

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK DEVELOPMENT COMPANY, INC., THE TOWN OF FREDERICK, WYNDHAM HILL METROPOLITAN DISTRICT NO. 2, MARY ALICE BILLINGS, MARY ALICE BILLINGS TRUST AND WOOLLEY FAMILY TRUST, BEING THE OWNERS, MORTGAGEE OR LIENHOLDERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "WYNDHAM HILL FILING NO. 9 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. 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:

OUTLOT B AND TRACT A OF "WYNDHAM HILL FILING NO. 4 REPLAT B"; LOT 3, LOT 4, OUTLOT A AND OUTLOT C OF "WYNDHAM HILL FILING NO. 7", ALL IN TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO;

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 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 NORTH QUARTER CORNER OF SECTION 34 (3.25" BRASS CAP, BLM 1952) FROM WHENCE THE CENTER QUARTER CORNER OF SECTION 34 (2" ALUMINUM CAP, LS 28286 2002) BEARS S007°0'33"E, 2,659.48 FEET (BASIS OF BEARINGS):

THENCE S007°0'33"E, 35.00 FEET ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER TO THE NORTH-WESTERLY CORNER OF OUTLOT C OF "WYNDHAM HILL FILING NO. 7" AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OUTLOT C THE FOLLOWING SIX COURSES:

- 1) N89°38'41"E, 349.75 FEET;
- 2) 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S45°21'19"E, 35.36 FEET;
- 3) S00°21'19"E, 200.55 FEET;
- 4) 966.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,434.50 FEET, A CENTRAL ANGLE OF 38°38'51", AND A CHORD BEARING S19°39'15"E, 948.19 FEET;
- 5) S38°57'10"E, 391.49 FEET;
- 6) 267.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 30°03'00", AND A CHORD BEARING S53°58'40"E, 264.42 FEET;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF LOT 1 OF "WYNDHAM HILL FILING NO. 6" THE FOLLOWING TWO COURSES:

- 1) S89°38'50"W, 236.83 FEET;
- 2) S00°00'00"W, 1,041.29 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE S89°38'49"W, 910.17 FEET ALONG SAID SOUTHERLY LINE TO THE CENTER CORNER OF SECTION 34;

THENCE N00°10'33"W, 2,624.48 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 34 TO THE POINT OF BEGINNING.

NET ACREAGE: 89.61 ACRES, MORE OR LESS

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 6 DAY OF November, 2018.

FREDERICK DEVELOPMENT COMPANY, INC.

BY: [Signature]
JON R. LEE
AUTHORIZED REPRESENTATIVE

WYNDHAM HILL METROPOLITAN DISTRICT NO. 2

BY: [Signature]
JON R. LEE
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE AS AUTHORIZED REPRESENTATIVE OF FREDERICK DEVELOPMENT COMPANY, INC., AND WYNDHAM HILL METROPOLITAN DISTRICT NO. 2 THIS 6th DAY OF November, 2018.

WITNESS MY HAND AND SEAL:

MARY JANE DAVIES
NOTARY PUBLIC-STATE OF COLORADO
ID# 19874045755
MY COMMISSION EXPIRES NOV. 22, 2018

[Signature]
MARY JANE DAVIES
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-22-2018

WOOLLEY FAMILY TRUST

BY: [Signature]
DONNA WOOLLEY, TRUSTEE

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY DONNA WOOLLEY, AS TRUSTEE OF WOOLLEY FAMILY TRUST, THIS 6 DAY OF November, 2018.

WITNESS MY HAND AND SEAL:

MARY BETH HOMIACK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2018032711
MY COMMISSION EXPIRES AUGUST 21, 2022

[Signature]
MARY BETH HOMIACK
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/21/22

TOWN OF FREDERICK

BY: [Signature]
AS:

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY Town of Frederick AS Mayor OF TOWN OF FREDERICK THIS 2nd DAY OF November, 2018.

WITNESS MY HAND AND SEAL:

MEGHAN C. MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094033506
My Commission Expires Oct. 13, 2021

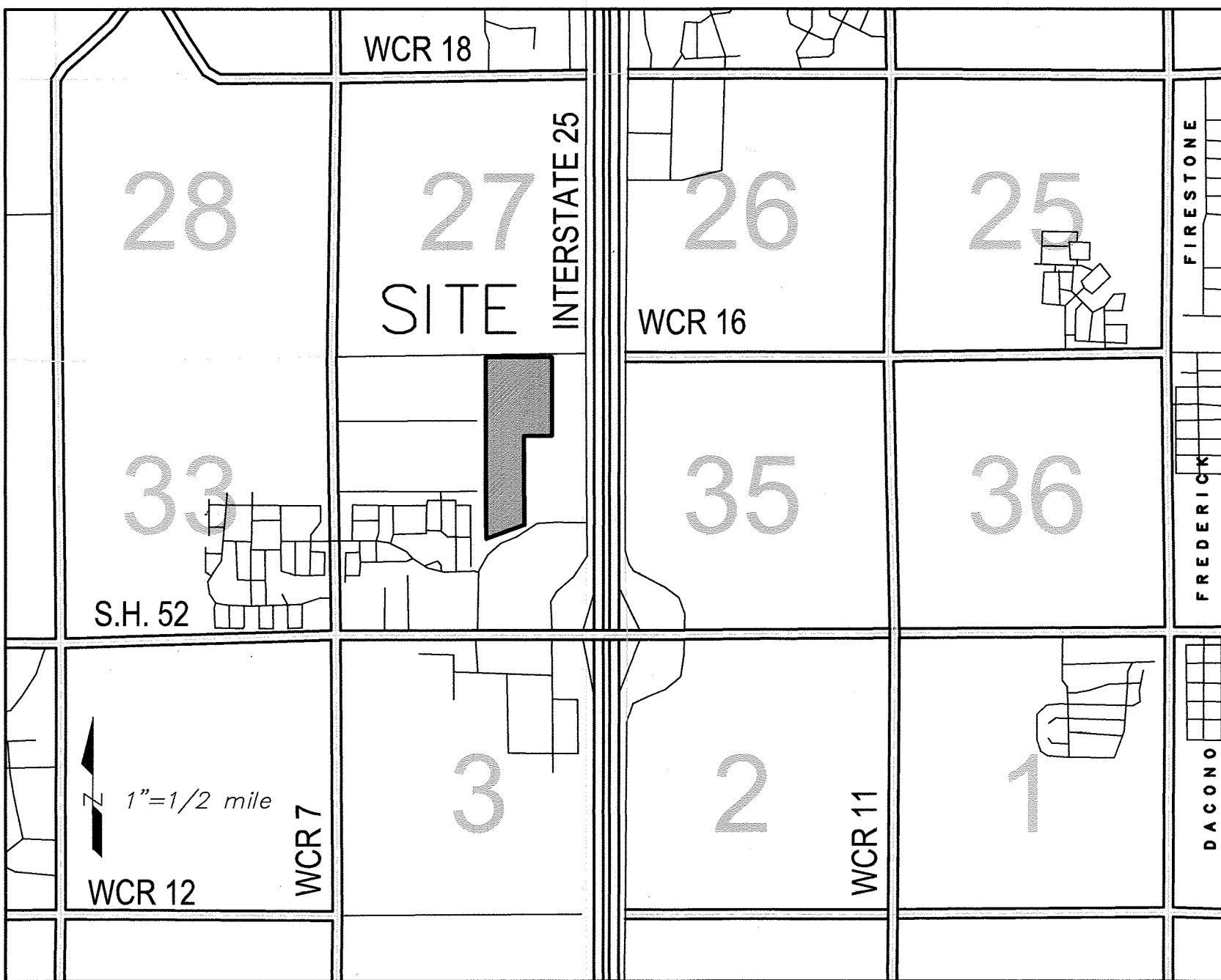
[Signature]
MEGHAN C. MARTINEZ
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/13/21

WYNDHAM HILL FILING NO. 9 FINAL PLAT

LOCATED IN THE EAST HALF OF SECTION 34,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

190 LOTS, 12 OUTLOTS

89.61 ACRES



VICINITY MAP

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 NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 34, BEARING N89°38'49"E 2654.83 FEET BETWEEN THE CENTER QUARTER CORNER (BEING A 2" ALUMINUM CAP, "PLS 28286 2002") AND THE EAST QUARTER CORNER (BEING A 3.25" ALUMINUM CAP, "PLS 18482 1999").
3. RESIDENTIAL LOTS SHALL HAVE 10 FOOT WIDE UTILITY EASEMENTS ALONG RIGHTS OF WAY AND 10 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALONG REAR LOT LINES.
4. ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

OUTLOT/TRACT SUMMARY CHART				
OUTLOT	AREA	USE	OWNERSHIP	MAINTENANCE
A	13.91 Ac.	TRAIL, LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
B	3.97 Ac.	TRAIL, LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
C	0.37 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
D	0.16 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
E	0.17 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
F	0.17 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
G	1.48 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
H	0.08 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
I	0.08 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
J	0.05 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
K	1.13 Ac.	LANDSCAPE	METRO DISTRICT	H.O.A./METRO DISTRICT
L	15.27 Ac.	OPEN SPACE	TOWN OF FREDERICK	H.O.A./METRO DISTRICT

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 9 FINAL PLAT" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1244 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON September 25th, 2018. 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.

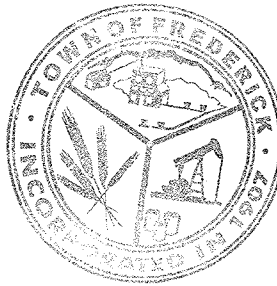
ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION 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.

MAYOR

ATTEST:

[Signature]
TOWN CLERK



PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2018-19 ON THE 11th DAY OF August, 2018.

[Signature]

CHAIRMAN

[Signature]
PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL 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 AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 6th DAY OF November, 2018.



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
BO BAIZE, COLORADO PLS NO. 37990

ADDRESSES:

OWNER/APPLICANT:

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

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LAFAYETTE, COLORADO 80026
303-449-9105

SCALE VERIFICATION

BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	Original Drawing	Bo	04/13/18
2	Update per town comments dated 08/31	Bo	08/31/18
3	Updated ownership certificate, minor edits	Bo	11/04/18

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303-449-9105

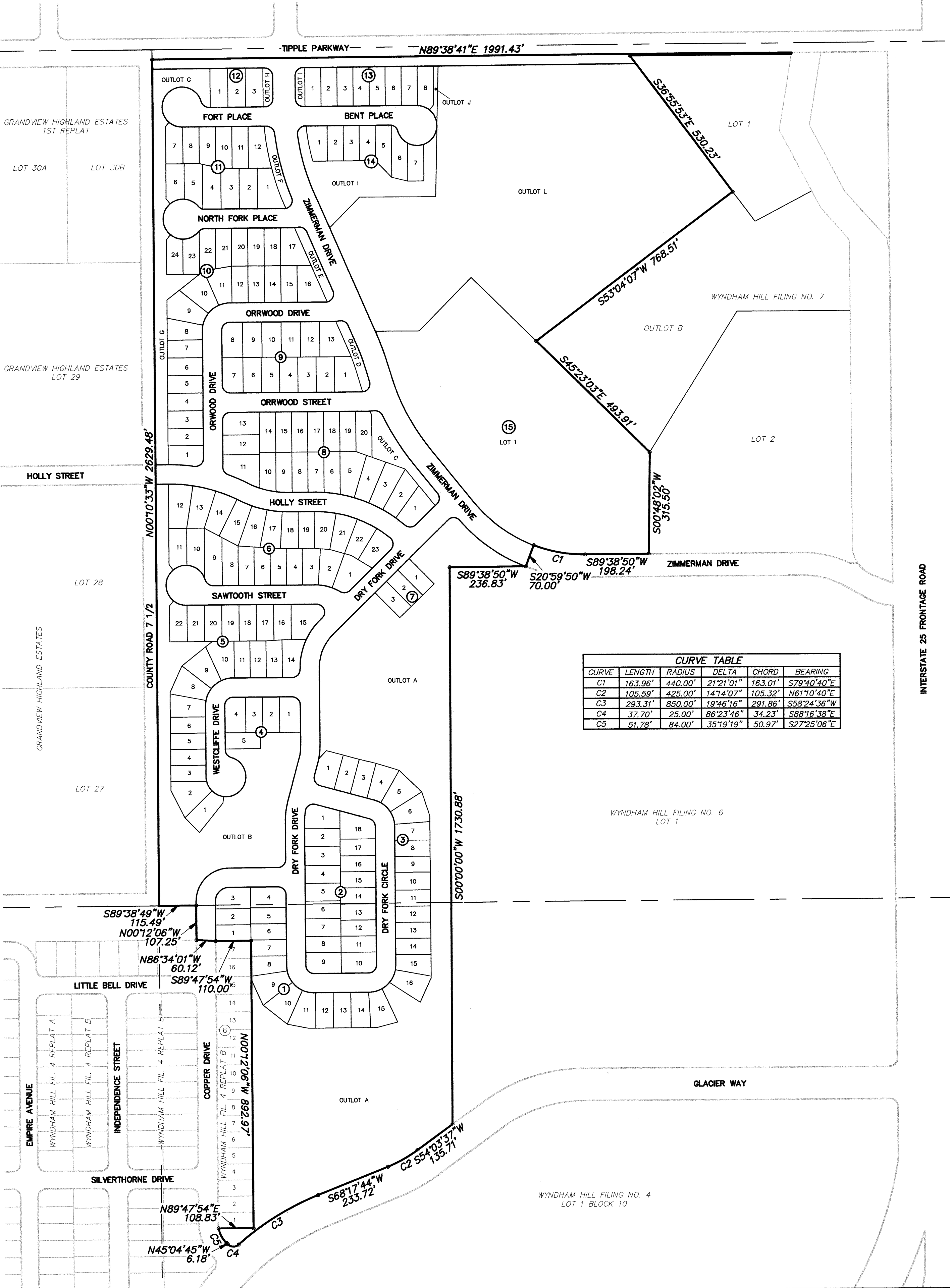
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

WYNDHAM HILL FILING NO. 9
FINAL PLAT
FREDERICK, COLORADO

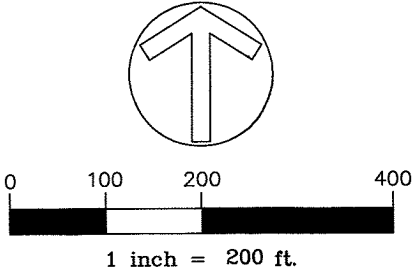
DRAWN BY:	BO
DESIGNED BY:	
APPROVED BY:	
JOB NUMBER:	2020-41
DATE:	11/04/18
SCALE:	N/A
SHEET NO:	1 OF 6

FILE LOCATION:
G:\2020\5\BYP\BYP\BYP\WYNDHAM HILL FILING NO. 9

WYNDHAM HILL FILING NO. 9 FINAL PLAT
SHEET 2 OF 6



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	163.96'	440.00'	21°21'01"	163.01'	S79°40'40"E
C2	105.59'	425.00'	14°14'07"	105.32'	N61°10'40"E
C3	293.31'	850.00'	19°46'16"	291.86'	S59°24'36"W
C4	37.70'	25.00'	88°23'46"	14.23'	S88°16'38"E
C5	51.78'	84.00'	35°19'19"	50.97'	S27°25'06"E



SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

SURVEYORS STAMP:
COLORADO LICENSED
11/06/18
37990
PROFESSIONAL LAND SURVEYOR

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

WYNDHAM HILL FILING NO. 9
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY:
BO

DESIGNED BY:
2020-41

DATE:
11/04/18

SCALE:
1"=200'

SHEET NO:
2 OF 6

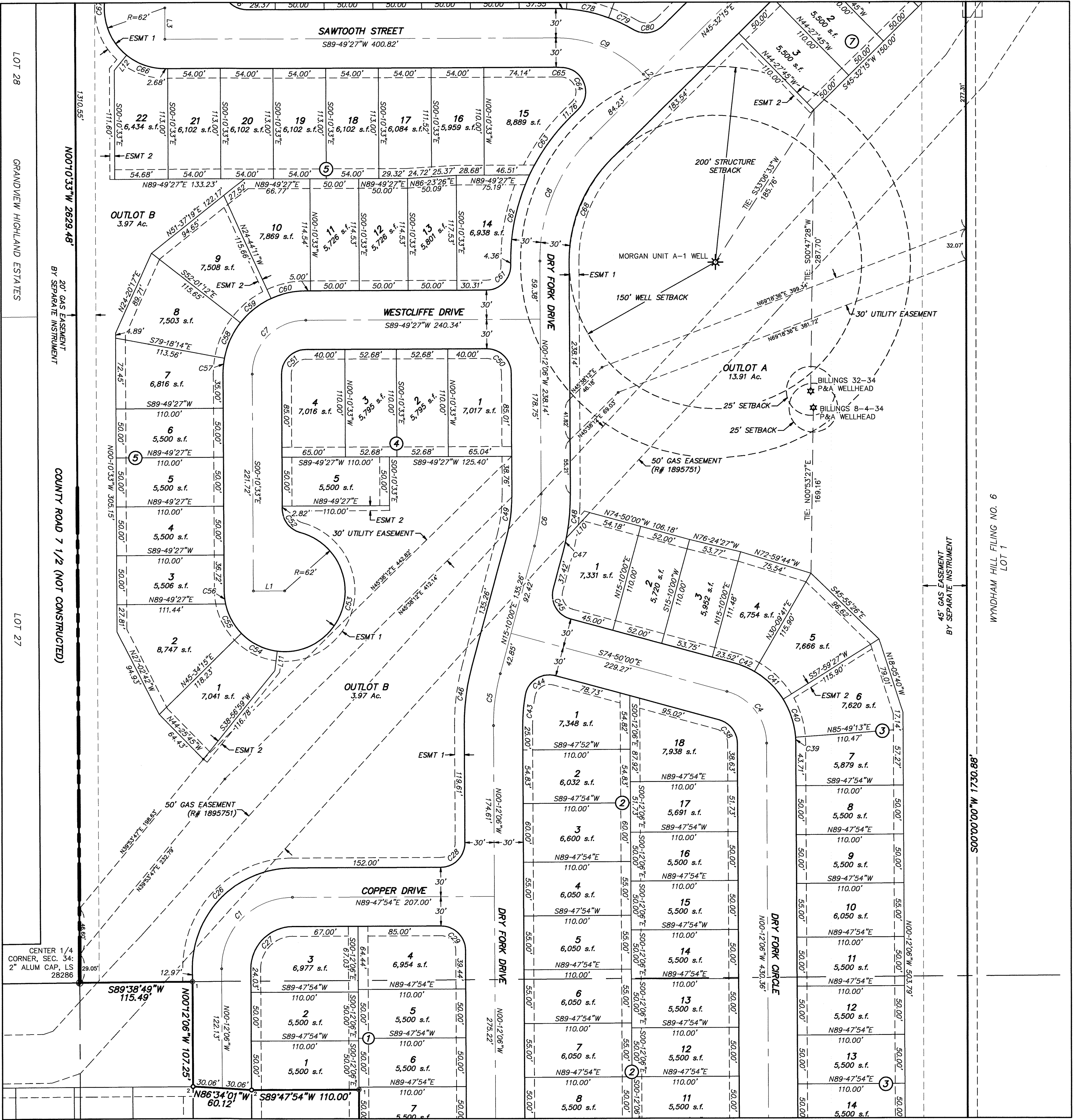
FILE LOCATION:
C:\GEOGRAPHICS\PLANS\WYNDHAM HILL FILING PLAT 9\2

SCALE VERIFICATION			
DAY IS ONE INCH ON ORIGINAL DRAWING			
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY			
SURVEYORS STAMP: 			
HURST CIVIL ENGINEERING PLANNING SURVEYING		HURST & ASSOCIATES, INC. 1265 S Public Road, Suite B Lafayette, CO 80026	
WYNDHAM HILL FILING NO. 9 FINAL PLAT FREDERICK, COLORADO			
DOWN BY: BO DESIGNED BY: APPROVED BY:		FILE LOCATION: 2024\SURVEYS\ATLANTIS WYNDHAM HILL FILING 9 3P4-46	
JOB NUMBER: 2020-41 DATE: 10/19/18 SCALE: 1"=60' SHEET NO.: 3 OF 6			

WYNDHAM HILL FILING NO. 9 FINAL PLAT

SHEET 4 OF 6

Match to Sheet 5



Match to Sheet 3

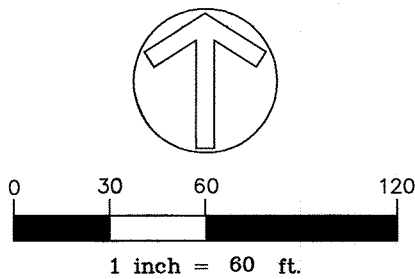
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	114.67'	73.00'	90-00'00"	103.24'	S44-47'54"W
C2	71.64'	55.00'	74-37'53"	66.68'	N37-31'03"W
C3	53.65'	200.00'	15-22'07"	53.49'	S07-28'57"W
C4	53.65'	200.00'	15-22'06"	53.48'	N07-28'57"E
C5	86.39'	55.00'	90-00'00"	72.78'	S44-49'27"W
C6	139.70'	175.00'	45-44'21"	136.02'	S22-40'04"W
C7	98.73'	125.00'	45-42'48"	97.11'	N67-19'09"W
C8	319.14'	400.00'	45-42'48"	310.74'	N67-19'09"W
C9	143.15'	300.00'	27-20'23"	141.80'	S76-30'22"E
C10	107.85'	500.00'	12-21'33"	107.64'	N69-00'56"W
C11	132.04'	500.00'	15-07'51"	131.66'	N82-45'38"W
C12	39.22'	150.00'	14-58'51"	39.11'	N07-18'52"E
C13	33.66'	350.00'	5-30'35"	33.64'	S48-17'32"W
C14	249.12'	475.00'	30-03'00"	246.28'	S53-58'40"E
C15	211.68'	700.00'	17-19'34"	210.87'	S30-17'23"E
C16	58.45'	700.00'	4-47'02"	58.43'	S19-14'05"E
C17	56.16'	150.00'	21-27'02"	55.83'	N79-05'55"E
C18	82.49'	700.00'	6-45'07"	82.44'	N20-13'08"W
C19	86.39'	55.00'	90-00'00"	72.78'	S44-49'27"W
C20	61.31'	150.00'	23-25'08"	60.88'	N78-06'53"E
C21	161.79'	103.00'	90-00'00"	145.66'	S44-47'54"W
C22	67.54'	43.00'	90-00'00"	60.81'	S44-47'54"W
C23	39.27'	25.00'	90-00'00"	35.36'	N44-47'54"E
C24	39.27'	25.00'	90-00'00"	35.36'	N45-12'06"W
C25	32.56'	25.00'	74-37'53"	30.31'	N37-31'03"W
C26	5.90'	85.00'	1-59'41"	5.90'	N02-11'27"W
C27	41.29'	85.00'	27-49'46"	40.88'	N45-55'26"W
C28	22.25'	85.00'	14-59'41"	22.18'	N67-20'09"W
C29	31.34'	170.00'	10-33'40"	31.29'	S05-04'44"W
C30	41.37'	25.00'	94-48'26"	36.81'	S57-45'47"W
C31	39.27'	25.00'	90-00'00"	35.36'	S29-50'00"E
C32	61.62'	230.00'	15-22'07"	61.51'	N02-11'27"W
C33	16.32'	230.00'	4-03'57"	16.32'	N13-08'02"E
C34	45.37'	230.00'	11-18'10"	45.30'	N05-26'59"E
C35	45.60'	170.00'	15-22'07"	45.46'	N07-28'57"E
C36	39.26'	25.00'	89-58'27"	35.35'	S44-49'27"W
C37	39.27'	25.00'	90-00'00"	35.36'	S44-49'27"W
C38	40.48'	85.00'	27-17'11"	40.10'	S24-20'26"W
C39	186.11'	62.00'	171-59'15"	183.70'	N11-08'50"E
C40	41.59'	62.00'	38-25'48"	40.81'	S63-38'39"E
C41	34.51'	62.00'	31-53'22"	34.06'	S28-29'03"E
C42	13.38'	62.00'	12-21'49"	13.35'	S06-21'28"E
C43	16.13'	85.00'	10-52'24"	16.11'	S05-15'39"W
C44	40.48'	85.00'	27-17'11"	40.10'	S24-20'26"W
C45	36.43'	85.00'	24-33'17"	36.15'	S27-32'48"W
C46	39.28'	85.00'	90-01'35"	35.36'	N44-48'39"E
C47	91.12'	205.00'	25-28'00"	90.37'	S12-31'53"W
C48	72.53'	205.00'	20-16'21"	72.16'	S35-24'04"W
C49	57.32'	25.00'	131-21'43"	45.56'	N20-08'37"W
C50	7.22'	95.00'	4-21'05"	7.21'	N88-00'01"W
C51	42.59'	62.00'	39-21'25"	41.78'	S20-29'52"E
C52	109.60'	62.00'	101-17'12"	95.88'	S00-10'33"E
C53	115.75'	145.00'	45-44'21"	112.70'	S22-40'04"W
C54	8.92'	320.00'	1-35'48"	8.92'	S46-20'09"W
C55	40.25'	25.00'	92-14'48"	36.04'	N86-44'34"W
C56	252.65'	510.00'	28-23'00"	250.07'	S54-48'40"E
C57	230.77'	440.00'	30-03'00"	228.13'	S53-58'40"E
C58	45.86'	62.00'	42-22'56"	44.82'	S71-39'11"W
C59	72.51'	62.00'	67-00'21"	68.45'	N53-38'51"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C75	5.02'	62.00'	4-38'21"	5.02'	N17-49'30"W
C76	32.58'	25.00'	74-40'14"	30.32'	S52-50'26"E
C77	11.03'	155.00'	4-04'34"	11.02'	N88-08'16"W
C78	44.29'	155.00'	16-22'13"	44.14'	N77-54'53"W
C79	24.07'	155.00'	10-22'33"	24.03'	N64-32'30"W
C80	32.77'	25.00'	75-06'32"	30.48'	N83-08'31"E
C81	42.06'	25.00'	96-23'17"	37.27'	N02-39'24"W
C82	50.32'	370.00'	7-47'35"	50.29'	N54-44'49"W
C83	67.34'	370.00'	10-25'39"	67.24'	N63-51'26"W
C84	68.71'	370.00'	10-38'26"	68.62'	N74-23'29"W
C85	67.58'	370.00'	10-27'52"	67.48'	N84-56'38"W
C86	17.16'	330.00'	2-58'16"	17.16'	S89-41'10"E
C87	47.14'	330.00'	8-11'07"	47.10'	S83-06'14"E
C88	48.65'	330.00'	8-26'50"	48.61'	S74-47'16"E
C89	44.51'	330.00'	7-43'40"	44.48'	S66-42'00"E
C90	6.47'	470.00'	0-47'18"	6.47'	N63-13'49"W
C91	70.83'	470.00'	8-38'03"	70.76'	N67-56'30"W
C92	74.53'	470.00'	8-57'49"	74.45'	N76-44'28"W
C93	74.68'	470.00'	9-06'14"	74.60'	N85-46'27"W
C94	78.99'	530.00'	8-38'49"	78.91'	N86-00'10"W
C95	42.98'	25.00'	98-29'48"	37.88'	N49-04'21"E
C96	9.55'	180.00'	3-02'24"	9.55'	N01-20'39"E
C97	31.78'	25.00'	72-49'56"	29.68'	S33-33'07"E
C98	65.97'	530.00'	7-07'56"	65.93'	N66-24'07"W
C99	41.93'	270.00'	8-53'56"	41.89'	S87-17'08"E
C100	51.39'	270.00'	10-54'19"	51.31'	S77-11'13"E
C101	35.51'	270.00'	7-32'10"	35.49'	S86-24'28"E
C102	30.69'	430.00'	4-05'22"	30.68'	N88-07'53"W
C103	50.45'	430.00'	6-43'22"	50.43'	N82-43'31"W
C104	44.75'	430.00'	5-57'48"	44.73'	N76-22'55"W
C105	48.22'	430.00'	6-25'32"	48.20'	N70-11'15"W
C106	48.22'	430.00'	6-25'32"	48.20'	N63-45'43"W
C107	48.22'	430.00'	6-25'32"	48.20'	N57-20'11"W
C108	36.18'	430.00'	4-49'17"	36.17'	N51-42'46"W
C109	37.16'	25.00'	85-09'38"	33.83'	N88-07'04"E
C110	11.17'	380.00'	1-41'01"	11.17'	S46-22'45"W
C111	6.27'	380.00'	0-56'42"	6.27'	S47-41'36"W
C112	38.01'	25.00'	87-07'07"	34.48'	N04-36'23"E
C113	175.49'	35.00'	135-40'49"	175.08'	S32-06'46"E
C114	31.28'	25.00'	71-41'48"	28.28'	N61-07'15"W
C115	13.15'	180.00'	4-11'14"	13.15'	N85-07'28"E
C116	8.19'	180.00'	2-36'22"	8.19'	N88-31'16"E
C117	39.27'	25.00'	90-00'00"	35.36'	S45-10'33"E
C118	2.51'	25.00'	5-45'07"	2.51'	N86-56'53"E
C119	44.03'	25.00'	100-34'53"	38.56'	N33-36'53"E
C120	78.37'	665.00'	6-45'07"	78.32'	N20-13'08"W
C121	32.34'	25.00'	74-07'14"	30.13'	N60-39'20"W
C122	12.44'	180.00'	3-57'38"	12.44'	N84-15'52"E
C123	11.26'	180.00'	3-34'46"	11.24'	N88-02'04"E
C124	20.18'	765.00'	1-30'42"	20.18'	S17-35'55"E
C125	45.59'	635.00'	4-08'50"	45.58'	N18-53'59"W
C126	29.24'	635.00'	2-38'17"	29.24'	N22-16'32"W
C127	74.83'	635.00'	6-45'07"	74.79'	N20-13'08"W
C128	17.09'	85.00'	11-31'03"	17.06'	S05-34'58"W
C129	40.50'	85.00'	27-18'00"	40.12'	S24-59'29"W
C130	41.42'	85.00'	27-55'12"	41.01'	S25-36'05"W
C131	34.51'	85.00'	23-15'45"	34.27'	S78-11'34"W
C132	5.18'	25.00'	11-52'55"	5.18'	N83-52'58"E
C133	44.30'	25.00'	101-32'13"	38.73'	N27-10'25"E
C134	256.62'	665.00'	22-06'46"	255.03'	S22-53'52"E
C135	86.62'	735.00'	6-45'07"	86.57'	N20-13'08"W

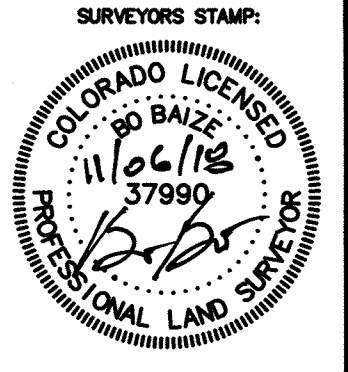
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89-49'27"E	32.00'
L2	N44-27'45"W	8.74'
L3	N00-10'33"W	32.00'
L4	N44-27'45"W	16.62'
L5	N14-48'17"E	10.28'
L6	N51-02'50"E	39.64'
L7	N68-22'24"E	6.59'
L8	N66-24'19"E	3.91'
L10	S42-50'29"W	35.32'
L11	N07-08'27"E	20.00'
L12	N39-10'51"E	20.00'
L13	S39-31'57"E	20.00'
L14	S74-23'29"E	23.05'
L15	S23-37'50"E	12.81'

NOTES:
1. SEE SHEET 3 FOR LINE/SYMBOL LEGEND

EASEMENT NOTES:
ESMT 1: 10' UTILITY EASEMENT
ESMT 2: 5' UTILITY EASEMENT
ALL RESIDENTIAL LOTS SHALL HAVE A 8' UTILITY EASEMENT
ALONG RIGHTS OF WAY AND A 10' DRAINAGE & UTILITY
EASEMENT ALONG REAR LOT LINE.



SCALE VERIFICATION
BAR IS ONE INCH
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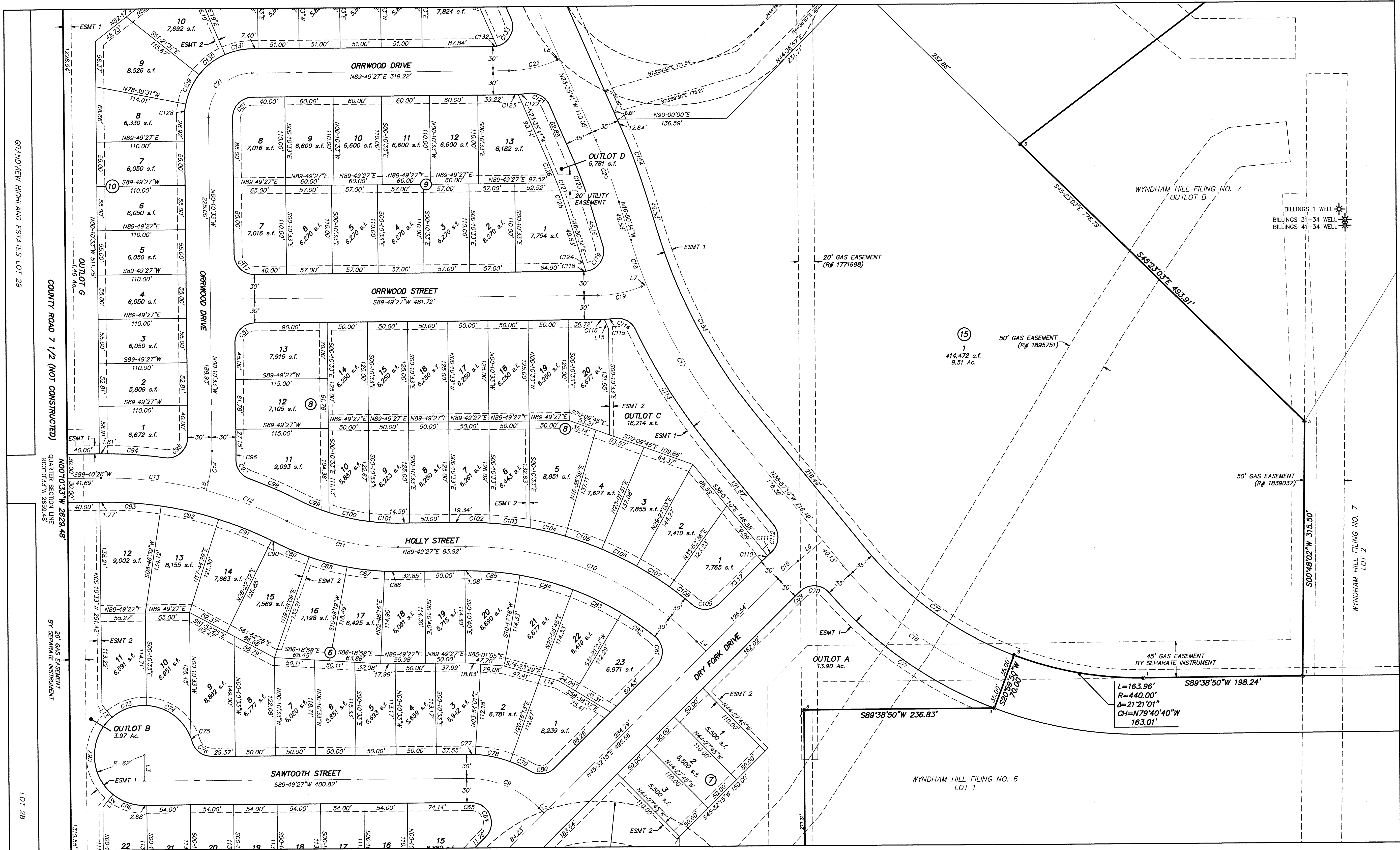
WYNDHAM HILL FILING NO. 9
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO
JOB NUMBER: 2020-41
DATE: 10/19/18
SCALE: 1"=60'
SHEET NO.: 4 OF 6
FILE LOCATION: C:\Users\BO\Documents\WYNDHAM HILL FILING NO. 9\PLAT 9\PLAT 9.DWG

WYNDHAM HILL FILING NO. 9 FINAL PLAT

SHEET 5 OF 6

Match to Sheet 6



Match to Sheet 4

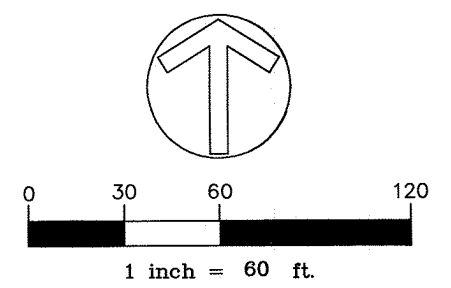
NOTES:

- SEE SHEET 3 FOR LINE/SYMBOL LEGEND
- SEE SHEET 4 FOR LINE AND CURVE TABLES

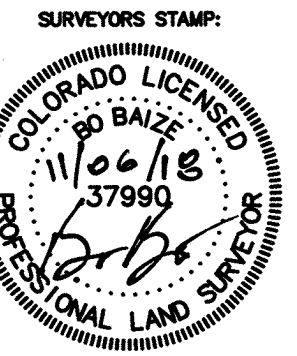
EASEMENT NOTES:

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ESMT 2: 5' UTILITY EASEMENT

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EASEMENT ALONG REAR LOT LINE.



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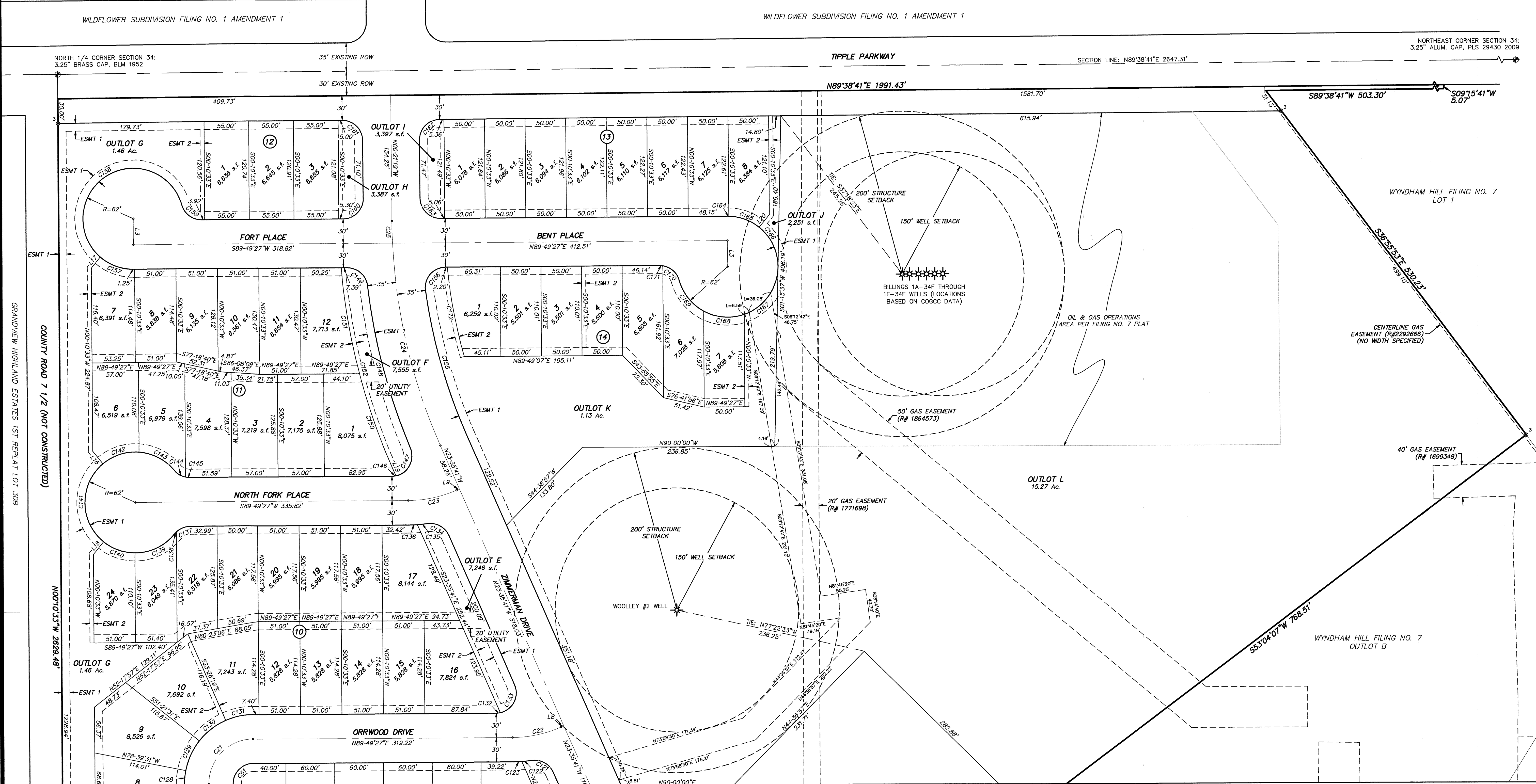
WYNDHAM HILL FILING NO. 9
FINAL PLAT
FREDERICK COLORADO

DRAWN BY:	BO	DESIGNED BY:	BO	APPROVED BY:	BO
JOB NUMBER:	2020-41	DATE:	10/19/18	SCALE:	1"=60'
SHEET NO:	5 OF 6	FILE LOCATION:	CO\CONSULTING\PLANS\WYNDHAM HILL FILING NO. 9		

WYNDHAM HILL FILING NO. 9 FINAL PLAT
SHEET 6 OF 6

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Match to Sheet 5

CURVE TABLE				
CURVE	LENGTH	ADIUS	DELTA	CHORD BEARING
C21	86.39	150.00	90-00-00"	77.78 S44-49 27'W
C22	61.31	150.00	23-25-08"	60.88 N78-06 53'E
C23	61.31	150.00	23-25-08"	60.88 N78-06 53'E
C24	256.88	700.00	21-01-32"	265.44 S13-04 59'E
C25	27.05	700.00	2-12-50"	27.04 S01-27 44'E
C26	39.27	25.00	90-00-00"	35.36 S44-49 27'W
C27	32.34	25.00	74-07-14"	30.4 N64-32 07'W
C28	12.44	180.00	3-27-38"	12.44 N84-15 52'E
C29	11.23	180.00	3-25-46"	11.23 N84-15 52'E
C30	72.08	85.00	11-31-03"	70.06 S03-54 58'W
C31	40.50	85.00	27-18-00"	40.12 S24-52 59'W
C32	44.42	85.00	27-55-12"	41.01 S52-36 05'W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C131	34.51'	85.00'	23°15'-45"	34.27'	S78°11'34"W
C132	5.18'	25.00'	11°52'-55"	5.18'	N83°10'25"E
C133	44.30'	25.00'	101°32'-31"	38.73'	N27°02'59"W
C134	32.34'	25.00'	74°07'-16"	30.13'	N60°39'19"E
C136	12.44'	180.00'	3°57'-59"	12.44'	N48°02'51"E
C138	11.25'	180.00'	3°44'-46"	11.24'	N88°02'02"E
C139	16.23'	180.00'	4°52'-51"	16.27'	S86°11'11"W
C138	6.75'	25.00'	7°54'-48"	3.45'	S42°59'32"E
C139	55.96'	62.00'	51°42'-48"	54.08'	N64°53'11"W
C140	41.59'	62.00'	38°25'-57"	40.81'	S70°02'08"E
C141	109.60'	62.00'	101°17'-12"	95.88'	S00°10'31"W
C142	47.59'	62.00'	43°58'-56"	46.43'	S72°27'31"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C143	49.95'	62.00'	46-09-47"	48.61'	N62-28°08"E
C144	16.71'	25.00'	38-17°34"	16.40'	S89-32°02"E
C145	3.45'	25.00'	12-28°45"	5.44'	S85-55°30"E
C146	3.08'	25.00'	28-07°34"	5.07'	N94-00°00"E
C147	44.00'	25.00'	100-50°11"	38.54'	N27-45°48"E
C148	206.74'	735.00'	16-06-57"	206.08'	S14-35°49"E
C149	29.49'	25.00'	83-38°13"	33.34'	N48-21°22"E
C150	120.98'	765.00'	0-37-39"	120.85'	S109-05°57"E
C151	131.41'	765.00'	9-55-03"	132.25'	S09-34°31"E
C152	253.39'	765.00'	18-58-42"	252.24'	S14-06°24"E
C155	184.03'	665.00'	15-57-22"	183.45'	S15-40°00"E
C156	42.57'	25.00'	93-43°45"	37.61'	S41-02°34"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C157	44.70'	62.00'	41°18'22"	43.74'	S69°12'23"E
C158	23.68'	62.00'	21°21'21"	116.78'	S90°00'00"E
C159	35.35'	25.00'	74°10'14"	30.32'	S25°02'06"E
C160	39.27'	25.00'	90°10'46"	35.41'	N44°04'40"W
C161	39.27'	25.00'	90°00'00"	35.36'	N45°21'19"W
C162	39.27'	25.00'	90°00'00"	35.36'	N44°38'41"W
C163	39.19'	25.00'	89°49'14"	35.43'	S45°15'56"W
C164	1.85'	62.00'	1°42'50"	1.85'	N89°09'09"W
C165	40.56'	62.00'	37°29'05"	39.84'	N69°43'11"W
C166	56.33'	62.00'	52°14'16"	54.59'	N24°51'11"W
C167	75.51'	62.00'	69°47'01"	70.93'	N36°06'09"W
C168	51.68'	62.00'	47°45'39"	50.20'	S85°04'33"E

<i>CURVE</i>	<i>LENGTH</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>CHORD</i>	<i>BEARING</i>
<i>C169</i>	<i>49.44'</i>	<i>62.00'</i>	<i>45-41'24"</i>	<i>48.14'</i>	<i>S38-21'01"E</i>
<i>C170</i>	<i>28.70'</i>	<i>25.00'</i>	<i>65-46'37"</i>	<i>27.15'</i>	<i>N48-23'38"W</i>
<i>C171</i>	<i>3.88'</i>	<i>25.00'</i>	<i>8-53'37"</i>	<i>3.88'</i>	<i>N85-43'45"W</i>
<i>C172</i>	<i>112.01'</i>	<i>635.00'</i>	<i>10-06'23"</i>	<i>111.86'</i>	<i>S10-34'52"E</i>

<i>LINE TABLE</i>		
<i>LINE</i>	<i>BEARING</i>	<i>LENGTH</i>
<i>L3</i>	<i>N00-10°33'W</i>	<i>32.00'</i>
<i>L8</i>	<i>N66-24°19'E</i>	<i>3.91'</i>
<i>L9</i>	<i>N66-24°19'E</i>	<i>3.91'</i>
<i>L16</i>	<i>N39-31°57'W</i>	<i>20.00'</i>
<i>L17</i>	<i>N39-10°50'E</i>	<i>17.46'</i>
<i>L18</i>	<i>N39-10°51'E</i>	<i>20.00'</i>
<i>L19</i>	<i>S23-35°41'E</i>	<i>12.01'</i>
<i>L20</i>	<i>N38-55°06'E</i>	<i>20.09'</i>

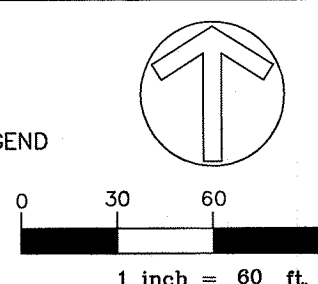
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NOTES:

1. SEE SHEET 3 FOR LINE/SYMBOL LEGEND



WYNDHAM HILL FILING NO. 9
FINAL PLAT
FREDERICK, COLORADO

FILE LOCATION: 202041SURVEYPLATSFILING WINDHAM HILL FILING 9 SH 46	BO
	DESIGNED BY:
	APPROVED BY:
	DATE: 10/19/18
SCALE: 1"=60'	JOB NUMBER: 2020-41
SHEET NO: 6 OF 6	