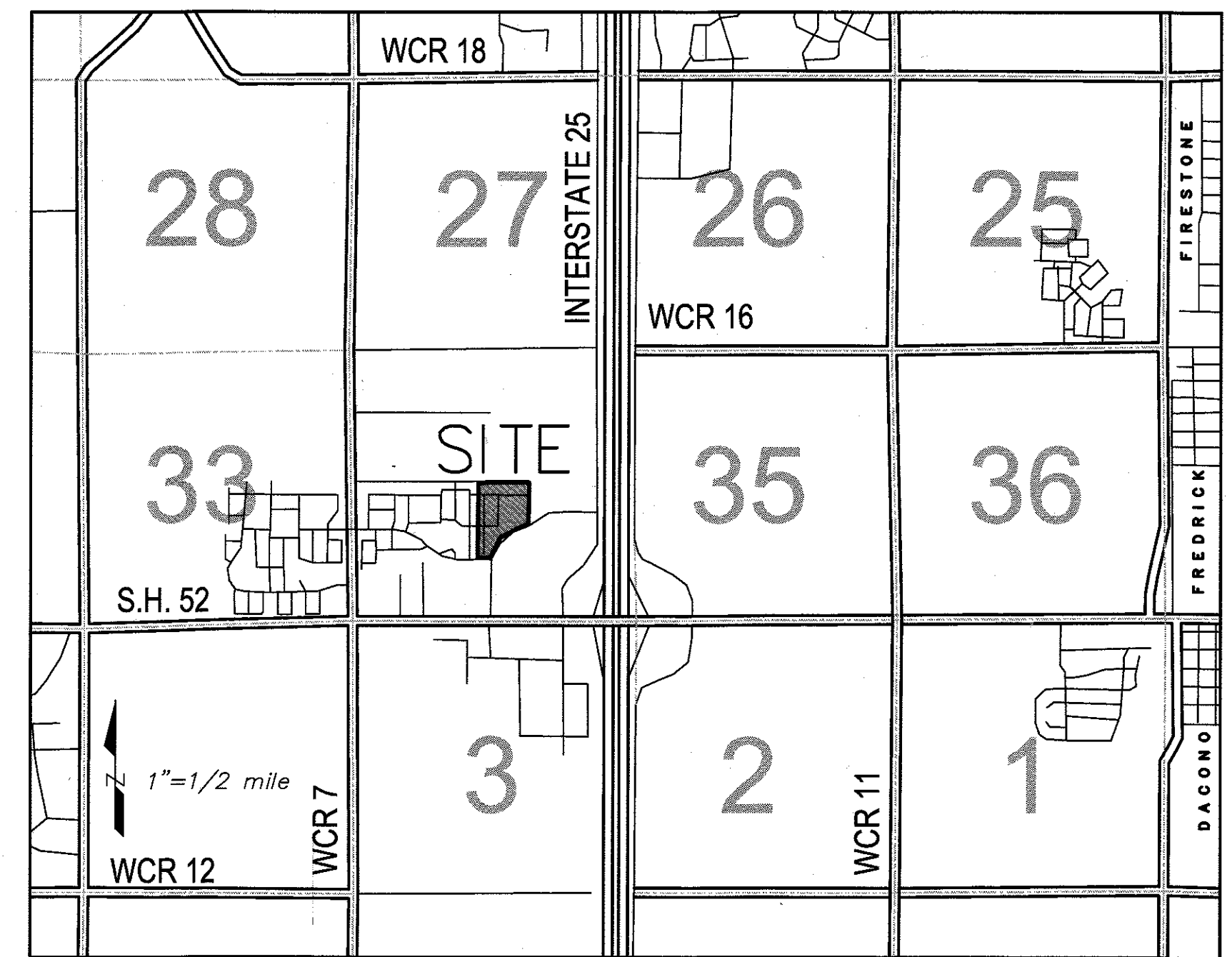
THENCE ALONG THE PERIMETER OF OUTLOT C OF "WYNDHAM HILL FILING NO. 4" THE FOLLOWING TEN COURSES:

- 1) S54°03'37"W, 135.71 FEET;
- 2) 105.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 141°4'07", AND A CHORD BEARING S61°10'41"W, 105.32 FEET;
- 3) S68°17'44"W, 233.72 FEET;
- 4) 748.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 50°25'48", AND A CHORD BEARING S43°04'50"W, 724.23 FEET;
- 5) 35.74 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°55'11", AND A CHORD BEARING S58°49'32"W, 32.78 FEET;
- 6) 75.82 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 09°59'14", AND A CHORD BEARING N85°12'29"W, 75.73 FEET;
- 7) S89°47'54"W, 247.12 FEET;
- 8) 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N45°12'06"W, 35.36 FEET;
- 9) N00°12'06"W, 9.00 FEET;
- 10) N89°47'54"E, 110.00 FEET TO THE SOUTHEASTERLY CORNER OF BLOCK 8 OF "WYNDHAM HILL FILING NO. 1 REPLAT B";

THENCE N00°12'06"W, 530.00 FEET ALONG THE EASTERLY LINE OF SAID BLOCK 8;
 THENCE CONTINUING N00°12'06"W 54.00 FEET TO THE SOUTHEASTERLY CORNER OF BLOCK 3 OF "WYNDHAM HILL FILING NO. 4 REPLAT A";
 THENCE CONTINUING N00°12'06"W 551.12 FEET ALONG THE EASTERLY LINE OF SAID BLOCK 3;
 THENCE CONTINUING N00°12'06"W 54.00 FEET TO THE SOUTHERLY LINE OF BLOCK 1 OF "WYNDHAM HILL FILING NO. 4 REPLAT A";

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID BLOCK 1 THE FOLLOWING TWO COURSES:

- 1) N89°47'54"E, 88.35 FEET;
 - 2) N00°12'06"W, 110.00 FEET TO THE SOUTHERLY LINE OF OUTLOT A OF "WYNDHAM HILL FILING NO. 4";
- THENCE ALONG THE PERIMETER OF SAID OUTLOT A THE FOLLOWING SIX COURSES:
- 1) S89°47'54"W, 198.35 FEET;
 - 2) S00°12'06"E, 79.00 FEET;
 - 3) 124.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N45°12'06"W, 111.72 FEET;
 - 4) S89°47'54"W, 85.00 FEET;
 - 5) N00°12'06"W, 105.49 FEET;
 - 6) N89°38'49"E, 548.51 FEET TO THE POINT OF BEGINNING, CONTAINING 29.59 ACRES, MORE OR LESS.



VICINITY MAP

OWNERSHIP SIGNATURES:

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16th DAY OF December 2016

FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

[Signature]
 BY: Jon R. Lee
 AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:
 STATE OF COLORADO }
 COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Jon R. Lee AS AUTHORIZED REPRESENTATIVE OF FREDERICK DEVELOPMENT COMPANY, INC., THIS 16th DAY OF December 2016

WITNESS MY HAND AND SEAL:

[Signature]
 MARY JANE DAVIES
 NOTARY PUBLIC-STATE OF COLORADO
 ID# 19874045756
 MY COMMISSION EXPIRES 11-22-2018

OUTLOT/TRACT SUMMARY CHART				
OUTLOT	AREA	USE	OWNERSHIP	MAINTENANCE
A	1.04 Ac.	UTILITY, DRAINAGE, LANDSCAPE	METRO DISTRICT	H.O.A./ METRO DISTRICT
B	7.98 Ac.	TRAIL, LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
C	1.65 Ac.	TRAIL, LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
TRACT A	4.83 Ac.	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 4 REPLAT B FINAL PLAT" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 12-12 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON November 9 2016. 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 SERVE 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.

[Signature]
 MAYOR
 ATTEST:
[Signature]
 TOWN CLERK

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

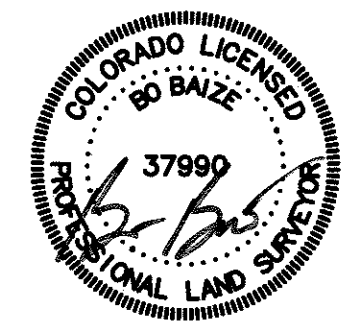
APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2016-19A THE 1st DAY OF NOVEMBER 2016

[Signature]
 CHAIRMAN
[Signature]
 PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 16th DAY OF December 2016



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
 BO BAIZE, COLORADO PLS NO. 37990

ADDRESSES:

OWNER/APPLICANT:
 FREDERICK DEVELOPMENT COMPANY LLC
 2500 ARAPAHOE AVENUE, SUITE 220
 BOULDER, COLORADO 80302
 303-442-2299

ENGINEER/SURVEYOR:
 HURST & ASSOCIATES, INC.
 2500 BROADWAY, SUITE B
 BOULDER, COLORADO 80304
 303-449-9105

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	BY	DATE
1	Original Submittal	Ba	07/27/16
2	Upload per Town comments	Ba	10/26/16
3	Add Signature Block, note, text/correction	Ba	12/07/16

HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303-449-9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

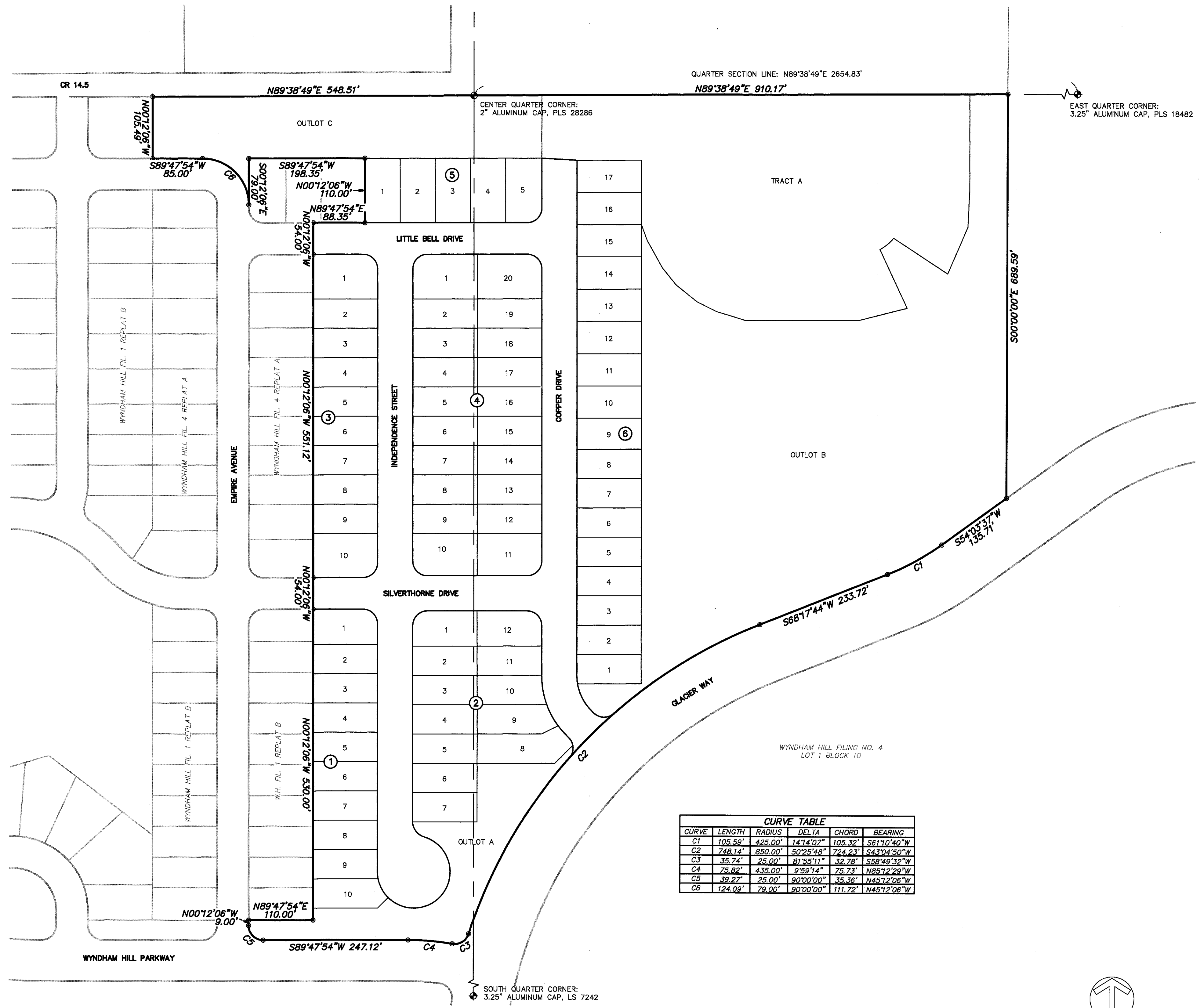
WYNDHAM HILL FILING NO. 4
 REPLAT B FINAL PLAT
 FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	BO
JOB NUMBER:	2020-41
DATE:	12/01/16
SCALE:	N/A
SHEET NO:	1 OF 4

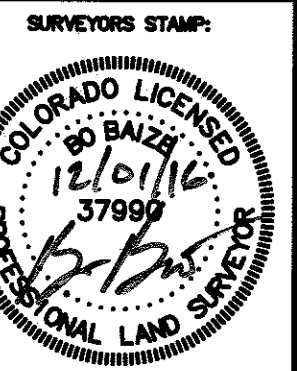
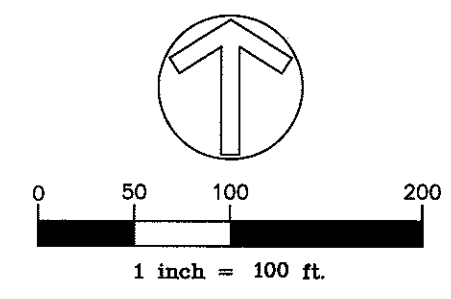
WYNDHAM HILL FILING NO. 4 REPLAT B FINAL PLAT

SHEET 2 OF 4

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	105.59'	425.00'	14°14'07"	105.32'	S81°10'40"W
C2	748.14'	850.00'	50°25'48"	724.23'	S43°04'50"W
C3	35.74'	25.00'	81°55'11"	32.78'	S88°49'32"W
C4	75.62'	435.00'	9°39'14"	75.73'	N85°12'29"W
C5	39.27'	25.00'	90°00'00"	35.36'	N45°12'06"W
C6	124.09'	79.00'	90°00'00"	111.72'	N45°12'06"W



HURST & ASSOCIATES, INC.
 2500 Broadway, Suite 8
 Boulder, CO 80304
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

WYNDHAM HILL FILING NO. 2
 REPLAT B FINAL PLAT
 FREDERICK, COLORADO

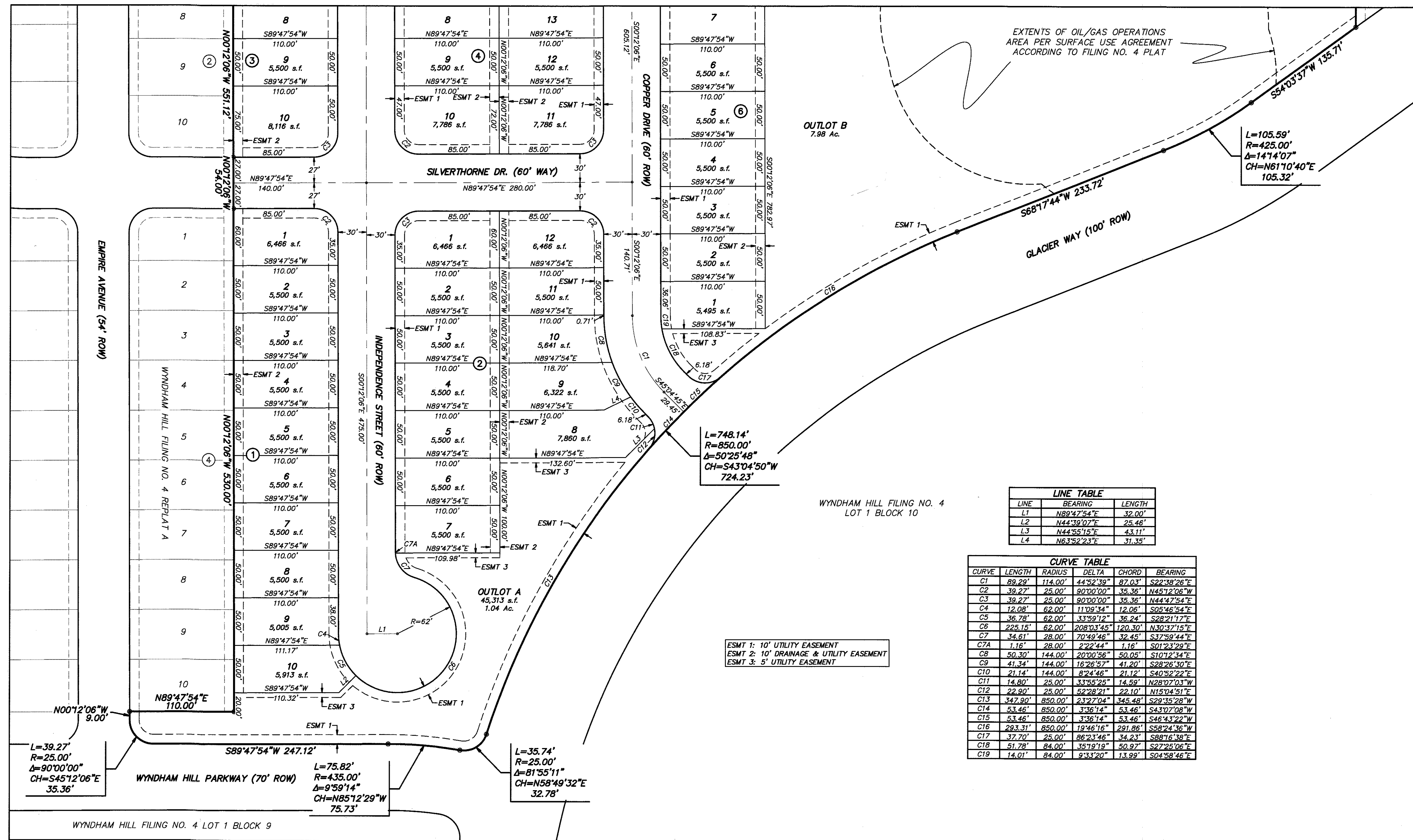
DRAWN BY: BO
 DESIGNED BY: BO
 APPROVED BY: BO
 JOB NUMBER: 2020-41
 DATE: 12/01/16
 SCALE: 1"=200'
 SHEET NO.: 2 OF 4

WYNDHAM HILL FILING NO. 4 REPLAT B FINAL PLAT

SHEET 3 OF 4

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

Match to Sheet 4



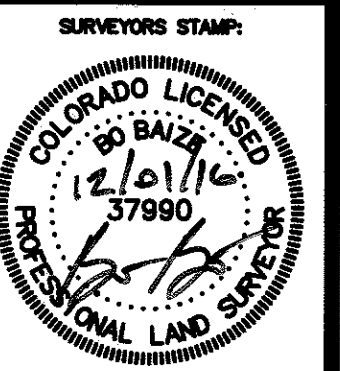
LINE TABLE

LINE	BEARING	LENGTH
L1	N89°47'54"E	32.00'
L2	N44°39'07"E	25.46'
L3	N44°55'15"E	43.11'
L4	N63°52'33"E	31.35'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	89.29'	114.00'	44°52'39"	87.03'	S22°38'26"E
C2	39.27'	25.00'	90°00'00"	35.36'	N45°12'06"W
C3	39.27'	25.00'	90°00'00"	35.36'	N44°47'54"E
C4	12.08'	62.00'	11°08'34"	12.06'	S05°46'54"E
C5	36.78'	62.00'	33°39'12"	36.24'	S28°21'17"E
C6	226.16'	62.00'	208°03'45"	120.30'	N30°37'15"E
C7	34.61'	28.00'	70°09'46"	32.45'	S77°39'44"E
C7A	1.16'	28.00'	2°22'44"	1.16'	S01°23'29"E
C8	50.30'	144.00'	20°00'56"	50.05'	S10°12'34"E
C9	41.34'	144.00'	18°26'57"	41.20'	S28°26'30"E
C10	21.14'	144.00'	8°24'46"	21.12'	S40°52'22"E
C11	14.80'	25.00'	33°55'25"	14.58'	N28°07'03"W
C12	22.90'	25.00'	62°28'21"	22.10'	N15°04'51"E
C13	347.80'	850.00'	23°27'04"	346.48'	S29°35'28"W
C14	53.46'	850.00'	3°36'14"	53.46'	S43°07'08"W
C15	53.46'	850.00'	3°36'14"	53.46'	S46°43'22"W
C16	293.31'	850.00'	19°46'16"	291.86'	S58°24'36"W
C17	37.70'	25.00'	86°23'46"	34.23'	S86°16'38"E
C18	91.78'	84.00'	49°19'19"	50.97'	S27°25'08"E
C19	14.01'	84.00'	9°33'20"	13.99'	S04°58'46"E

ESMT 1: 10' UTILITY EASEMENT
 ESMT 2: 10' DRAINAGE & UTILITY EASEMENT
 ESMT 3: 5' UTILITY EASEMENT

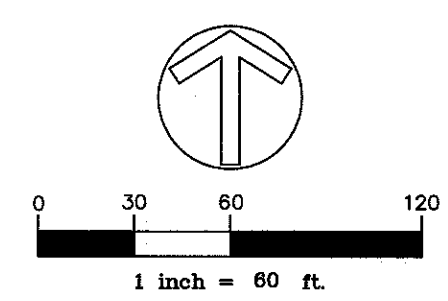


HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80504
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

WYNDHAM HILL FILING NO. 4
 REPLAT B FINAL PLAT
 FREDERICK, COLORADO

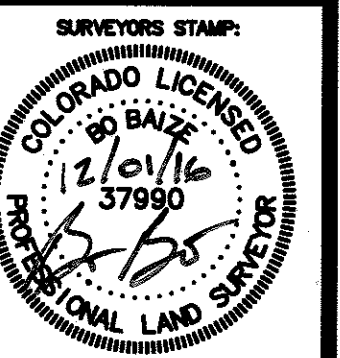
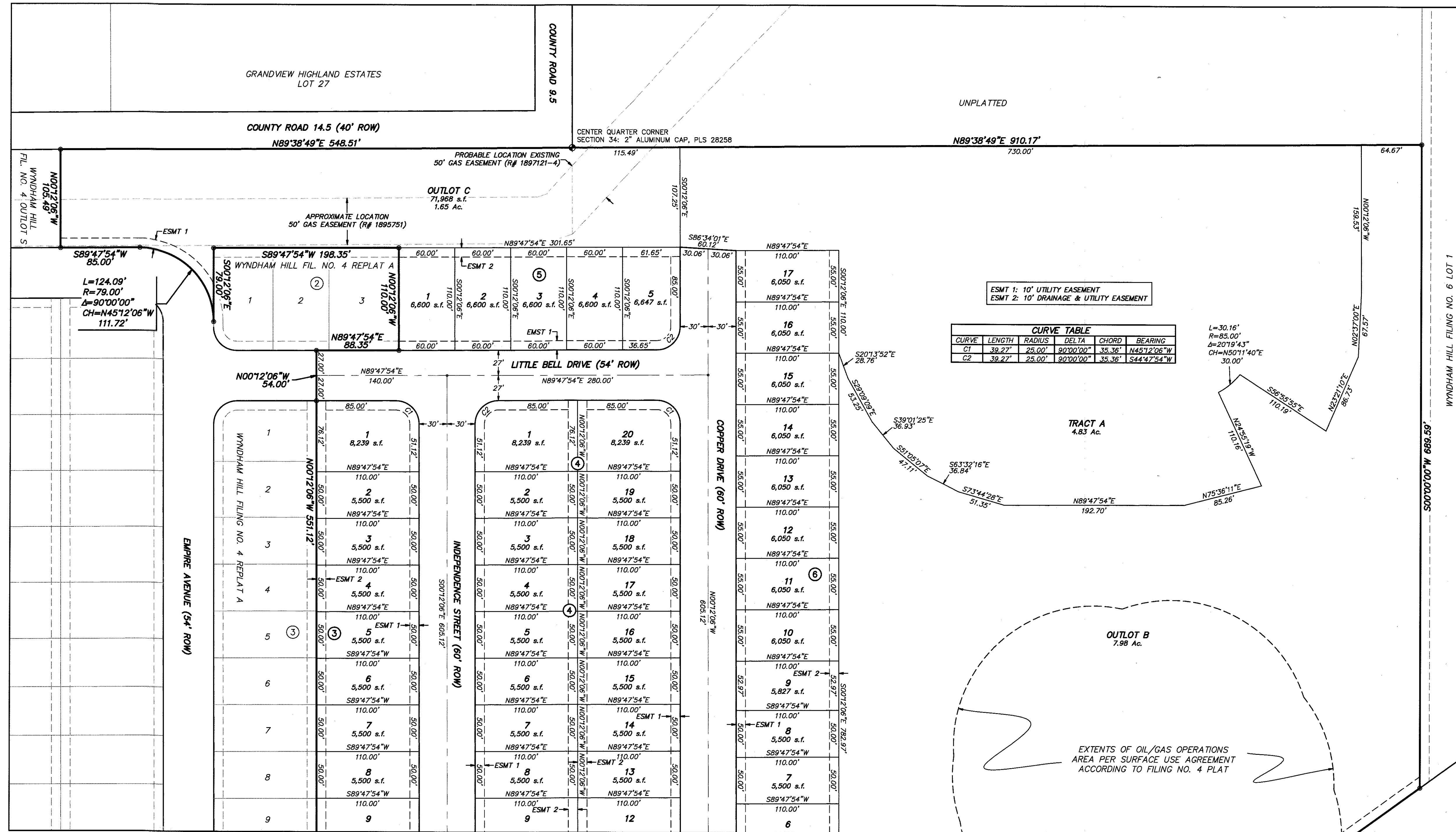
DATE: 12/01/16
 SCALE: 1"=60'
 SHEET NO: 3 OF 4



WYNDHAM HILL FILING NO. 4 REPLAT B FINAL PLAT

SHEET 4 OF 4

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

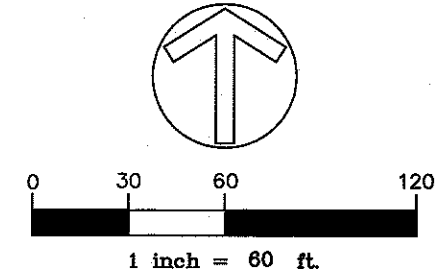


HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

WYNDHAM HILL FILING NO. 4
 REPLAT B FINAL PLAT
 FREDERICK, COLORADO

DRAWN BY: BO
 DESIGNED BY: BO
 APPROVED BY: BO
 JOB NUMBER: 2020-41
 DATE: 12/01/16
 SCALE: 1"=60'
 SHEET NO: 4 OF 4



Match to Sheet 3