

WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL PLAT

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE
6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
1 LOT, 50.81 ACRES
SHEET 1 OF 2

CERTIFICATE OF DEDICATION/VACATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO A LOT AS SHOWN HEREON UNDER THE NAME OF "WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS 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. WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL PLAT REPLACES THE PORTION OF "WYNDHAM HILL FILING NO. 4" PLAT (RECORDED APRIL 18, 2007 AT RECEPTION NO. 3469870) SITUATED NORTH OF GLACIER WAY RIGHT OF WAY AND HEREBY VACATES THE RIGHTS OF WAY DEDICATED FOR ZIMMERMAN AVENUE AND A PORTION OF LITTLE BELL DRIVE DEDICATED BY THE FILING NO. 4 PLAT. 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:
A PARCEL OF LAND LOCATED IN THE EAST HALF 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 EAST QUARTER CORNER OF SAID SECTION 34 FROM WHENCE THE CENTER QUARTER CORNER LIES S89°38'49"W, 2,654.83 FEET (BASIS OF BEARINGS);

THENCE S89°38'49"W, 361.22 FEET ALONG THE EAST-WEST CENTERLINE OF SECTION 34 TO THE POINT OF BEGINNING;
THENCE S00°19'47"E, 497.30 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF THE INTERSTATE 25 FRONTAGE ROAD;

THENCE ALONG THE NORTHERLY RIGHT OF WAY OF GLACIER WAY THE FOLLOWING FOUR COURSES:

- 1) 39.33 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°07'41", AND A CHORD BEARING S44°44'03"W, 35.39 FEET;
- 2) S89°17'54"W, 955.24 FEET;
- 3) 327.49 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 525.03 FEET, A CENTRAL ANGLE OF 35°44'17", AND A CHORD BEARING S71°59'45"W, 322.20 FEET;
- 4) S54°03'37"W, 123.30 FEET;

THENCE N00°00'00"E, 1,730.88 FEET;

THENCE N89°38'50"E, 236.83 FEET;

THENCE N20°59'50"E, 70.00 FEET;

THENCE 163.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 21°21'01", AND A CHORD BEARING S79°40'40"E, 163.01 FEET;

THENCE N89°38'50"E, 675.52 FEET;

THENCE 154.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 26°25'28", AND A CHORD BEARING S77°08'28"E, 153.13 FEET;

THENCE N89°38'50"E, 24.49 FEET;

THENCE ALONG THE WESTERLY LINE OF THE LOWER BOULDER DITCH THE FOLLOWING TWO COURSES:

- 1) 59.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 101.61 FEET, A CENTRAL ANGLE OF 33°49'28", AND A CHORD BEARING S50°59'06"E, 59.12 FEET;
- 2) S67°53'52"E, 66.57 FEET;

THENCE S00°14'51"E, 978.34 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF THE INTERSTATE 25 FRONTAGE ROAD TO THE POINT OF BEGINNING, CONTAINING 50.81 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 16th DAY OF August, 2012.

OWNERSHIP SIGNATURES

STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MARY ALICE BILLINGS, THIS 16th DAY OF August, 2012.

WITNESS MY HAND AND SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES April 5, 2014

OWNERSHIP SIGNATURES
MARY ALICE BILLINGS TRUST
BY: Mary Alice Billings
STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MARY ALICE BILLINGS, TRUSTEE, THIS 16th DAY OF August, 2012.

WITNESS MY HAND AND SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES April 5, 2014

OWNERSHIP SIGNATURES

OWNERSHIP SIGNATURES
WYNDHAM HILL METROPOLITAN DISTRICT #2
BY: Jon R. Lee
STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE, THIS 16th DAY OF August, 2012.

WITNESS MY HAND AND SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES April 5, 2014

OWNERSHIP SIGNATURES

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WYNDHAM HILL METROPOLITAN DISTRICT #2
BY: Jon R. Lee
STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE, THIS 16th DAY OF August, 2012.

WITNESS MY HAND AND SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES April 5, 2014

LIENHOLDER SIGNATURE

LIENHOLDER SIGNATURE
VICTRA BANK
BY: Paul H. Bedek
STATE OF COLORADO)
) SS
COUNTY OF Dorner)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Paul H. Bedek, THIS 16th DAY OF August, 2012.

WITNESS MY HAND AND SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/19/14

OWNERSHIP SIGNATURES

OWNERSHIP SIGNATURES
WYNDHAM HILL METROPOLITAN DISTRICT #2
BY: Jon R. Lee
STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE, THIS 16th DAY OF August, 2012.

WITNESS MY HAND AND SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-22-2014

OWNERSHIP SIGNATURES

OWNERSHIP SIGNATURES
FREDERICK DEVELOPMENT COMPANY, INC.
BY: Jon R. Lee
STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE, THIS 16th DAY OF August, 2012.

WITNESS MY HAND AND SEAL:
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-22-2014

OWNERS

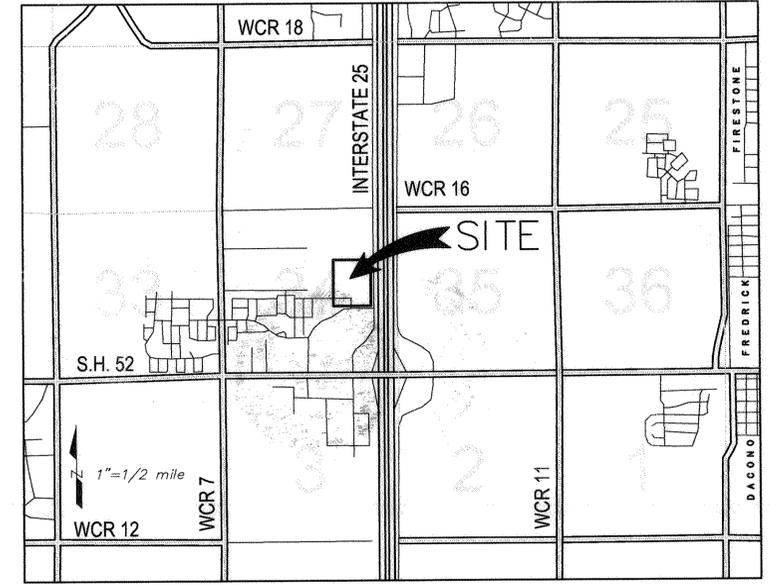
OWNERS:
FREDERICK DEVELOPMENT COMPANY, INC.
2500 ARAPAHOE AVENUE, SUITE 220
BOULDER, COLORADO 80302
303-442-2299
WOLLEY FAMILY TRUST
PO BOX 223
ALLENSPARK, CO 80510
303-747-2368
MARY ALICE BILLINGS
2246 RIVERSIDE DRIVE
LYONS, CO 80540
303-747-2202

PLANNER

PLANNER:
DAVIS PARTNERSHIP ARCHITECTS
(CONTACT: JULIE ECK)
2301 BLAKE STREET, SUITE 100
DENVER, CO, 80205
303-851-8555

ENGINEER/SURVEYOR

ENGINEER/SURVEYOR:
HURST & ASSOCIATES, INC.
(CONTACT: JOHN JORGENSEN)
2500 BROADWAY, SUITE B
BOULDER, COLORADO 80304
303-449-9105



VICINITY MAP

NOTES:

- 1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY 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: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, ASSUMED TO BEAR S89°38'49"W.
- 3. ALL PROPERTY CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS ON #5 REBAR, MARKED "PLS 37990".
- 4. THIS PROPERTY IS LOCATED IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) PER FIRM COMMUNITY-PANEL NUMBER 080266 0850C WITH A REVISION DATE OF 09/28/1982.
- 5. APPROVAL OF THIS PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED. SUCH VESTING SHALL EXPIRE ON THE DATE WHICH IS THIRTY (30) YEARS FROM THE RECORDATION OF THIS PLAN.
- 6. PROPERTY OWNER SHALL BE REQUIRED TO MAINTAIN LANDSCAPING TO THE EDGE OF ROAD/BACK OF CURB.
- 7. TITLE COMMITMENT NUMBER F231926 WITH AN EFFECTIVE DATE OF JULY 12, 2012 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS. EASEMENT RECORDED AT RECEPTION NO. 1649140 (EXCEPTION NO. 10) CANNOT BE SHOWN DUE TO INCOMPLETE DESCRIPTION IN RECORDED DOCUMENT.
- 8. THIS PROPERTY IS CURRENTLY ZONED C-E.
- 9. THIS PROPERTY IS SUBJECT TO THE FOLLOWING SURFACE USE AGREEMENTS, WHICH CONTAIN CERTAIN RESTRICTIONS ON USE AND DEVELOPMENT OF THE SURFACE ESTATE:
ENCLAVA OIL & GAS (USA) INC.
A) COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED SEPTEMBER 22, 2005 AT RECEPTION NO. 3325251; AND
B) AMENDMENT TO COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT DATED NOVEMBER 22, 2006 AND MEMORANDUM OF AMENDMENT TO COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED APRIL 18, 2007 AT RECEPTION NO. 3469867;
C) AMENDMENT TO COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT DATED September 27, 2012 AND MEMORANDUM OF AMENDMENT TO COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED October 2, 2012 AT RECEPTION NO. 3477877.
FOUNDATION ENERGY MANAGEMENT, LLC
A) FACILITIES RELOCATION AND SURFACE USE AGREEMENT RECORDED SEPTEMBER 22, 2005 AT RECEPTION NO. 3325249;
B) FIRST AMENDMENT TO SURFACE USE AGREEMENT RECORDED APRIL 18, 2007 AT RECEPTION NO. 3469868;
C) RELINQUISHMENT AND QUITCLAIM OF SURFACE RIGHTS TO PROPERTY WAS RECORDED MARCH 12, 2008 AT RECEPTION NO. 3541078.
K.P. KAUFEMAN COMPANY, INC.
A) SURFACE USE AGREEMENT RECORDED NOVEMBER 20, 2006 AT RECEPTION NO. 3436360;
B) RELEASE OF EASEMENT RIGHTS AGREEMENT AND FIRST AMENDMENT TO SURFACE USE AGREEMENT RECORDED May 27, 2008 AT RECEPTION NO. 3536528.
- 11. EACH PHASE OF CONSTRUCTION SHALL BE SUBJECT TO THE SITE PLAN REVIEW PROCESS IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN. FIRE HYDRANTS SHALL BE INSTALLED AS REQUIRED BY THE FIRE DISTRICT WITHIN EACH PHASE OF THE DEVELOPMENT.

SURVEYING CERTIFICATE

I, BO BAIZE, A LICENSED 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 ON THIS 31ST DAY OF JULY, 2012.



BO BAIZE, PLS 37990
FOR AND ON BEHALF OF HURST & ASSOCIATES.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2012-056 THIS 17th DAY OF July, 2012.

CHAIRMAN
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL PLAT" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 10044, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON July 23, 2012. 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 OWNERS 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.

MAYOR TONY CAREY
TOWN CLERK MEGHAN C. MARTINEZ

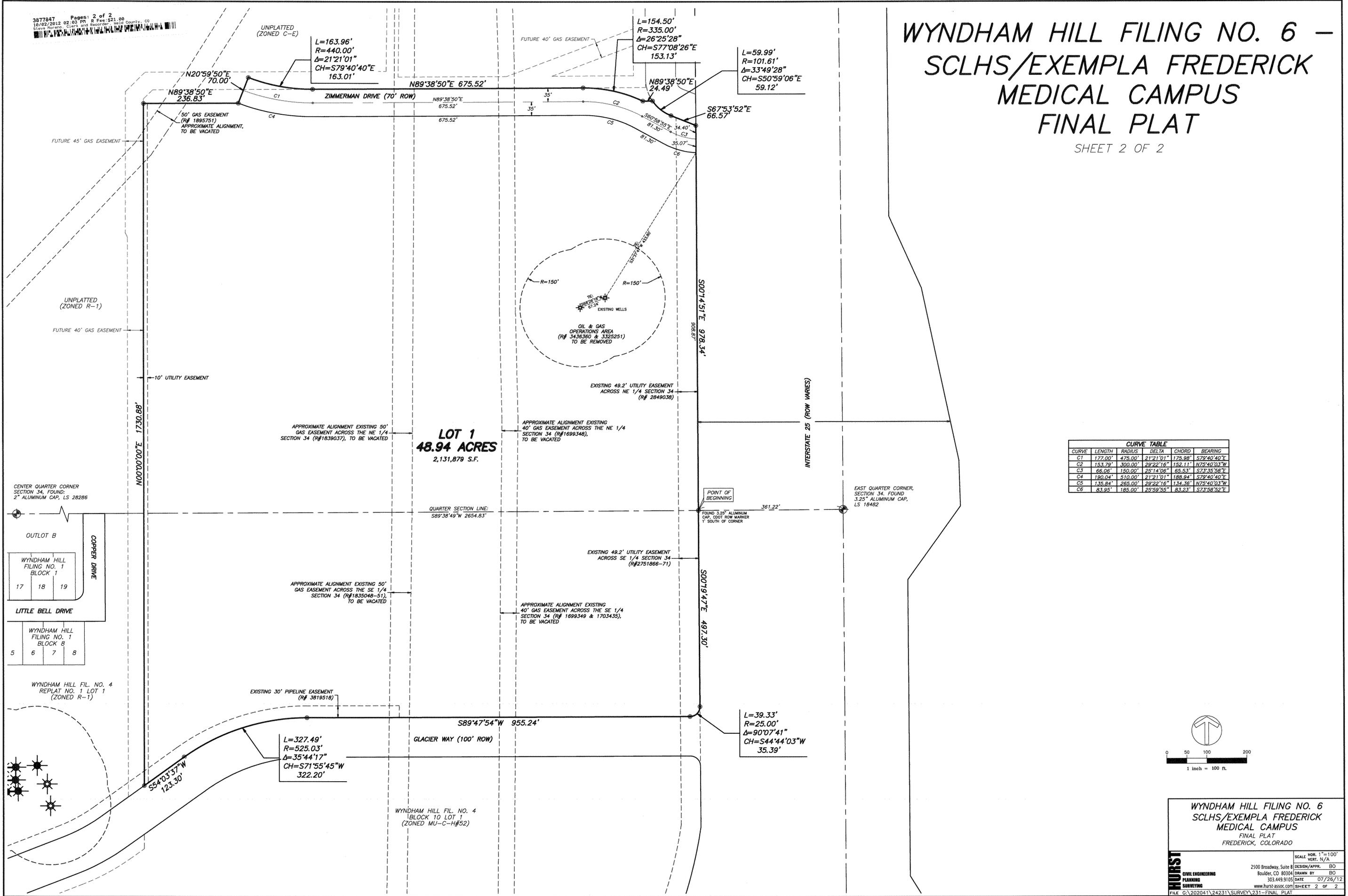


WYNDHAM HILL FILING NO. 6
SCLHS/EXEMPLA FREDERICK
MEDICAL CAMPUS
FINAL PLAT
FREDERICK, COLORADO

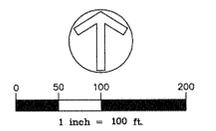
WYNDHAM HILL FILING NO. 6 – SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL PLAT

SHEET 2 OF 2

3877847 Pages: 2 of 2
10/02/2012 02:03 PM R Fee: \$21.00
Slate Records, Clerk and Recorder, Weld County, CO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	177.00'	475.00'	21°21'01"	175.88'	S72°40'40"E
C2	153.29'	360.00'	28°22'16"	152.11'	N72°40'03"W
C3	66.06'	150.00'	25°14'06"	65.53'	S72°35'58"E
C4	190.04'	510.00'	21°21'01"	188.94'	S72°40'40"E
C5	135.84'	265.00'	28°22'16"	134.36'	N72°40'03"W
C6	83.95'	185.00'	25°59'55"	83.23'	S72°58'52"E



WYNDHAM HILL FILING NO. 6
SCLHS/EXEMPLA FREDERICK
MEDICAL CAMPUS
FINAL PLAT
FREDERICK, COLORADO

SCALE: HOR. 1"=100'
VERT. N/A

2500 Broadway, Suite 8
Boulder, CO 80304
303.449.9105
www.hurst-engineering.com

DESIGN/APPR. BO
DRAWN BY BO
DATE 07/25/12
SHEET 2 OF 2

FILE: G:\202041\24231\SURVEY\231-FINAL PLAT