

# WYNDHAM HILL FILING NO. 5 REPLAT A

## A REPLAT OF: TRACT A OF "WYNDHAM HILL FILING NO. 5"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 15 LOTS, 4 OUTLOTS 4.47 ACRES

**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. 5 REPLAT A 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:**

TRACT A, "WYNDHAM HILL FILING NO. 5", TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

**OWNERSHIP SIGNATURES:**

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 12<sup>th</sup> DAY OF September, 2017

FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

BY: [Signature]  
 JON R. LEE,  
 AUTHORIZED REPRESENTATIVE

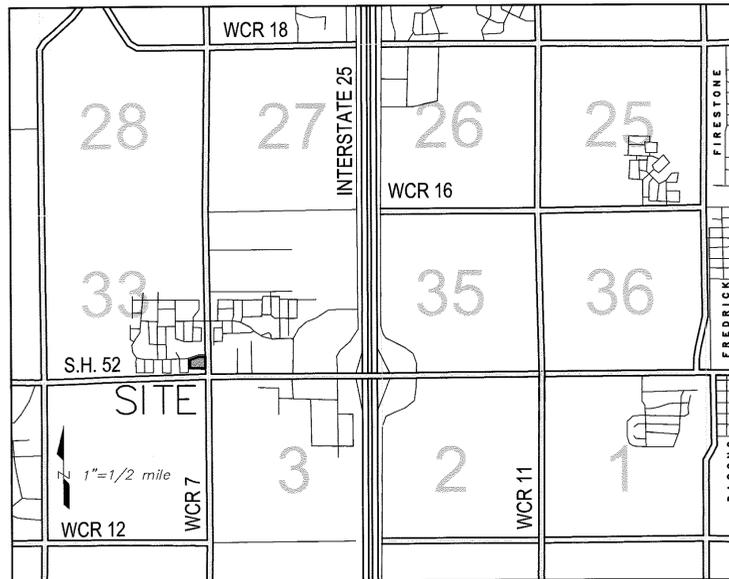
**ACKNOWLEDGMENT:**

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 12<sup>th</sup> DAY OF September, 2017.

WITNESS MY HAND AND SEAL:

[Signature]  
 MARY JANE DAVIES  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11-22-2018



VICINITY MAP

**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 WESTERLY LINE OF TRACT A OF "WYNDHAM HILL FILING NO. 5", BEING N00°12'09"W, 396.52 FEET BETWEEN CORNERS MONUMENTED WITH 1" PLASTIC CAPS, PLS 37990.
3. THE PURPOSE OF THIS REPLAT IS TO CREATE 15 LOTS AND 4 OUTLOTS FROM ONE TRACT.
4. RESIDENTIAL LOTS SHALL HAVE 10 FOOT WIDE UTILITY EASEMENTS ALONG RIGHTS OF WAY AND 10 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALONG REAR LOT LINES.
5. ALL OUTLOTS ARE DESIGNATED FOR BLANKET UTILITY, DRAINAGE AND UTILITY EASEMENTS.
6. SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
7. REPLAT CORNERS ARE MONUMENTED BY 1" PLASTIC CAPS MARKED PLS 37990 SET ON 18" LONG #5 REBAR.
8. NO PARKING SIGNS SHALL BE ALONG QUARTZ PLACE.
9. ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

OUTLOT SUMMARY CHART				
OUTLOT	AREA	USE	OWNERSHIP	MAINTENANCE
A	0.75 Ac.	UTILITY, DRAINAGE, LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
B	0.54 Ac.	DRAINAGE, LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
C	200 s.f.	DRAINAGE, LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
D	0.01 Ac.	DRAINAGE, LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THE FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 5 REPLAT A FINAL PLAT" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1258, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON August 22, 2017. 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.

[Signature]  
 MAYOR  
[Signature]  
 TOWN CLERK

**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2017 - 006 ON THE 11<sup>th</sup> DAY OF August, 2017.

[Signature]  
 CHAIRMAN  
[Signature]  
 KATHY LAWSON  
 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 24<sup>th</sup> DAY OF August, 2017.



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 Plat	Bo	03/09/17
2	Utility, drainage, street names changed/added	Bo	08/09/17
3	Asr addition	Bo	08/24/17

HURST & ASSOCIATES, INC.  
 2500 BROADWAY, SUITE B  
 BOULDER, CO 80304  
 303.449.9105

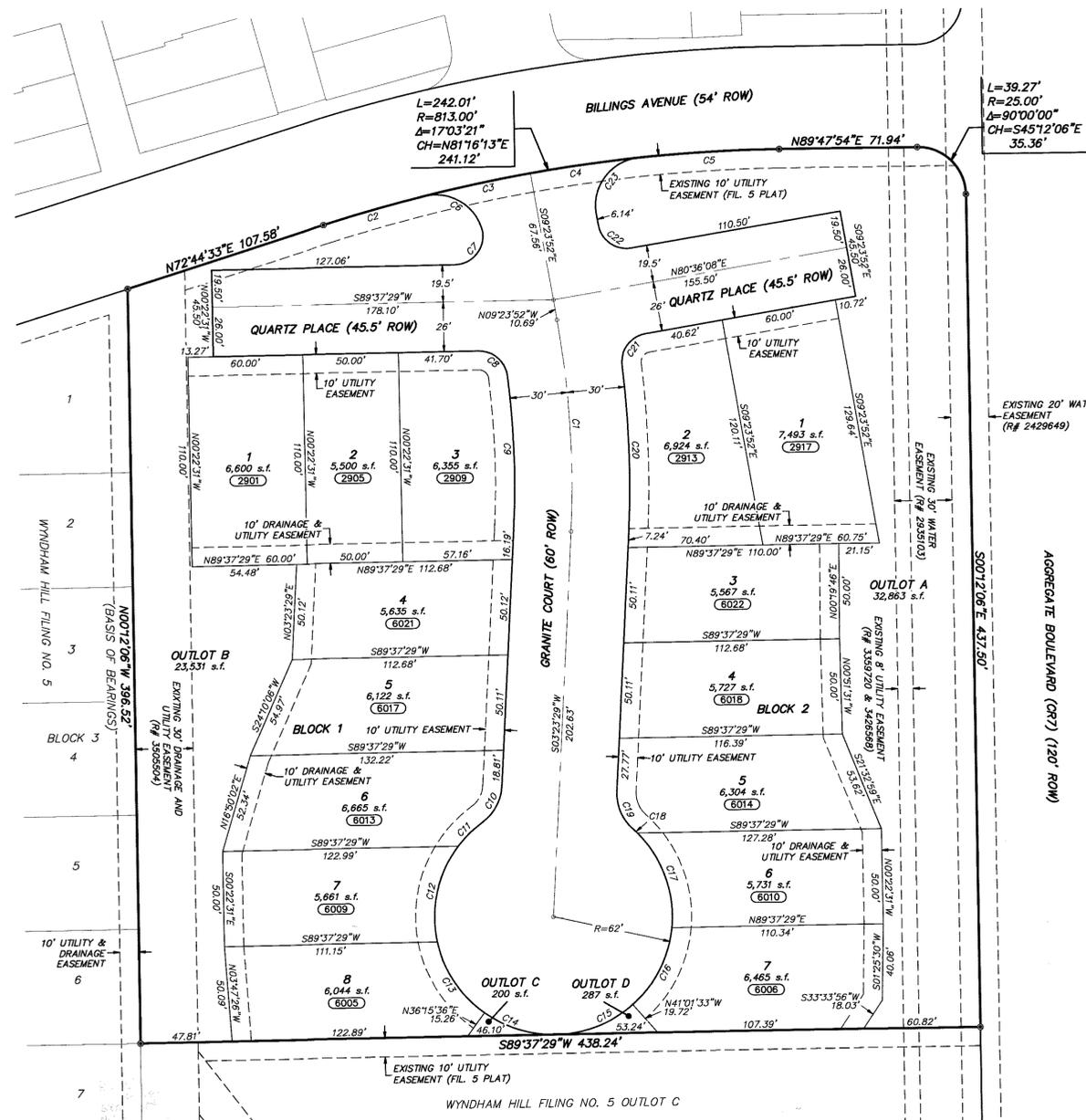
**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

WYNDHAM HILL FILING NO. 5  
 REPLAT A FINAL PLAT  
 FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:
JOB NUMBER: 2020-41	DATE: 08/24/17	SCALE: N/A
SHEET NO: 1 OF 2	FILE LOCATION: G:\2020\SURVEY\PLAT\5011-FL-5-SPA-FINAL.PLT	

# WYNDHAM HILL FILING NO. 5 REPLAT A FINAL PLAT

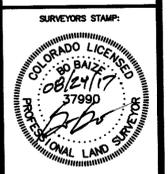
SHEET 2 OF 2



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	111.61'	500.00'	124°2'21\"	111.38'	N03°00'11\"W
C2	54.73'	813.00'	3°51'24\"	54.71'	S74°40'15\"W
C3	56.79'	813.00'	4°00'08\"	56.78'	S78°36'01\"W
C4	56.79'	813.00'	4°00'08\"	56.78'	S82°36'09\"W
C5	73.71'	813.00'	5°11'40\"	73.68'	S87°12'04\"W
C6	40.21'	25.00'	9°08'58\"	36.01'	N57°19'35\"E
C7	25.30'	15.00'	36°37'42\"	22.40'	N41°18'38\"E
C8	21.98'	15.00'	83°56'55\"	20.06'	N48°24'03\"W
C9	80.54'	470.00'	9°49'05\"	80.44'	N01°31'03\"W
C10	22.16'	25.00'	50°47'19\"	21.44'	N28°47'09\"E
C11	18.13'	62.00'	16°45'20\"	18.07'	S45°48'08\"W
C12	32.98'	62.00'	48°37'35\"	31.38'	S12°56'41\"W
C13	45.67'	62.00'	42°12'18\"	44.64'	S32°38'15\"E
C14	39.64'	62.00'	36°38'06\"	38.97'	S22°03'27\"E
C15	43.99'	62.00'	40°39'03\"	43.07'	N69°17'58\"E
C16	46.39'	62.00'	42°52'00\"	45.31'	N27°32'27\"E
C17	54.53'	62.00'	50°23'40\"	52.79'	N19°08'23\"W
C18	3.37'	62.00'	3°06'37\"	3.37'	N45°30'51\"W
C19	22.16'	25.00'	50°47'19\"	21.44'	S22°00'10\"E
C20	86.81'	530.00'	9°36'02\"	86.70'	N01°24'32\"W
C21	22.73'	15.00'	86°48'41\"	20.61'	S37°11'47\"W
C22	23.56'	15.00'	90°00'00\"	21.21'	S54°23'52\"E
C23	41.02'	25.00'	94°00'06\"	36.57'	S37°36'11\"W

(2917) - ADDRESS

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. 5  
 REPLAT A FINAL PLAT  
 FREDERICK, COLORADO

DRAWN BY: BO  
 DESIGNED BY:  
 APPROVED BY:  
 JOB NUMBER: 2020-41  
 DATE: 08/24/17  
 SCALE: 1"=40'  
 SHEET NO: 2 OF 2

