

# WYNDHAM HILL FILING NO. 3 FINAL PLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH,  
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD,  
STATE OF COLORADO  
12.18 ACRES  
SHEET 1 OF 2

### PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, 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 SOUTHWEST CORNER OF SAID SECTION 34 FROM WHENCE THE WEST QUARTER CORNER LIES N00°12'06"W, 2,662.86 FEET;

THENCE N00°12'06"W, 80.14 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER;

THENCE N89°47'54"E, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°12'06"W, 881.95 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 7, BEING A LINE PARALLEL WITH AND 30.00 FEET EAST OF THE WESTERLY LINE OF THE SOUTHWEST QUARTER;

THENCE ALONG THE SOUTHERLY LINE OF WYNDHAM HILL FILING NO. 1 THE FOLLOWING TWO COURSES:

- 1) S81°09'46"E, 20.25 FEET;
- 2) N88°47'54"E, 551.81 FEET;

THENCE S00°23'32"E, 926.90 FEET ALONG THE WESTERLY LINE OF PURITAN SUBDIVISION;

THENCE ALONG THE NORTHERLY LINE OF STATE HIGHWAY 52 THE FOLLOWING TWO COURSES:

- 1) S89°36'28"W, 524.87 FEET;
- 2) N45°17'17"W, 70.64 FEET TO THE POINT OF BEGINNING, CONTAINING 12.18 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. 3", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS 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 HERETO SET OUR HANDS AND SEALS THIS 13<sup>th</sup> DAY OF June, 2006.

### OWNERSHIP SIGNATURES

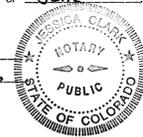
WOOLLEY FAMILY TRUST

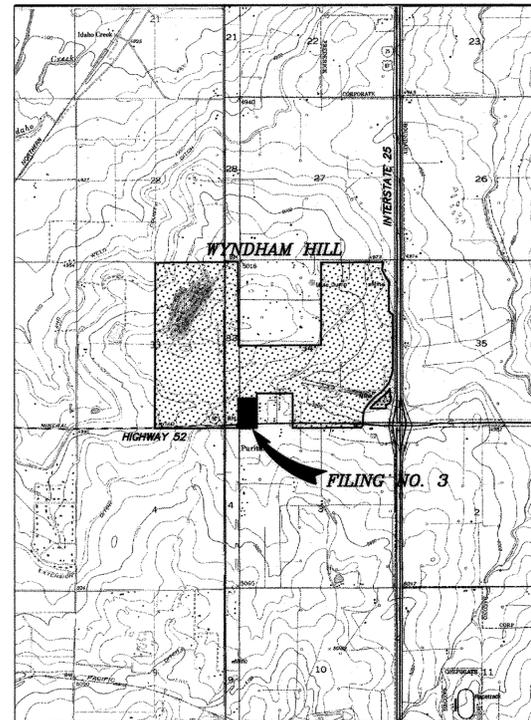
*Donna Woolley Trustee*  
BY: DONNA WOOLLEY, TRUSTEE

STATE OF COLORADO  
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY DONNA WOOLLEY, THIS 13<sup>th</sup> DAY OF June, 2006.

WITNESS MY HAND AND SEAL:

*Jessica Clark*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7-30-06  




VICINITY MAP  
SCALE 1"=2,000'

### 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 WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 (S00°12'06"E, MONUMENTS DESCRIBED ON PLAT.)
3. 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
4. EXISTING OIL/GAS EASEMENTS THROUGH THE DEVELOPMENT SHALL BE VACATED AND RELOCATED AS APPROVED BY THE VARIOUS OIL/GAS EASEMENT OWNERS.
5. LOTS 1, 2, 3, 4 AND 5 SHALL HAVE BLANKET ACCESS & UTILITY EASEMENTS OUTSIDE THE BUILDING ENVELOPES, WHICH INCLUDES CANTILEVERS AND ROOF/DECK OVERHANGS.
6. TITLE COMMITMENT NUMBER FCC25059133-4, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF 10/03/2005 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: 14 AND 15. THE EASEMENTS REFERRED TO BY THE FOLLOWING EXCEPTION NUMBER MAY AFFECT THE PROPERTY (NO ALIGNMENTS ARE GIVEN): 11 (R# 1649140 11/25/1974).
7. OUTLOT 4 SHALL BE OWNED AND MAINTAINED BY THE H.O.A./METRO DISTRICT AND USED AS LANDSCAPING, A BLANKET UTILITY EASEMENT AND OIL/GAS OPERATIONS.
8. ALL OUTLOTS ARE DESIGNATED FOR UTILITY, DRAINAGE, PIPELINE AND LANDSCAPE EASEMENTS.
9. THIS PROPERTY IS SUBJECT TO AN OIL AND GAS SURFACE USE AGREEMENT, WHICH CONTAINS CERTAIN RESTRICTIONS ON USE AND DEVELOPMENT OF THE SURFACE.
10. 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.
11. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.

### EASEMENT APPROVAL CERTIFICATE:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

WATER: LEFT HAND WATER DISTRICT CSB DR 6-14-06  
DATE

CABLE: COMCAST CSB 6-14-06  
DATE

SEWER: ST. VRAIN SANITATION DISTRICT Megan Hummelrecht 6/15/06  
DATE

ELECTRIC: UNITED POWER REJA 6-13-06  
DATE

TELEPHONE: QWEST COMMUNICATIONS Jack Hightower 6/9/06  
DATE

### UTILITY PROVIDERS:

WATER: LEFT HAND WATER DISTRICT CSB DR 6-14-06  
DATE

SEWER: ST. VRAIN SANITATION DISTRICT Megan Hummelrecht 6-15-06  
DATE

ELECTRIC: UNITED POWER REJA 6-13-06  
DATE

GAS: KINDER MORGAN Steve Bauman 6/16/06  
DATE

### PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION BY RESOLUTION PCR-2006-\_\_\_\_\_ THIS 20<sup>th</sup> DAY OF April, 2006.

*Tim Williams*  
TIM WILLIAMS, CHAIRMAN  
*Kathy Larson*  
KATHY LARSON, SECRETARY TO THE PLANNING COMMISSION

### BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 3" IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON \_\_\_\_\_, 2006, AND RECORDED ON \_\_\_\_\_ AS RECEPTION NO. \_\_\_\_\_ 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.

*Eric E. Doering*  
ERIC E. DOERING, MAYOR  
ATTEST:  
*Nanette S. Fornoff*  
NANETTE S. FORNOFF, TOWN CLERK

### SURVEYORS CERTIFICATE:

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, ROBERT ORTHMAN, 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.

BY *Robert Orthman* 6/11/06  
ROBERT ORTHMAN  
LICENSED PROFESSIONAL LAND SURVEYOR  
PLS NO. 15315

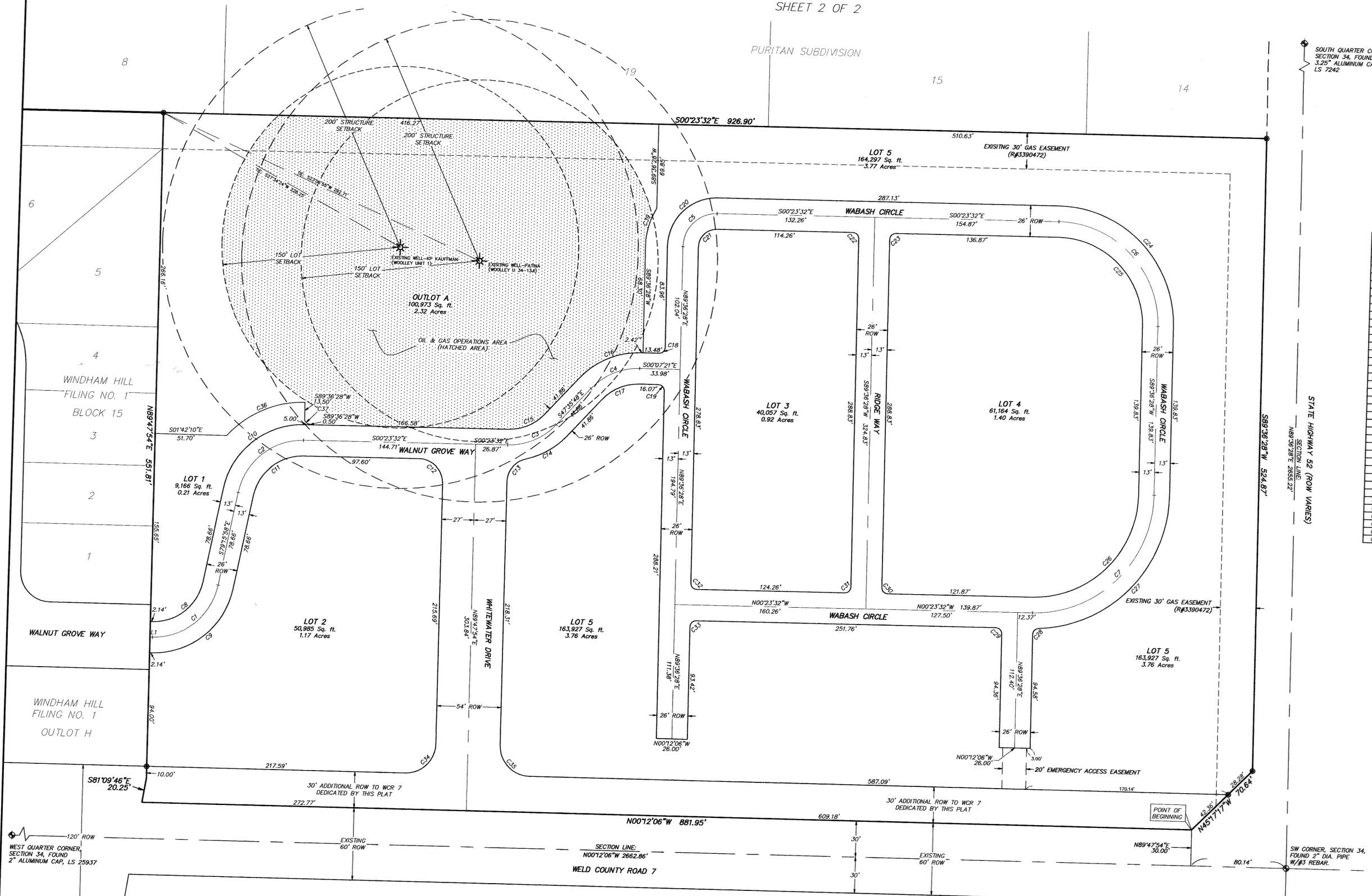
WYNDHAM HILL FILING NO. 3  
FINAL PLAT  
FREDERICK, CO

SCALE: HOR. N/A VERT. N/A		HURST & ASSOCIATES, INC.
DESIGN/APPR. TH		CONSULTING ENGINEERS
DRAWN BY CT		4999 Pearl East Circle, Suite 105
DATE 04/25/06		Boulder, Colorado 80501 (303) 445-9105
FILE: G:\23811\SURVEY\811-CV		SHEET 1 OF 2

# WYNDHAM HILL FILING NO. 3 FINAL PLAT

SHEET 2 OF 2

PURITAN SUBDIVISION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0072'06"E	2.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	75.90'	55.00'	S39°44'02"E	70.02'	79°03'52"
C2	28.21'	55.00'	N39°49'45"W	69.88'	78°52'26"
C3	45.31'	55.00'	S23°59'40"E	44.04'	47°12'15"
C4	45.57'	55.00'	N23°51'34"W	44.28'	47°28'27"
C5	43.98'	28.00'	N45°23'32"W	39.60'	90°00'00"
C6	133.52'	85.00'	N44°36'28"E	120.21'	90°00'00"
C7	157.08'	100.00'	S45°23'32"E	141.42'	90°00'00"
C8	57.96'	42.00'	S39°44'02"E	53.47'	79°03'52"
C9	63.84'	68.00'	S39°44'02"E	66.39'	79°03'52"
C10	57.96'	42.00'	N39°49'45"W	66.39'	78°52'26"
C11	57.82'	20.00'	N44°42'11"E	53.36'	78°52'26"
C12	31.48'	20.00'	N44°42'11"E	28.33'	90°11'26"
C13	26.76'	20.00'	N51°52'24"W	24.81'	78°39'29"
C14	40.41'	68.00'	S30°34'15"E	39.82'	34°33'06"
C15	34.60'	42.00'	S23°59'40"E	33.63'	47°12'15"
C16	56.34'	68.00'	N23°51'34"W	54.75'	47°28'27"
C17	34.80'	5.00'	S45°23'32"E	33.81'	47°28'27"
C18	7.85'	5.00'	S45°23'32"E	7.09'	90°16'11"
C19	7.85'	5.00'	N44°36'28"E	7.09'	89°43'49"
C20	64.40'	41.00'	N45°23'32"W	57.98'	90°00'00"
C21	23.56'	15.00'	N45°23'32"W	21.21'	90°00'00"
C22	7.85'	5.00'	N44°36'28"E	7.07'	90°00'00"
C23	7.85'	5.00'	N45°23'32"W	7.07'	90°00'00"
C24	153.94'	98.00'	N44°36'28"E	138.59'	90°00'00"
C25	113.10'	72.00'	N44°36'28"E	101.82'	90°00'00"
C26	136.66'	87.00'	S45°23'32"E	123.04'	90°00'00"
C27	172.11'	113.00'	S46°45'33"E	155.95'	92°15'28"
C28	7.62'	5.00'	N44°36'28"E	6.90'	87°15'58"
C29	7.85'	5.00'	N44°36'28"E	7.07'	90°00'00"
C30	7.85'	5.00'	S44°36'28"W	7.07'	90°00'00"
C31	7.85'	5.00'	S45°23'32"E	7.07'	90°00'00"
C32	7.85'	5.00'	S44°36'28"W	7.07'	90°00'00"
C33	7.85'	5.00'	S44°36'28"W	7.07'	90°00'00"
C34	39.27'	25.00'	N45°23'32"E	35.36'	90°00'00"
C35	39.27'	25.00'	S44°47'54"W	35.36'	90°00'00"
C36	73.47'	86.50'	N24°23'32"W	71.28'	48°39'45"
C37	7.07'	4.50'	S44°36'28"W	6.36'	90°00'00"
C39	32.78'	58.50'	N74°36'31"W	32.37'	31°34'03"

WYNDHAM HILL FILING NO. 3  
 FINAL PLAT  
 FREDERICK, CO

SCALE HOR. 1"=40'  
 VERT. N/A  
 DESIGN/APPR. TH  
 DRAWN BY CT  
 DATE 04/25/06

HURST & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 4008 Pearl East Circle, Suite 106  
 Boulder, Colorado 80501 (303) 440-8905

