

504

WYNDHAM HILL FILING NO. 5 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
29 SINGLE FAMILY LOTS 63 TOWNHOME LOTS, 21.08 ACRES
SHEET 1 OF 3

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED 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 SOUTHEAST CORNER OF SECTION 33 FROM WHENCE THE
EAST QUARTER CORNER LIES N00°12'06"W, 2,662.86 FEET (BASIS OF
BEARINGS);

THENCE S89°37'29"W, 29.91 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST
QUARTER;

THENCE N00°22'31"W, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE S89°37'29"W, 1,016.24 FEET ALONG A LINE PARALLEL WITH AND 30.00
FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER;

THENCE ALONG THE EASTERLY LINE OF WYNDHAM HILL FILING NO. 2 THE
FOLLOWING THIRTEEN COURSES:

- 1) N00°12'06"W, 494.96 FEET;
- 2) N89°47'54"E, 85.00 FEET;
- 3) 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;
- 4) N89°44'34"E, 54.00 FEET;
- 5) 39.00 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
89°22'47" AND A CHORD BEARING N44°29'17"E, 35.16 FEET;
- 6) N04°09'27"W, 54.10 FEET;
- 7) 34.35 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
78°43'38" AND A CHORD BEARING N51°14'12"W, 31.71 FEET;
- 8) 86.12 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC
SUBTENDED BY A RADIUS OF 177.00 FEET, A CENTRAL ANGLE OF 27°52'35"
AND A CHORD BEARING N25°48'41"W, 85.27 FEET;
- 9) N38°44'59"W, 49.76 FEET;
- 10) 29.87 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
88°27'50" AND A CHORD BEARING N03°30'04"W, 28.13 FEET;
- 11) 130.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID
ARC SUBTENDED BY A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF
138°05'21" AND A CHORD BEARING N40°19'50"W, 100.86 FEET;
- 12) N00°12'06"W, 158.44 FEET;
- 13) N89°47'05"E, 228.09 FEET;

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

- 1) N89°47'05"E, 746.95 FEET;
- 2) S81°09'46"E, 20.25 FEET;

THENCE S00°12'06"E, 941.73 FEET ALONG A LINE PARALLEL WITH AND 30.00
FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33
TO THE POINT OF BEGINNING, CONTAINING 21.08 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. 5", AND DO
HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF
WAY, EASEMENTS, OUTLOT C 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
23rd DAY OF August, 2007.

OWNERSHIP SIGNATURE

FREDERICK DEVELOPMENT COMPANY, INC.

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

ACKNOWLEDGMENT:

STATE OF COLORADO } SS
COUNTY OF Boulder }

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY
LEWIS G. HOLTSCLAW, THIS 23rd DAY OF August, 2007,
as Authorized Representative of Frederick Development Company, Inc.

WITNESS MY HAND AND SEAL:

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

LENDER APPROVALS

WOOLLEY FAMILY TRUST

Donna Woolley
BY: DONNA WOOLLEY, TRUSTEE

ACKNOWLEDGMENT:

STATE OF COLORADO } SS
COUNTY OF Boulder }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DONNA
WOOLLEY, THIS 23rd DAY OF August, 2007,
as Trustee of Woolley Family Trust.

WITNESS MY HAND AND SEAL:

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

MARY ALICE BILLINGS

Mary Alice Billings
BY: MARY ALICE BILLINGS, OWNER

ACKNOWLEDGMENT:

STATE OF COLORADO } SS
COUNTY OF Boulder }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARY ALICE
BILLINGS, THIS 23rd DAY OF August, 2007,
as Trustee of Mary Alice Billings Trust.

WITNESS MY HAND AND SEAL:

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

MARY ALICE BILLINGS TRUST

Mary Alice Billings
BY: MARY ALICE BILLINGS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF COLORADO } SS
COUNTY OF Boulder }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARY ALICE
BILLINGS, THIS 23rd DAY OF August, 2007,
as Trustee of Mary Alice Billings Trust.

WITNESS MY HAND AND SEAL:

Janice 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, TRUSTEE

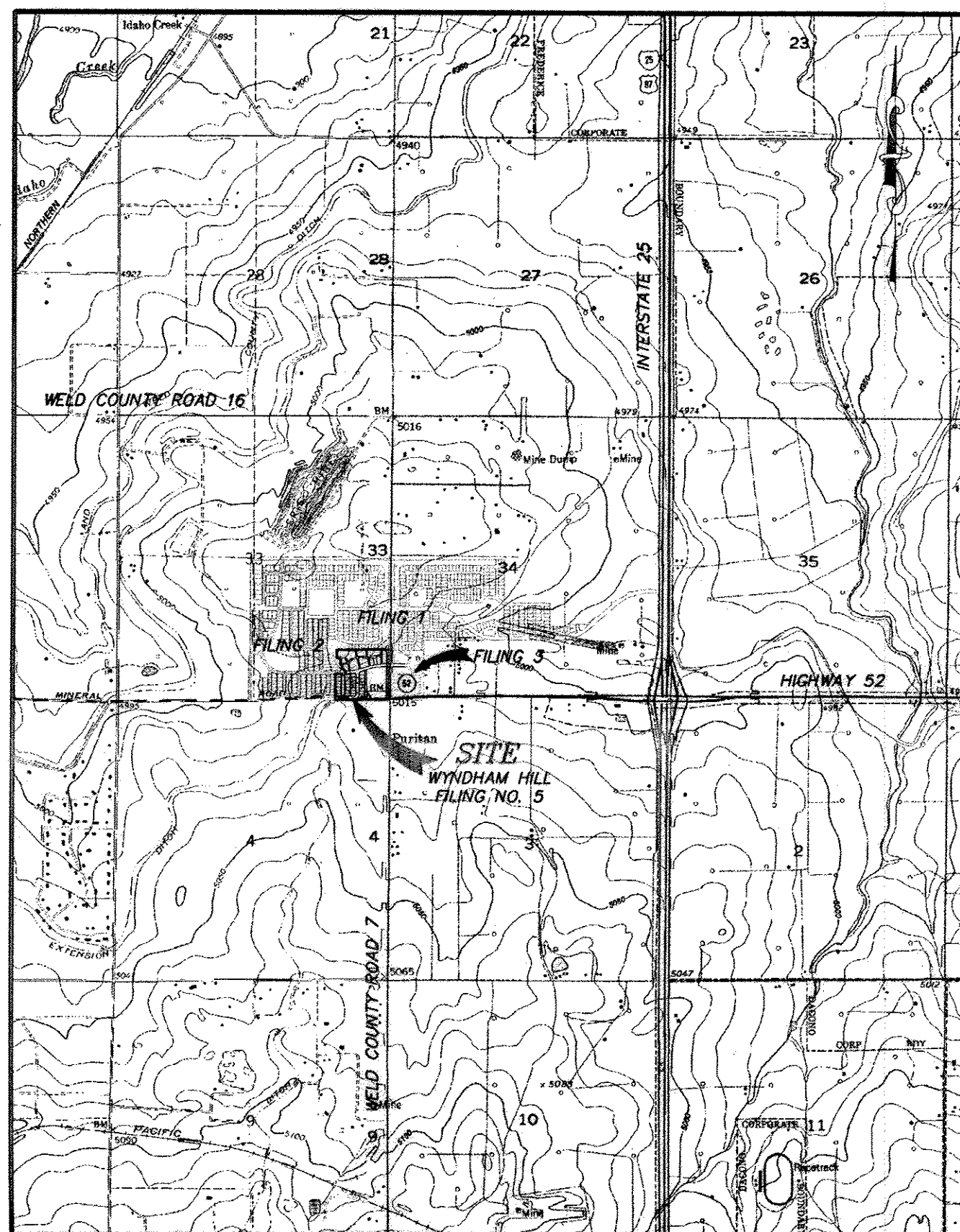
ACKNOWLEDGMENT:

STATE OF COLORADO } SS
COUNTY OF Boulder }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SARAH S.
STERKEL, THIS 23rd DAY OF August, 2007,
as Vice President of Centennial Bank of the West, as Trustee of Mary Alice Billings Trust.

WITNESS MY HAND AND SEAL:

Janice 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 0802660850C, WITH A REVISION DATE OF 09/28/1982
4. BOUNDARY CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS, LS 37990 ON #5 REBAR UNLESS OTHERWISE NOTED.
5. PROPERTY INFORMATION BINDER NUMBER FCC25068736*1 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF 02/12/2007 WAS RELIED UPON FOR EASEMENT INFORMATION REGARDING THIS PLAT. THE FOLLOWING EASEMENTS CANNOT BE SHOWN DUE TO INCOMPLETE DESCRIPTIONS: BOOK 414 AT PAGE 324 (DOCUMENT #2) AND RECEPTION NUMBER 1691649 (DOCUMENT #6).
6. ALL OUTLOTS ARE DESIGNATED FOR UTILITY, DRAINAGE, PIPELINE AND LANDSCAPE EASEMENTS.
7. THIS PROPERTY IS SUBJECT TO 2 OIL AND GAS SURFACE USE AGREEMENTS RECORDED 09/22/2005 AT RECEPTION NO. 3325250 AND 10/02/2006 AT RECEPTION NO. 3423878, 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. ALL RESIDENTIAL LOTS IN BLOCKS 1, 2 AND 3 HAVE A 10' DRAINAGE & UTILITY EASEMENT ALONG REAR LOT LINES AND A 10' UTILITY EASEMENT ALONG LOT LINES ADJACENT TO ANY RIGHT OF WAY.
10. SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
11. OUTLOTS D, E & F AND TRACT B (PRIVATE STREET) SHALL HAVE BLANKET ACCESS AND UTILITY EASEMENTS OUTSIDE THE BUILDING ENVELOPES, WHICH INCLUDES CANTILEVERS AND ROOF/DECK OVERHANGS.
12. THIS PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT, AS AMENDED.

EASEMENT APPROVAL CERTIFICATE:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

WATER: *Jim M...* 9/13/07 DATE
LEFT HAND WATER DISTRICT
CABLE: *Jim M...* 08/21/07 DATE
COMCAST
SEWER: *Jim M...* 9/11/07 DATE
ST. VRAIN SANITATION DISTRICT
ELECTRIC: *Jim M...* 8-22-07 DATE
UNITED POWER
TELEPHONE: *Jim M...* 8-20-07 DATE
QUEST COMMUNICATIONS

UTILITY PROVIDERS:

WATER: *Jim M...* 9/13/07 DATE
LEFT HAND WATER DISTRICT
SEWER: *Jim M...* 9/11/07 DATE
ST. VRAIN SANITATION DISTRICT
ELECTRIC: *Jim M...* 8-22-07 DATE
UNITED POWER
GAS: *Jim M...* 8/22/07 DATE
SOURCE GAS

OWNER/APPLICANT:

FREDERICK DEVELOPMENT COMPANY, INC.
2500 ARAPAHOE AVENUE, SUITE 220
BOULDER, COLORADO 80302
303-442-2299

PLANNER:

NUSZER KOPATZ
URBAN DESIGN ASSOCIATES
1117 CHEROKEE STREET
DENVER, COLORADO 80204
303-534-3881

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE, SUITE 106
BOULDER, COLORADO 80301
303-449-9105

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FINAL PLAT OF THE ABOVE DESCRIBED PROPERTY WAS
APPROVED BY THE TOWN OF FREDERICK AND THAT THE MAYOR OF THE TOWN OF FREDERICK
ACCEPTS ALL PUBLIC STREETS, EASEMENTS AND RIGHT OF WAY AND OTHER PLACES
DESIGNATED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED THEREON.

David R...
MAYOR

ATTEST:

David R...
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
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

OUTLOT	USE/FUNCTION	ACREAGE	MAINTENANCE/RESPONSIBILITY	OWNERSHIP
A	WELL/TRAIL/LANDSCAPE	0.70 AC.	HOA/DISTRICT	DISTRICT
B	TRAIL/LANDSCAPE	0.44 AC.	HOA/DISTRICT	TOWN
C	DETENTION POND	1.71 AC.	HOA/DISTRICT	TOWN
D	LANDSCAPE	0.02 AC.	HOA	DISTRICT
E	TRAIL/LANDSCAPE	1.35 AC.	HOA	DISTRICT
F	TRAIL/LANDSCAPE	0.49 AC.	HOA	DISTRICT
G	TRAIL/LANDSCAPE	0.06 AC.	HOA	DISTRICT
H	LANDSCAPE	0.02 AC.	HOA	DISTRICT
I	LANDSCAPE	0.02 AC.	HOA	DISTRICT
TRACT A	FUTURE DEVELOPMENT	4.47 AC.	PRIVATE	PRIVATE
TRACT B	PUBLIC ACCESS, UTILITY & ROADWAY	1.13 AC.	PRIVATE	PRIVATE

WYNDHAM HILL FILING NO. 5
FINAL PLAT
FREDERICK, CO
29 SINGLE FAMILY LOTS
& 63 TOWNHOME LOTS

ORG: 11/07/06 SCALE: HOR. N/A
REV: 01/15/07 VERT. N/A
REV: 02/28/07 DESIGN/APP. BO
REV: 04/30/07 DRAWN BY JM
REV: 05/07/07 DATE 08/10/07
REV: 06/27/07
REV: 08/10/07
FILE: G:\202041\SURVEY\FILING 5\01-812-F5-CV SHEET 1 OF 3



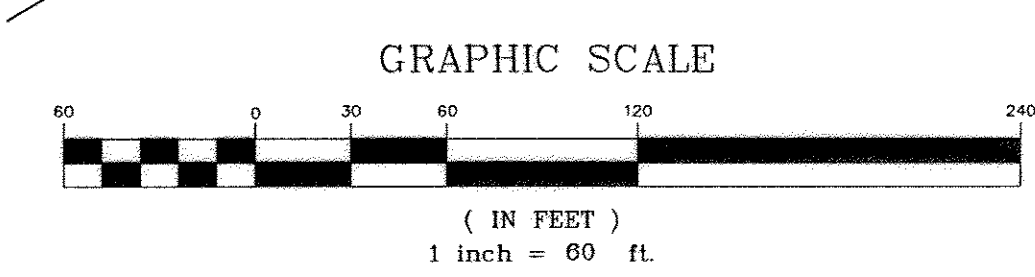
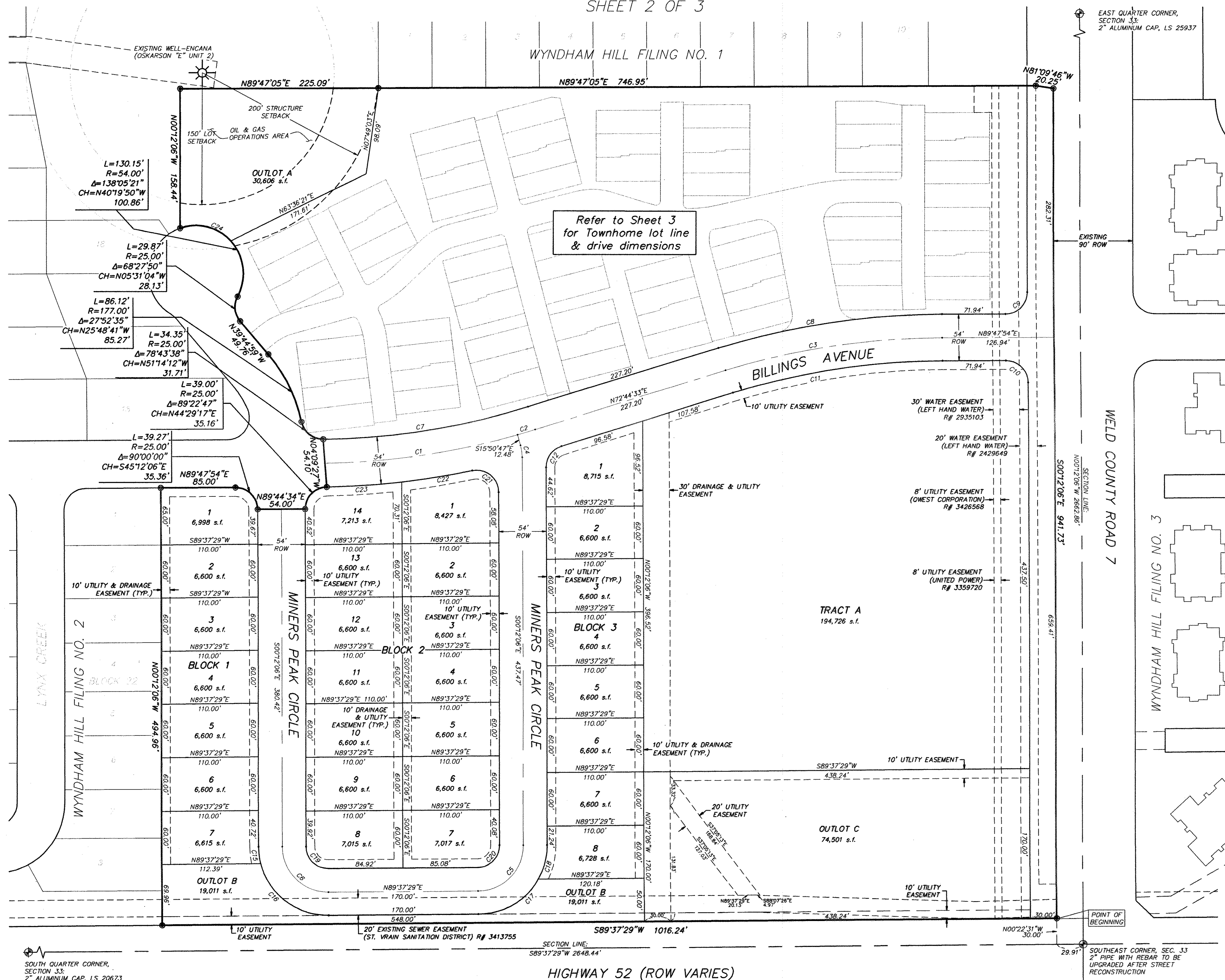
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

WYNDHAM HILL FILING NO. 5 FINAL PLAT

SHEET 2 OF 3

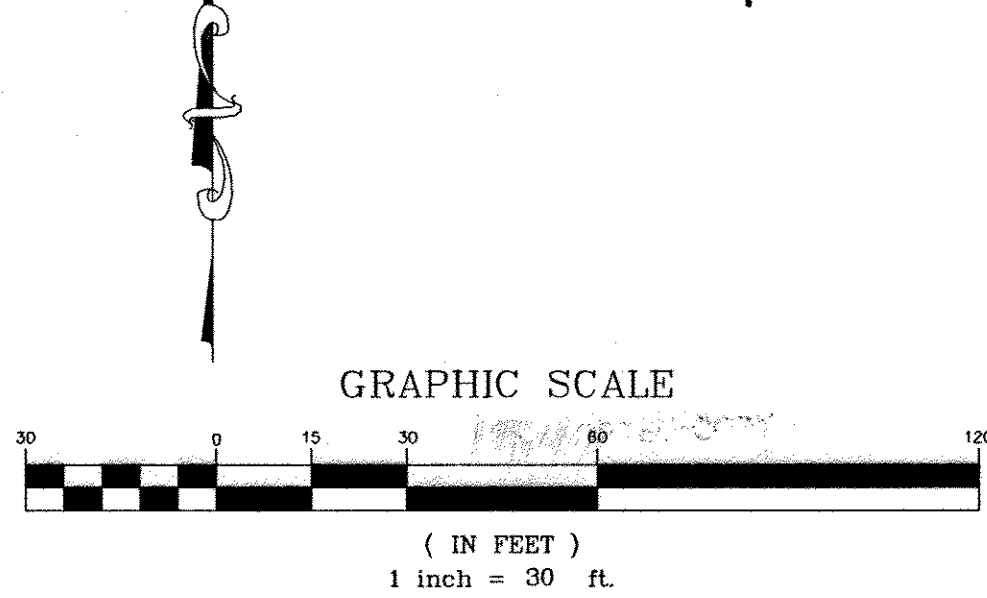
WYNDHAM HILL FILING NO. 1

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	221.75	840.00	150°7'33"	221.11
C2	20.77	840.00	172°01"	20.77
C3	250.05	840.00	170°32'1"	249.13
C4	13.65	50.00	153°39'41"	13.61
C5	81.52	52.00	89°49'36"	73.43
C6	81.84	52.00	90°10'24"	73.65
C7	236.36	813.00	16°39'26"	235.53
C8	258.09	867.00	170°32'1"	257.14
C9	39.27	25.00	90°00'00"	35.36
C10	39.27	25.00	90°00'00"	35.36
C11	242.01	813.00	170°32'1"	241.12
C12	31.83	25.00	72°56'39"	29.72
C13	19.47	79.00	140°7'11"	19.42
C14	104.86	79.00	76°03'13"	97.33
C15	83.30	79.00	60°25'04"	79.50
C16	40.53	79.00	29°24'31"	40.11
C17	39.35	25.00	90°10'24"	35.41
C18	39.35	25.00	90°10'24"	35.41
C19	44.34	25.00	101°37'10"	38.75
C20	80.98	867.00	5°21'05"	80.95
C21	85.46	867.00	5°38'51"	85.42
C22	62.64	54.00	66°28'00"	59.19



WYNDHAM HILL FILING NO. 5 FINAL PLAT

SHEET 3 OF 3



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	32.32'	88.00'	241°52'21"	37.04'
C2	7.57'	62.00'	8°52'15"	7.56'
C3	7.06'	62.00'	8°52'15"	6.49'
C4	16.43'	62.00'	15°11'11"	16.39'
C5	5.05'	62.00'	4°40'10"	5.05'
C6	13.60'	88.00'	8°51'09"	13.58'
C7	16.80'	88.00'	11°02'12"	16.87'
C8	7.58'	88.00'	8°48'41"	6.87'
C9	8.80'	100°53'38"	7.71'	8.80'
C10	8.80'	100°53'38"	7.71'	8.80'
C11	31.02'	137.00'	12°58'24"	30.95'
C12	39.39'	163.00'	13°50'39"	39.29'
C13	39.39'	163.00'	13°50'39"	39.29'
C14	39.39'	163.00'	13°50'39"	39.29'
C15	39.39'	163.00'	13°50'39"	39.29'
C16	7.55'	5.00'	90°00'00"	7.07'
C17	13.61'	5.00'	155°57'29"	9.78'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C18	7.85'	5.00'	90°00'00"	7.07'
C19	7.85'	5.00'	90°00'00"	7.07'
C20	21.52'	73.00'	16°53'38"	21.45'
C21	7.91'	47.00'	9°38'43"	7.90'
C22	14.92'	5.00'	170°55'13"	9.97'
C23	7.90'	5.00'	90°00'00"	7.10'
C24	14.92'	5.00'	170°55'13"	9.97'
C25	7.90'	5.00'	90°00'00"	7.10'
C26	14.92'	5.00'	170°55'13"	9.97'
C27	12.80'	5.00'	142°46'12"	8.61'
C28	10.66'	55.00'	11°06'25"	10.65'
C29	5.62'	29.00'	11°06'25"	5.61'
C30	7.39'	5.00'	84°38'55"	6.73'
C31	1.51'	188.00'	0°27'42"	1.51'
C32	14.80'	20.00'	42°24'12"	14.47'
C33	4.77'	20.00'	13°40'38"	4.76'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C34	8.33'	20.00'	2°51'35"	8.27'
C35	17.08'	20.00'	4°55'11"	16.58'
C36	52.57'	238.00'	12°39'19"	52.46'
C37	13.61'	5.00'	155°57'29"	9.78'
C38	7.85'	5.00'	90°00'00"	7.07'
C39	7.85'	5.00'	90°00'00"	7.07'
C40	7.37'	187.00'	2°51'31"	7.37'
C41	2.42'	213.00'	1°36'00"	2.42'
C42	5.98'	213.00'	1°36'00"	5.98'
C43	39.27'	25.00'	90°00'00"	35.36'
C44	23.89'	20.00'	68°26'06"	22.49'
C45	6.06'	20.00'	17°21'45"	6.04'
C46	10.38'	20.00'	29°43'22"	10.26'
C47	20.39'	20.00'	58°24'13"	19.52'
C48	30.50'	88.00'	19°51'21"	30.34'
C49	21.49'	62.00'	19°51'21"	21.38'
C50	236.36'	813.00'	19°51'21"	235.53'
C51	91.94'	867.00'	6°04'34"	91.90'
C52	29.95'	20.00'	85°47'52"	27.23'
C53	30.76'	20.00'	86°07'35"	27.82'
C54	19.58'	20.00'	86°04'50"	18.80'
C55	28.20'	20.00'	72°46'40"	23.73'
C56	8.40'	213.00'	2°51'31"	8.40'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C57	67.50'	54.00'	71°37'22"	63.19'
C58	6.29'	5.00'	72°01'21"	5.88'
C59	8.93'	8.50'	60°09'59"	8.52'
C60	5.13'	54.00'	5°26'49"	5.13'
C61	9.83'	8.50'	66°15'47"	9.29'
C62	5.64'	5.00'	64°39'37"	5.35'
C63	5.84'	5.00'	66°58'46"	5.51'
C64	9.13'	8.50'	61°12'30"	8.70'
C65	16.03'	39.00'	23°32'59"	15.92'
C66	9.79'	8.50'	65°57'29"	9.25'
C67	41.26'	199.75'	11°50'05"	41.19'
C68	9.90'	8.48'	66°54'50"	9.34'
C69	7.87'	8.50'	53°01'53"	7.59'
C70	41.26'	199.75'	11°50'05"	41.19'
C71	9.90'	8.48'	66°54'50"	9.34'
C72	9.32'	10.00'	53°25'33"	8.99'
C73	8.37'	8.50'	56°28'33"	8.04'
C74	8.37'	8.50'	56°28'33"	8.04'
C75	8.21'	8.50'	55°20'06"	7.89'
C76	0.64'	10.00'	3°39'28"	0.64'
C77	4.28'	10.00'	24°32'32"	4.25'
C78	2.91'	8.50'	53°20'22"	2.63'
C79	12.35'	204.00'	1°28'10"	12.35'
C80	9.79'	8.50'	65°57'29"	9.25'
C81	8.81'	10.00'	50°27'27"	8.52'
C82	9.69'	8.50'	68°18'01"	9.17'
C83	9.69'	8.50'	68°18'01"	9.17'
C84	9.44'	8.50'	63°36'14"	8.86'
C85	21.02'	867.00'	14°13'37"	21.01'
C86	95.12'	867.00'	61°11'09"	95.07'
C87	19.90'	25.00'	45°36'19"	19.38'
C88	14.45'	25.00'	33°07'18"	14.25'