

CERTIFICATE OF VACATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE FOLLOWING STREETS AND RIGHTS-OF-WAY AS DEDICATED TO THE TOWN OF FREDERICK, COLORADO BY THE PLAT OF "WYNDHAM HILL FILING NO. 2" DATED NOVEMBER 08, 2006 AND RECORDED NOVEMBER 20, 2006 AT RECEPTION NO. 3436155:

ALL OF:
STEEPLE ROCK DRIVE, ISABELLA DRIVE, RED BIRD WAY, ANTELOPE WAY, SUMMIT LANE;

THAT PORTION OF BILLINGS AVENUE LYING NORTH OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHEASTERLY CORNER OF OUTLOT F OF "WYNDHAM HILL FILING NO. 2";
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF BILLINGS AVENUE THE FOLLOWING TWO COURSES:

1) S89°47'54"W, 321.57 FEET;
2) N49°36'45"W, 439.83 FEET TO THE POINT OF BEGINNING;
THENCE S80°58'36"W, 54.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BILLINGS AVENUE AND POINT OF ENDING;

THAT PORTION OF GOLDFIELDS PLACE LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 11C OF "WYNDHAM HILL FILING NO. 2 REPLAT C";
THENCE ALONG THE SOUTHWESTERLY LINE OF GOLDFIELDS PLACE THE FOLLOWING COURSE: 16.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD BEARING S18°38'12"E, 15.81 FEET;
THENCE N89°47'54"E, 54.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF GOLDFIELDS PLACE;
THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF GOLDFIELDS PLACE THE FOLLOWING COURSE: 39.27 FEET ALONG THE ARC OF A NON-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 N44°47'54"E, 35.36 FEET;
THENCE N00°12'06"W, 54.00 FEET TO A POINT ON THE NORTHERLY LINE OF GOLDFIELDS PLACE AND THE POINT OF ENDING.

HAVING NEVER BEEN DEVELOPED, IN ACCORDANCE WITH C.R.S. 43-2-302(e), HAS CAUSED SAID STREETS AND RIGHTS-OF-WAY TO BE VACATED TO THE OWNER, FREDERICK DEVELOPMENT COMPANY, INC. AND WELD COUNTY LAND COMPANY, LLC, BY THIS REPLAT OF THE SUBDIVISION.

Tony Carey
TONY CAREY, MAYOR

ATTEST:

Meghan C. Martinez
MEGHAN C. MARTINEZ, CMC, TOWN CLERK

ACKNOWLEDGMENT:

STATE OF COLORADO
COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME BY TONY CAREY AS MAYOR AND MEGHAN C. MARTINEZ, CMC AS TOWN CLERK OF THE TOWN OF FREDERICK, THIS 23rd DAY OF March, 2019.

WITNESS MY HAND AND SEAL:

ALISON VAN DEUTEKOM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20114076097
MY COMMISSION EXPIRES 12-01-2019

Alison Van Deutekom
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-01-19

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK DEVELOPMENT COMPANY, INC., BEING THE OWNER 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. 2 REPLAT D", 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 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.

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 1,
LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 2,
LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 3,
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 4,
LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 5,
LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 6,
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 8,
LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 9,
LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 10,
OUTLOTS A, B, C, D, F, G AND H,
"WYNDHAM HILL FILING NO. 2";

TOGETHER WITH:

OUTLOT A,
"WYNDHAM HILL FILING NO. 2 REPLAT C",

TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

EXECUTED THIS 22 DAY OF March, 2019.

FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO INCORPORATION

Jon R. Lee
BY JON R. LEE,
AUTHORIZED REPRESENTATIVE

WYNDHAM HILL METROPOLITAN DISTRICT NO. 2, A COLORADO QUASI-MUNICIPAL CORPORATION

Jon R. Lee
BY JON R. LEE,
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

STATE OF COLORADO
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON R. LEE AS AUTHORIZED REPRESENTATIVE OF FREDERICK DEVELOPMENT COMPANY, INC. AND WYNDHAM HILL METROPOLITAN DISTRICT NO. 2 THIS 22 DAY OF March, 2019.

WITNESS MY HAND AND SEAL:

MARY JANE DAVIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1807404783
MY COMMISSION EXPIRES 03-01-2022

Mary Jane Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-22-2022

TOWN OF FREDERICK, COLORADO

Tony Carey
TONY CAREY, MAYOR

ATTEST:

Meghan C. Martinez
MEGHAN C. MARTINEZ, CMC, TOWN CLERK

ACKNOWLEDGMENT:

STATE OF COLORADO
COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY TONY CAREY AS MAYOR AND MEGHAN C. MARTINEZ, CMC AS TOWN CLERK OF THE TOWN OF FREDERICK, THIS 23rd DAY OF March, 2019.

WITNESS MY HAND AND SEAL:

ALISON VAN DEUTEKOM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20114076097
MY COMMISSION EXPIRES 12-01-2019

Alison Van Deutekom
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-01-2019

WYNDHAM HILL FILING NO. 2 REPLAT D

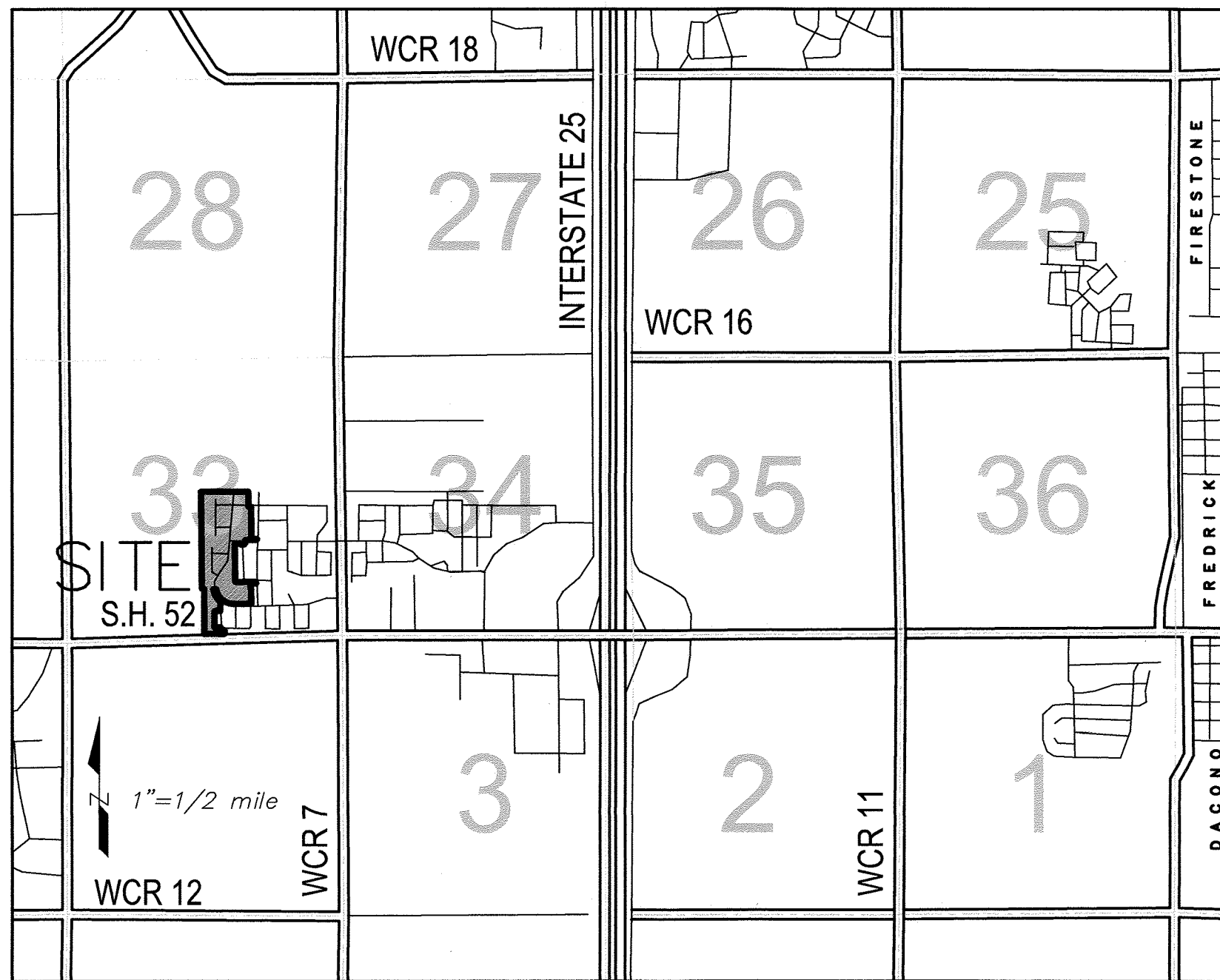
A REPLAT OF PORTIONS OF "WYNDHAM HILL FILING NO. 2" AND

OUTLOT A OF "WYNDHAM HILL FILING NO. 2 REPLAT C"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

41.48 ACRES-78 LOTS, 6 OUTLOTS



VICINITY MAP

NOTES:

- 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.
- BASIS OF BEARINGS: THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33, BEARING N00°02'52"W, 2,678.47 FEET BETWEEN THE SOUTH QUARTER CORNER (BEING A 2" ALUMINUM CAP MARKED "LS 20673") AND THE CENTER QUARTER CORNER (BEING A 2.5" ALUMINUM CAP MARKED "PLS 38065, 2014").
- PER THE "WYNDHAM HILL FILING NO. 2" SUBDIVISION PLAT, SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
- THE "WYNDHAM HILL FILING NO. 2" SUBDIVISION PLAT WAS RECORDED 11/20/2006 AT RECEPTION NO. 3436155. "WYNDHAM HILL FILING NO. 2 REPLAT C" WAS RECORDED 01/19/2017 AT RECEPTION NO. 4271028.
- SUBDIVISION CORNERS SHALL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990 SET ON #4 REBAR AFTER OVERLOT GRADING OR 1" NAIL/SHINERS, PLS 37990 SET IN CONCRETE WALK AFTER CONSTRUCTION.
- ALL LOT SIZES MEET LOT SIZE MINIMUMS IDENTIFIED IN THE APPROVED FINAL DEVELOPMENT PLAN.
- ALL OUTLOTS ARE DESIGNATED FOR BLANKET DRAINAGE & UTILITY EASEMENTS.
- AT TIME OF ORIGINAL FIELD SURVEY, THE EAST QUARTER CORNER WAS MONUMENTED WITH A 2" ALUMINUM CAP MARKED "LS 25937 1996". SINCE ORIGINAL SURVEY, THAT MONUMENT WAS DESTROYED BY ROAD CONSTRUCTION AND HAS BEEN REMONUMENTED WITH A 2.5" ALUMINUM CAP MARKED "PLS 38065 2014" IN THE INCORRECT LOCATION. THE MONUMENT WAS APPARENTLY SET BY SPLITTING A LINE BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS, WHICH IS NOT SUPPORTED BY PREVIOUS SURVEYS IN SECTIONS 33 AND 34. THIS INCORRECT MONUMENT LIES S80°20'10"E, 3.83 FEET FROM PREVIOUS CORNER LOCATION. THE QUARTER CORNER IS TO BE RESET.
- ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2018-208-27 THIS 18 DAY OF December, 2018.

Kathy Larson
CHAIRMAN
Kathy Larson
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 2 REPLAT D" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1801 PASSED AND ADOPTED January 8, 2019 THE DEDICATIONS OF PUBLIC STREETS, OF FREDERICK, COLORADO, WELD ON January 8, 2019 THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN 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.

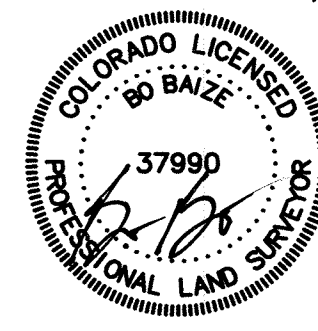
THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

Tony Carey
TONY CAREY, MAYOR
ATTEST:
Meghan C. Martinez
MEGHAN C. MARTINEZ, CMC, TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED 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 18th DAY OF MARCH, 2019.



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

OUTLOT CHART				
OUTLOT	AREA	USE/FUNCTION	MAINTENANCE/RESPONSIBILITY	OWNERSHIP
A	3.23 Ac.	TRAIL/LANDSCAPE	HOA/DISTRICT	DISTRICT
B	0.68 Ac.	TRAIL/LANDSCAPE	HOA/DISTRICT	DISTRICT
C	3.98 Ac.	WELL/TRAIL/LANDSCAPE	HOA/DISTRICT	DISTRICT
D	7.05 Ac.	WELL/PARK/TRAIL/LANDSCAPE	HOA/DISTRICT	DISTRICT
E	0.33 Ac.	LANDSCAPE	HOA/DISTRICT	DISTRICT
F	4.73 Ac.	TRAIL/LANDSCAPE/DETENTION	HOA/DISTRICT	TOWN

ADDRESSES:

OWNER/APPLICANT:

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

ENGINEER/SURVEYOR:

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

SCALE VERIFICATION

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

NO.	DESCRIPTION	DATE	BY
1	Original	08/21/18	Ba
2	Edits per 10/18 comments	11/16/18	Ba
3	Update Ownership	02/22/19	Ba
4	Add Easement recording info	03/15/19	Ba

Kathy Larson
CHAIRMAN
Kathy Larson
PLANNING COMMISSION SECRETARY

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Tony Carey
TONY CAREY, MAYOR
ATTEST:
Meghan C. Martinez
MEGHAN C. MARTINEZ, CMC, TOWN CLERK

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FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
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2500 ARAPAHOE AVENUE, SUITE 220
BOULDER, COLORADO 80302
303-442-2299

ENGINEER/SURVEYOR:

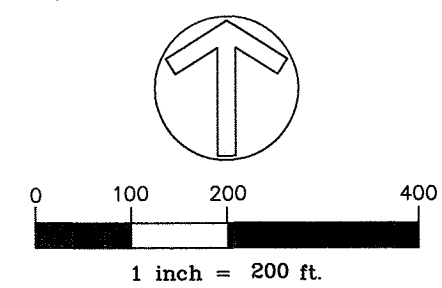
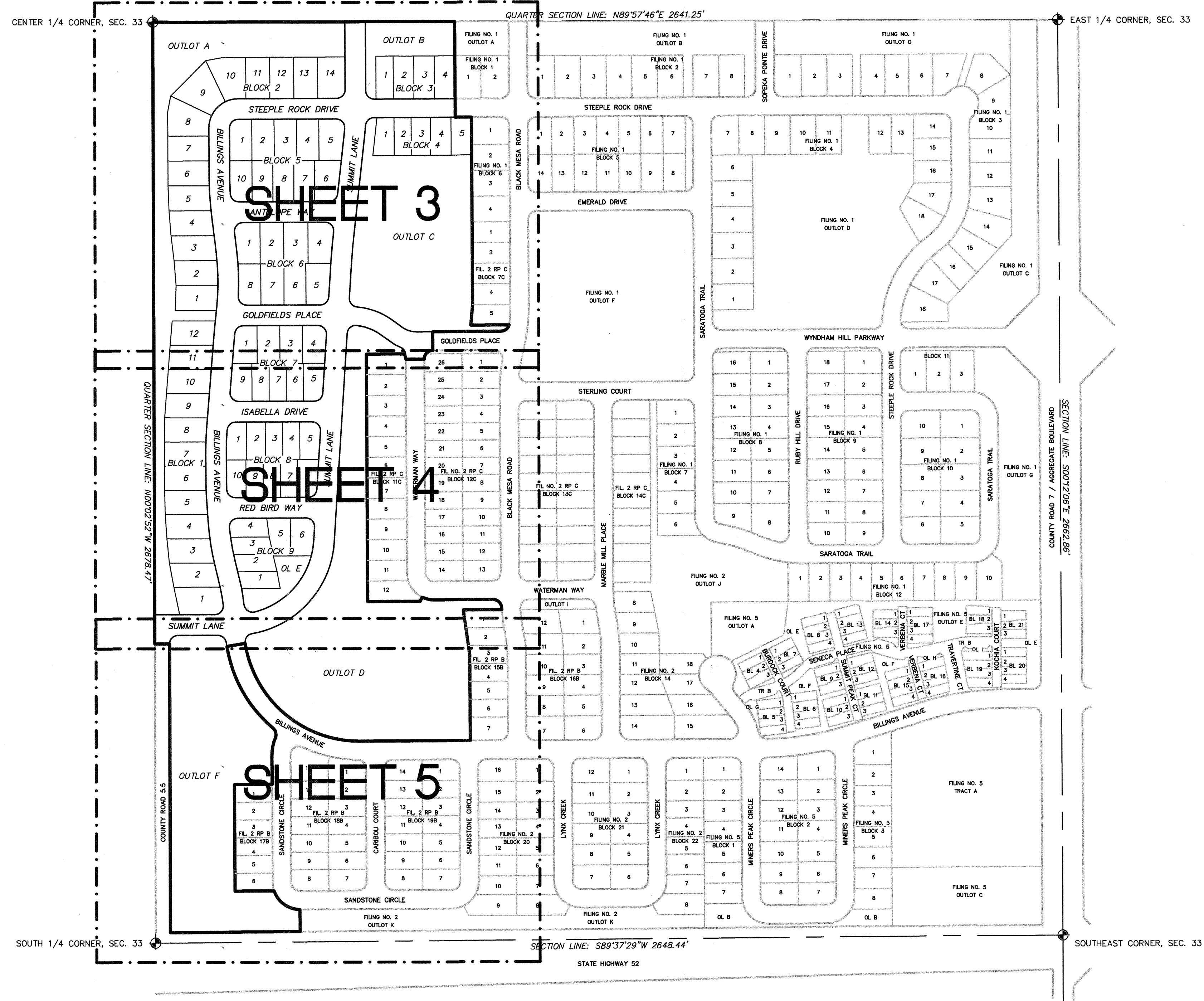
HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LOUISVILLE, COLORADO 80026
303-449-9105

DRAWN BY: BO	DESIGNED BY: BO	APPROVED BY: BO
JOB NUMBER: 2020-41	DATE: 03/15/19	SCALE: N/A
SHEET NO: 1 OF 5	FILE LOCATION: C:\2020\1\SURVEY\PLAT\PL 2\WYNDHAM HILL FILING NO. 2 REPLAT D SH-12	

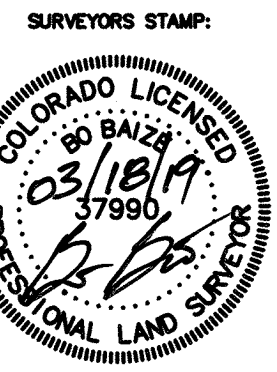
WYNDHAM HILL FILING NO. 2 REPLAT D

OVERALL/INDEX SHEET

SHEET 2 OF 5



SCALE VERIFICATION
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ADJUST SCALES ACCORDINGLY



HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Louisville, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

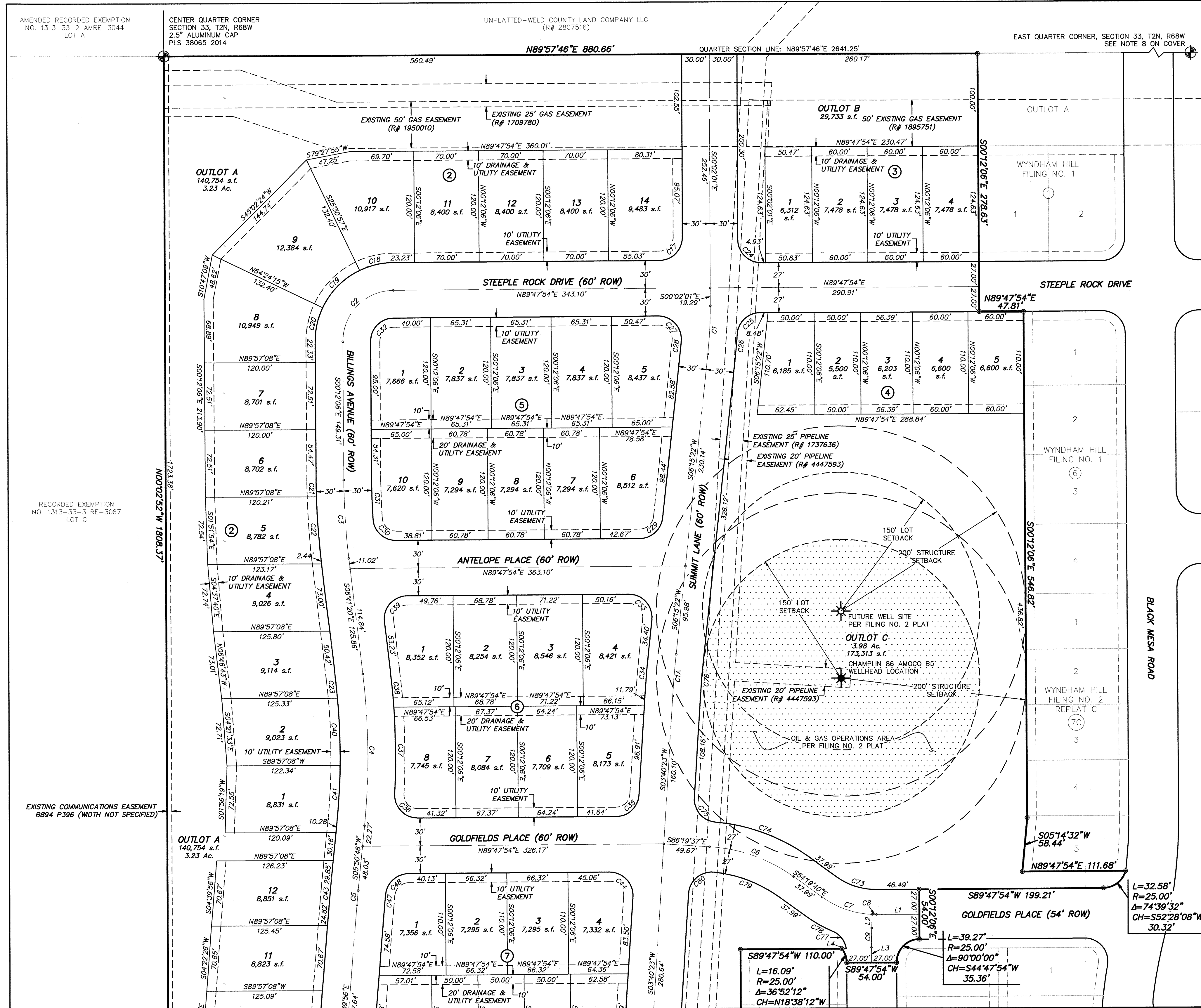
WYNDHAM HILL FILING NO. 2
REPLAT D
FREDERICK, COLORADO

DRAWN BY: GO	DESIGNED BY: 2020-41	APPROVED BY:
DATE: 03/15/19	SCALE: 1"=200'	SHEET NO: 2 OF 5
FILE LOCATION: G:\0204\SURVEY\PLANS\PL 2 WH FILING 2 REPLAT SH 12		

WYNDHAM HILL FILING NO. 2 REPLAT D FINAL PLAT

SHEET 3 OF 5

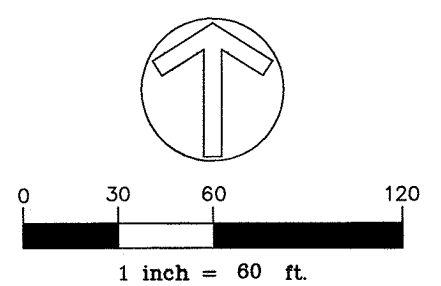
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°47'54"E	46.49'
L2	S02°19'12"W	14.67'
L3	S00°12'06"E	16.55'
L4	S89°48'00"W	4.72'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	52.14'	475.00'	61°23'3"	52.12'
C1A	45.08'	1000.00'	2°34'59"	45.08'
C2	86.39'	55.00'	90°00'00"	77.78'
C3	84.92'	750.00'	6°29'14"	84.87'
C4	164.09'	750.00'	12°32'07"	163.76'
C5	15.46'	750.00'	11°04'00"	15.45'
C6	97.74'	175.00'	31°59'56"	96.47'
C7	58.21'	100.00'	33°21'08"	57.39'
C8	4.40'	100.00'	2°31'18"	4.40'
C9	20.91'	475.00'	2°31'18"	20.90'
C17	39.20'	25.00'	89°49'55"	35.30'
C18	37.85'	85.00'	25°18'50"	37.25'
C19	67.69'	85.00'	38°53'19"	56.59'
C20	38.27'	85.00'	25°47'51"	37.95'
C21	18.04'	780.00'	11°9'30"	18.04'
C22	70.28'	780.00'	50°9'44"	70.25'
C23	22.54'	720.00'	1°47'36"	22.54'
C24	39.34'	25.00'	90°10'05"	35.41'
C25	37.66'	25.00'	86°18'39"	34.20'
C26	24.40'	505.00'	2°46'07"	24.40'
C27	41.48'	25.00'	95°04'05"	36.88'
C28	10.79'	445.00'	12°3'23"	10.79'
C29	36.45'	25.00'	83°32'32"	33.31'
C30	37.81'	25.00'	86°38'37"	34.30'
C31	42.18'	220.00'	3°21'23"	42.17'
C32	39.27'	25.00'	90°00'00"	35.36'
C33	42.09'	25.00'	96°27'28"	37.29'
C34	46.43'	1030.00'	2°34'59"	46.43'
C35	37.58'	25.00'	86°07'30"	34.14'
C36	40.70'	25.00'	93°17'15"	36.35'
C37	93.62'	780.00'	6°52'38"	93.62'
C38	59.44'	780.00'	2°33'51"	59.44'
C39	42.10'	25.00'	96°29'14"	37.30'
C40	72.58'	720.00'	5°46'32"	72.55'
C41	62.41'	720.00'	4°57'58"	62.39'
C43	16.07'	780.00'	11°0'50"	16.07'
C44	40.96'	25.00'	83°52'30"	36.53'
C47	13.33'	720.00'	10°34'00"	13.33'
C48	36.68'	25.00'	84°04'18"	33.48'
C73	45.71'	73.00'	35°52'26"	44.86'
C74	108.07'	202.00'	30°39'12"	106.79'
C75	38.68'	25.00'	88°39'15"	34.94'
C76	43.73'	970.00'	2°34'59"	43.73'
C77	25.85'	25.00'	99°15'13"	24.79'
C78	30.24'	127.00'	13°38'39"	30.17'
C79	76.24'	148.00'	29°30'54"	75.40'
C80	40.35'	25.00'	92°29'02"	36.11'

NOTE:
ALL RESIDENTIAL LOTS HAVE A 10' UTILITY
EASEMENT ALONG RIGHTS OF WAY AND A 10'
DRAINAGE & UTILITY EASEMENT ALONG REAR LOT
LINES.



HURST & ASSOCIATES, INC.
CIVIL ENGINEERING
PLANNING
SURVEYING
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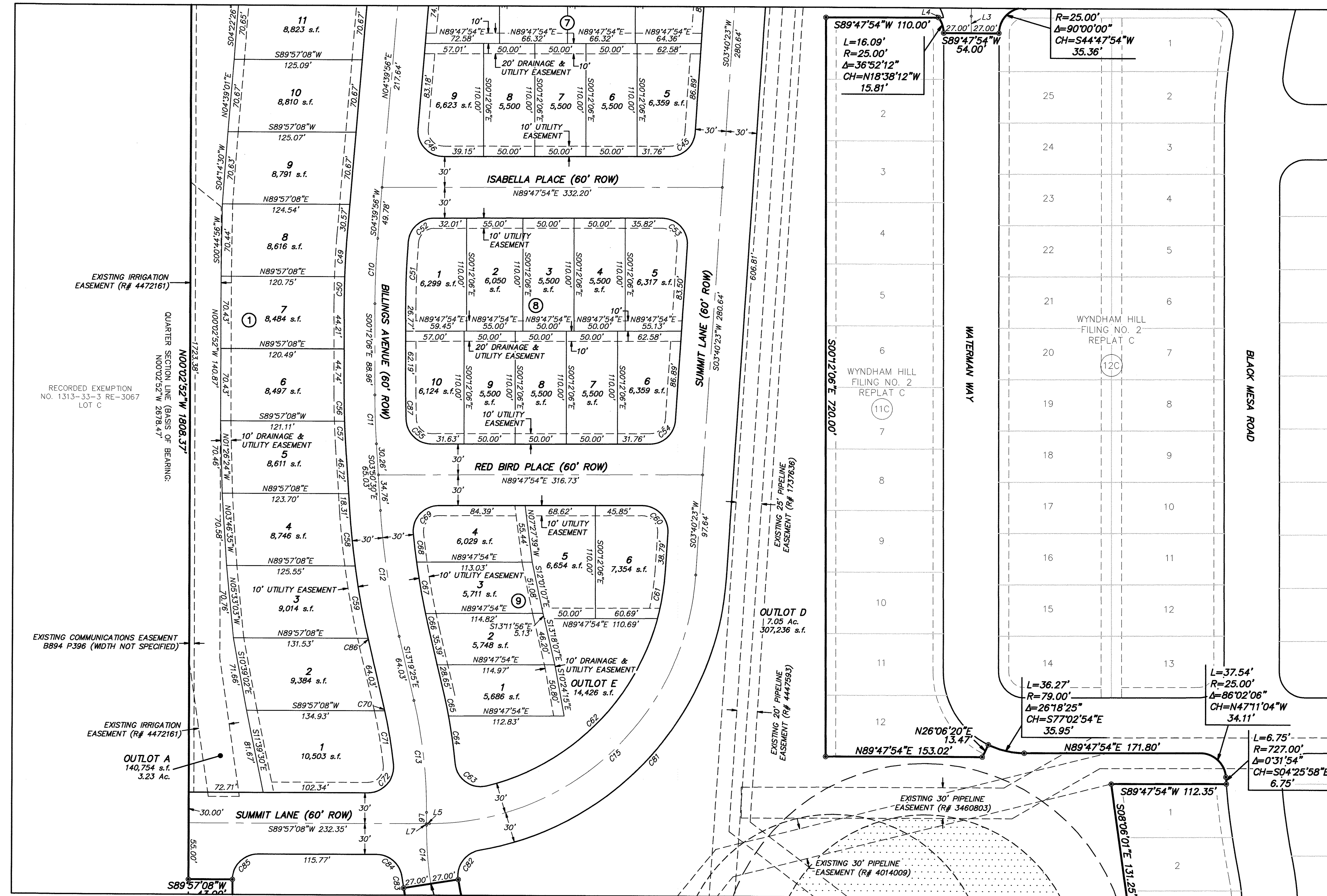
WYNDHAM HILL FILING NO. 2
REPLAT D FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO
JOB NUMBER: 2020-41
DATE: 03/15/19
SCALE: 1"=60'
SHEET NO: 3 OF 5
FILE LOCATION: G:\2020\1\SURVEY\PLAT\2\WHL2.DPD\PLAT SH-3

WYNDHAM HILL FILING NO. 2 REPLAT D FINAL PLAT

SHEET 4 OF 5

Match to Sheet 3

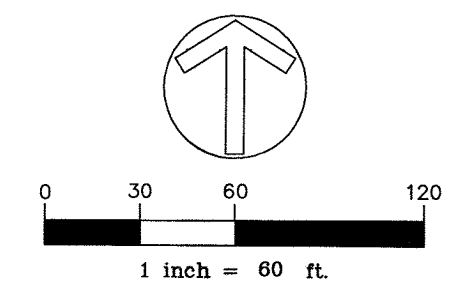


Match to Sheet 5

LINE TABLE		
LINE	BEARING	LENGTH
L5	N89°57'08"E	2.84'
L6	S00°01'49"E	11.01'
L7	S00°01'49"E	1.57'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C10	63.71'	750.00'	45°2'02"	63.69'
C11	47.64'	750.00'	33°38'24"	47.64'
C12	124.12'	750.00'	9°28'56"	123.98'
C13	110.06'	475.00'	13°16'33"	109.81'
C14	57.29'	365.00'	6°59'35"	57.23'
C15	391.52'	280.00'	86°16'44"	355.86'
C45	37.58'	25.00'	86°07'30"	34.14'
C46	41.39'	25.00'	94°52'02"	36.82'
C49	40.03'	780.00'	2°56'27"	40.03'
C50	26.23'	780.00'	1°52'35"	26.22'
C51	60.40'	720.00'	4°48'22"	60.38'
C52	37.17'	25.00'	86°11'58"	33.84'
C53	40.96'	25.00'	93°52'30"	36.53'
C54	37.58'	25.00'	86°07'30"	34.14'
C55	38.45'	25.00'	88°07'08"	34.77'
C56	25.70'	780.00'	1°53'16"	25.70'
C57	23.85'	780.00'	1°45'07"	23.85'
C58	52.44'	780.00'	1°51'06"	52.43'
C59	71.61'	780.00'	5°15'36"	71.58'
C60	40.96'	25.00'	93°52'30"	36.53'
C61	45.31'	230.00'	11°17'12"	45.23'
C62	244.62'	230.00'	60°56'12"	233.25'
C63	43.03'	25.00'	98°37'40"	37.91'
C64	46.60'	505.00'	5°17'13"	46.58'
C65	22.58'	505.00'	2°33'43"	22.58'
C66	15.92'	720.00'	1°15'59"	15.92'
C67	50.76'	720.00'	4°02'21"	50.75'
C68	27.75'	720.00'	2°12'29"	27.75'
C69	41.72'	25.00'	95°36'28"	37.04'
C70	3.29'	445.00'	0°25'24"	3.29'
C71	53.13'	445.00'	6°50'22"	53.10'
C72	41.89'	25.00'	96°00'42"	37.16'
C81	387.68'	290.00'	76°35'42"	359.45'
C82	38.96'	25.00'	89°17'28"	35.14'
C83	11.15'	392.00'	1°37'45"	11.15'
C84	36.06'	25.00'	82°39'13"	33.02'
C85	39.22'	25.00'	89°59'59"	35.36'
C86	5.04'	780.00'	0°22'13"	5.04'
C87	23.64'	720.00'	1°52'52"	23.64'

NOTE:
ALL RESIDENTIAL LOTS HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY AND A 10' DRAINAGE & UTILITY EASEMENT ALONG REAR LOT LINES.



SCALE VERIFICATION
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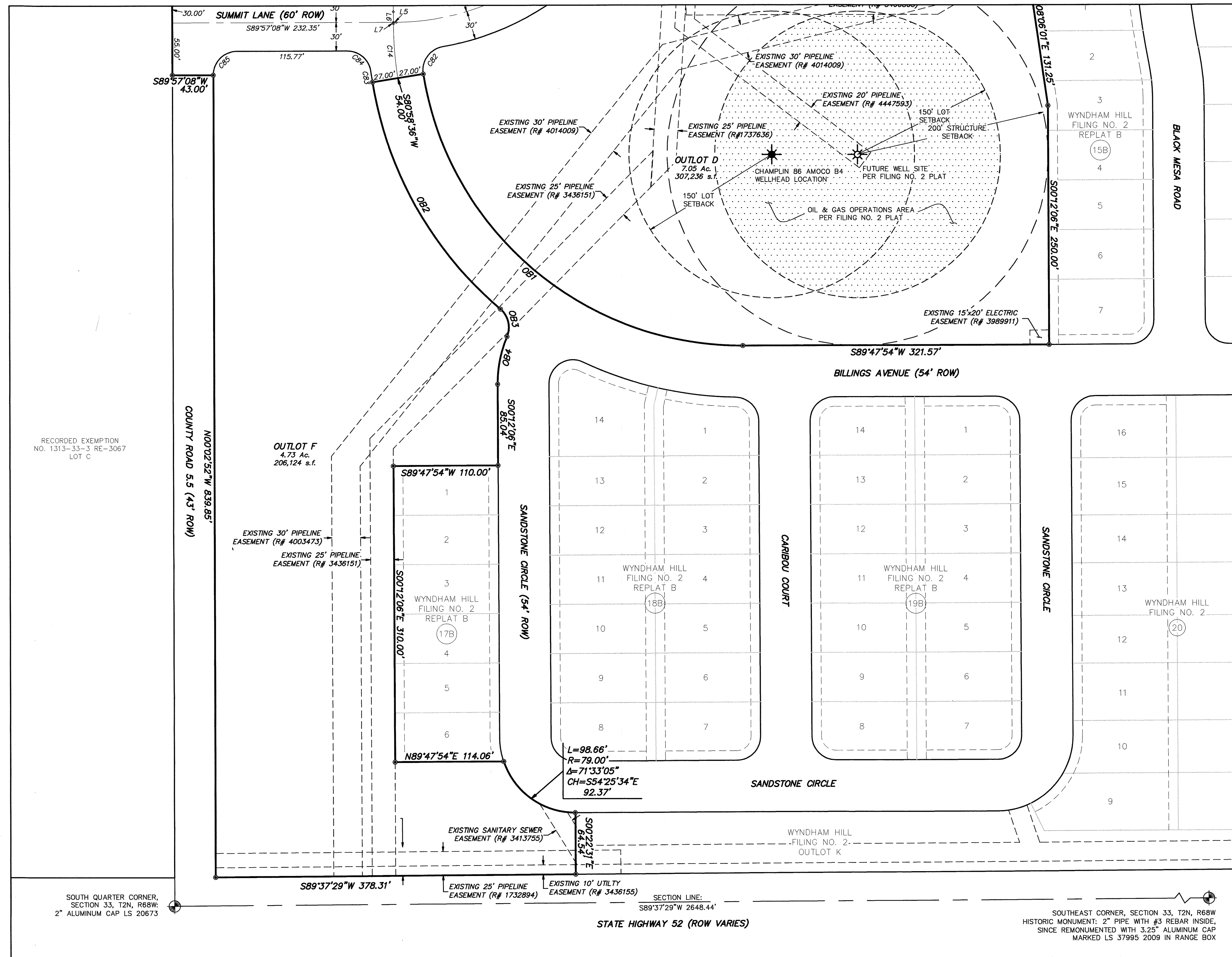
WYNDHAM HILL FILING NO. 2
REPLAT D FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BJO
DESIGNED BY: BJO
APPROVED BY: BJO
JOB NUMBER: 2020-41
DATE: 03/15/19
SCALE: 1"=60'
SHEET NO. 4 OF 5

WYNDHAM HILL FILING NO. 2 REPLAT D FINAL PLAT

SHEET 5 OF 5

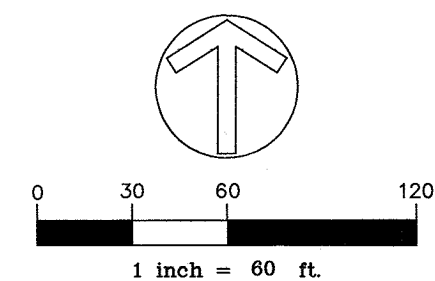
Match to Sheet 4



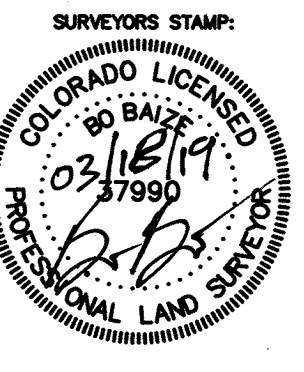
LINE TABLE		
LINE	BEARING	LENGTH
L5	N89°57'08"E	2.84'
L6	S00°01'49"E	11.01'
L7	S00°01'49"E	1.97'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	
CB1	478.89'	338.00'	81°10'42"	439.83'	S49°36'45"E	
CB2	278.73'	392.00'	40°44'26"	272.90'	S29°23'37"E	
CB3	31.68'	25.00'	72°32'16"	29.61'	N13°28'42"W	
CB4	51.15'	122.00'	23°04'34"	50.80'	S11°20'10"W	
CB2	38.96'	25.00'	89°17'28"	35.14'	S35°37'21"W	
CB3	11.15'	392.00'	1°37'45"	11.15'	S08°12'32"E	
CB4	36.06'	25.00'	82°39'13"	33.02'	N48°43'16"W	
CB5	39.27'	25.00'	90°00'00"	35.36'	S44°57'08"W	

NOTE:
ALL RESIDENTIAL LOTS HAVE A 10' UTILITY
EASEMENT ALONG RIGHTS OF WAY AND A 10'
DRAINAGE & UTILITY EASEMENT ALONG REAR LOT
LINES.



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WYNDHAM HILL FILING NO. 2
REPLAT D FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: EJO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2020-41
DATE: 03/15/19
SCALE: 1"=60'
SHEET NO: 5 OF 5
FILE LOCATION: G:\2020\SURVEY\PLAT\SE 2\WHL 2 REPLAT SH 53

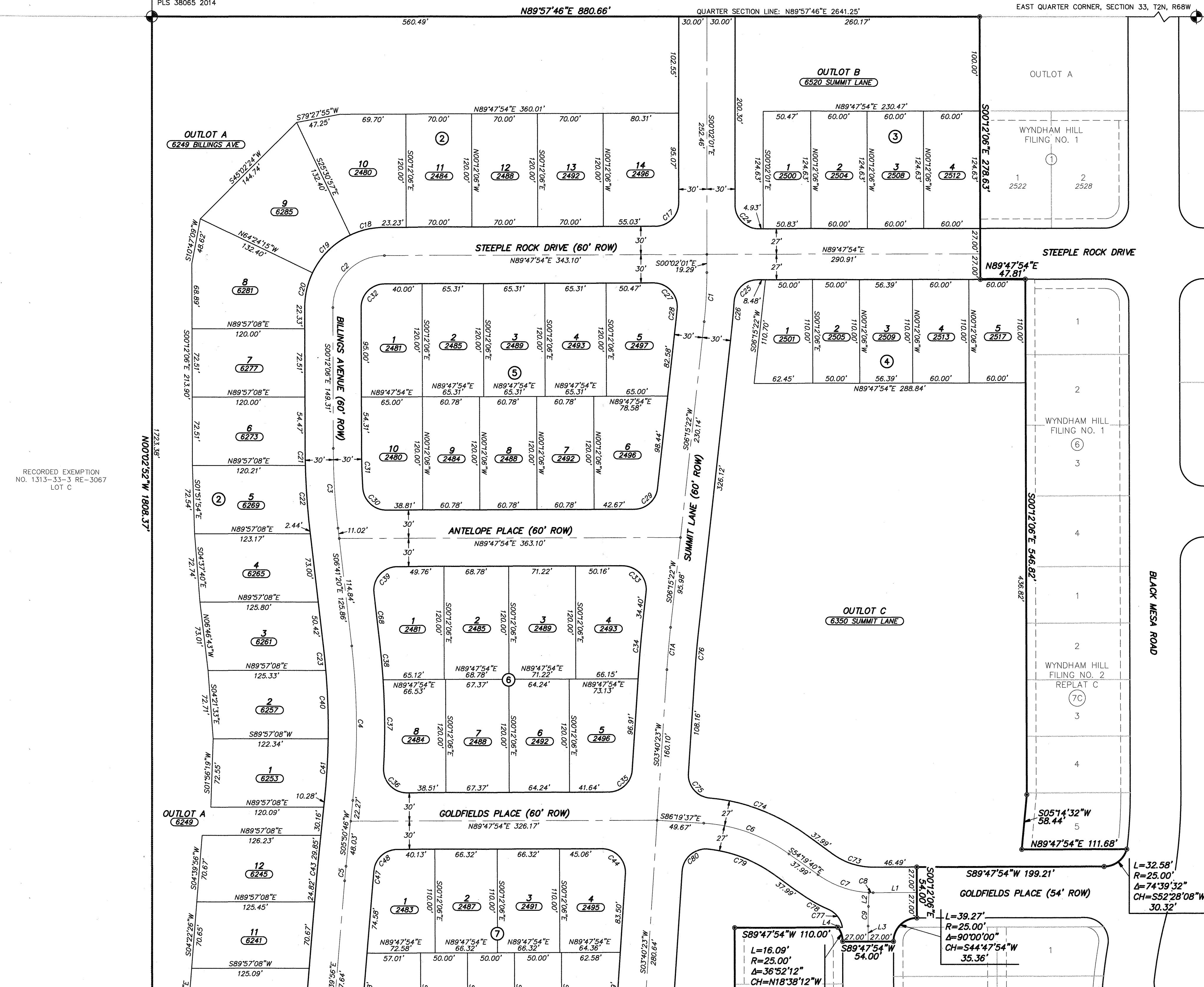
WYNDHAM HILL FILING NO. 2 REPLAT D ADDRESS PLAT

SHEET 1 OF 2

AMENDED RECORDED EXEMPTION
NO. 1313-33-2 AMRE-3044
LOT A

CENTER QUARTER CORNER
SECTION 33, T2N, R68W
2.5" ALUMINUM CAP
PLS 38065 2014

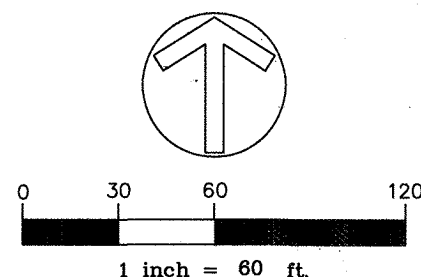
UNPLATTED-WELD COUNTY LAND COMPANY LLC
(R# 2807516)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°47'54"E	46.49'
L2	S02°19'12"W	14.67'
L3	S00°12'06"E	16.55'
L4	S89°48'00"W	4.72'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	52.14'	475.00'	61°23'3"	52.12'
C1A	45.08'	1000.00'	2°34'59"	45.08'
C2	86.39'	55.00'	90°00'00"	77.78'
C3	84.92'	750.00'	6°29'14"	84.87'
C4	164.09'	750.00'	12°32'07"	163.76'
C5	18.48'	750.00'	1°10'50"	18.45'
C6	97.74'	125.00'	31°59'56"	96.47'
C7	58.21'	100.00'	33°21'08"	57.39'
C8	4.40'	100.00'	2°31'18"	4.40'
C9	20.91'	475.00'	2°31'18"	20.90'
C10	39.20'	25.00'	88°49'55"	35.30'
C11	37.55'	85.00'	25°18'50"	37.25'
C12	57.69'	85.00'	38°53'19"	56.69'
C13	38.27'	85.00'	25°47'51"	37.85'
C14	18.04'	780.00'	1°19'30"	18.04'
C15	70.28'	780.00'	5°09'44"	70.25'
C16	22.54'	720.00'	1°47'36"	22.54'
C17	39.34'	25.00'	90°10'05"	35.41'
C18	37.68'	25.00'	86°18'39"	34.20'
C19	24.40'	505.00'	2°46'07"	24.40'
C20	41.48'	25.00'	95°04'05"	36.88'
C21	10.78'	445.00'	1°23'23"	10.79'
C22	36.45'	25.00'	83°32'32"	33.31'
C23	37.81'	25.00'	86°38'37"	34.30'
C24	42.18'	720.00'	3°21'23"	42.17'
C25	39.27'	25.00'	80°00'00"	35.36'
C26	42.09'	25.00'	86°27'28"	37.29'
C27	46.43'	1030.00'	2°34'59"	46.43'
C28	37.58'	25.00'	86°07'30"	34.14'
C29	40.70'	25.00'	93°17'15"	36.35'
C30	93.62'	780.00'	6°32'38"	93.57'
C31	39.44'	780.00'	2°53'51"	39.44'
C32	42.10'	25.00'	88°29'14"	37.30'
C33	72.58'	720.00'	5°46'32"	72.55'
C34	62.41'	720.00'	4°57'58"	62.39'
C35	16.07'	780.00'	1°10'50"	16.07'
C36	40.96'	25.00'	93°52'30"	36.53'
C37	13.33'	720.00'	1°33'40"	13.33'
C38	36.68'	25.00'	84°04'18"	33.48'
C39	45.71'	23.00'	35°22'26"	44.98'
C40	108.07'	202.00'	30°39'12"	106.79'
C41	38.68'	25.00'	88°39'15"	34.94'
C42	43.73'	970.00'	2°34'59"	43.73'
C43	25.85'	25.00'	59°15'13"	24.72'
C44	30.24'	127.00'	1°38'39"	30.17'
C45	78.24'	148.00'	29°30'54"	75.40'
C46	40.35'	25.00'	82°29'02"	36.11'

NOTE:
IN CASE OF DISCREPANCY OF BEARINGS/DISTANCES
AND/OR CURVE DATA BETWEEN THIS ADDRESS PLAT
AND THE FINAL PLAT, THE RECORDED WYNDHAM HILL
FILING NO. 2 REPLAT D SHALL HOLD PREVALENCE.



SCALE VERIFICATION
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REVISIONS	
NO.	DESCRIPTION
1	Original
2	Change names per 1770 comments

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WYNDHAM HILL FILING NO. 2
REPLAT D ADDRESS PLAT
FREDERICK, COLORADO

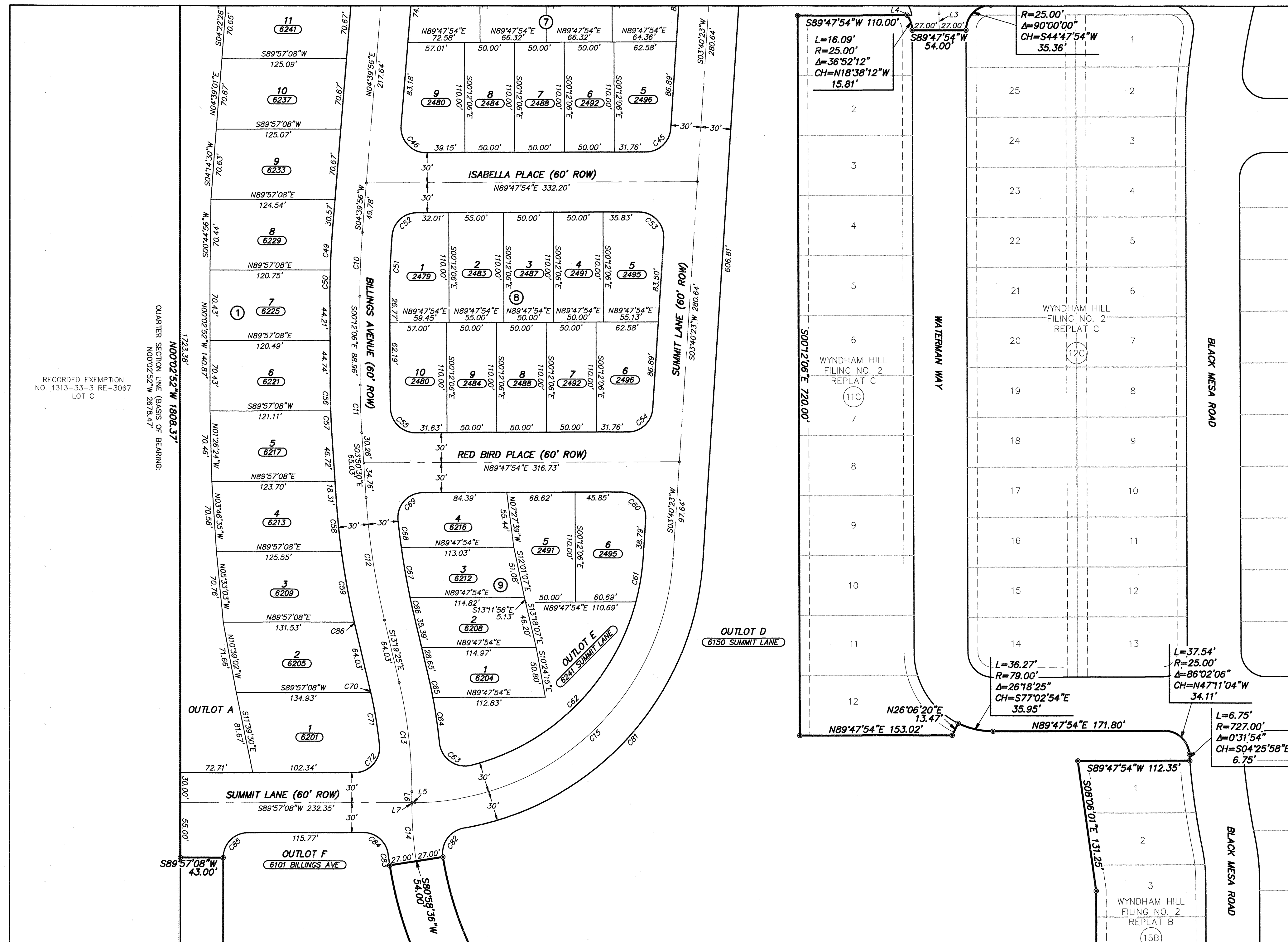
DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	BO
DATE:	03/15/19
SCALE:	1"=60'
SHEET NO.:	1 OF 2

FILE LOCATION:
C:\2019\SURVEY\PLANS\F2\WHL2.DWG ADDRESS PLAT

WYNDHAM HILL FILING NO. 2 REPLAT D ADDRESS PLAT

SHEET 2 OF 2

Match to Sheet 1

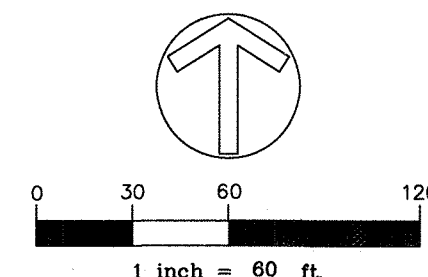


LINE TABLE		
LINE	BEARING	LENGTH
L5	N89°57'08"E	2.84'
L6	S00°01'49"E	11.01'
L7	S00°01'49"E	1.57'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C10	63.71'	750.00'	452'02"	S02°11'56"W
C11	47.64'	750.00'	318'23"	S02°01'18"E
C12	124.12'	750.00'	928'56"	S08°34'57"E
C13	110.06'	476.00'	131'6.33"	N06°41'09"W
C14	57.29'	365.00'	83°35"	S04°31'37"E
C15	391.52'	260.00'	881'6.44"	S55°56"
C45	37.58'	25.00'	86°07'30"	S41°14'08"E
C46	41.39'	25.00'	94°52'02"	S47°45'44"W
C47	13.33'	220.00'	103'40"	S05°11'46"W
C48	36.68'	25.00'	84°04'18"	S42°46'05"E
C49	40.03'	780.00'	256'27"	S03°11'42"W
C50	26.23'	780.00'	155'35"	S00°45'41"W
C51	60.40'	720.00'	448'22"	S02°12'05"W
C52	32.17'	25.00'	85°11'38"	S47°12'08"W
C53	40.96'	25.00'	93°52'30"	S43°15'52"W
C54	37.58'	25.00'	86°07'30"	S41°14'08"E
C55	38.45'	25.00'	88°07'08"	S47°45'44"W
C56	25.70'	780.00'	153'16"	S01°08'44"E
C57	23.85'	780.00'	145'07"	S02°57'56"E
C58	52.44'	780.00'	351'06"	S08°48'03"E
C59	71.61'	780.00'	515'36"	S10°19'24"E
C60	40.96'	25.00'	93°52'30"	S43°15'52"W
C61	45.31'	230.00'	117'12"	N09°18'59"E
C62	243.76'	230.00'	604'32"	S32°51'19"E
C63	43.85'	26.02'	96°34'27"	S55°06'41"E
C64	46.03'	505.00'	513'21"	N08°09'02"W
C65	22.58'	505.00'	233'43"	N12°02'34"W
C66	15.92'	720.00'	115'59"	S12°41'28"E
C67	50.76'	720.00'	402'21"	S07°55'15"E
C68	27.75'	720.00'	212'29"	S06°54'50"E
C69	41.72'	25.00'	95°36'29"	S41°58'39"W
C70	3.29'	445.00'	025'24"	N13°06'43"W
C71	53.13'	445.00'	650'27"	N02°28'48"W
C72	41.89'	25.00'	96°00'42"	S71°16'11"E
C81	387.68'	289.00'	783°42"	S59°45'11"E
C82	38.96'	25.00'	89°17'28"	S35°14'33"E
C83	11.15'	392.00'	137'45"	S08°12'32"E
C84	36.06'	25.00'	82°39'13"	N48°43'16"W
C85	39.27'	25.00'	89°59'59"	S44°57'08"W
C86	5.04'	780.00'	022'13"	S13°08'19"E

NOTE:

IN CASE OF DISCREPANCY OF BEARINGS/DISTANCES AND/OR CURVE DATA BETWEEN THIS ADDRESS PLAT AND THE FINAL PLAT, THE RECORDED "WYNDHAM HILL FILING NO. 2 REPLAT D" SHALL HOLD PREVALENCE.



SCALE VERIFICATION
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WYNDHAM HILL FILING NO. 2
REPLAT D ADDRESS PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO
JOB NUMBER: 2020-41
DATE: 03/15/19
SCALE: 1"=60'
SHEET NO: 2 OF 2
FILE LOCATION: C:\2024\SURVEY\PLAT\2\WYNDHAM HILL FILING NO. 2 REPLAT D ADDRESS PLAT