

3436155 11/20/2006 02:21P Weld County, CO
1 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 2 FINAL PLAT

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD,
STATE OF COLORADO
186 LOTS, 81.59 ACRES
SHEET 1 OF 5

LEGAL DESCRIPTION:

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

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE N00°02'52"W, 30.00 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°02'52"W, 2,648.47 FEET ALONG SAID WESTERLY LINE;

THENCE N89°57'46"E, 880.66 FEET ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE ALONG THE WESTERLY BOUNDARY OF "WYNDHAM HILL FILING NO. 1" SUBDIVISION THE FOLLOWING TWENTY-FOUR COURSES:

- 1) S00°12'06"E, 278.63 FEET;
- 2) N89°47'54"E, 47.81 FEET;
- 3) S00°12'06"E, 305.00 FEET;
- 4) N89°47'54"E, 110.00 FEET;
- 5) S00°12'06"E, 241.82 FEET;
- 6) 54.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 473.00 FEET, A CENTRAL ANGLE OF 06°36'35" AND A CHORD BEARING S03°06'11"W, 54.54 FEET;
- 7) 36.39 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°23'25" AND A CHORD BEARING S48°06'11"W, 33.26 FEET;
- 8) S20°50'43"W, 57.86 FEET;
- 9) 43.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100°01'37" AND A CHORD BEARING S40°11'17"E, 38.31 FEET;
- 10) 92.23 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 527.00 FEET, A CENTRAL ANGLE OF 10°01'37" AND A CHORD BEARING S04°48'43"W, 92.11 FEET;
- 11) S00°12'06"E, 52.00 FEET;
- 12) N89°47'54"E, 54.00 FEET;
- 13) 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, 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;
- 14) N89°47'54"E, 170.00 FEET;
- 15) 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, 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;
- 16) N89°47'54"E, 54.00 FEET;
- 17) 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, 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;
- 18) N89°47'54"E, 105.00 FEET;
- 19) S00°12'06"E, 395.00 FEET;
- 20) N89°47'54"E, 133.54 FEET;
- 21) 48.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 35°25'53" AND A CHORD BEARING S63°19'24"E, 48.08 FEET;
- 22) 94.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 373.00 FEET, A CENTRAL ANGLE OF 14°28'59" AND A CHORD BEARING S73°47'51"E, 94.04 FEET;
- 23) 118.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 427.00 FEET, A CENTRAL ANGLE OF 15°51'15" AND A CHORD BEARING S74°28'59"E, 117.78 FEET;
- 24) S00°12'06"E, 113.96 FEET;

THENCE S89°47'05"W, 225.09 FEET;

THENCE S00°12'06"E, 158.44 FEET;

THENCE 130.15 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 138°03'21" AND A CHORD BEARING S40°19'50"E, 100.86 FEET;

THENCE 29.87 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 68°27'50" AND A CHORD BEARING S05°31'04"E, 28.13 FEET;

THENCE S39°44'59"E, 49.76 FEET;

THENCE 86.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 177.00 FEET, A CENTRAL ANGLE OF 27°52'35" AND A CHORD BEARING S25°48'41"E, 85.27 FEET;

THENCE 34.35 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 78°43'38" AND A CHORD BEARING S51°41'22"E, 31.71 FEET;

THENCE S04°09'27"E, 54.10 FEET;

THENCE 39.00 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 89°22'47" AND A CHORD BEARING S44°29'17"W, 35.16 FEET;

THENCE S89°44'34"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, 85.00 FEET;

THENCE S00°12'06"E, 494.96 FEET;

THENCE S89°37'29"W, 1,602.12 FEET ALONG THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 7 TO THE POINT OF BEGINNING, CONTAINING 81.59 ACRES, MORE OR LESS.

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. 2", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS, OUTLOTS H & K, 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 10th DAY OF November, 2006.

OWNERSHIP SIGNATURES

MARY ALICE BILLINGS

Mary Alice Billings
BY: MARY ALICE BILLINGS, OWNER

MARY ALICE BILLINGS TRUST

Mary Alice Billings
BY: MARY ALICE BILLINGS, TRUSTEE

STATE OF COLORADO

COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATES OF OWNERSHIP WERE ACKNOWLEDGED BEFORE ME BY MARY ALICE BILLINGS, THIS 10th DAY OF November, 2006.

WITNESS MY HAND AND SEAL:

Jessie Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-30-10

MARY ALICE BILLINGS TRUST

Sarah S. Sterkel
BY: SARAH S. STERKEL, VICE PRESIDENT OF CENTENNIAL BANK OF THE WEST, COLORADO

STATE OF COLORADO

COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY SARAH S. STERKEL, THIS 10th DAY OF November, 2006.

WITNESS MY HAND AND SEAL:

Jessie Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-30-10

WELD COUNTY LAND COMPANY, LLC

Lewis G. Holtsclaw
BY: LEWIS G. HOLTSCLAW, AUTHORIZED REPRESENTATIVE

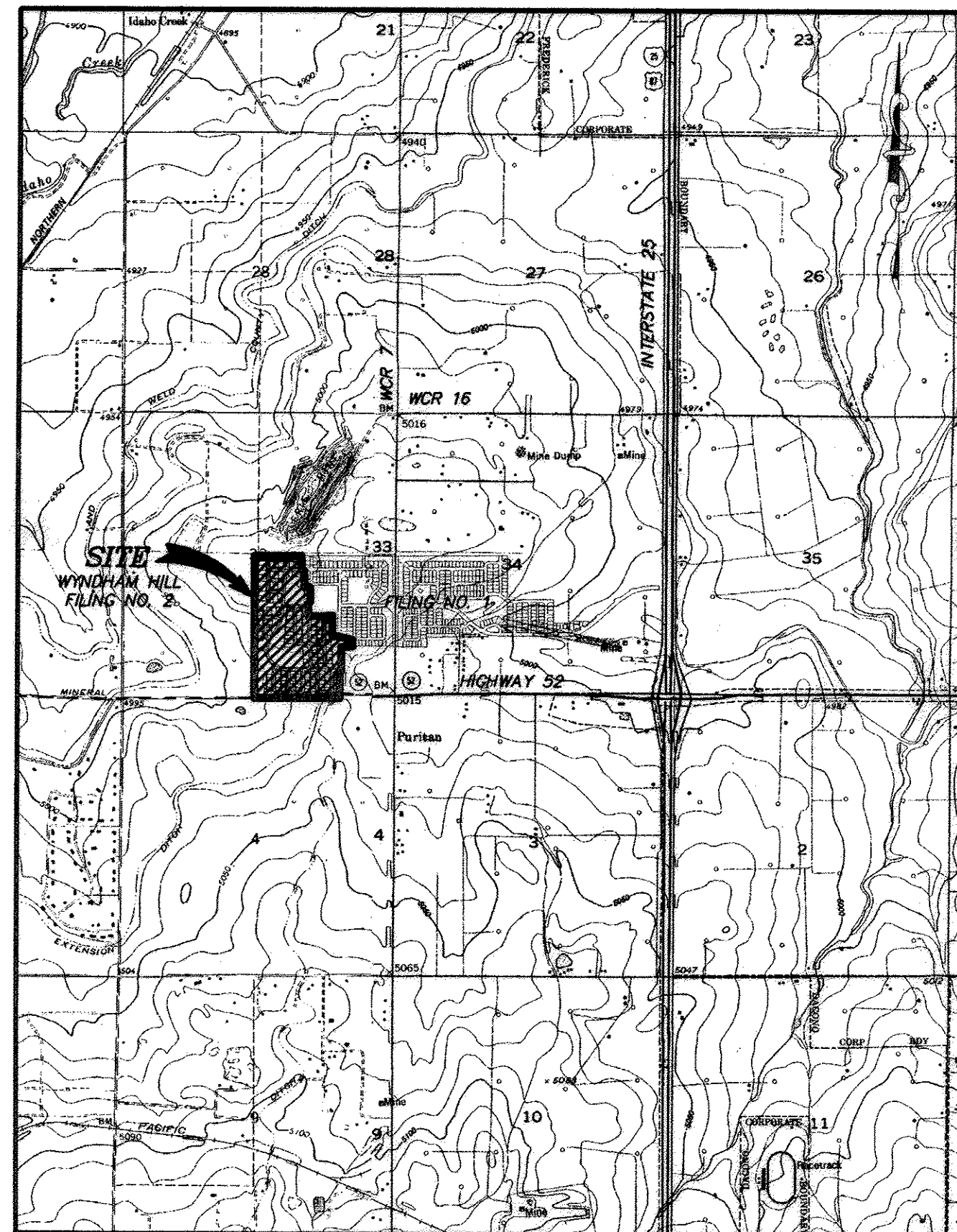
STATE OF COLORADO

COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY LEWIS G. HOLTSCLAW, THIS 10th DAY OF November, 2006.

WITNESS MY HAND AND SEAL:

Jessie Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-30-10



VICINITY MAP
SCALE 1"=1/2 MILE

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, 2662.86')
3. THIS PROPERTY IS NOT LOCATED IN A FLOODPLAIN (LOCATED IN ZONE 'C', AREAS OF MINIMAL FLOODING) ACCORDING TO FIRM PANEL NUMBER 080266080C, WITH A REVISION DATE OF 09/28/1992
4. UNLESS NOTED, BOUNDARY CORNERS WILL BE MONUMENTED WITH 2" ALUMINUM CAPS, LS 37990 SUBSEQUENT TO CONSTRUCTION.
5. TITLE COMMITMENT NUMBER FC02506378-3 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF 08/03/2006 WAS RELIED UPON FOR EASEMENT INFORMATION REGARDING THIS PLAT. THE EASEMENTS REFERRED 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: 13, 16, 20, 31, 33, 37, 40, 42, 43, 45. THE EASEMENTS REFERRED TO BY THE FOLLOWING EXCEPTION NUMBERS MAY AFFECT THE PROPERTY (NO ALIGNMENTS ARE GIVEN): 11 (R# 1665107 07/15/1975), 12 (R# 1691649 06/21/1976).
6. ALL OUTLOTS ARE DESIGNATED FOR UTILITY, DRAINAGE, AND LANDSCAPE EASEMENTS.
7. 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.
8. THIS PROPERTY IS SUBJECT TO OIL AND GAS SURFACE USE AGREEMENTS, WHICH CONTAIN CERTAIN RESTRICTIONS ON USE AND DEVELOPMENT OF THE SURFACE.
9. NO LOT LINES SHALL BE ALLOWED WITHIN 150 FEET OF EXISTING AND FUTURE WELLS AS SHOWN. NO STRUCTURES SHALL BE ALLOWED WITHIN 200 FEET OF WELLS.
10. ALL RESIDENTIAL LOTS HAVE A 10' DRAINAGE & UTILITY EASEMENT ALONG REAR LOT LINES AND A 10' UTILITY EASEMENT ALONG LOT LINES ADJACENT TO ANY RIGHT OF WAY.
11. 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: *CS & D* 11-13-06
LEFT HAND WATER DISTRICT DATE
CABLE: *CS* 11-10-06
COMCAST DATE
SEWER: *Megan Humbracht* 11/13/06
ST. WRAIN SANITATION DISTRICT DATE
ELECTRIC: *CS & D* 11-10-06
UNITED POWER DATE
TELEPHONE: *W.S.D.* 11-13-06
QWEST COMMUNICATIONS DATE

UTILITY PROVIDERS:

WATER: *CS & D* 11-13-06
LEFT HAND WATER DISTRICT DATE
SEWER: *Megan Humbracht* 11/13/06
ST. WRAIN SANITATION DISTRICT DATE
ELECTRIC: *CS & D* 11-10-06
UNITED POWER DATE
GAS: *Steve Barker* 11/13/06
KINDER MORGAN DATE

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 10th DAY OF November, 2006.

Kathy Larson
CHAIRMAN
PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 2" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 556, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON November 20, 2006, 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.

Paul Ramsey
MAYOR
ATTEST:
Wendy Stang
TOWN CLERK

SURVEYOR'S CERTIFICATE:

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

Bo Baize 11-10-06
BO BAIZE
LICENSED PROFESSIONAL LAND SURVEYOR
PLS NO. 37990

OUTLOT	USE / FUNCTION	ACREAGE	MAINTENANCE RESPONSIBILITY	OWNERSHIP
A	TRAIL/LANDSCAPE	0.72	HOA/DISTRICT	DISTRICT
B	LANDSCAPE	4.55	HOA/DISTRICT	DISTRICT
C	TRAIL/LANDSCAPE	0.24	HOA/DISTRICT	DISTRICT
D	WELL/TRAIL/LANDSCAPE	4.22	HOA/DISTRICT	DISTRICT
E	TRAIL/LANDSCAPE	0.95	HOA/DISTRICT	DISTRICT
F	WELL/PARK	7.74	HOA/DISTRICT	DISTRICT
G	LANDSCAPE	0.33	HOA/DISTRICT	DISTRICT
H	TRAIL/LANDSCAPE/DETENTION	5.84	HOA/DISTRICT	TOWN
I	TRAIL/LANDSCAPE	0.14	HOA/DISTRICT	DISTRICT
J	WELL/TRAIL/LANDSCAPE	2.32	HOA/DISTRICT	DISTRICT
K	TRAIL/LANDSCAPE	1.50	HOA/DISTRICT	TOWN

WYNDHAM HILL FILING NO. 2
FINAL PLAT
FREDERICK, CO
186 SINGLE FAMILY LOTS

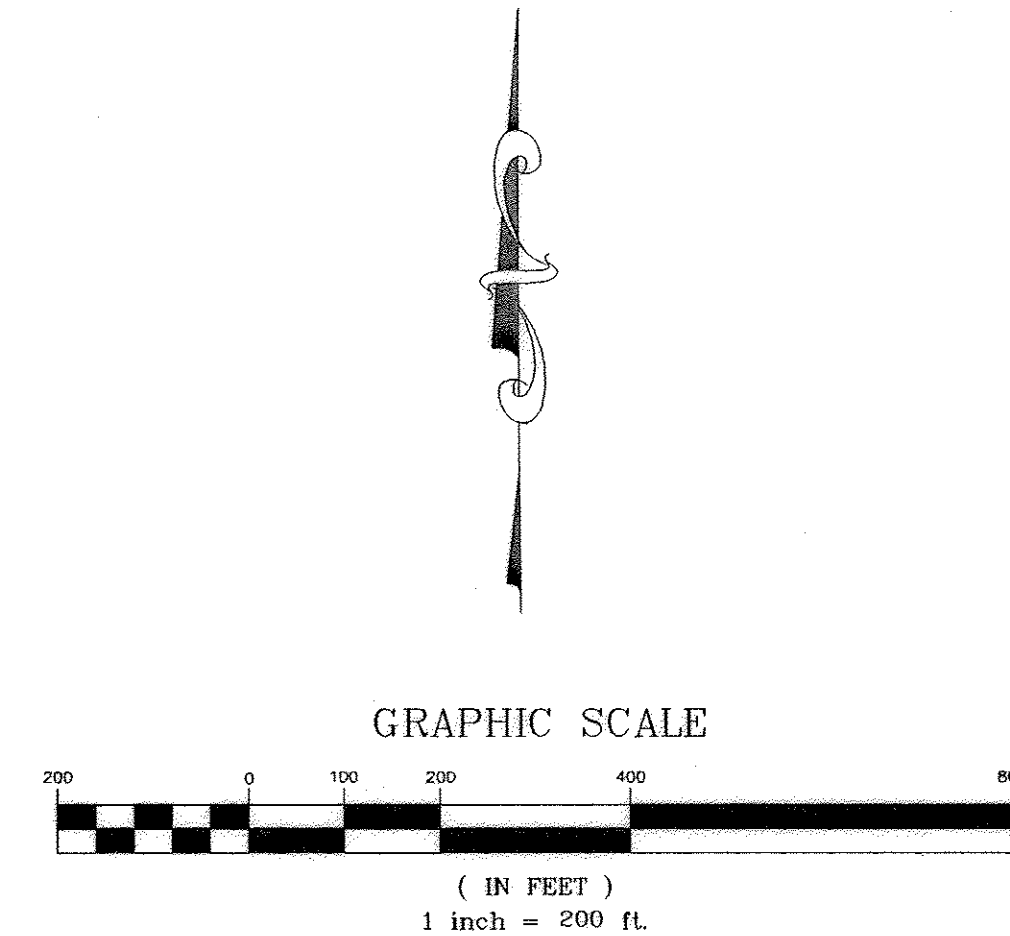
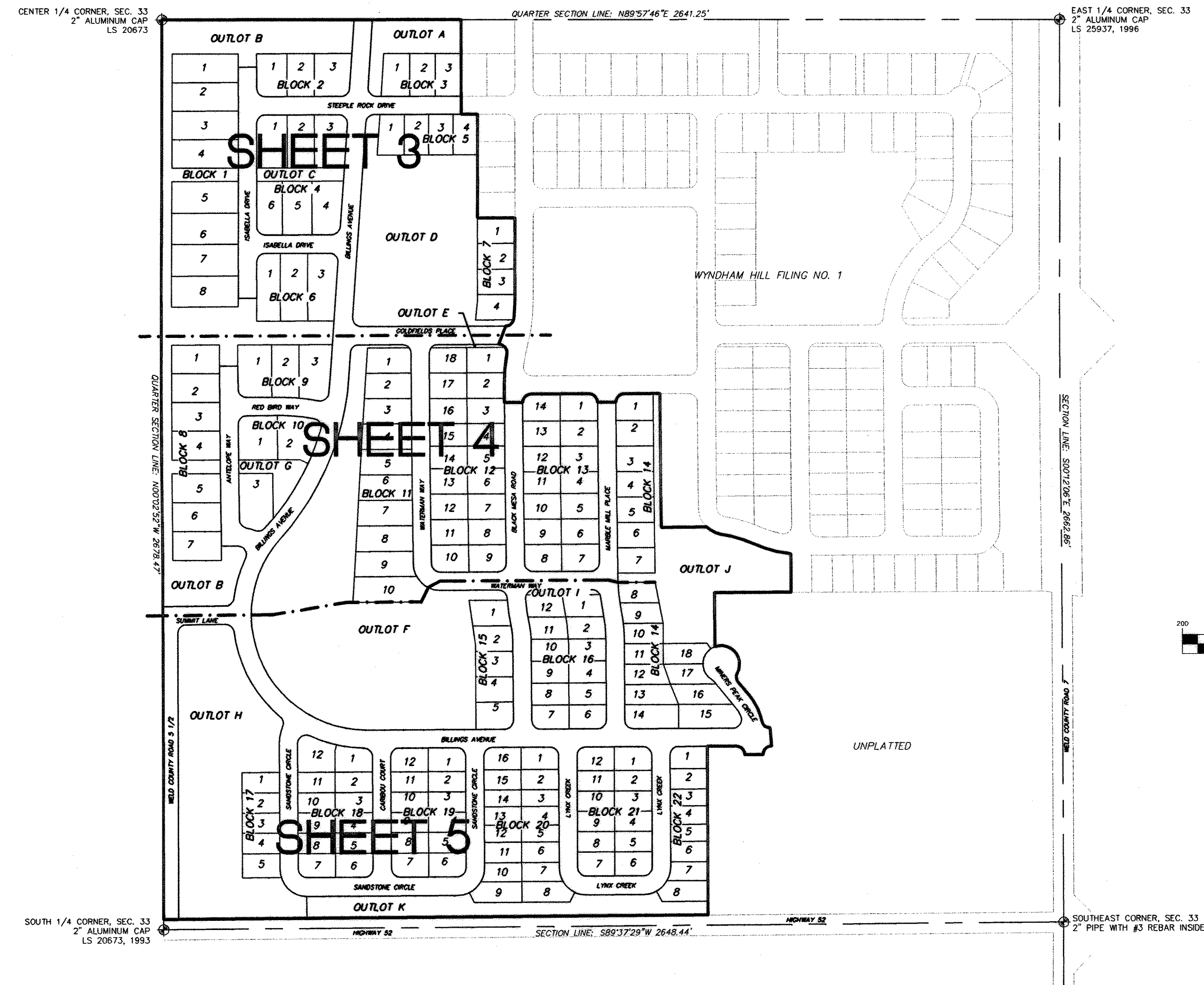
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VERT. N/A
DESIGN/APPR. JJ
DRAWN BY GLG
DATE 11/09/06
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HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 100
Boulder, Colorado 80504 (303) 440-9000

3436165 11/20/2006 02:21P Weld County, CO
2 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 2 FINAL PLAT

SHEET 2 OF 5



WYNDHAM HILL FILING NO. 2
FINAL PLAT
FREDERICK, CO

SCALE: HORIZ. 1" = 200'
VERT. N/A
DESIGN/APPR. J.J.
DRAWN BY: G.S.
DATE: 11/08/06
FILE: G:\202041\SURVEY\FILING-2\041-FP2-INDEX SHEET 2 OF 5

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4090 Front Street Circle, Suite 100
Boulder, Colorado 80501 (303) 448-0105

3436155 11/20/2006 02:21P Weld County, CO
3 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 2 FINAL PLAT

SHEET 3 OF 5

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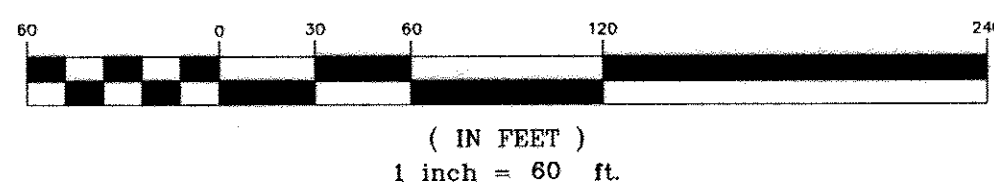
CENTER QUARTER CORNER,
SECTION 33, FOUND 2"
ALUMINUM CAP, LS 20673
NO MONUMENT RECORD ON FILE
TIES WILL BE SET AND RECORD CREATED

EAST QUARTER CORNER,
SECTION 33, FOUND 2"
ALUMINUM CAP, LS 25937

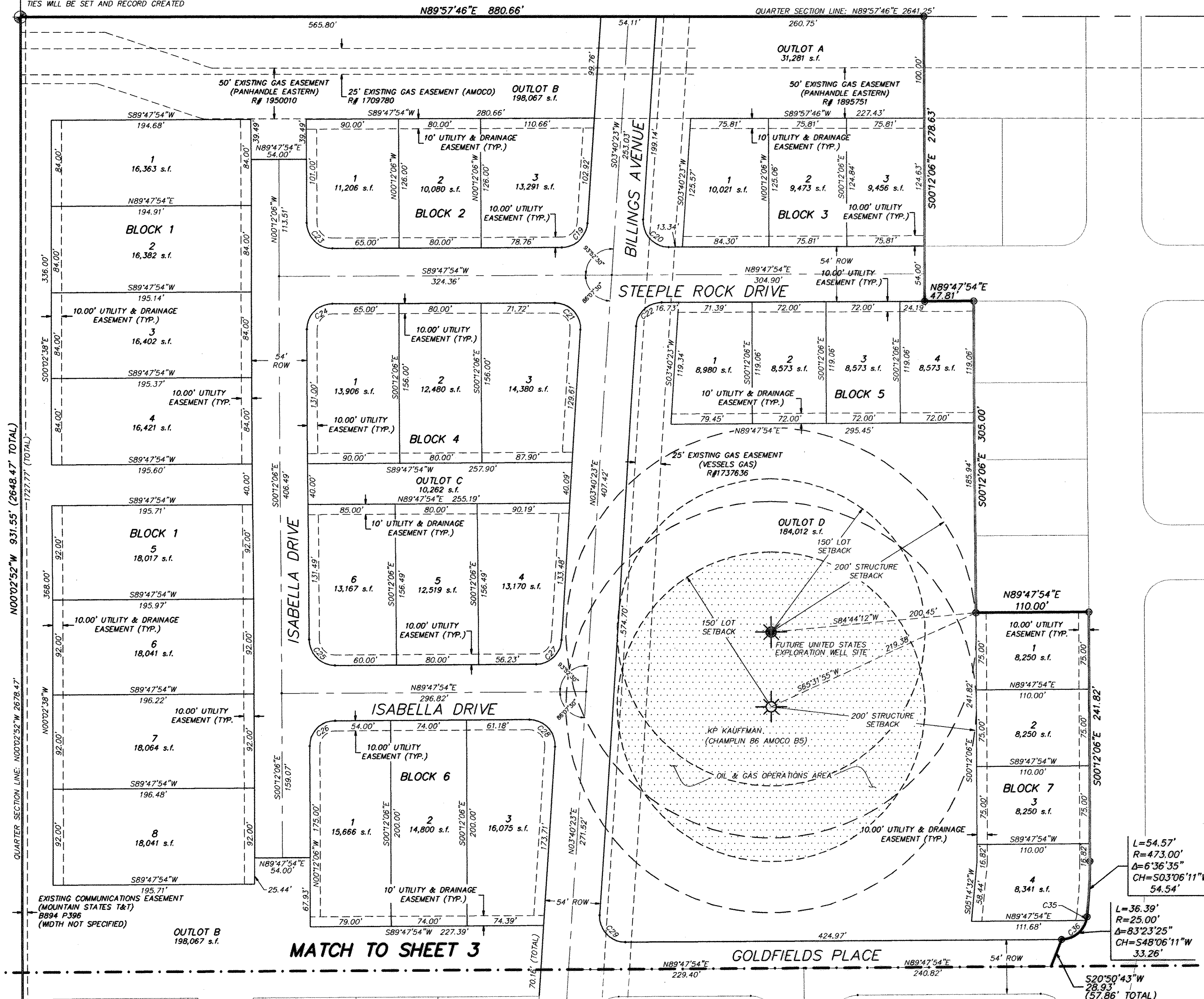
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C19	25.00'	37.58'	34.14'	N46°44'08"E
C20	25.00'	40.96'	36.53'	S43°15'52"E
C21	25.00'	40.96'	36.53'	N43°15'52"W
C22	25.00'	37.58'	34.14'	S46°44'08"W
C23	25.00'	39.27'	35.36'	S44°47'54"W
C24	25.00'	39.27'	35.36'	S44°47'54"W
C25	25.00'	39.27'	35.36'	S44°47'54"W
C26	25.00'	39.27'	35.36'	S44°47'54"W
C27	25.00'	37.58'	34.14'	N46°44'08"E
C28	25.00'	40.96'	36.53'	N43°15'52"W
C29	25.00'	40.96'	36.53'	S43°15'52"E
C30	25.00'	37.58'	34.14'	N46°44'08"E
C31	25.00'	39.27'	35.36'	S44°47'54"W
C32	25.00'	39.27'	35.36'	S44°47'54"W
C33	25.00'	39.27'	35.36'	S44°47'54"W
C34	25.00'	39.27'	35.36'	S44°47'54"W
C35	25.00'	37.58'	34.14'	N46°44'08"E
C36	25.00'	40.96'	36.53'	N43°15'52"W

UNPLATTED

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



WYNDHAM HILL FILING NO. 1

WYNDHAM HILL FILING NO. 2
FINAL PLAT
FREDERICK, CO

SCALE: HOR. 1"=60'
VERT. 1"=120'
DESIGN/APPR. JJ
DRAWN BY CLG
DATE 11/08/06
FILE G:\202041\SURVEY\FILING 2\03-041-F2-FP1 SHEET 3 OF 5

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4889 Pearl East Circle, Suite 100
Boulder, Colorado 80501 (303) 440-9495

3436155 11/20/2006 02:21P Weld County, CO
3 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

WYNDHAM HILL FILING NO. 2 FINAL PLAT

SHEET 3 OF 5

UNPLATTED

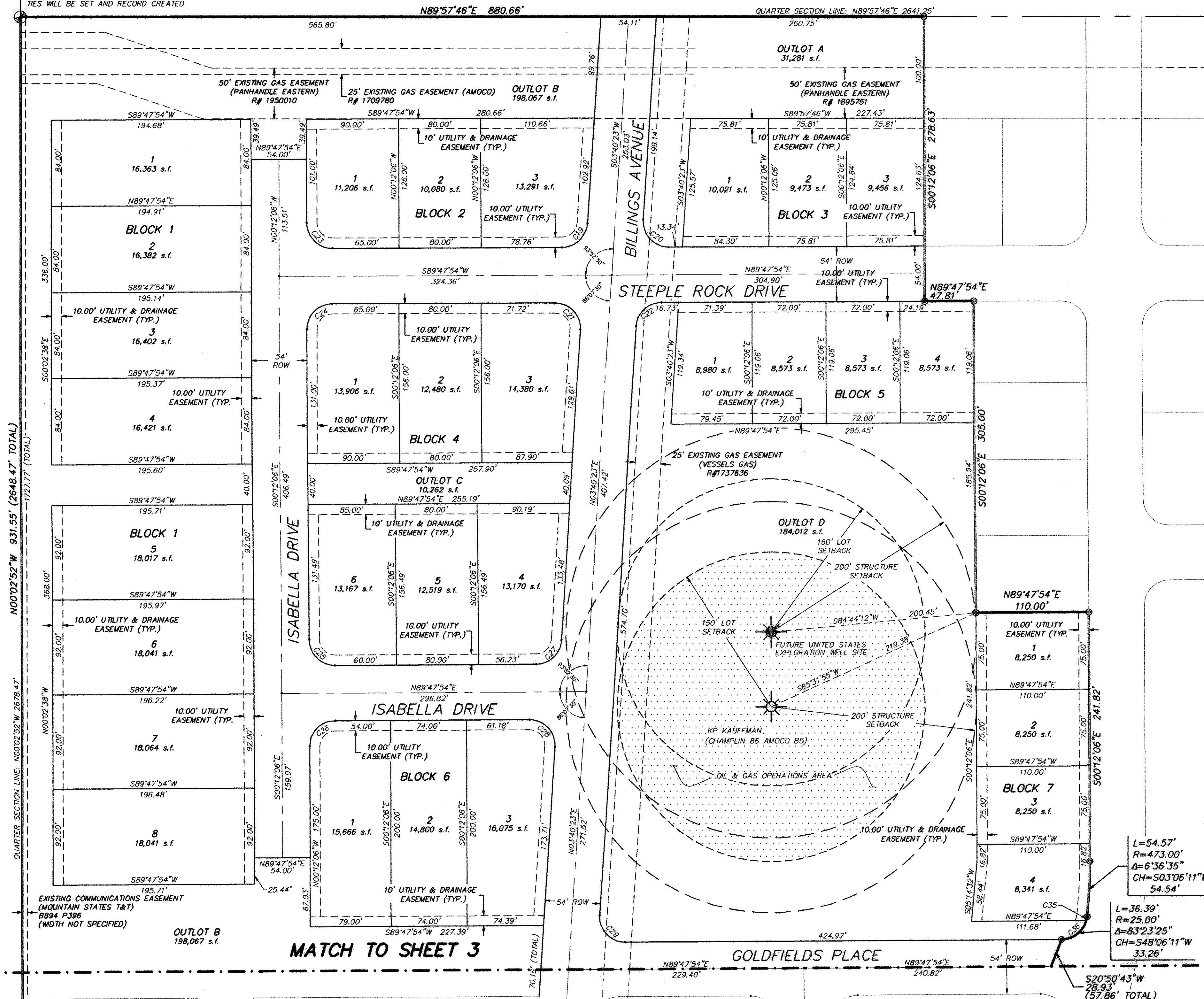
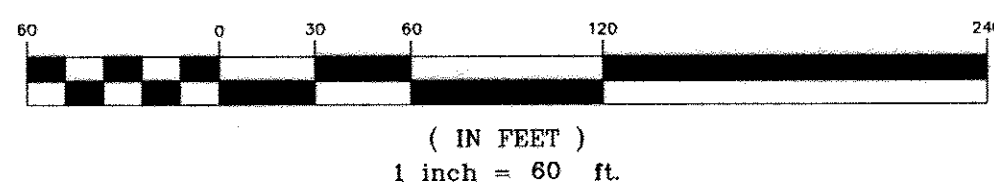
CENTER QUARTER CORNER,
SECTION 33, FOUND 2"
ALUMINUM CAP, LS 20673
NO MONUMENT RECORD ON FILE
TIES WILL BE SET AND RECORD CREATED

EAST QUARTER CORNER,
SECTION 33, FOUND 2"
ALUMINUM CAP, LS 25937

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C19	25.00'	37.58'	34.14'	N46°44'08"E	86°07'30"
C20	25.00'	40.96'	36.53'	S43°15'52"E	93°52'30"
C21	25.00'	40.96'	36.53'	N43°15'52"W	93°52'30"
C22	25.00'	37.58'	34.14'	S46°44'08"W	86°07'30"
C23	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C24	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C25	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C26	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C27	25.00'	37.58'	34.14'	N46°44'08"E	86°07'30"
C28	25.00'	40.96'	36.53'	N43°15'52"W	93°52'30"
C29	25.00'	40.96'	36.53'	S43°15'52"E	93°52'30"
C30	25.00'	37.58'	34.14'	N46°44'08"E	86°07'30"
C31	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C32	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C33	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C34	25.00'	39.27'	35.36'	S44°47'54"W	90°00'00"
C35	25.00'	37.58'	34.14'	N46°44'08"E	86°07'30"
C36	25.00'	40.96'	36.53'	N43°15'52"W	93°52'30"

UNPLATTED

GRAPHIC SCALE



WYNDHAM HILL FILING NO. 1

WYNDHAM HILL FILING NO. 2
FINAL PLAT
FREDERICK, CO

SCALE: HOR. 1"=60'
VERT. 1"=10'
DESIGN/APPR. JJ
DRAWN BY GLG
DATE 11/08/06
FILE G:\202041\SURVEY\FILING 2\03-041-F2-FP1 SHEET 3 OF 5
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4889 Pearl East Circle, Suite 100
Boulder, Colorado 80501 (303) 440-9105

WYNDHAM HILL FILING NO. 2 FINAL PLAT

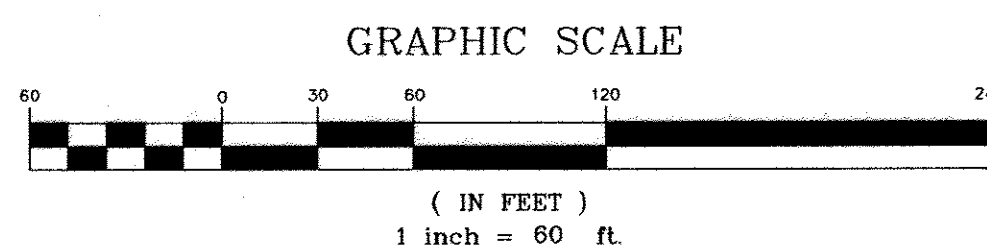
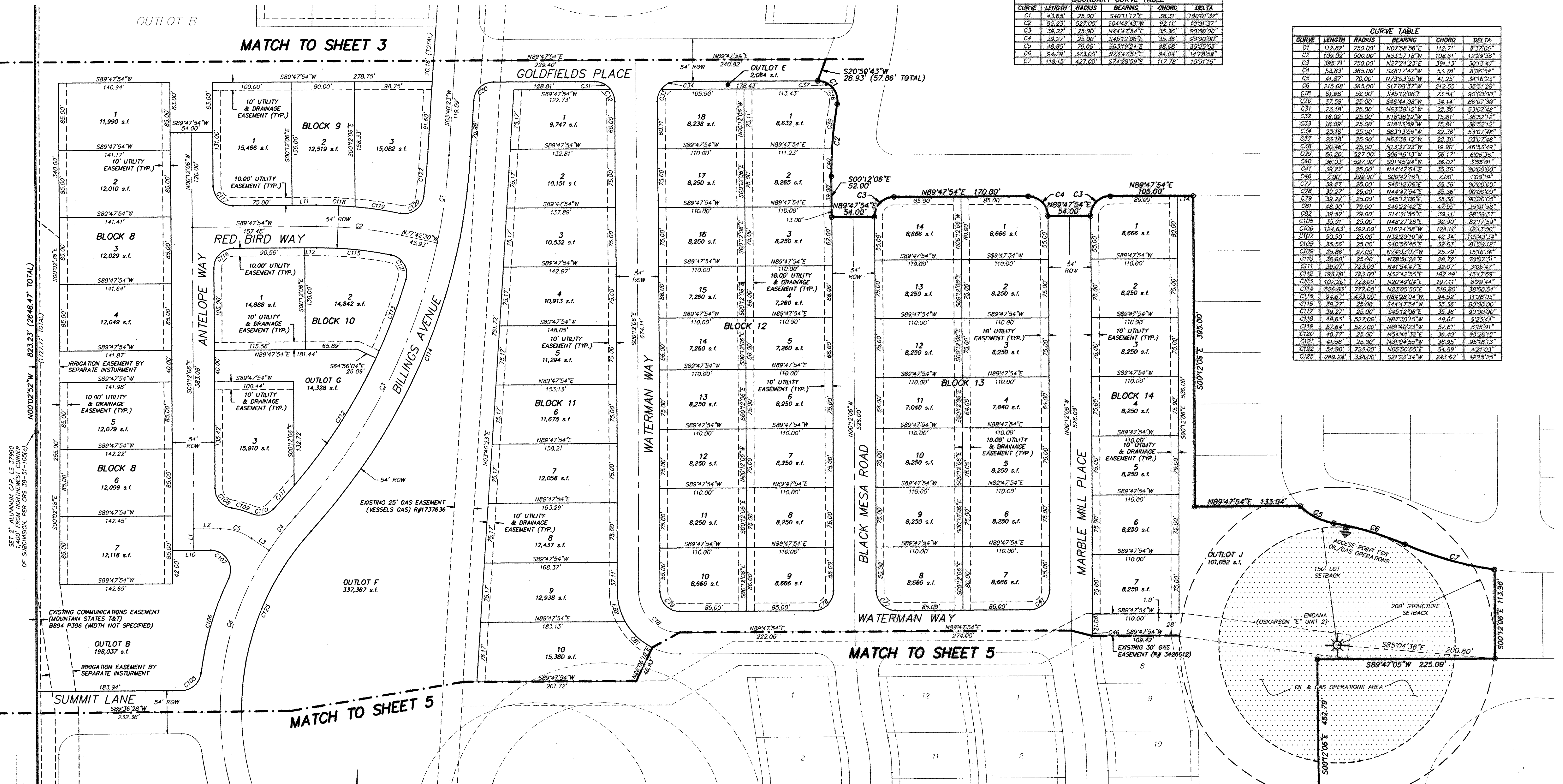
SHEET 4 OF 5

3436155 11/20/2006 02:21P Weld County, CO
4 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°12'06"W	26.92'
L2	N89°47'54"E	33.94'
L3	S89°55'43"E	27.05'
L10	N89°47'54"E	48.67'
L11	N89°47'54"E	30.45'
L12	N89°47'54"E	14.89'
L14	N89°47'54"E	20.00'

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	43.65'	25.00'	S40°11'17"E	38.31'	100°01'37"
C2	92.23'	527.00'	S04°48'43"W	92.11'	100°01'37"
C3	39.22'	25.00'	N44°47'54"E	35.36'	90°00'00"
C4	39.22'	25.00'	S45°12'06"E	35.36'	90°00'00"
C5	48.85'	79.00'	S63°19'24"E	48.08'	35°25'53"
C6	94.29'	373.00'	S73°47'51"E	94.04'	14°28'59"
C7	118.15'	427.00'	S74°28'59"E	117.28'	15°51'15"

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	112.82'	750.00'	N07°58'56"E	112.71'	8°17'06"
C2	109.02'	500.00'	N83°57'18"W	108.81'	12°29'36"
C3	395.71'	750.00'	N27°24'23"E	391.13'	30°13'47"
C4	53.83'	365.00'	S38°17'47"W	53.28'	8°26'59"
C5	41.87'	70.00'	N73°03'55"W	41.25'	34°16'23"
C6	215.68'	365.00'	S17°08'37"W	212.55'	33°51'20"
C7	81.68'	52.00'	S45°12'06"E	73.34'	90°00'00"
C8	37.58'	25.00'	S45°14'08"W	34.14'	86°07'30"
C9	23.18'	25.00'	N63°38'12"W	22.36'	53°07'48"
C10	16.09'	25.00'	N18°38'12"W	15.81'	36°52'12"
C11	16.09'	25.00'	S18°13'59"W	15.81'	36°52'12"
C12	23.18'	25.00'	S63°31'59"W	22.36'	53°07'48"
C13	23.18'	25.00'	N63°38'12"W	22.36'	53°07'48"
C14	20.46'	25.00'	N13°12'23"W	19.90'	46°53'49"
C15	56.20'	527.00'	S08°46'13"W	56.17'	6°06'36"
C16	36.03'	527.00'	S01°45'24"W	36.02'	3°55'01"
C17	39.22'	25.00'	N44°47'54"E	35.36'	90°00'00"
C18	7.00'	399.00'	S00°42'16"E	7.00'	100°19'
C19	39.22'	25.00'	S45°12'06"E	35.36'	90°00'00"
C20	50.60'	25.00'	N32°20'19"W	42.34'	115°43'11"
C21	35.56'	25.00'	S40°56'45"E	32.67'	81°29'18"
C22	25.86'	97.00'	N74°03'07"W	25.79'	15°16'36"
C23	10.60'	25.00'	N78°31'26"E	28.72'	70°07'31"
C24	39.02'	723.00'	N41°54'47"E	39.07'	3°05'47"
C25	193.06'	723.00'	N32°42'55"E	192.49'	15°17'58"
C26	107.20'	723.00'	N20°49'04"E	107.11'	8°29'44"
C27	526.83'	777.00'	N23°05'50"E	516.80'	38°50'54"
C28	94.67'	423.00'	N84°28'04"W	94.52'	11°28'05"
C29	39.22'	25.00'	S44°47'54"W	35.36'	90°00'00"
C30	39.22'	25.00'	S45°12'06"E	35.36'	90°00'00"
C31	49.63'	527.00'	N87°30'15"W	49.61'	5°23'44"
C32	57.64'	527.00'	N81°40'23"W	57.61'	6°16'01"
C33	40.77'	25.00'	N54°44'52"E	38.40'	9°32'12"
C34	41.58'	25.00'	N11°04'55"W	38.95'	95°18'13"
C35	54.90'	723.00'	N05°50'59"E	54.89'	4°21'03"
C36	249.28'	338.00'	S21°23'34"W	243.67'	42°15'25"



WYNDHAM HILL FILING NO. 2
FINAL PLAT
FREDERICK, CO

SCALE HOR. 1"=60'
VERT. 1"=30'
DESIGN/APP. JH
DRAWN BY GJC
DATE 11/08/06
FILE G:\20204\1\SURVEY\FILING 2\04-041-F2-FP2 SHEET 4 OF 5

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4880 Pearl East Circle, Suite 100
Boulder, Colorado 80501 (303) 440-8005

SHEET 5 OF 5

OUTLOT B

SUMMIT LANE 232.36'

EXISTING COMMUNICATIONS EASEMENT
(MOUNTAIN STATES T&T)
B894 P396
(NO WIDTH SPECIFIED)

N00°02'52"W 893.70' (2648.47' TOTAL)

SOUTH QUARTER CORNER,
SECTION 33, T2N, R68W
2" ALUMINUM CAP, LS 2067

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S33°25'44"W	21.22'
L19	N28°18'59"W	34.38'
L22	N25°59'13"E	31.87'
L23	N25°59'13"E	32.06'
L24	S12°58'22"W	18.85'

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	75.52	840.00'	N89°32'30"W	7.52'	0°30'47"
C2	103.54'	150.00'	N19°58'31"W	101.49'	32°09'53"
C3	50.02'	25.00'	S22°58'56"E	42.08'	114°37'56"
C4	32.02'	123.00'	S32°17'31"E	31.93'	114°54'57"
C5	25.99'	25.00'	S48°54'18"W	7.96'	18°16'38"
C6	55.19'	54.00'	S28°46'53"E	52.82'	58°33'29"
C7	36.71'	365.00'	S20°40'40"E	347.13'	96°47'13"
C8	214.24'	165.00'	S26°12'11"E	211.18'	33°37'7"
C9	58.01'	100.00'	S72°15'11"E	57.33'	33°37'50"
C10	81.68'	52.00'	S45°21'06"E	73.54'	90°00'00"
C11	81.68'	52.00'	N44°47'54"E	73.54'	90°00'00"
C12	81.68'	52.00'	S45°21'06"E	73.54'	90°00'00"
C13	81.68'	52.00'	N44°47'54"E	73.54'	90°00'00"
C14	94.76'	474.00'	N05°58'45"W	94.61'	11°27'18"
C15	85.71'	426.00'	S06°58'46"E	85.03'	11°27'18"

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C17	139.52'	700.00'	S05°55'45"E	139.72'	11°27'18"
C18	51.98'	54.00'	S27°51'51"W	49.65'	54°43'56"
C19	14.51'	54.00'	S62°55'40"W	14.47'	15°23'39"
C22	33.41'	453.00'	S08°32'37"E	33.41'	41°33'35"
C43	37.51'	447.00'	S09°15'09"E	37.50'	0°48'30"
C44	51.85'	447.00'	N03°31'30"W	51.82'	6°38'47"
C45	45.39'	227.00'	N05°43'54"E	45.31'	11°27'18"
C46	39.00'	39.00'	N05°43'54"E	39.00'	90°00'00"
C48	12.45'	399.00'	S10°45'46"E	12.45'	8°54'17"
C49	48.33'	501.00'	N08°53'34"W	48.31'	5°31'39"
C50	51.83'	501.00'	N03°09'56"W	51.81'	5°55'39"
C51	39.27'	25.00'	S45°12'06"E	35.36'	80°00'00"
C52	39.27'	25.00'	N44°47'54"E	35.36'	90°00'00"
C53	39.27'	25.00'	S44°47'54"W	35.36'	90°00'00"
C54	39.27'	25.00'	N45°12'06"W	35.36'	90°00'00"
C55	39.27'	25.00'	S45°12'06"E	35.36'	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C56	41.94'	79.00'	N15°00'29"E	41.45'	30°25'11"
C57	43.39'	79.00'	N45°57'02"E	42.84'	31°12'56"
C58	36.76'	79.00'	N75°44'27"E	35.36'	28°06'53"
C59	38.27'	25.00'	N44°47'54"E	36.38'	90°00'00"
C60	39.27'	25.00'	S45°12'06"E	35.36'	90°00'00"
C61	34.92'	79.00'	S77°32'13"E	34.64'	25°19'46"
C62	47.23'	79.00'	S44°47'54"E	46.53'	34°15'03"
C63	41.94'	79.00'	S16°24'42"E	41.45'	30°25'11"
C64	39.27'	25.00'	N45°12'06"E	35.36'	90°00'00"
C65	39.27'	25.00'	S45°12'06"E	35.36'	90°00'00"
C66	39.27'	25.00'	N44°47'54"E	36.38'	90°00'00"
C67	6.78'	773.00'	S11°22'04"E	6.78'	0°34'39"
C68	34.58'	173.00'	N05°55'45"W	34.53'	11°27'18"
C69	70.70'	763.00'	S08°14'11"E	70.67'	6°01'08"
C70	12.61'	222.00'	S11°08'35"E	12.61'	0°01'08"
C71	76.61'	763.00'	S08°14'11"E	76.58'	6°01'08"

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C72	3.00'	873.00'	S04°55'57"E	3.00'	0°12'21"E
C73	41.28'	25.00'	S42°28'49"W	36.75'	94°36'10"W
C74	36.54'	25.00'	N48°19'28"W	3.38'	83°45'17"E
C75	6.75'	722.00'	S04°25'58"E	6.75'	0°31'54"E
C76	37.54'	25.00'	N47°11'04"W	34.11'	86°22'05"E
C77	36.27'	79.00'	S77°02'54"E	35.95'	26°18'25"E
C83	39.27'	55.00'	N45°12'05"E	35.36'	90°20'00"W
C84	41.94'	79.00'	N15°00'29"E	41.45'	30°25'11"E
C85	46.60'	79.00'	N47°06'55"E	45.92'	33°47'42"E
C86	35.55'	79.00'	N76°54'20"E	35.25'	25°47'07"E
C87	39.27'	25.00'	N44°47'54"E	35.36'	90°20'00"W
C88	39.27'	25.00'	N45°12'06"W	35.36'	90°20'00"W
C89	39.27'	25.00'	S44°47'54"E	35.36'	90°20'00"W
C90	39.27'	25.00'	S45°12'06"E	35.36'	90°20'00"W
C91	39.27'	25.00'	N44°47'54"E	35.36'	90°20'00"W
C92	39.27'	25.00'	N45°12'06"E	35.36'	90°20'00"W

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C93	82.01'	392.00'	S83°01'16"E	81.86'	11°59'15"
C94	83.41'	392.00'	S70°55'55"E	83.25'	12°11'27"
C95	50.34'	25.00'	S57°28'51"W	42.26'	11°52'15"
C96	39.27'	25.00'	S45°12'06"E	35.36'	9°07'00"
C97	98.66'	79.00'	S54°25'34"E	92.37'	71°33'05"
C98	23.44'	79.00'	S09°25'45"E	23.37'	18°26'55"
C99	51.15'	122.00'	S11°10'10"E	50.80'	2°34'33"
C100	31.69'	25.00'	N13°26'42"W	29.61'	22°38'16"
C102	292.44'	392.00'	S28°23'30"W	285.71'	42°44'39"
C103	36.38'	25.00'	N48°42'22"W	33.25'	83°22'22"
C104	39.12'	25.00'	S44°46'48"W	36.25'	88°39'20"
C123	7.77'	433.00'	S06°36'19"E	7.77'	0°28°39"
C126	533.68'	533.00'	S44°58'07"E	479.94'	90°27'58"

GRAPHIC SCALE

(IN FEET)

WYNDHAM HILL FILING NO. 2
FINAL PLAT
FREDERICK CO.

SCALE	HOR. 1"=60'		<u>HURST & ASSOCIATES, INC.</u>	
VERT. 1"=40'	VER. N/A			
DESIGN/APPR.	JJ	<u>CONSULTING ENGINEERS</u>		
DRAWN BY	GLG	4989 Pearl East Circle, Suite 106		
DATE	11/08/06	Boulder, Colorado 80301 (303) 449-9106		
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