

WYNDHAM HILL FILING NO. 1 REPLAT B
A REPLAT OF: WYNDHAM HILL FILING NO. 1 LOTS 24-32 OF BLOCK 21, LOTS 1-9 OF
BLOCK 22, ALL OF BLOCKS 23-27 & LOTS 9-16 OF BLOCK 28
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
118 LOTS, 16.88 ACRES
SHEET 1 OF 4

CERTIFICATE OF OWNERSHIP AND MAINTENANCE:

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 LOTS AND TRACTS AS SHOWN HEREON UNDER THE NAME OF "WYNDHAM HILL FILING NO. 1 REPLAT B". 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:

LOTS 24 THROUGH 32, INCLUSIVE, BLOCK 21; LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 22;
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 23; LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 24;
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 25; LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 26;
LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 27; LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 28;
WYNDHAM HILL FILING NO. 1, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 17 DAY OF June, 2013.

OWNERSHIP SIGNATURE:

FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

BY: CHARLES R. BELLOCK,
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

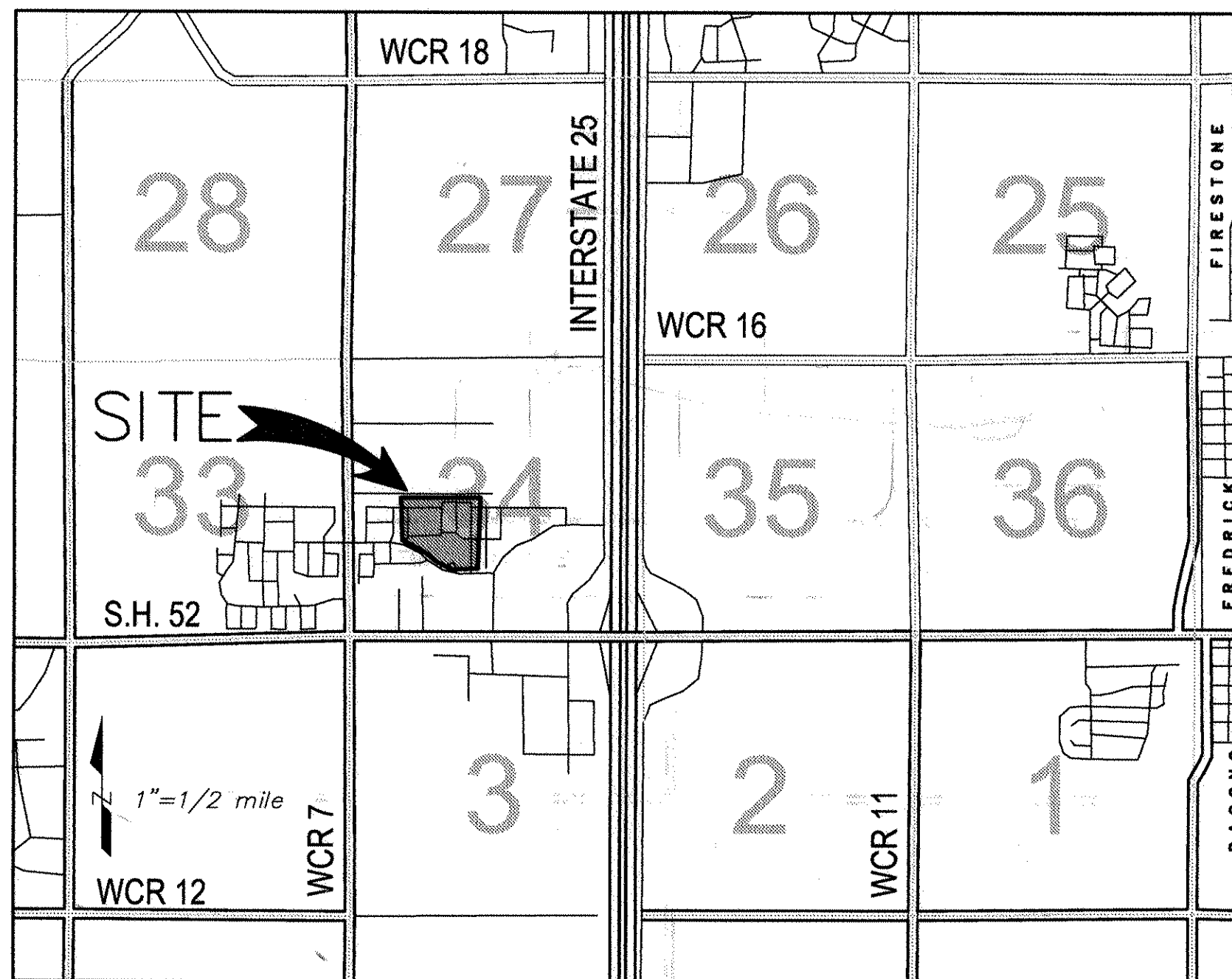
STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY CHARLES R. BELLOCK, THIS 17 DAY OF June, 2013.

WITNESS MY HAND AND SEAL:

Mary Jane Davies
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-22-2014

MARY JANE DAVIES
NOTARY PUBLIC - STATE OF COLORADO
041887403205
My Commission Expires Nov. 22, 2014



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 WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 34, BEARING S00°12'06"E, 2,682.86 FEET BETWEEN THE WEST QUARTER CORNER (BEING A 2" ALUMINUM CAP MARKED "LS 25937, 1995" PER FILING NO. 2 PLAT) AND THE SOUTHWEST CORNER (BEING A 2" PIPE WITH #3 REBAR INSIDE, PER FILING NO. 2 PLAT). NOTE: THE SOUTHWEST CORNER HAS BEEN UPGRADED SINCE PLAT TO A 3.25" ALUMINUM CAP, MARKED "LS 34995 2009" IN RANGE BOX.
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. THIS PROPERTY IS SUBJECT TO AN OIL AND GAS SURFACE USE AGREEMENT RECORDED 12/01/06 AT RECEPTION NO. 3439004 AND AN UNRECORDED "FIRST AMENDMENT TO SURFACE USE AGREEMENT" BETWEEN NOBLE ENERGY ENERGY PRODUCTION, INC. AND FREDERICK DEVELOPMENT COMPANY, INC. DATED 10/11/06.
5. PER THE "WYNDHAM HILL FILING NO. 1" SUBDIVISION PLAT, SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
6. NO NEW EASEMENTS ARE CREATED BY THIS REPLAT. ALL EASEMENTS SHOWN ARE EXISTING AND CREATED BY THE "WYNDHAM HILL FILING NO. 1" SUBDIVISION PLAT.
7. SUBDIVISION CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990 SET ON #4 REBAR.

UTILITY PROVIDERS:

WATER:

City of DATE: 6/17/13
LEFT HAND WATER DISTRICT

SEWER:

City of DATE: 6/17/13
ST. VRAIN SANITATION DISTRICT

ELECTRIC:

Rocky Mountain DATE: 6/17/13
UNITED POWER

GAS:

SourceGas DATE: 6/17/13
SOURCEGAS

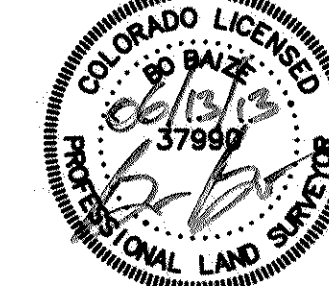
MAYOR'S CERTIFICATE:

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.

John W. Woodard
MAYOR
ATTEST
Matthew S. Zee
TOWN CLERK
Manager

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 IS DONE IN ACCORD WITH APPLICABLE PROVISIONS 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 10 O'CLOCK, AM, ON THE 17 DAY OF JUNE, 2013 A.D., AT RECEPTION NO. 37990

WELD COUNTY CLERK AND RECORDER

DEPUTY

ADDRESSES:

OWNER/APPLICANT:

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

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
2500 BROADWAY, SUITE B
BOULDER, COLORADO 80304
303-449-9105

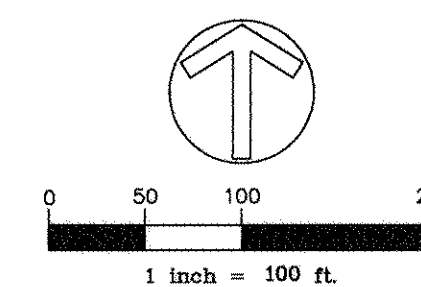
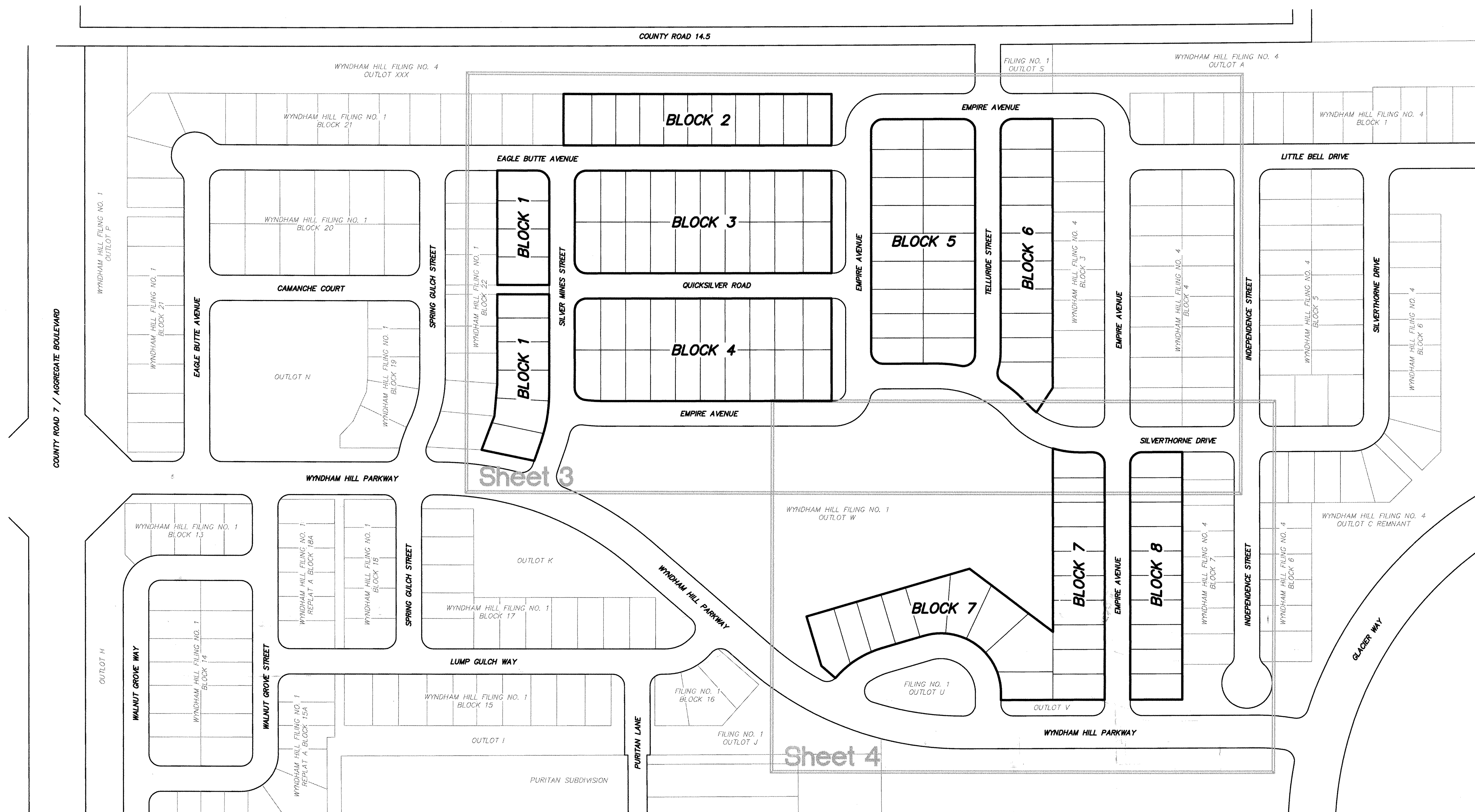
WYNDHAM HILL FILING NO. 1
REPLAT B
FREDERICK, COLORADO
COVER SHEET

DATE: 03/20/13	SCALE: HOR. N/A
REVISED: 06/07/13	VERT. N/A
HURST & ASSOCIATES, INC. CIVIL ENGINEERING PLANNING SURVEYING	DESIGN/APPR. BO BOULDER, CO 80304 303-449-9105 DRAWN BY BO SHEET 1 OF 4
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WYNDHAM HILL FILING NO. 1 REPLAT B

118 LOTS, 16.88 ACRES

SHEET 2 OF 4



WYNDHAM HILL FILING NO. 1
REPLAT B
FREDERICK, COLORADO
OVERALL - SHEET INDEX

HURST

2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105
www.hurst-ssoc.com

CIVIL ENGINEERING
PLANNING
SURVEYING

SCALE HOR. 1"=50'
VERT. N/A

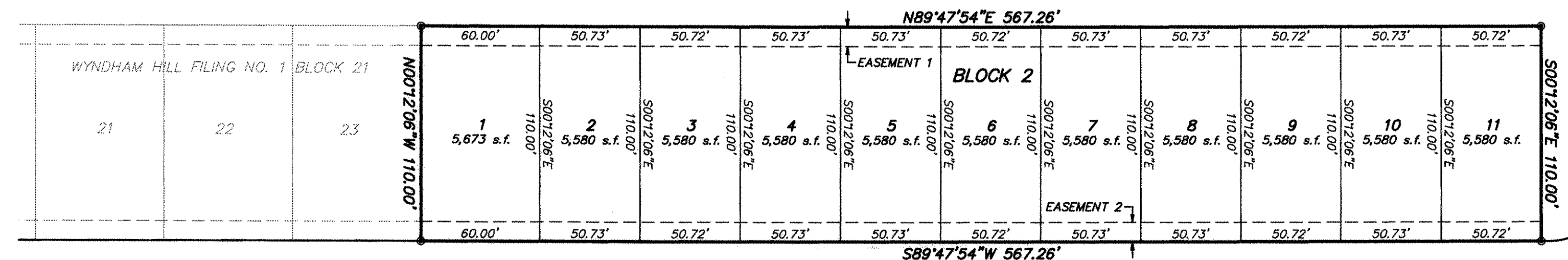
DESIGN/APPR. BO
DRAWN BY BO
DATE 06/07/1
SHEET 2 OF 4

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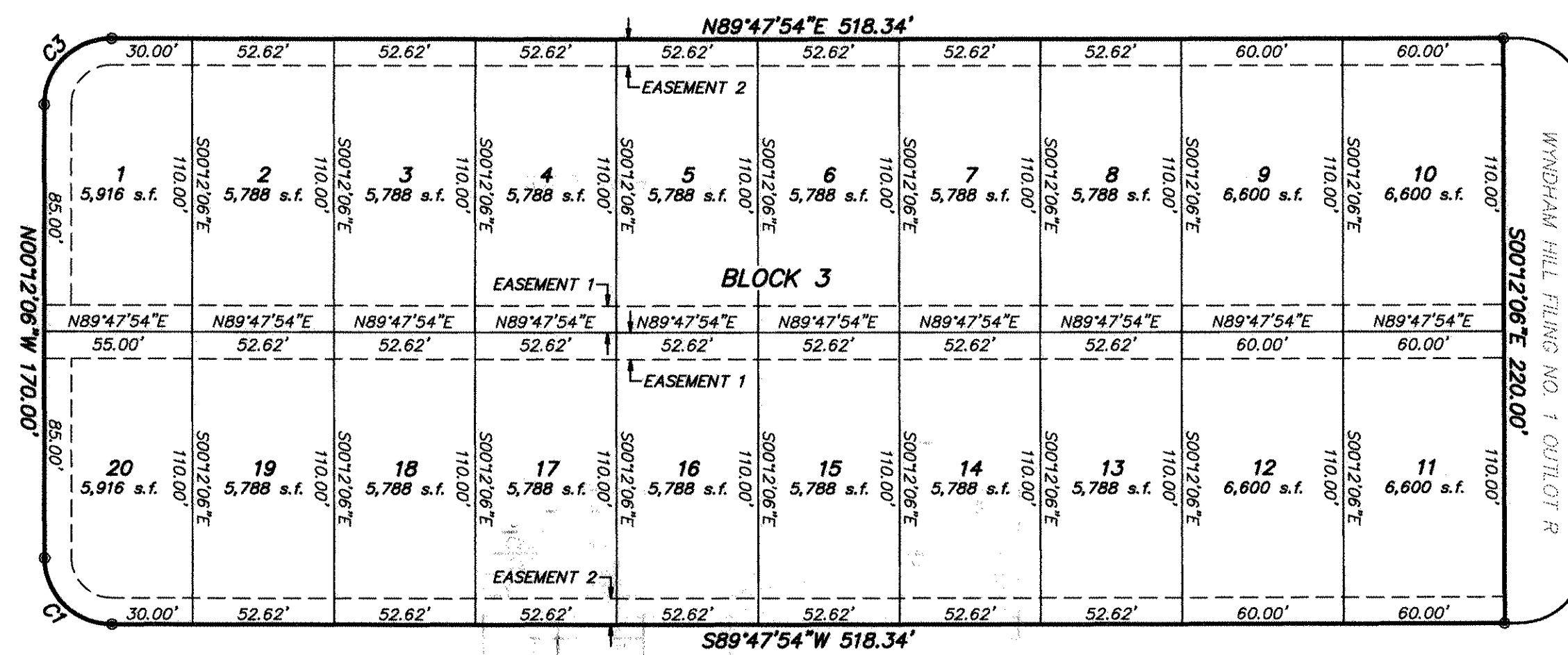
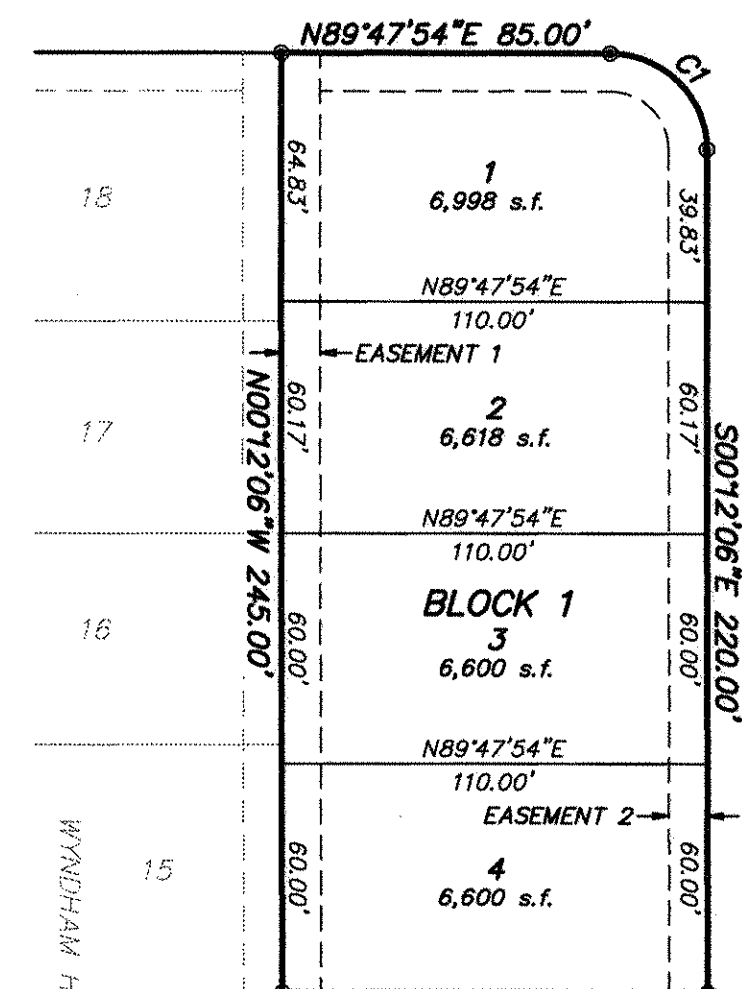
WYNDHAM HILL FILING NO. 1 OUTLOT XXX

WYNDHAM HILL
FILING NO. 1
OUTLOT 5

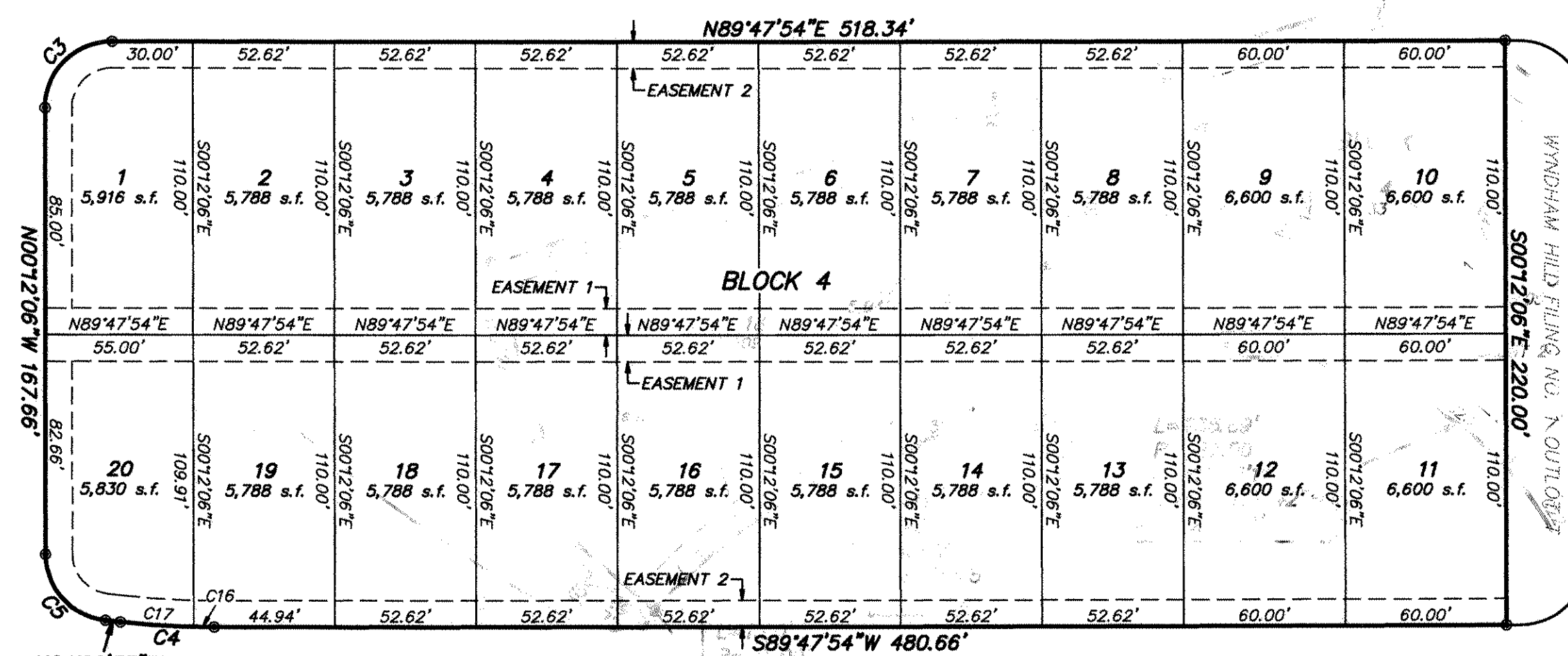
WYNDHAM HILL FILING NO. 4 OUTLOT A



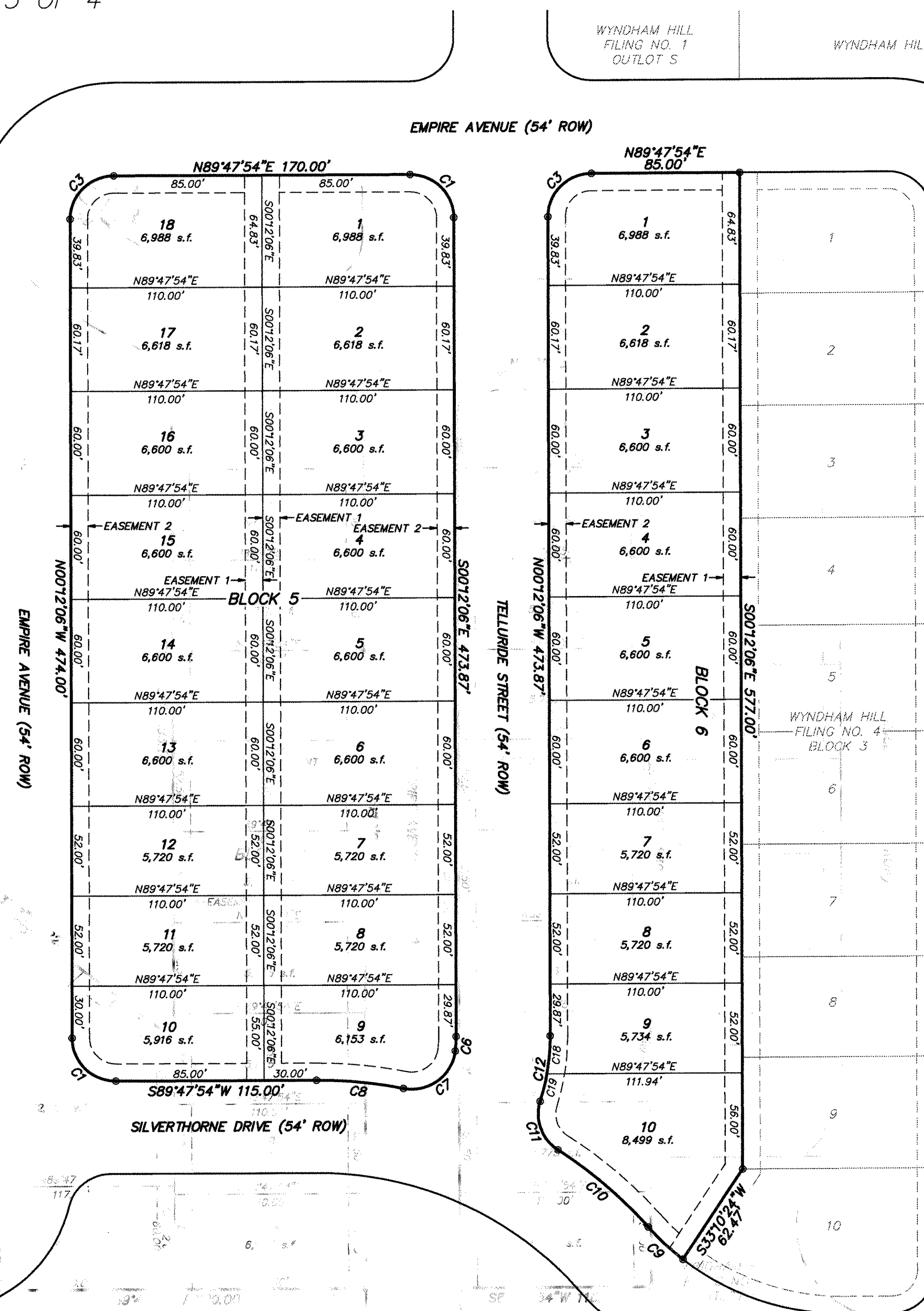
EAGLE BUTTE AVENUE (54' ROW)



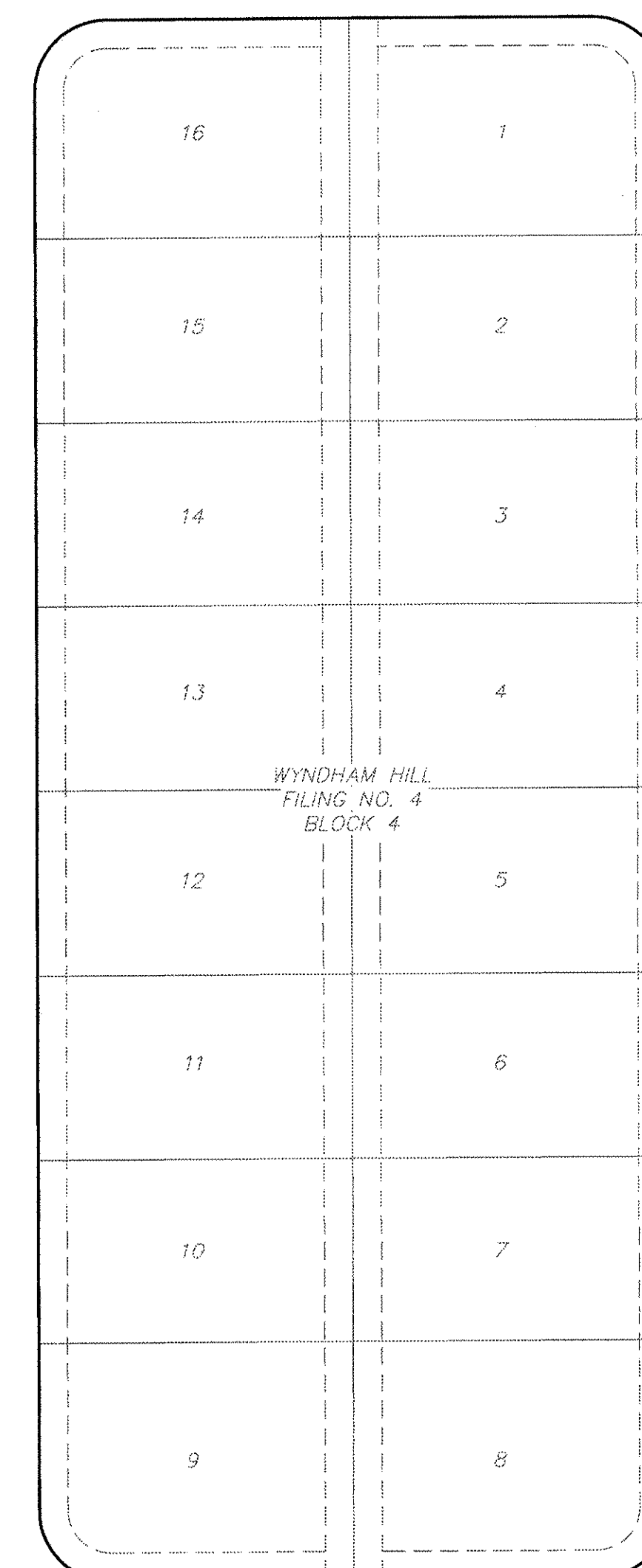
QUICKSILVER ROAD (54' ROW)



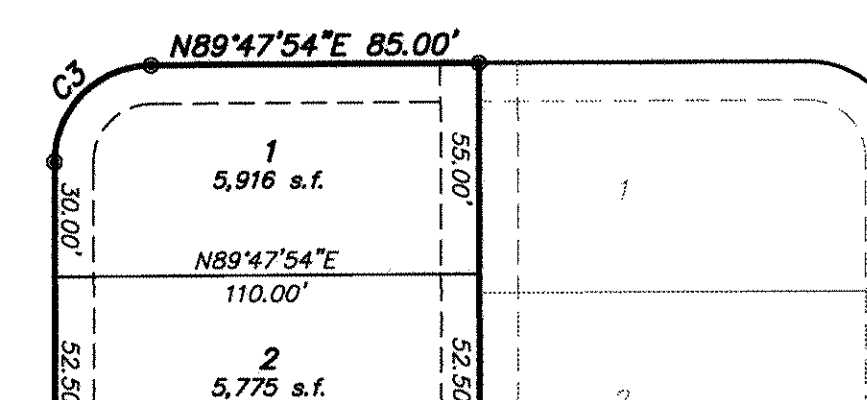
EMPIRE AVENUE (54' ROW)



LITTLE BELL DRIVE (54' ROW)



SILVERTHORNE DRIVE (54' ROW)

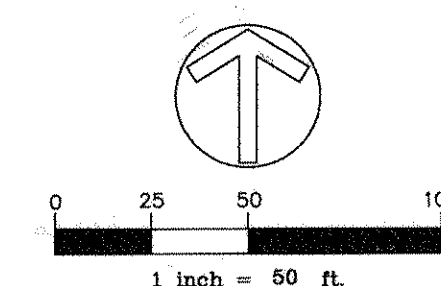


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	36.27	25.00	90°00'25"	35.36	M4512°08'
C2	107.15	323.00	107°00'25"	106.66	N08°18'25"
C3	39.27	25.00	60°00'00"	35.36	S44°57'54"
C4	34.91	323.00	61°17'34"	34.89	S87°06'20"
C5	36.57	25.00	83°48'26"	33.39	S42°06'20"
C6	85.51	23.00	6°44°46"	83.91	N03°08'17"
C7	41.29	25.00	112°30'25"	40.43	N70°14'48"
C8	50.05	252.00	112°30'25"	49.99	N48°30'35"
C9	27.25	148.00	103°33'03"	27.22	S46°33'47"
C10	68.75	252.00	153°57'33"	68.84	N49°06'12"
C11	32.36	25.00	74°09'46"	30.51	S19°50'16"
C12	38.67	120.00	126°00'00"	38.62	N08°31'15"
C13	18.43	323.00	126°00'00"	18.43	N07°26'58"
C14	31.11	323.00	126°36'52"	30.97	N09°22'30"
C15	17.61	323.00	370°23'3"	17.60	N17°14'37"
C16	7.88	323.00	121°45'7"	7.86	S89°31'14"
C17	27.23	323.00	4°49'49"	27.22	S86°25'25"
C18	24.25	120.00	100°12'12"	24.22	N49°00'00"
C19	16.56	127.00	126°00'00"	16.53	N13°21'27"

EASEMENT LEGEND:

EASEMENT 1: EXISTING 10' DRAINAGE & UTILITY EASEMENT (PER "WYNDHAM HILL FILING NO. 1" PLAT)

EASEMENT 2: EXISTING 10' UTILITY EASEMENT (PER "WYNDHAM HILL FILING NO. 1" PLAT)



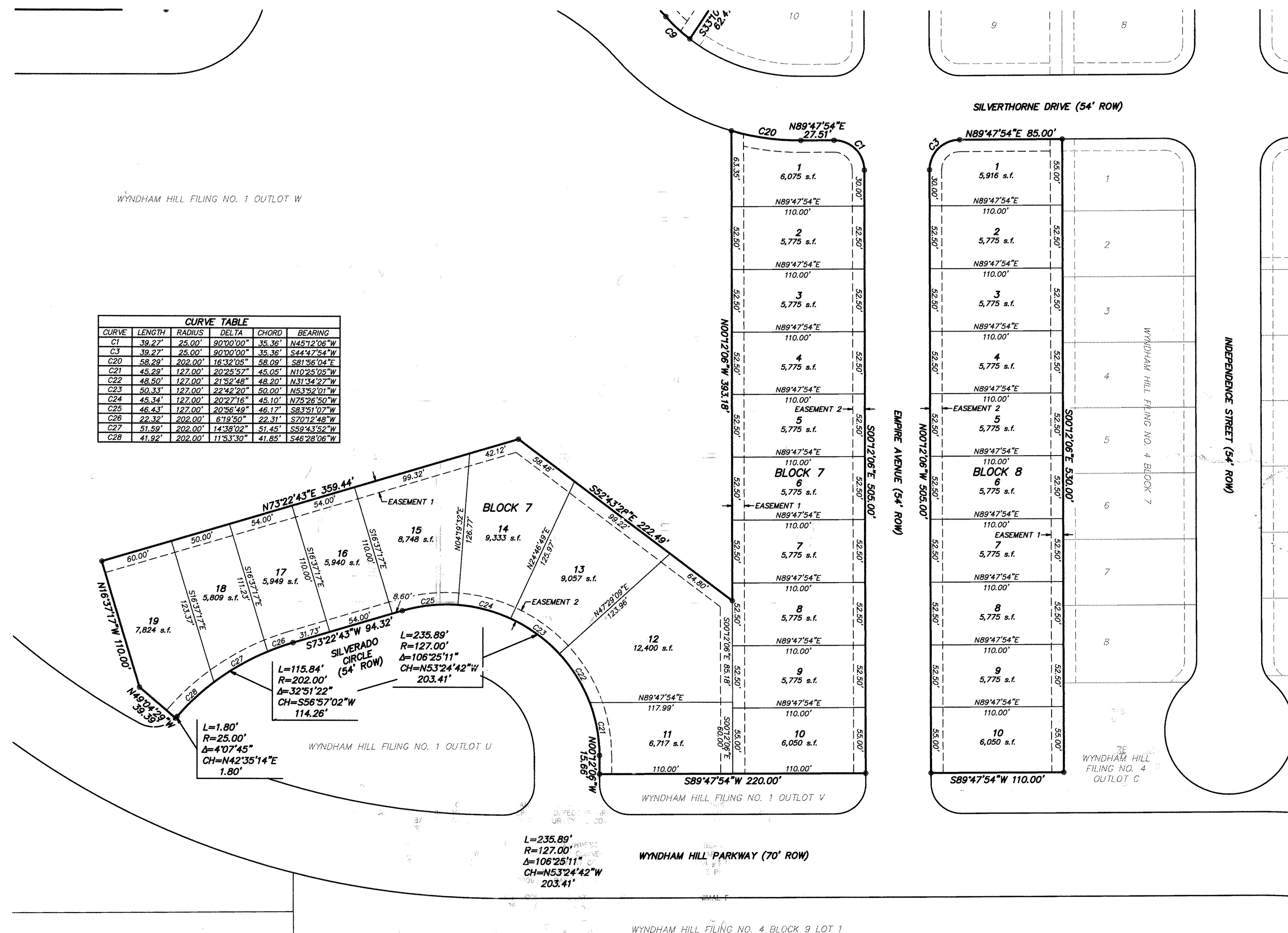
WYNDHAM HILL FILING NO. 1
REPLAT B
FREDERICK, COLORADO
BLOCKS 1-6

HURST CIVIL ENGINEERING PLANNING SURVEYING	2500 Broadway, Suite B	SCALE	HOR. 1"=50'
	Boulder, CO 80304	DESIGN/APPR.	BO
	303.449.9105	DRAWN BY	BO
	www.hurst-assoc.com	DATE	06/07/11
FILE G:\202041\SURVEY\FILING 1\REPLAT\WH FILE 1	REPLAT B	SHEET	3 of 4

SCALE	HOR. 1"=50'
	VERT. N/A
DESIGN/APPR.	BO
DRAWN BY	BO
DATE	06/07/13
SHEET	3 OF 4

FIL REPLAT B

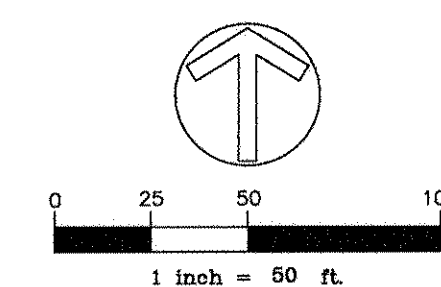
CURVE TABLE				
CUVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	23.00'	90.00°00'	35.35°
C3	39.27'	23.00'	90.00°00'	N45°12'08"W
C20	58.29'	102.00'	16.32°05'	S89°58'50"E
C21	45.29'	203.00'	20°25'57"	S81°05'58"E
C22	48.50'	127.00'	21°52'48"	S81°34'27"W
C23	50.33'	127.00'	22°42'40"	S51°52'01"W
C24	45.34'	127.00'	20°27'16"	N73°26'50"W
C25	46.43'	127.00'	20°56'49"	S67°53'07"W
C26	22.32'	202.00'	6°32'	S62°01'48"W
C27	41.92'	102.00'	16.32°05'	S69°14'54"E
C28	41.92'	102.00'	11°53'30"	S46°28'04"E



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EASEMENT 2: EXISTING 10' UTILITY EASEMENT (PER "WYNDHAM HILL FILING NO. 1" PLAT)



WYNDHAM HILL FILING NO. 1
REPLAT B
FREDERICK, COLORADO
BLOCKS 9-10

HURST	CIVIL ENGINEERING PLANNING SURVEYING	2500 Broadway, Suite B	SCALE: HOR. 1"=50'
		Boulder, CO 80304	VERT. N/A
		DRAWN BY: BO	DESIGN/APPR. BO
		303.448.9162	DATE: 08/07/13
		www.hurst-essco.com	SHEET 4 OF 4

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