

WYNDHAM HILL FILING NO. 1 REPLAT A

A REPLAT OF LOTS 1-9, BLOCK 15 AND LOTS 6-10, BLOCK 18

WYNDHAM HILL FILING NO. 1

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
 16 LOTS, 2.50 ACRES
 SHEET 1 OF 2

LEGAL DESCRIPTION:

LOTS 1 THROUGH 9 OF BLOCK 15 AND LOTS 6 THROUGH 10 OF BLOCK 18, "WYNDHAM HILL FILING NO. 1" (PLAT RECORDED ON 09/23/2005 AT RECEPTION NO. 3325671), TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED UNDER THE NAME OF "WYNDHAM HILL FILING NO. 1 REPLAT A", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON; ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS, ITS HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 21st DAY OF May, 2012.

OWNERSHIP SIGNATURES:

FREDERICK DEVELOPMENT COMPANY, INC.

[Signature]
 BY: LEWIS G. HOLTSGLAW, AUTHORIZED REPRESENTATIVE
Lewis G. Holtsglaw

ACKNOWLEDGMENT:

STATE OF COLORADO }
 COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY LEWIS G. HOLTSGLAW; THIS 21st DAY OF May, 2012.
Chuck Bellock

WITNESS MY HAND AND SEAL:

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-22-2014



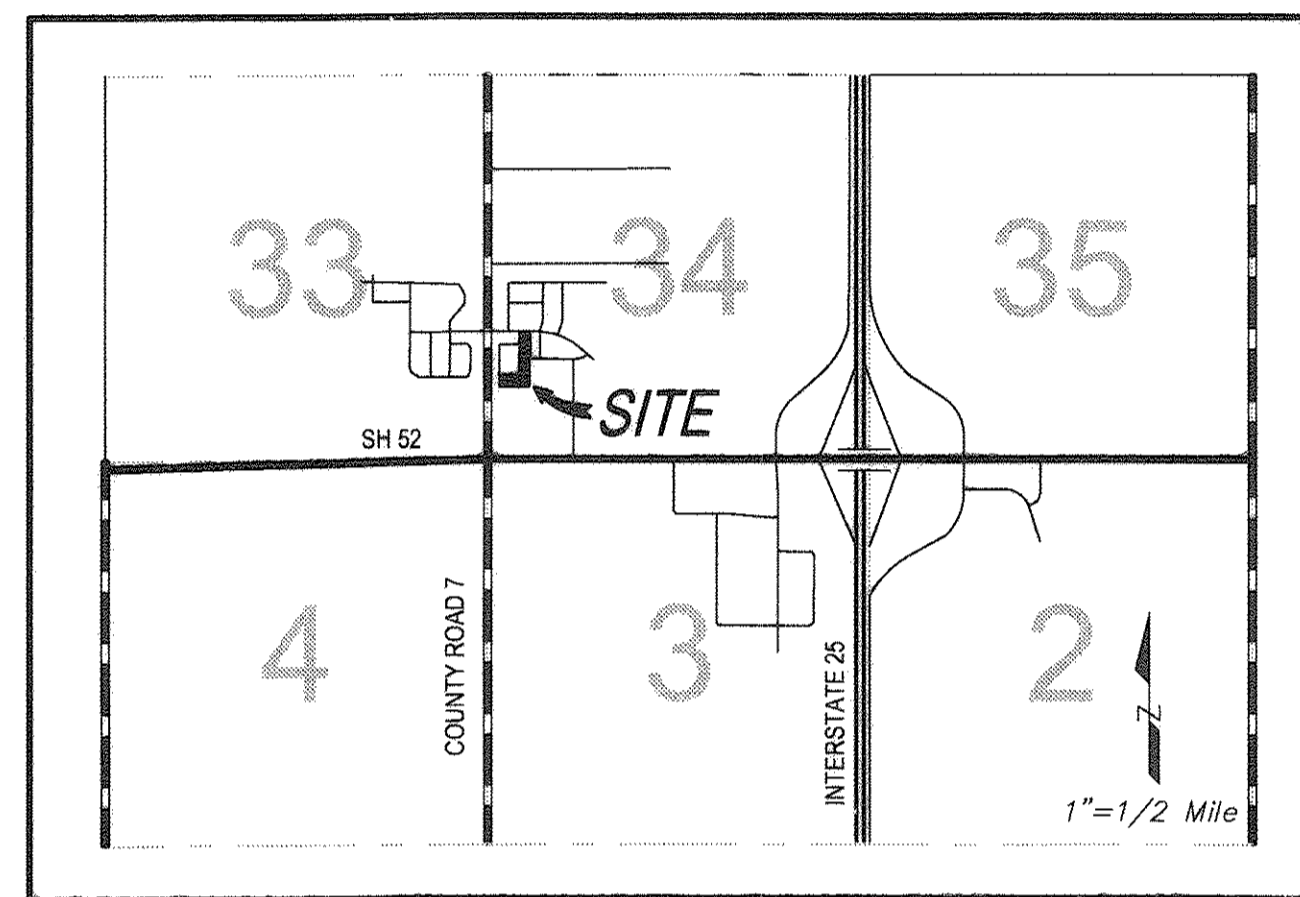
ADDRESSES:

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 EASTERLY LINE OF BLOCK 18 OF WYNDHAM HILL FILING NO. 1 (CORNERS MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990), ASSUMED S00°12'06"E TO MATCH PLAT.
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. 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: *[Signature]* DATE: 5-23-12
 LEFT HAND WATER DISTRICT

SEWER: *[Signature]* DATE: 5-24-12
 ST. VRAIN SANITATION DISTRICT

ELECTRIC: *[Signature]* DATE: 5-23-12
 UNITED POWER

GAS: *[Signature]* DATE: 5-23-12
 KINDER MORGAN

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.

MAYOR

ATTEST:

TOWN CLERK

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 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 _____ O'CLOCK, ____M., ON THE ____ DAY OF _____ A.D., 20__ AT RECEPTION NO. _____

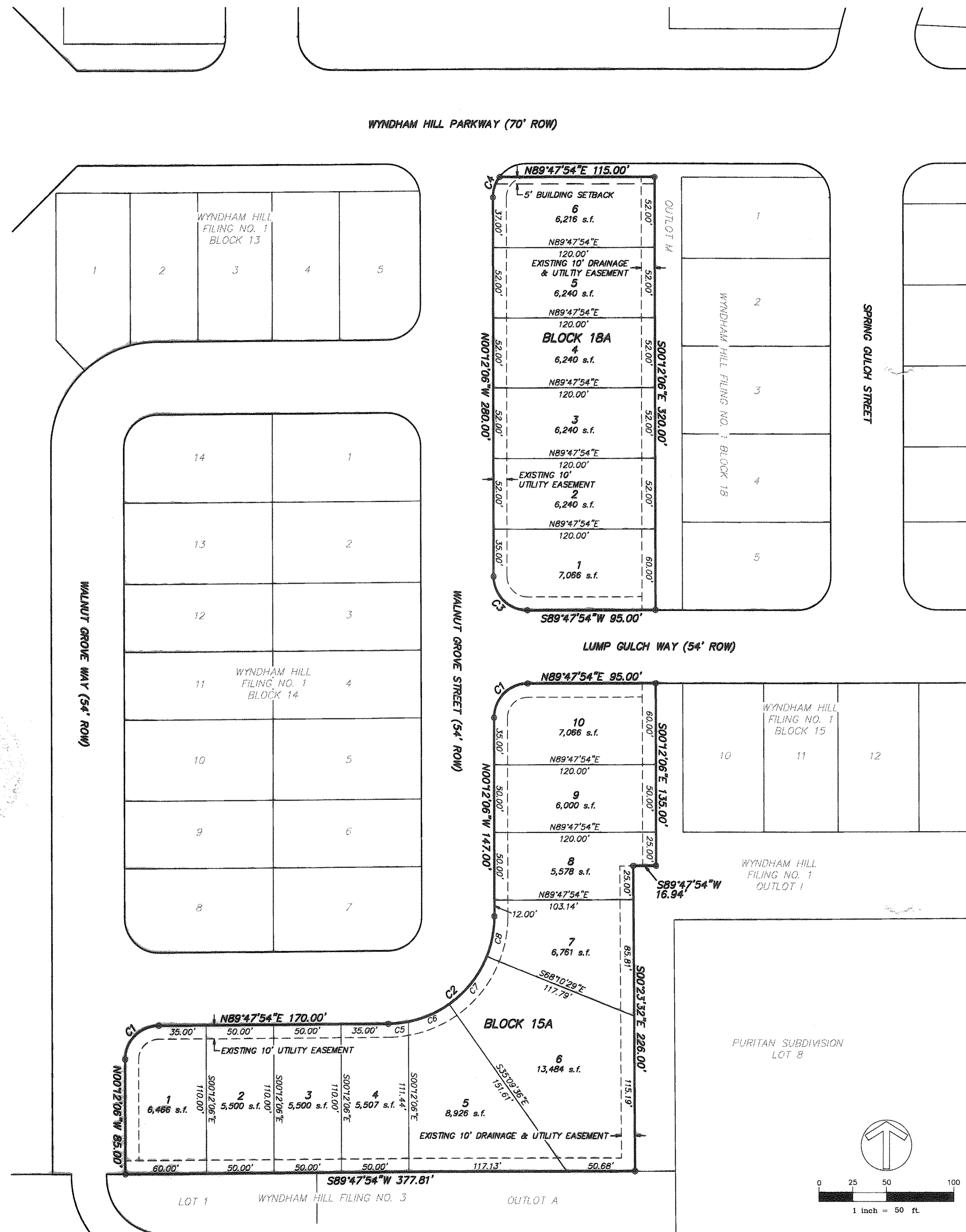
WELD COUNTY CLERK AND RECORDER

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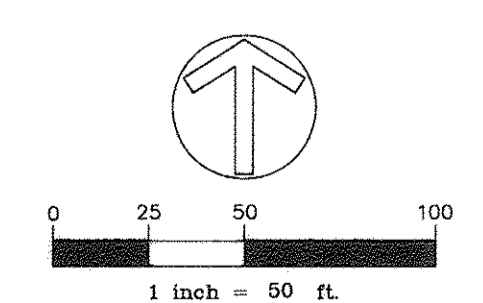
WYNDHAM HILL FILING NO. 1
 REPLAT A
 SW 1/4 SEC. 34, T2N, R68W
 FREDERICK, COLORADO

WYNDHAM HILL FILING NO. 1 REPLAT A

SHEET 2 OF 2



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	S44°47'54"W
C2	118.83'	79.00'	86°10'55"	107.94'	N46°42'26"E
C3	39.27'	25.00'	90°00'00"	35.36'	S45°12'06"E
C4	16.09'	25.00'	36°52'12"	15.81'	S18°13'59"W
C5	15.09'	79.00'	10°56'43"	15.07'	N84°19'32"E
C6	33.11'	79.00'	24°00'46"	32.87'	N66°30'47"E
C7	45.82'	79.00'	33°00'51"	44.89'	N38°19'58"E
C8	30.37'	79.00'	22°01'37"	30.18'	N10°48'42"E



WYNDHAM HILL FILING NO. 1
 REPLAT A
 SW 1/4 SEC. 34, T2N, R68W
 FREDERICK, COLORADO

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

DESIGN/APPR. JJ
 DRAWN BY BO
 DATE 04/12/12

www.hurstassoc.com SHEET 2 OF 2

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