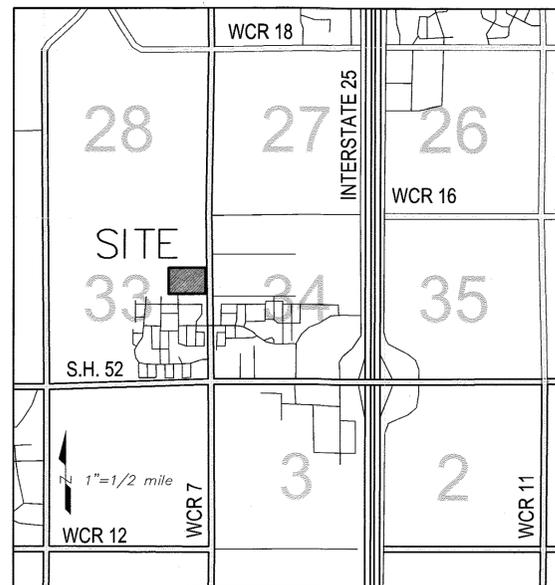


WYNDHAM HILL FILING NO. 8 MINOR SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 1 LOT, 13.43 ACRES



VICINITY MAP

STATEMENT OF OWNERSHIP AND CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WELD COUNTY LAND COMPANY, LLC, BEING THE OWNER 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. 8", 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 WATER DISTRIBUTION SYSTEM 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.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33 (3.25" ALUMINUM CAP, PLS 37990 TO BE SET N80°20'10"W, 3.83 FEET FROM INCORRECTLY SET 2.5" ALUMINUM CAP, MARKED PLS 38065, 2014) FROM WHENCE THE CENTER CORNER OR SECTION 33 (2.5" ALUMINUM CAP MARKED PLS 38065 2014) BEARS S89°57'55"W, 2,641.25 FEET (BASIS OF BEARINGS);

THENCE S89°57'55"W, 30.00 FEET ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°57'55"W 856.13 FEET ALONG SAID SOUTHERLY LINE OF NORTHEAST QUARTER; THENCE N00°02'01"W, 592.87 FEET;

THENCE 39.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°20'01", AND A CHORD BEARING N45°12'02"W, 35.46 FEET;

THENCE N00°16'43"E, 60.00 FEET;

THENCE 39.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°35'02", AND A CHORD BEARING N44°45'29"E, 35.23 FEET;

THENCE N89°58'50"E, 60.00 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S45°02'01"E, 35.36 FEET;

THENCE N89°57'59"E, 716.17 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'49", AND A CHORD BEARING N44°58'04"E, 35.35 FEET;

THENCE N00°01'50"W, 19.67 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED 05/13/1998 AT RECEPTION NO. 2612563;

THENCE N89°58'10"E, 30.00 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AGGREGATE BOULEVARD;

THENCE S00°01'50"E, 722.51 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE (BEING A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 33) TO THE POINT OF BEGINNING, CONTAINING 13.43 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF June, 2017.

OWNERSHIP SIGNATURE:
 WELD COUNTY LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Jon R. Lee
 AUTHORIZED REPRESENTATIVE

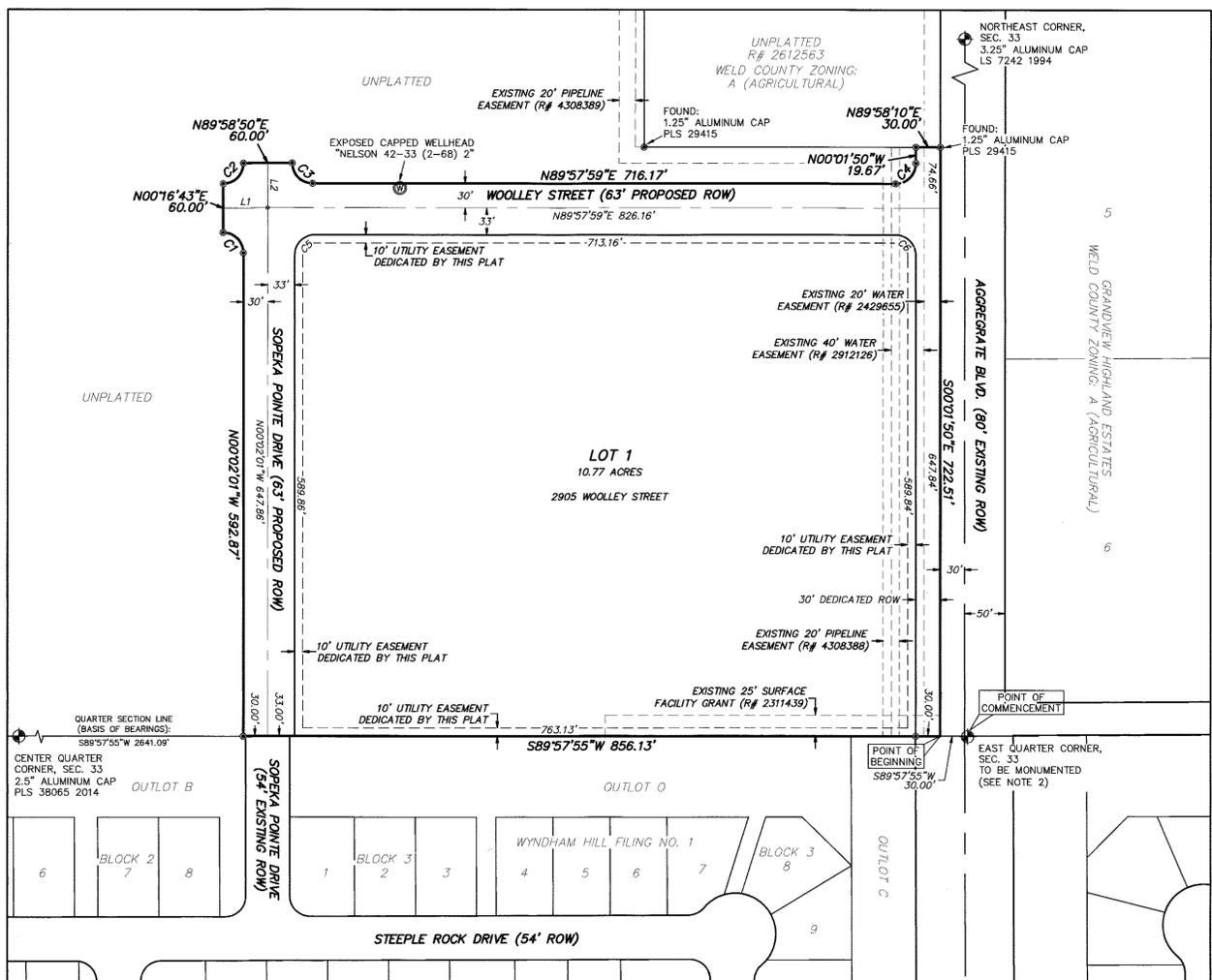
ACKNOWLEDGMENT:
 STATE OF COLORADO)
 COUNTY OF Boulder) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE AS AUTHORIZED REPRESENTATIVE OF WELD COUNTY LAND COMPANY, LLC, THIS 9th DAY OF June, 2017.

WITNESS MY HAND AND SEAL:

Mary Jane Davies
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-22-2018

MARY JANE DAVIES
 NOTARY PUBLIC-STATE OF COLORADO
 #4 1987404575
 MY COMMISSION EXPIRES NOV. 22, 2018



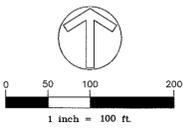
- NOTES:**
- NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 33, BEARING S89°57'46"W, 2,641.25 FEET BETWEEN THE EAST QUARTER CORNER OF SECTION 33 AND THE CENTER QUARTER CORNER OF SECTION 33, AT TIME OF ORIGINAL FIELD SURVEY, THE EAST QUARTER CORNER WAS MONUMENTED WITH A 2" ALUMINUM CAP MARKED "LS 25937 1996". SINCE ORIGINAL SURVEY, THAT MONUMENT WAS DESTROYED BY ROAD CONSTRUCTION AND HAS BEEN REMONUMENTED WITH A 2.5" ALUMINUM CAP MARKED "PLS 38065 2014" IN THE INCORRECT LOCATION. THE MONUMENT WAS APPARENTLY SET BY SPLITTING A LINE BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS, WHICH IS NOT SUPPORTED BY PREVIOUS SURVEYS IN SECTIONS 33 AND 34. THIS INCORRECT MONUMENT LIES S80°20'10"E, 3.83 FEET FROM PREVIOUS CORNER LOCATION. THE QUARTER CORNER IS TO BE RESET. THE CENTER CORNER WAS A 2" ALUMINUM CAP MARKED "PLS 20673 1994" AT TIME OF ORIGINAL SURVEY, SINCE REPLACED WITH A 2.5" ALUMINUM CAP MARKED "PLS 38065 2014" AT PROPER LOCATION.
 - 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
 - UNLESS OTHERWISE NOTED, SUBDIVISION CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990 SET ON #4 REBAR.
 - UNLESS OTHERWISE NOTED, SUBDIVISION AND ADJACENT PROPERTIES ARE ZONED TOWN OF FREDERICK R-1 (RESIDENTIAL LOW DENSITY DISTRICT) WITH A PLANNED UNIT DEVELOPMENT OVERLAY. SUBDIVISION WILL REMAIN ZONED R-1.
 - ALL LINEAR DISTANCES ARE U.S. SURVEY FEET.

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°58'10"E	54.98'
L2	N00°02'01"W	55.01'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.42'	25.00'	90°20'01"	35.46'	N45°12'02"W
C2	39.09'	25.00'	89°35'02"	35.23'	N44°45'29"E
C3	39.27'	25.00'	90°00'00"	35.36'	S45°02'01"E
C4	39.27'	25.00'	89°59'49"	35.35'	N44°58'04"E
C5	39.27'	25.00'	90°00'00"	35.36'	S44°57'59"W
C6	39.27'	25.00'	90°20'11"	35.36'	N45°01'56"W



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

NO.	DATE	BY
1	04/27/16	Bb
2	12/09/16	Bb
3	02/07/17	Bb
4	2/22/17	Bb
5	06/09/17	Bb

PLANNING COMMISSION CERTIFICATE OF APPROVAL:
 APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20 11 - PLS THIS 9th DAY OF June, 2017.

CHAIRMAN
Kathy Larson
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL MINOR SUBDIVISION PLAT MAP OF THE "WYNDHAM HILL FILING NO. 8" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 12-41 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON February 15, 2017. 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 AS SHOWN HEREIN THIS PLAT OR AS OTHERWISE MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER 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. THE TOWN SHALL HAVE NO OBLIGATION TO PROVIDE ANY IMPROVEMENTS, MAINTENANCE THEREOF, OR TO ACCEPT SUCH IMPROVEMENTS OR MAINTENANCE EXCEPT TO THE EXTENT AS MAY BE SET FORTH IN THAT SEPARATE MEMORANDUM.

THIS ACCEPTANCE OF THE MINOR SUBDIVISION 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.

WYOR
 ATTEST:
Melanie M. Nelson
 TOWN CLERK

SURVEYOR'S CERTIFICATE:

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

I FURTHER CERTIFY THAT THIS FINAL MINOR SUBDIVISION PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 9th DAY OF June, 2017.



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

ADDRESSES:

OWNER/APPLICANT:
 WELD COUNTY LAND 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

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

WYNDHAM HILL FILING NO. 8
 MINOR SUBDIVISION PLAT
 FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	BO
JOB NUMBER:	2020-41
DATE:	06/08/17
SCALE:	1"=100'
SHEET NO.:	1 OF 1