

WYNDHAM HILL FILING NO. 2 REPLAT C

A REPLAT OF: LOTS 1-4 OF BLOCK 7 & LOTS 1-10 OF BLOCK 11 OF "WYNDHAM HILL FILING NO. 2"
 AND LOTS 1-20 OF BLOCK 12A, LOTS 1-16 OF BLOCK 13A & LOTS 1-8 OF BLOCK 14A
 OF "WYNDHAM HILL FILING NO. 2 REPLAT A"
 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
 10.76 ACRES-73 LOTS, 1 OUTLOT

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK DEVELOPMENT COMPANY, INC. AND WELD COUNTY LAND COMPANY, LLC BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 7,
 LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 11,
 "WYNDHAM HILL FILING NO. 2";

TOGETHER WITH:

LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 12A,
 LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 13A,
 LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 14A,
 "WYNDHAM HILL FILING NO. 2 REPLAT A",
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "WYNDHAM HILL FILING NO. 2 REPLAT C", THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 10.76 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 6th DAY OF January, 2017

FREDERICK DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION

[Signature]
 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. THIS 6th DAY OF January, 2017.

WITNESS MY HAND AND SEAL:

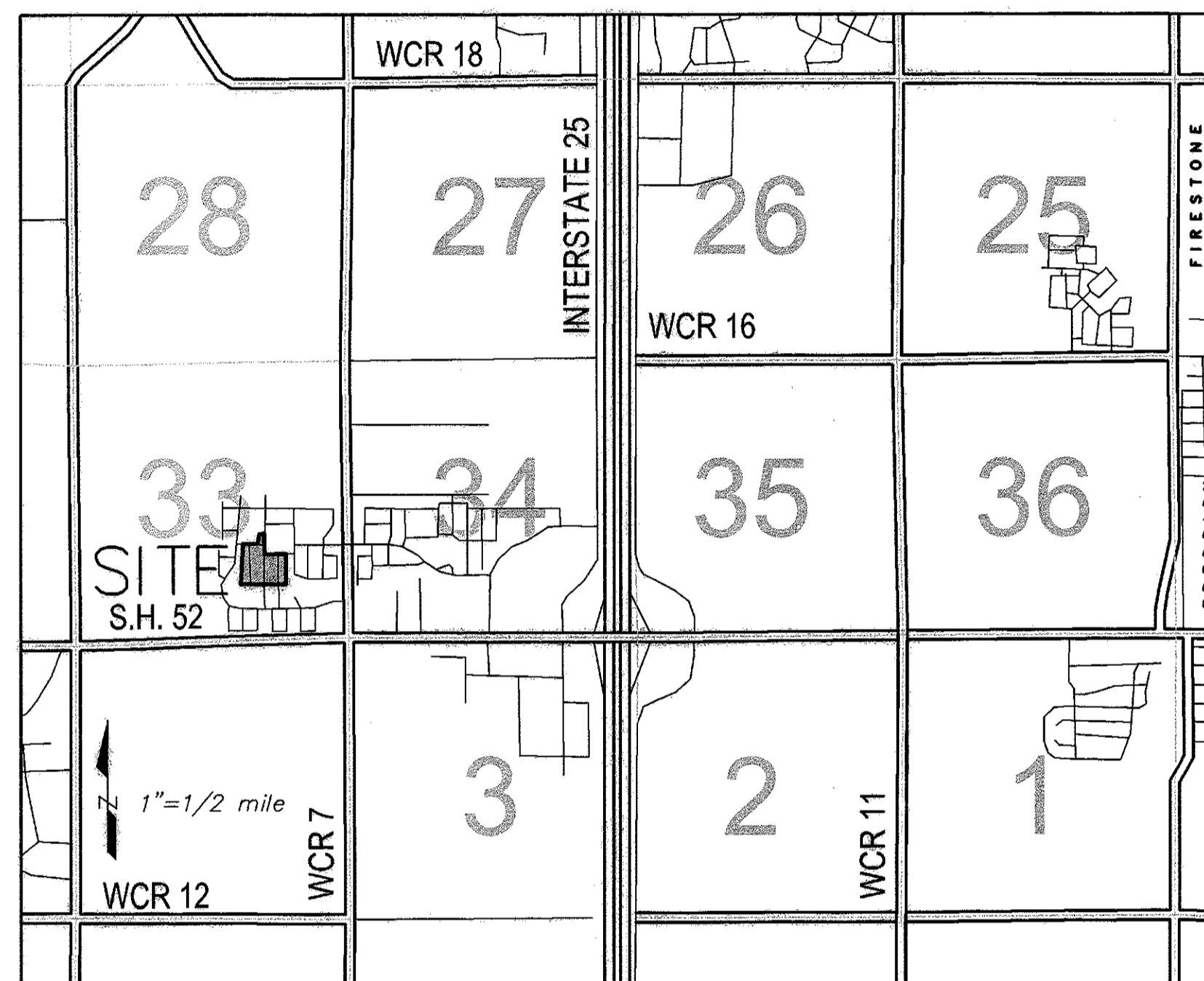
[Signature]
 MARY JANE DAVIES
 NOTARY PUBLIC-STATE OF COLORADO
 ID# 19874045755
 MY COMMISSION EXPIRES NOV. 22, 2018
 MY COMMISSION EXPIRES 11-22-2018

OUTLOT CHART				
OUTLOT	AREA	USE/FUNCTION	MAINTENANCE/RESPONSIBILITY	OWNERSHIP
A	0.76 Ac.	PARK ADDITION/EASEMENT	HOA/DISTRICT	DISTRICT

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



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 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").
3. PER THE "WYNDHAM HILL FILING NO. 2" SUBDIVISION PLAT, SIDE YARD LOT LINES MAY HAVE A 5' UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
4. THE "WYNDHAM HILL FILING NO. 2" SUBDIVISION PLAT WAS RECORDED 11/20/2006 AT RECEPTION NO. 3436155.
5. 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.
6. ALL LOT SIZES MEET LOT SIZE MINIMUMS IDENTIFIED IN THE APPROVED FINAL DEVELOPMENT PLAN.
7. OUTLOT A IS DESIGNATED FOR UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2016-224 THIS 12th DAY OF December OF 2016

[Signature]
 CHAIRMAN
[Signature]
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF "WYNDHAM HILL FILING NO. 2 REPLAT C" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 12-273 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON December 19, 2016. 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, CUTTERS, 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.

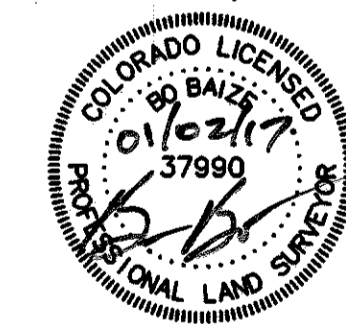
THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

[Signature]
 MAYOR
 ATTEST:
[Signature]
 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 6th DAY OF January, 2017.



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

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

NO.	DESCRIPTION	BY	DATE
1	Original	Bo	08/29/16
1	Edits per Town comments	Bo	11/09/16

REVISIONS

HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105

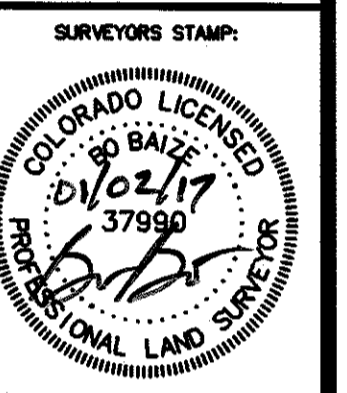
HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

WYNDHAM HILL FILING NO. 2
 REPLAT C
 FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	BO
JOB NUMBER:	2020-41
DATE:	01/02/17
SCALE:	N/A
SHEET NO.:	1 OF 2

WYNDHAM HILL FILING NO. 2 REPLAT C SHEET 2 OF 2

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

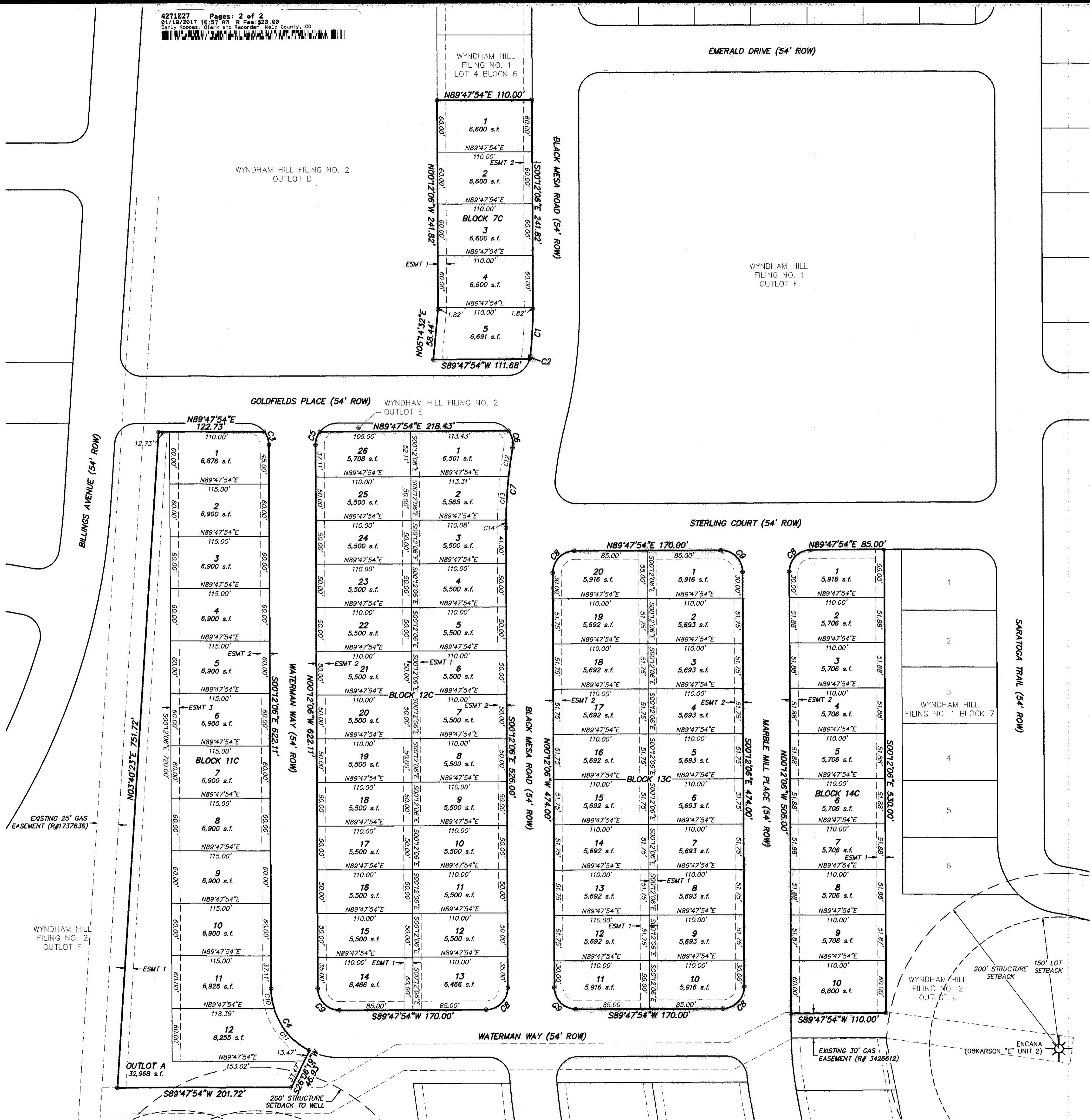


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HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

WYNDHAM HILL FILING NO. 2
 REPLAT C
 FREDERICK, COLORADO

DRAWN BY: BO
 DESIGNED BY:
 APPROVED BY:
 JOB NUMBER: 2020-41
 DATE: 01/02/17
 SCALE: 1"=60'
 SHEET NO: 2 OF 2



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	54.57'	473.00'	6°36'35"	54.54'	N03°06'11"E
C2	3.81'	25.00'	8°43'54"	3.81'	N10°46'26"E
C3	16.09'	25.00'	36°52'12"	15.81'	N18°38'12"W
C4	87.82'	79.00'	6°34'13"	83.37'	S32°02'54"E
C5	16.09'	25.00'	36°52'12"	15.81'	S18°13'59"W
C6	20.46'	25.00'	46°53'49"	19.90'	N13°37'23"W
C7	92.23'	927.00'	1°00'37"	92.11'	S04°48'43"W
C8	39.27'	25.00'	90°00'00"	35.36'	N44°47'54"E
C9	38.27'	25.00'	90°00'00"	35.36'	S45°12'06"E
C10	23.22'	79.00'	16°50'33"	23.14'	S08°37'23"E
C11	64.60'	79.00'	46°51'02"	62.81'	S40°28'10"E
C12	33.10'	927.00'	3°35'57"	33.10'	S08°01'33"W
C13	50.12'	927.00'	5°26'58"	50.10'	S03°30'05"W
C14	9.00'	927.00'	0°58'43"	9.00'	S00°17'15"W

EASEMENT LEGEND:
 ESMT 1: EXISTING 10' DRAINAGE & UTILITY EASEMENT (FIL. NO. 2 PLAT)
 ESMT 2: EXISTING 10' UTILITY EASEMENT (FIL. NO. 2 PLAT)
 ESMT 3: NEW 10' DRAINAGE & UTILITY EASEMENT DEDICATED BY THIS PLAT

