

# WYNDHAM HILL FILING NO. 2 REPLAT A

A REPLAT OF: WYNDHAM HILL FILING NO. 2 LOTS 1-18 OF BLOCK 12, LOTS 1-14 OF  
 BLOCK 13 AND LOTS 1-7 OF BLOCK 14  
 LOCATED IN THE SOUTH EAST QUARTER OF SECTION 33,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 44 LOTS, 7.32 ACRES  
 SHEET 1 OF 2

**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. 2 REPLAT A". 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 1 THROUGH 18, INCLUSIVE, BLOCK 12;  
 LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 13;  
 LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 14  
 WYNDHAM HILL FILING NO. 2, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 24 DAY OF June, 2013.

**OWNERSHIP SIGNATURES:**

MARY ALICE BILLINGS

*Mary Alice Billings*  
 MARY ALICE BILLINGS

MARY ALICE BILLINGS TRUST

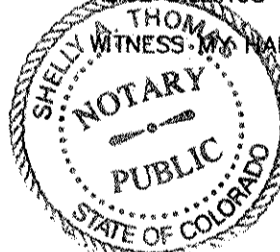
*Mary Alice Billings*  
 BY: MARY ALICE BILLINGS, CO-TRUSTEE

BY: GUARANTY BANK AND TRUST COMPANY, CO-TRUSTEE  
 SARAH S. STERKEL, VICE PRESIDENT

**ACKNOWLEDGMENTS:**

STATE OF COLORADO }  
 COUNTY OF Boulder } SS

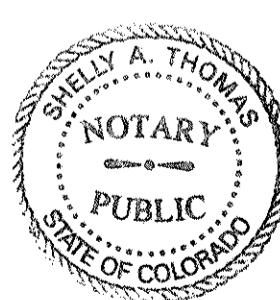
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY MARY ALICE BILLINGS, INDIVIDUALLY AND AS CO-TRUSTEE OF THE MARY ALICE BILLINGS TRUST, THIS 24 DAY OF June, 2013.



*Shelly A. Thomas*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 4/5/2014

STATE OF COLORADO }  
 COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY SARAH S. STERKEL AS VICE PRESIDENT OF GUARANTY BANK AND TRUST COMPANY AS CO-TRUSTEE OF THE MARY ALICE BILLINGS TRUST, THIS 24 DAY OF June, 2013.



*Shelly A. Thomas*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 4/5/2014

WITNESS MY HAND AND SEAL:

FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

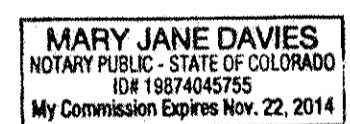
*Charles R. Bellock*  
 BY: CHARLES R. BELLOCK,  
 AUTHORIZED REPRESENTATIVE

**ACKNOWLEDGMENT:**

STATE OF COLORADO }  
 COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY CHARLES R. BELLOCK AS AUTHORIZED REPRESENTATIVE OF FREDERICK DEVELOPMENT COMPANY, INC., THIS 24 DAY OF June, 2013.

WITNESS MY HAND AND SEAL:



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

WOOLLEY FAMILY TRUST

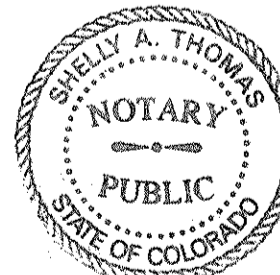
*Donna Woolley*  
 BY: DONNA WOOLLEY, TRUSTEE

**ACKNOWLEDGMENT:**

STATE OF COLORADO }  
 COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY DONNA WOOLLEY AS TRUSTEE OF THE WOOLLEY FAMILY TRUST, THIS 24 DAY OF June, 2013.

WITNESS MY HAND AND SEAL:



*Shelly A. Thomas*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 4/5/2014

**ADDRESSES:**

**OWNER/APPLICANT:**

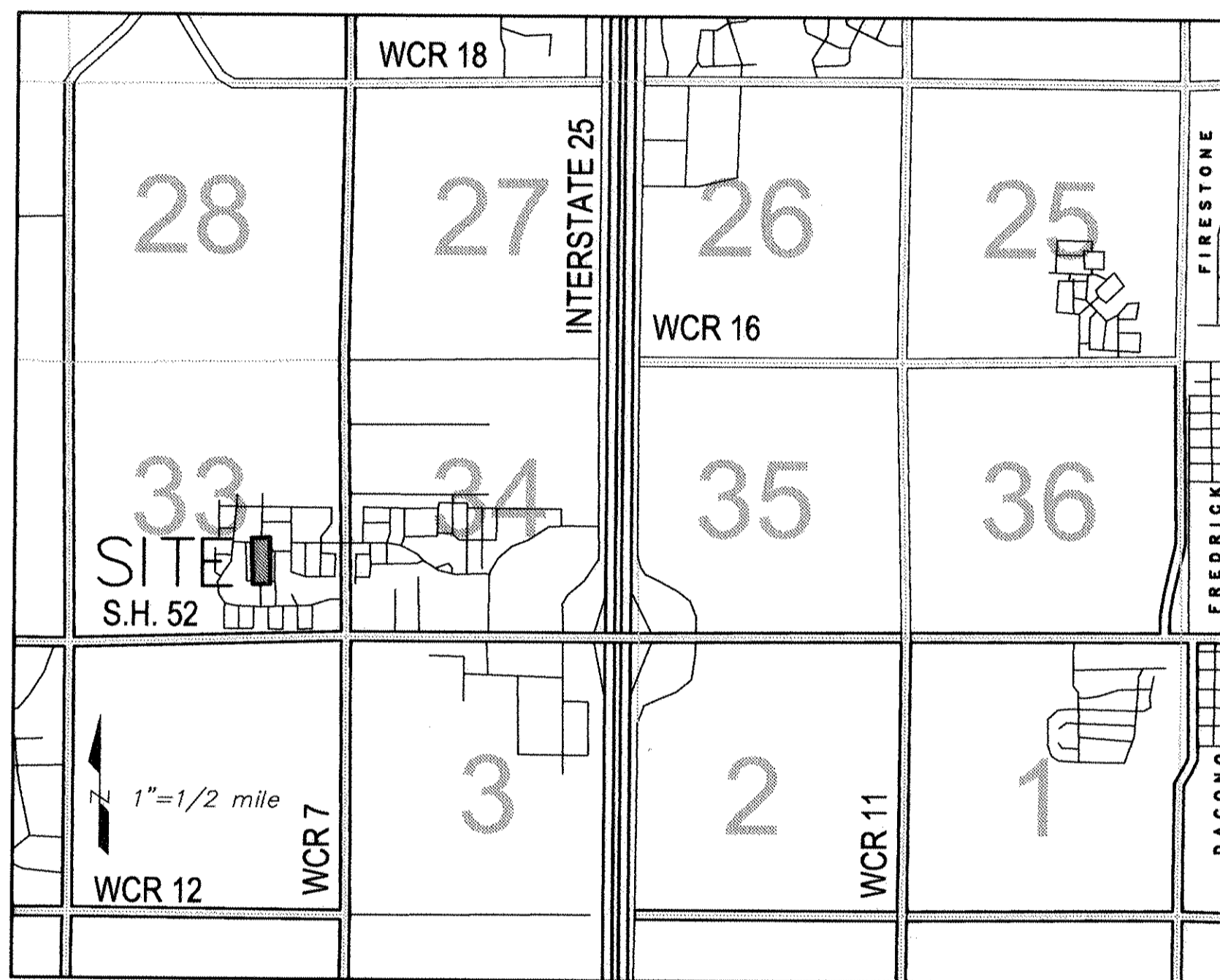
FREDERICK DEVELOPMENT COMPANY, INC.  
 2500 ARAPAHOE AVENUE, SUITE 220  
 BOULDER, COLORADO 80302  
 303-442-2299

**OWNERS:**

MARY ALICE BILLINGS  
 MARY ALICE BILLINGS TRUST  
 WOOLLEY FAMILY TRUST  
 401 MAIN STREET  
 LONGMONT, CO. 80501

**ENGINEER/SURVEYOR:**

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



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 EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33, BEARING S00°12'06"E, 2,662.86 FEET BETWEEN THE EAST QUARTER CORNER (BEING A 2" ALUMINUM CAP MARKED "LS 25937, 1995" PER FILING NO. 2 PLAT) AND THE SOUTHEAST CORNER (BEING A 2" PIP WITH #3 REBAR INSIDE, PER FILING NO. 2 PLAT). NOTE: THE SOUTHEAST CORNER HAS BEEN UPGRADED SINCE PLAT TO A 3.25" ALUMINUM CAP, MARKED "LS 34995 2009" IN RANGE BOX.
- 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.
- PER THE "WYNDHAM HILL FILING NO. 2" SUBDIVISION PLAT, SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
- NO NEW EASEMENTS ARE CREATED BY THIS REPLAT. ALL EASEMENTS SHOWN ARE EXISTING AND CREATED BY THE "WYNDHAM HILL FILING NO. 2" SUBDIVISION PLAT.
- SUBDIVISION CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990 SET ON #4 REBAR.

**UTILITY PROVIDERS:**

WATER: CS D D R DATE: 6/21/13  
 LEFT HAND WATER DISTRICT  
 SEWER: Weld DATE: 6/21/13  
 ST. VRAIN SANITATION DISTRICT  
 ELECTRIC: Kathy Poteau DATE: 6/21/13  
 UNITED POWER  
 GAS: St. Geo DATE: 6/21/13  
 SOURCEGAS

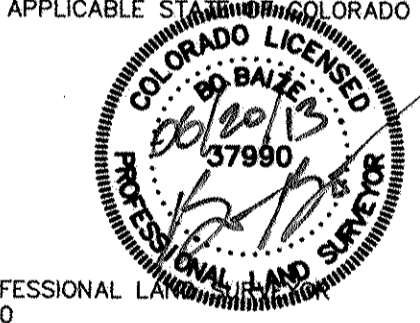
**MAYOR'S CERTIFICATE:**

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.

*J. Wasson*  
 MAYOR  
 ATTEST:  
*Matthew Lee*  
 TOWN CLERK  
 Manager of Elections

**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 STATE AND 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 \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_

WELD COUNTY CLERK AND RECORDER

DEPUTY

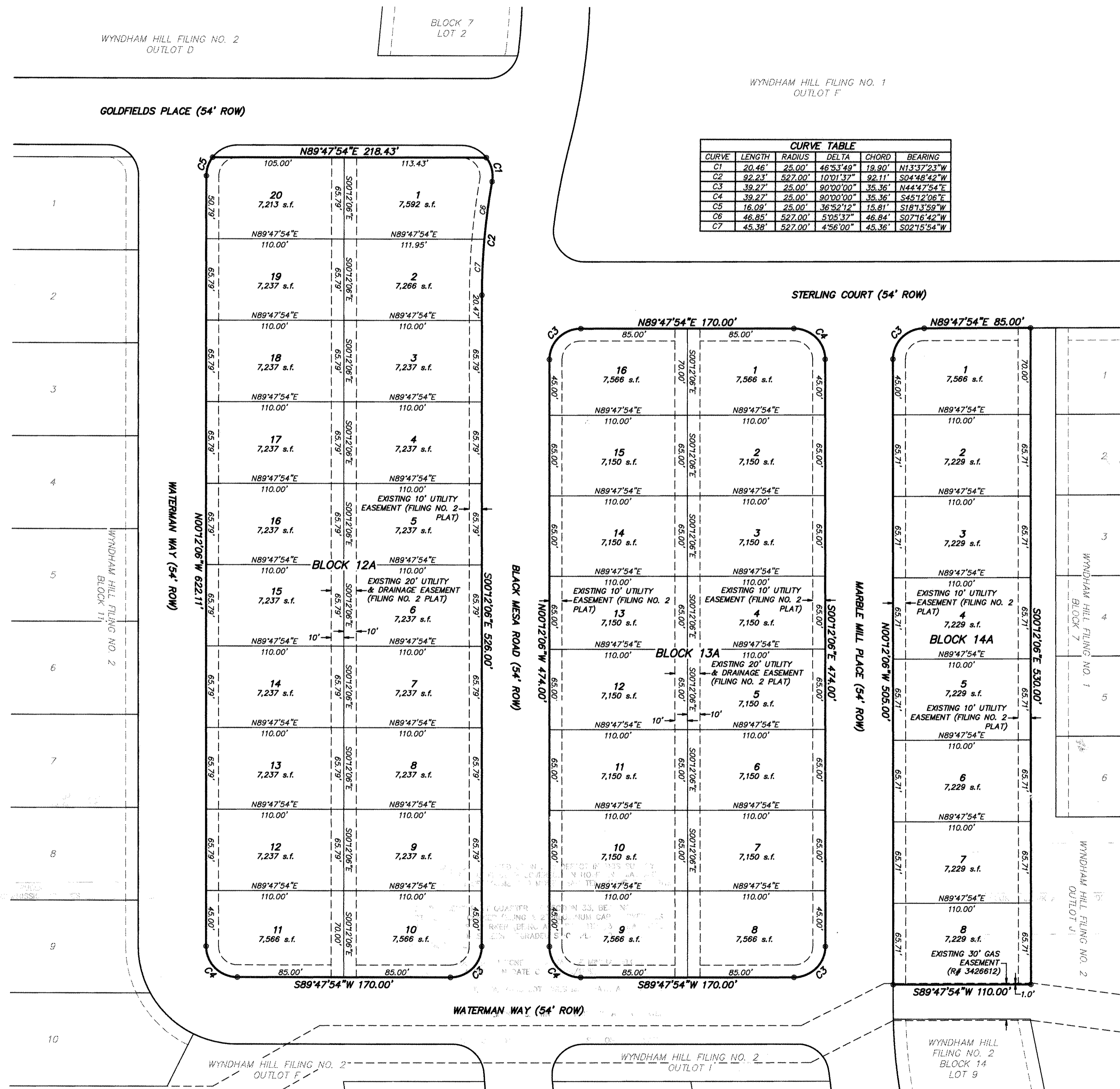
WYNDHAM HILL FILING NO. 2  
 REPLAT A  
 FREDERICK, COLORADO

DATE	03/20/13	SCALE	HOR. N/A VERT. N/A
REVISED	06/19/13	DESIGN/APPR.	BO
(COVER)		DRAWN BY	BG
		SHEET	1 OF 2
FILE G:\202041\SURVEY\FILING 2\WH FIL 2 RPA PLAT			

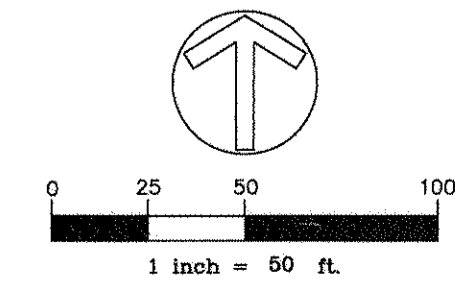
# WYNDHAM HILL FILING NO. 2 REPLAT A

## 44 LOTS, 7.32 ACRES

### SHEET 2 OF 2



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	20.46'	25.00'	46°53'49"	19.90'	N13°37'23"W
C2	92.23'	527.00'	100°1'37"	92.11'	S04°49'42"W
C3	39.27'	25.00'	90°00'00"	35.36'	N44°47'54"E
C4	39.27'	25.00'	90°00'00"	35.36'	S45°12'06"E
C5	16.09'	25.00'	36°52'12"	15.61'	S18°13'59"W
C6	46.85'	527.00'	50°53'37"	46.84'	S07°16'42"W
C7	45.39'	527.00'	4°56'00"	45.36'	S02°15'54"W



**WYNDHAM HILL FILING NO. 2  
 REPLAT A  
 FREDERICK, COLORADO**

<b>HURST</b> CIVIL ENGINEERING PLANNING SURVEYING	2500 Broadway, Suite B Boulder, CO 80304 303.449.9105 www.hurst-assoc.com	DESIGN/APPR. JJ DRAWN BY BO DATE 03/19/13 SHEET 2 OF 2	HOR. 1" = 50' VERT. N/A
	FILE G:\202041\SURVEY\FILING 2\WH FIL2 RPA PLAT		