

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN 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:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 14 FROM WHENCE THE EAST QUARTER CORNER LIES N89°38'49"E, 2,654.83 FEET;

THENCE N89°38'49"E, 1,306.62 FEET ALONG THE EAST-WEST SECTION LINE;

THENCE N00°12'06"W, 96.06 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A 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 N00°12'06"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 N44°47'54"E, 35.36 FEET;

THENCE N00°12'06"W, 85.00 FEET;

THENCE N89°47'54"E, 490.16 FEET;

THENCE N00°12'06"W, 110.00 FEET;

THENCE N89°47'54"E, 496.51 FEET;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 25/FRONTAGE ROAD THE FOLLOWING SEVEN COURSES:

- 1) S00°14'51"E, 392.45 FEET;
2) S00°19'47"E, 802.34 FEET;
3) 838.11 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 1,164.70 FEET, A CENTRAL ANGLE OF 41°13'47" AND A CHORD BEARING S28°44'51"W, 820.15 FEET;
4) S49°21'45"W, 383.63 FEET;
5) 676.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 771.00 FEET, A CENTRAL ANGLE OF 50°16'57" AND A CHORD BEARING S24°13'16"W, 655.12 FEET;
6) S00°55'12"E, 178.26 FEET;
7) S39°58'59"W, 116.78 FEET;

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

- 1) S89°36'09"W, 1,263.62 FEET;
2) S89°36'28"W, 907.18 FEET;

THENCE N00°23'32"W, 1,113.15 FEET ALONG THE EASTERLY LINE OF "PURITAN SUBDIVISION";

THENCE ALONG THE BOUNDARY OF "WYNDHAM HILL FILING NO. 1" THE FOLLOWING THREE COURSES:

- 1) N00°23'32"W, 32.73 FEET;
2) 173.57 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 14°31'06" AND A CHORD BEARING S82°56'33"E, 173.11 FEET;
3) N89°47'54"E, 196.31 FEET;

THENCE CONTINUING N89°47'54"E, 184.45 FEET

THENCE N00°03'31"W, 70.00 FEET;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF EMPIRE AVENUE AS SHOWN ON THE "WYNDHAM HILL FILING NO. 1" PLAT THE FOLLOWING TWO COURSES:

- 1) 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 N45°12'06"W, 35.36 FEET;
2) N00°12'06"W, 9.00 FEET;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF LOTS 9-16, BLOCK 28 OF "WYNDHAM HILL FILING NO. 1" THE FOLLOWING TWO COURSES:

- 1) N89°47'54"E, 110.00 FEET;
2) N00°12'06"W, 530.00 FEET;

THENCE CONTINUING N00°12'06"W, 54.00 FEET TO THE NORTHERLY BOUNDARY OF "WYNDHAM HILL FILING NO. 1";

THENCE ALONG THE BOUNDARY OF SAID "WYNDHAM HILL FILING NO. 1" THE FOLLOWING COURSES:

- 1) S89°47'54"E, 85.00 FEET;
2) 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 N45°12'06"W, 35.36 FEET;
3) N00°12'06"W, 10.00 FEET;
4) S89°47'54"W, 54.00 FEET;
5) S00°12'06"E, 10.00 FEET;
6) 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 S44°47'54"W, 35.36 FEET;
7) S89°47'54"W, 27.51 FEET;
8) 99.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 148.00 FEET, A CENTRAL ANGLE OF 38°21'48" AND A CHORD BEARING N71°01'13"W, 97.25 FEET;
9) N33°10'24"E, 82.47 FEET;
10) N00°12'06"W, 736.49 FEET;

THENCE N89°38'49"E, 548.51 FEET ALONG THE EAST-WEST CENTERLINE OF SECTION 14 TO THE POINT OF BEGINNING, CONTAINING 161.28 ACRES, MORE OR LESS.

NOTE: THIS DESCRIPTION INCLUDES LOTS 1-8, BLOCK 28; LOTS 1-16, BLOCK 29; LOTS 1-3, BLOCK 30; LOTS 1-12, BLOCK 31; LOT 1, BLOCK 32; OUTLOTS Z, AA, BB, CC, DD AND EE OF "WYNDHAM HILL FILING NO. 1".

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS AND LEASEHOLDERS OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED UNDER THE NAME OF "WYNDHAM HILL FILING NO. 4", 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 HEREUNTO SET OUR HANDS AND SEALS THIS 10th DAY OF November, 2006.

OWNERSHIP SIGNATURES

FREDERICK DEVELOPMENT COMPANY, INC.

Lewis Holtzclaw, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

STATE OF COLORADO } SS

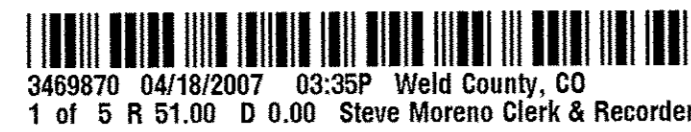
COUNTY OF Boulder

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

WITNESS MY HAND AND SEAL:

Jessica Clark, NOTARY PUBLIC, MY COMMISSION EXPIRES 7-30-10

(SIGNATURES CONTINUED)



WYNDHAM HILL FILING NO. 4 FINAL PLAT

LOCATED IN SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

122 LOTS, 161.28 ACRES

SHEET 1 OF 5

OWNERSHIP SIGNATURES (CONTINUED)

WOOLLEY FAMILY TRUST

Donna Woolley, TRUSTEE

ACKNOWLEDGMENT:

STATE OF COLORADO } SS

COUNTY OF Boulder

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY DONNA WOOLLEY, THIS 10th DAY OF November, 2006.

WITNESS MY HAND AND SEAL:

Jessica Clark, NOTARY PUBLIC, MY COMMISSION EXPIRES 7-30-10

MARY ALICE BILLINGS

Mary Alice Billings, OWNER

ACKNOWLEDGMENT:

STATE OF COLORADO } SS

COUNTY OF Boulder

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

WITNESS MY HAND AND SEAL:

Jessica Clark, NOTARY PUBLIC, MY COMMISSION EXPIRES 7-30-10

MARY ALICE BILLINGS TRUST

Mary Alice Billings, TRUSTEE

ACKNOWLEDGMENT:

STATE OF COLORADO } SS

COUNTY OF Boulder

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

WITNESS MY HAND AND SEAL:

Jessica Clark, NOTARY PUBLIC, MY COMMISSION EXPIRES 7-30-10

MARY ALICE BILLINGS TRUST

Sarah S. Sterkel, VICE PRESIDENT OF CENTENNIAL BANK OF THE WEST, TRUSTEE

ACKNOWLEDGMENT:

STATE OF COLORADO } SS

COUNTY OF Boulder

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

WITNESS MY HAND AND SEAL:

Jessica Clark, NOTARY PUBLIC, MY COMMISSION EXPIRES 7-30-10

WYNDHAM HILL METROPOLITAN DISTRICT NO. 2

Jon R. Lee, PRESIDENT

ACKNOWLEDGMENT:

STATE OF COLORADO } SS

COUNTY OF Boulder

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE, THIS 10th DAY OF November, 2006.

WITNESS MY HAND AND SEAL:

Jessica Clark, NOTARY PUBLIC, MY COMMISSION EXPIRES 7-30-10

LEINHOLDER SIGNATURES

VECTRA BANK

Paul Bode, VICE PRESIDENT

ACKNOWLEDGMENT:

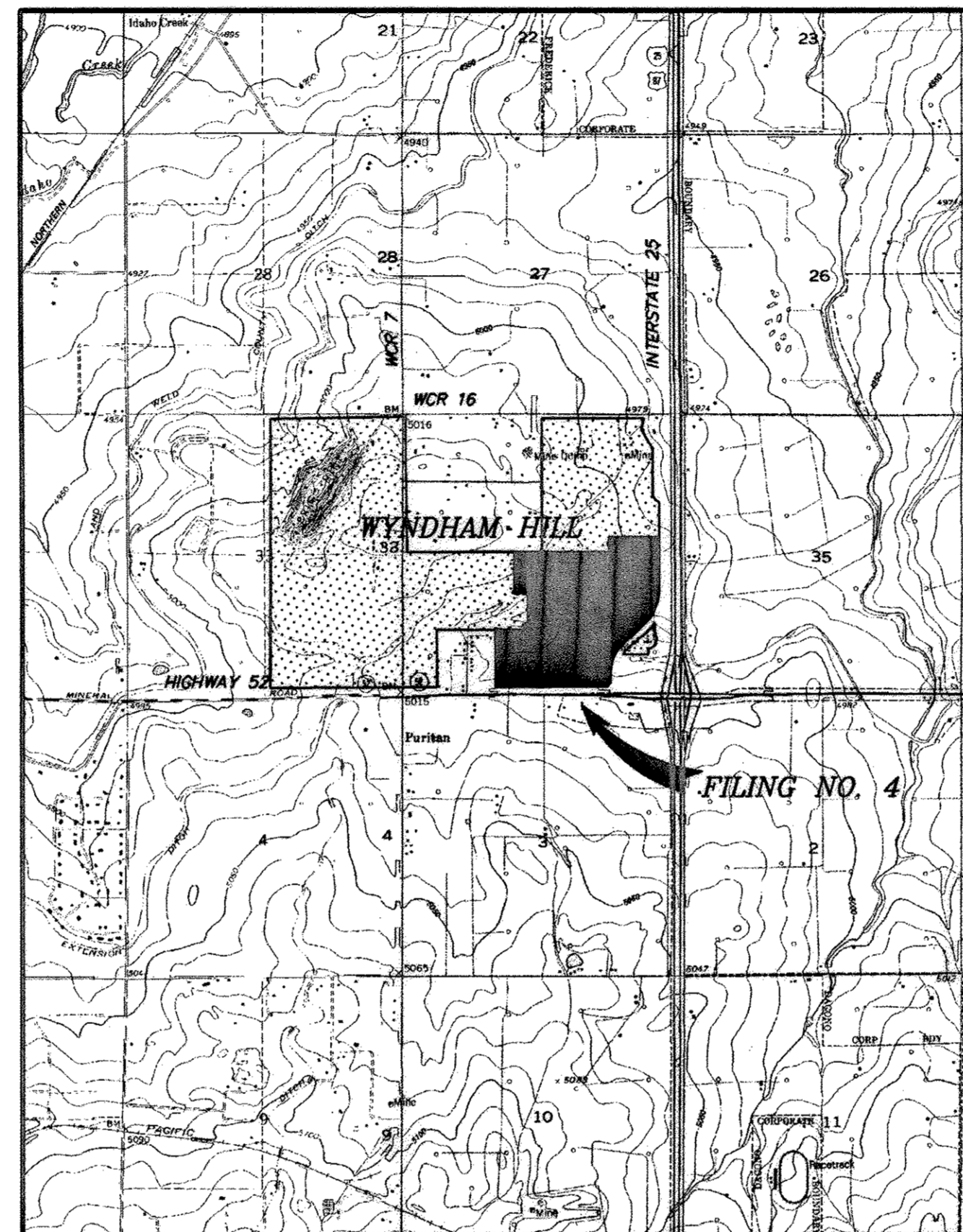
STATE OF COLORADO } SS

COUNTY OF Denver

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY PAUL BODE, THIS 10th DAY OF November, 2006.

WITNESS MY HAND AND SEAL:

Nelle Schwelb, NOTARY PUBLIC, MY COMMISSION EXPIRES 5-13-09



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 NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34 (S00°38'49"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 MAY BE VACATED AND RELOCATED AS SHOWN ON THE SURFACE USE AGREEMENTS.
5. TITLE COMMITMENT NUMBER FCC25064994-3, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF 09/21/2006 WAS RELIED UPON FOR EASEMENT INFORMATION REGARDING THIS PLAT. THE EASEMENT REFERRED TO IN EXCEPTION NO. 13 (R# 1699348) HAS BEEN VACATED BY A DOCUMENT RECORDED AT R# 3326584. THE EASEMENT REFERRED TO IN EXCEPTION NO. 37 (R# 1649140) CANNOT BE SHOWN, NO ALIGNMENT WAS SPECIFIED IN THE DOCUMENT.
6. ALL OUTLOTS ARE DESIGNATED FOR UTILITY, DRAINAGE AND LANDSCAPE EASEMENTS.
7. THIS PROPERTY IS SUBJECT TO ONE OR MORE OIL AND GAS SURFACE USE AGREEMENTS, WHICH CONTAIN CERTAIN RESTRICTIONS ON USE AND DEVELOPMENT OF THE SURFACE.
8. 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.
9. CONSTRUCTION OF COMMERCIAL BUILDINGS WITHIN SUBSIDENCE ZONE B, SPECIFICALLY AROUND OR ON BOREHOLES CP-16 AND CP-20, SHALL INCORPORATE THE FOUNDATION AND STRUCTURAL DETAILS SET FORTH IN EXHIBIT E TO THE MINE SUBSIDENCE INVESTIGATION SUMMARY REPORT DATED 03/31/2005 AND PREPARED BY WESTERN ENVIRONMENT & ECOLOGY, AS APPROPRIATE. A MINE DISCLOSURE WILL BE RECORDED ON THE PROPERTY TO NOTIFY FUTURE LANDOWNERS OF THE EXISTENCE OF UNDERMINING IN THIS AREA.
10. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT AS AMENDED.

Table with 5 columns: OUTLOT, USE/FUNCTION, ACREAGE, MAINTENANCE, OWNERSHIP. Rows include A (Trail/Landscape, 3.16 Ac, HOA/Metro District), B (Trail/Landscape, 1.18 Ac, HOA/Metro District), and C (Park, Detention, Landscape, Wells, 10.49 Ac, HOA/Metro District).

EASEMENT APPROVAL CERTIFICATE

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

WATER: LEFT HAND WATER DISTRICT, DATE 11-13-06
CABLE: COMCAST, DATE 11-10-06
SEWER: ST. VRAIN SANITATION DISTRICT, DATE 11/13/06
ELECTRIC: UNITED POWER, DATE 11-10-06
TELEPHONE: QWEST COMMUNICATIONS, DATE 11-13-06

UTILITY PROVIDERS:

WATER: LEFT HAND WATER DISTRICT, DATE 11-13-06
SEWER: ST. VRAIN SANITATION DISTRICT, DATE 11-13-06
ELECTRIC: UNITED POWER, DATE 11-10-06
GAS: KINDER MORGAN, DATE 11/13/06

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION BY RESOLUTION 068061 THIS 9TH DAY OF SEPTEMBER, 2006.

Tim Williams, PLANNING COMMISSION CHAIRMAN
Kathy Larson, PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 4 IS APPROVED AND ACCEPTED BY ORDINANCE NO. 865, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON AUGUST 8TH, 2006, AND RECORDED ON...

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, MAYOR
Nanette S. Fornof, 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, LICENSED PROFESSIONAL LAND SURVEYOR, PLS NO. 37990

CLERK AND RECORDER CERTIFICATE:

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT O'CLOCK, M., ON THE DAY OF A.D., 20 AT RECEPTION NO.

WELD COUNTY CLERK AND RECORDER

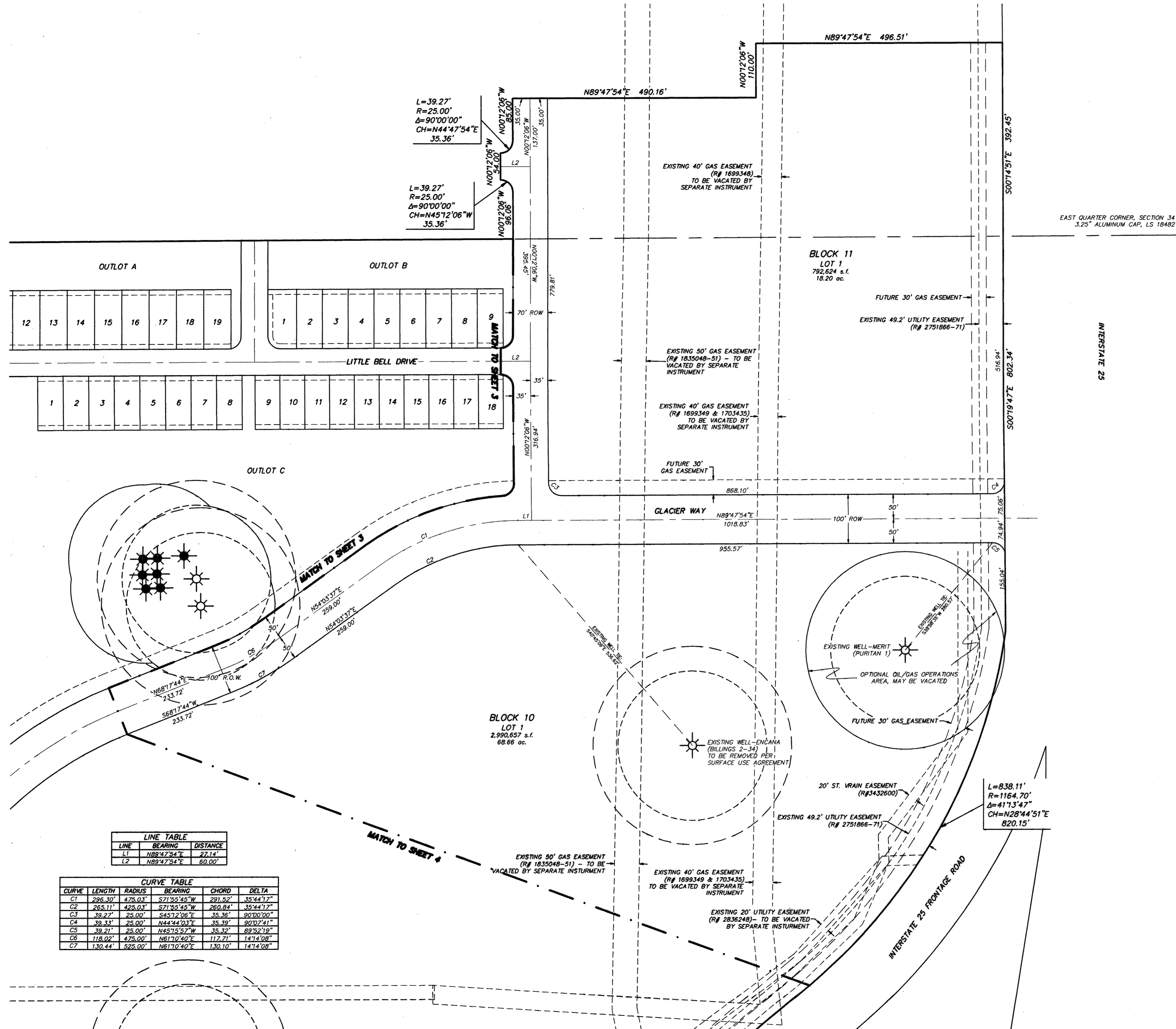
DEPUTY

WYNDHAM HILL FILING NO. 4 FINAL PLAT FREDERICK, CO.

Scale information and Hurst & Associates, Inc. logo and contact details.

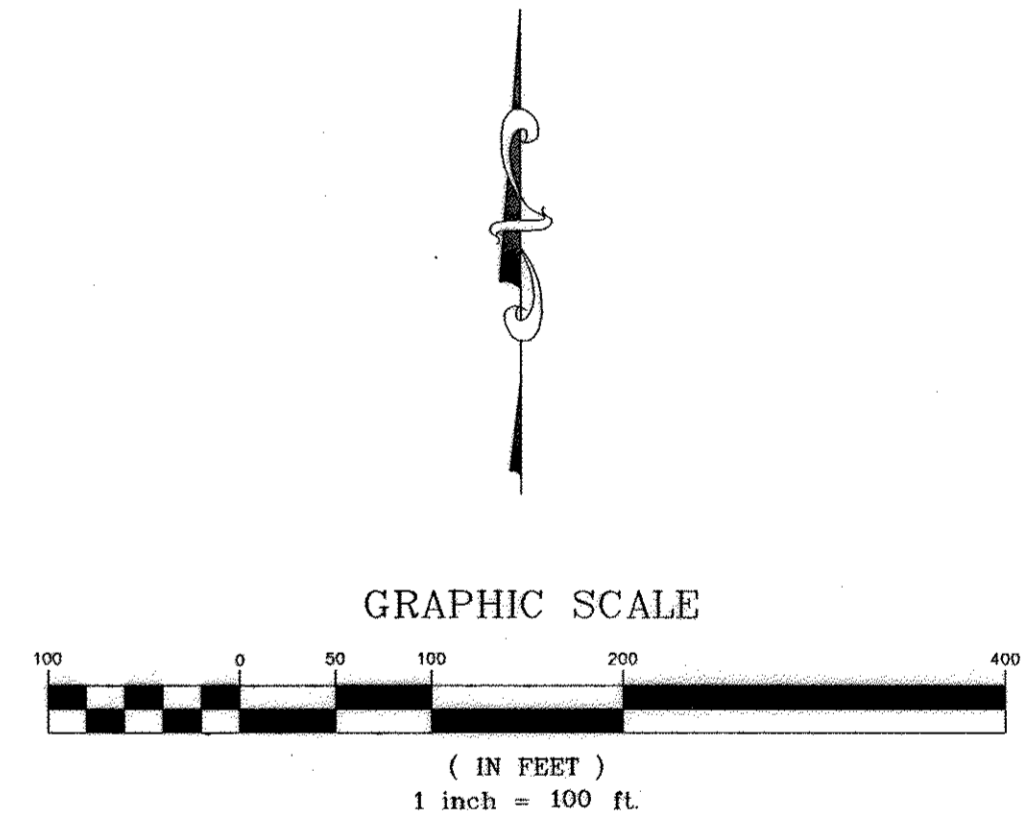
WYNDHAM HILL FILING NO. 4

SHEET 5 OF 5



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°47'54"E	27.14'
L2	N89°47'54"E	60.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	286.30'	475.03'	S71°55'45"W	281.52'	35°44'17"
C2	265.11'	425.03'	S71°55'45"W	260.84'	35°44'17"
C3	39.27'	25.00'	S45°12'06"E	35.36'	90°00'00"
C4	39.27'	25.00'	N44°44'03"E	35.39'	90°00'00"
C5	39.21'	25.00'	N45°15'57"W	35.32'	89°52'19"
C6	118.02'	475.00'	N61°10'40"E	117.21'	14°14'08"
C7	130.44'	525.00'	N61°10'40"E	130.10'	14°14'08"



WYNDHAM HILL FILING NO. 4
 FINAL PLAT
 FREDERICK, CO.

SCALE	HOR. 1"=100'	VERT. N/A
DESIGN/APPR.	RO	
DRAWN BY	BO	
DATE	11/07/06	

HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 4999 Peet Road Circle, Suite 100
 Boulder, Colorado 80501 (303) 449-9105

FILE G:\202041\SURVEY\FILING 4\041-F4-FP3 SHEET 5 OF 5