

WYNDHAM HILL FILING NO. 7 MINOR SUBDIVISION PLAT

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
 4 LOTS, 3 OUTLOTS, 55.057 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. 7". 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 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 SECTION 34 (3.25" BRASS CAP, BLM 1952) FROM WHENCE THE NORTHEAST CORNER OF SECTION 34 (2" ALUMINUM CAP, LS 28660) BEARS N89°38'41"E, 2,647.31 FEET (BASIS OF BEARINGS);

THENCE S00°10'33"E, 30.00 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 34 TO THE POINT OF BEGINNING;

THENCE N89°38'41"E, 1,991.43 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16 (AS OF AUGUST, 2012), BEING A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE ALONG THE WESTERLY LINE OF THE WESTERLY LINE OF THE SOUTH BOULDER DITCH THE FOLLOWING SIX COURSES:

- 1) S09°15'41"W, 244.11 FEET;
- 2) S27°54'19"E, 274.70 FEET;
- 3) S41°51'19"E, 123.11 FEET;
- 4) 18.19 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 29.63 FEET, A CENTRAL ANGLE OF 30°10'58", AND A CHORD BEARING S17°50'18"E, 17.91 FEET;
- 5) S00°14'51"E, 938.19 FEET;
- 6) 59.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 101.61 FEET, A CENTRAL ANGLE OF 33°49'30", AND A CHORD BEARING S17°09'36"E, 59.12 FEET;

THENCE ALONG THE NORTHERLY SUBDIVISION LINE OF "WYNDHAM HILL FILING NO. 6 - SCLHS/EXEMPLA FREDERICK MEDICAL CAMPUS FINAL PLAT" THE FOLLOWING FIVE COURSES:

- 1) S89°38'50"W, 24.49 FEET;
- 2) 154.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 26°29'28", AND A CHORD BEARING N77°08'26"W, 153.13 FEET;
- 3) S89°38'50"W, 675.52 FEET;
- 4) 163.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 21°21'01", AND A CHORD BEARING N79°40'40"W, 163.01 FEET;
- 5) S20°59'50"W, 70.00 FEET;

THENCE 267.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 30°03'00", AND A CHORD BEARING N53°58'40"W, 264.42 FEET;

THENCE N38°57'10"W, 391.49 FEET;

THENCE 966.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,434.50 FEET, A CENTRAL ANGLE OF 38°35'51", AND A CHORD BEARING N19°39'15"W, 948.19 FEET;

THENCE N00°21'19"W, 200.55 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N45°21'19"W, 35.36 FEET;

THENCE S89°38'41"W, 349.75 FEET ALONG A LINE PARALLEL WITH AND 35.00 FEET SOUTH OF THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE N00°10'33"E, 5.00 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 34 TO THE POINT OF BEGINNING, CONTAINING 55.06 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

OWNERSHIP SIGNATURES

MARY ALICE BILLINGS

Mary Alice Billings
 BY: MARY ALICE BILLINGS, OWNER

MARY ALICE BILLINGS TRUST

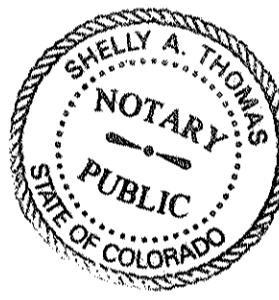
Mary Alice Billings Trustee
 BY: MARY ALICE BILLINGS, TRUSTEE

STATE OF COLORADO)
 COUNTY OF Boulder) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY MARY ALICE BILLINGS, THIS 27 DAY OF March, 2013

WITNESS MY HAND AND SEAL:

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



MARY ALICE BILLINGS TRUST

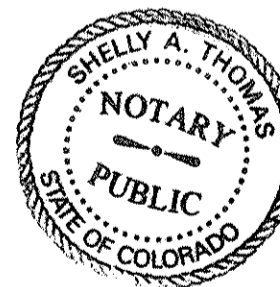
BY: SARAH S. STERKEL, VICE PRESIDENT, GUARANTY BANK AND TRUST COMPANY, TRUSTEE

STATE OF COLORADO)
 COUNTY OF Boulder) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY SARAH S. STERKEL, THIS 28 DAY OF March, 2013

WITNESS MY HAND AND SEAL:

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



WOOLLEY FAMILY TRUST

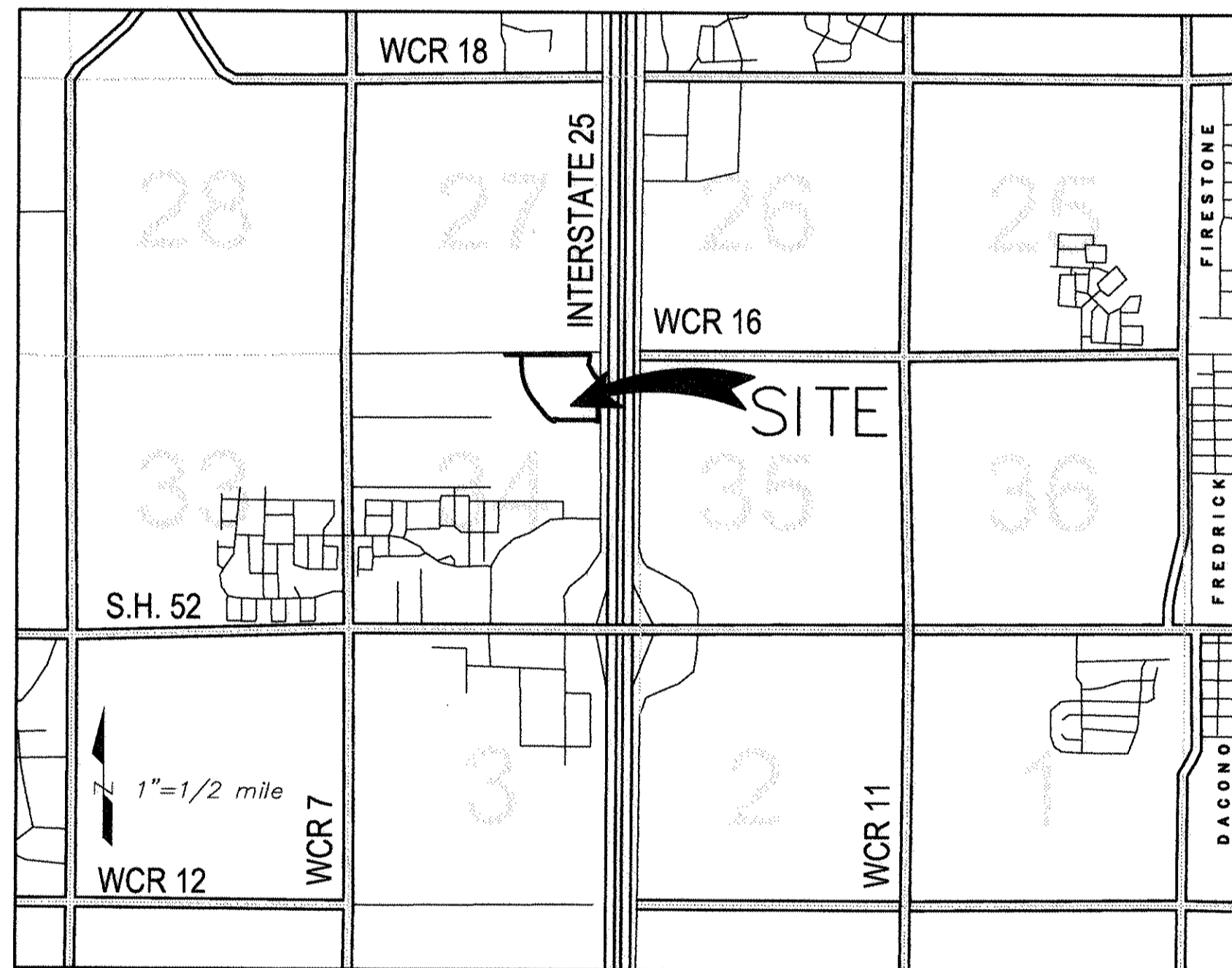
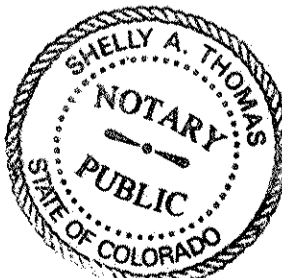
Donna Woolley Trustee
 BY: DONNA WOOLLEY, TRUSTEE

STATE OF COLORADO)
 COUNTY OF Boulder) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY DONNA WOOLLEY, THIS 28 DAY OF March, 2013

WITNESS MY HAND AND SEAL:

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



VICINITY MAP

LOT/OUTLOT TABLE			
	USAGE	AREA	PERCENTAGE OF TOTAL
LOT 1	TOWN OPEN SPACE/RAW WATER POND	3.569 Ac.	6%
LOT 2	MF RESIDENTIAL/CDOT FACILITY	9.521 Ac.	17%
LOT 3	MF RESIDENTIAL/ASSISTED LIVING	9.877 Ac.	18%
LOT 4	MF RESIDENTIAL	4.632 Ac.	8%
OUTLOT A	OPEN SPACE	16.221 Ac.	30%
OUTLOT B	OPEN SPACE	8.095 Ac.	15%
OUTLOT C	FUTURE RIGHT OF WAY	3.142 Ac.	6%
TOTAL:		55.057 Ac.	100%

OWNERS:

MARY ALICE BILLINGS
 2246 RIVERSIDE DRIVE
 LYONS, CO 80540
 303-747-2202

MARY ALICE BILLINGS TRUST
 GUARANTY BANK AND TRUST COMPANY
 401 MAIN STREET
 LONGMONT, CO 80501
 303-678-4198

WOOLLEY FAMILY TRUST
 PO BOX 223
 ALLENSPARK, CO 80510
 303-747-2368

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
 (CONTACT: JOHN JORGENSEN)
 2500 BROADWAY, SUITE B
 BOULDER, COLORADO 80304
 303-448-9105

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, ASSUMED TO BEAR N89°38'41"E BETWEEN THE NORTH QUARTER CORNER BEING A 3.25" BRASS CAP, BLM 1952 AND THE NORTHEAST CORNER BEING A 3.25" ALUMINUM CAP IN RANGE BOX, PLS 29430 2009.

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. TITLE COMMITMENT NUMBER ABC25112711 WITH AN EFFECTIVE DATE OF 11/19/2012 PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS. EASEMENT RECORDED AT RECEPTION NO. 1649140 (EXCEPTION NO. 14) CANNOT BE SHOWN DUE TO INCOMPLETE DESCRIPTION IN RECORDED DOCUMENT.

6. THIS PROPERTY IS CURRENTLY ZONED C-E.

7. THIS PROPERTY IS SUBJECT TO THE FOLLOWING SURFACE USE AGREEMENTS, WHICH CONTAIN CERTAIN RESTRICTIONS ON USE AND DEVELOPMENT OF THE SURFACE ESTATE:

- ENCANAL 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 25, 2012 AND MEMORANDUM OF AMENDMENT TO COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED OCTOBER 02, 2012 AT RECEPTION NO. 3677842.

- 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. KAUFFMAN 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, 2012 AT RECEPTION NO. 3556585.

8. 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.

9. THE OPEN SPACE DEDICATION HAS BEEN MET FOR THE WYNDHAM HILL PUD. EACH SITE PLAN SHALL MEET THE REQUIRED OPEN SPACE FOR THAT LOT.

10. RESIDENTIAL BUILDINGS SHALL BE SETBACK 200 FEET FROM EXISTING OIL AND GAS WELLS. PORTIONS OF THE BUILDING TO BE USED AS A PLACE OF ASSEMBLY FOR 50 OR MORE PERSONS SHALL BE SETBACK 350 FEET FROM EXISTING OIL AND GAS WELLS.

11. A SPECIFIC SUBSURFACE GEOLOGIC REPORT IS REQUIRED FOR EACH RESIDENTIAL SITE PLAN SUBMITTAL.

12. AS A RESULT OF THIS PLAT, OUTLOT A AND OUTLOT B WILL BE DEDICATED TO THE TOWN FOR USE AS PARKS AND OPEN SPACE

13. AT A TIME TO BE SPECIFIED IN AN AMENDMENT TO THE WYNDHAM HILL MASTER MOAP, APPROPRIATE IMPROVEMENTS, INCLUDING CONSTRUCTION OF A NEIGHBORHOOD PARK AND REGIONAL TRAIL SEGMENTS SHALL BE MADE TO OUTLOTS A AND B IN COMPLIANCE WITH THE WYNDHAM HILL PRELIMINARY PLAT LANDSCAPE PLAN AMENDMENT NO. 1, SHEET PE-2 (11-7-06).

14. RIGHT OF WAY WILL BE DEDICATED BY SEPARATE INSTRUMENT AT TIME OF SITE PLAN APPROVAL.

15. CONSTRUCTION OF ZIMMERMAN DRIVE SHALL OCCUR PRIOR TO THE DEVELOPMENT OF THE LOTS THAT ARE ADJACENT TO IT.

16. CONSTRUCTION OF ZIMMERMAN DRIVE SHALL INCLUDE THE FULL CROSS-SECTION OF THE ROAD INCLUDING STREET TREES, SIDEWALKS/TRAILS/PATHS AND OTHER LANDSCAPING AS REQUIRED BY TOWN DESIGN STANDARDS.

SURVEYING CERTIFICATE

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL MINOR SUBDIVISION PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL MINOR SUBDIVISION PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 27 DAY OF March, 2013



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

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2013-02C THIS 19 DAY OF Feb., 2013

Kathy Larson
 CHAIRMAN
Kathy Larson
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE FINAL MINOR SUBDIVISION PLAT MAP OF "WYNDHAM HILL FILING NO. 7" IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20____. 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. THE TOWN SHALL HAVE NO OBLIGATION TO PROVIDE ANY IMPROVEMENTS, MAINTENANCE THEREOF, OR TO ACCEPT SUCH IMPROVEMENTS OR MAINTENANCE EXCEPT TO THE EXTENT AS MAY BE SET FORTH IN THAT SEPARATE MEMORANDUM.

THIS ACCEPTANCE OF THE FINAL MINOR SUBDIVISION 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.

Paul Jorgensen
 MAYOR
 ATTEST:
Madeline Martin
 TOWN CLERK

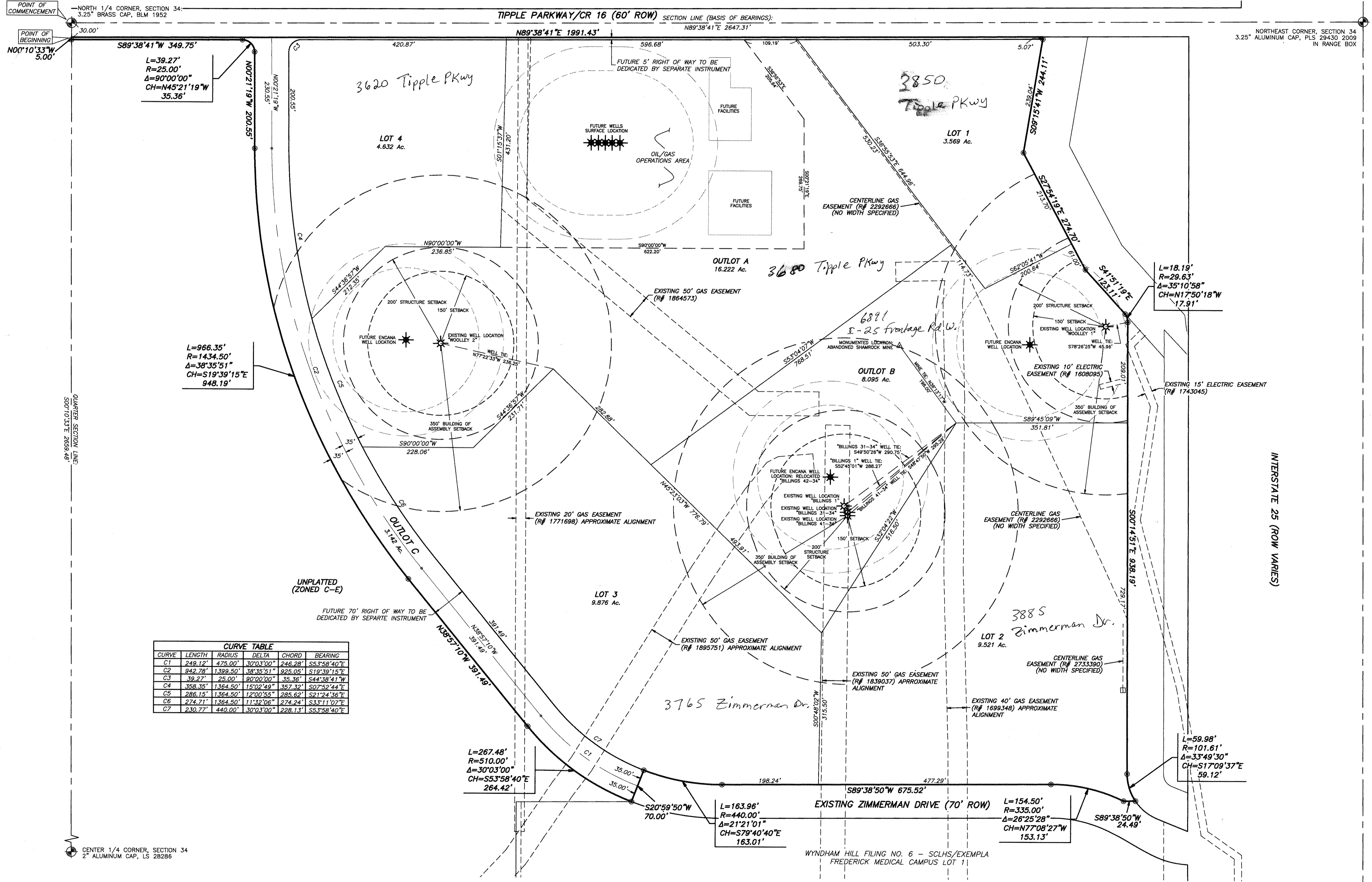
**WYNDHAM HILL FILING NO. 7
 FINAL PLAT
 FREDERICK, COLORADO**

DATE: 08/16/12	SCALE: N/A
REVISED: 10/31/12	DESIGN/APPR.: BO
01/23/13	DESIGN/APPR.: BO
02/07/13	DRAWN BY: BO
03/20/13	DRAWN BY: BO
03/20/13	DRAWN BY: BO
FILE: G:\202041\SURVEY\WH.FIL.7.FINAL.PLAT	SHEET 1 OF 2

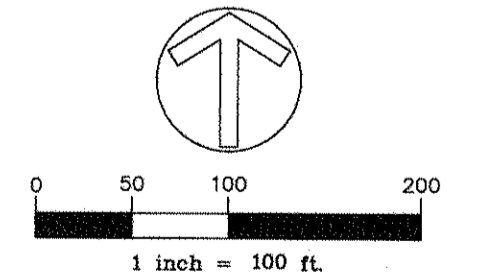
WYNDHAM HILL FILING NO. 7 MINOR SUBDIVISION PLAT

SHEET 2 OF 2

* Addresses included



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	249.12'	475.00'	30°03'00"	246.28'	S53°58'40"E
C2	942.78'	1,399.50'	38°35'51"	925.05'	S18°39'15"E
C3	39.27'	25.00'	90°00'00"	35.36'	S44°38'41"W
C4	358.35'	1,364.50'	15°02'49"	357.32'	S07°52'44"E
C5	286.19'	1,364.50'	12°00'55"	285.62'	S21°24'38"E
C6	274.71'	1,364.50'	11°32'06"	272.24'	S33°11'02"E
C7	230.77'	440.00'	30°03'00"	228.13'	S53°58'40"E



WYNDHAM HILL FILING NO. 7
 FINAL PLAT
 FREDERICK, COLORADO

DATE	08/16/12	SCALE	HOR. 1"=100'
REVISED	10/31/12	VERT.	N/A
	01/23/13	DESIGN/APPR.	BO
	02/07/13	DRAWN BY	BO
	03/20/13	SHEET	2 OF 2