

TOWN OF FREDERICK, COLORADO

RESOLUTION NO. 17-R-05

A RESOLUTION REGARDING THE REVIEW OF THE WYNDHAM HILL FILING 8 FINAL PLAT, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COLORADO, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PLAT.

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on Tuesday, February 28, 2017, reviewed the application filed by the Frederick Development Company, 2500 Arapahoe Ave, Ste 220, Boulder, CO 80302, hereinafter known as the "Developer," for the final subdivision plat (the "Plat") of the following real property; to wit:

A parcel of approximately 13.4 acres located in the Northeast quarter of Section 33, Township 2 North, Range 68 West of the 6th P.M., Weld, Colorado, described more specifically in Exhibit A.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. Findings of Fact.

- A. The application and supporting documents are in substantial compliance with *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- B. The Plat is compatible with adjacent land uses and conforms to the requirements and standards established in *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- C. A satisfactory Agreement concerning public improvements shall be completed prior to the recording of the Plat.
- D. The Plat as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

Section 2. Conclusions and Order Approving the Plat of the Wyndham Hill Filing 8 Final Plat.


- A. The proposed Wyndham Hill Filing 8 Final Subdivision plat complies with the applicable sections of *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- B. Prior to the recordation of this subdivision plat, an agreement regarding public improvements between the St. Vrain Valley School District and the Town of Frederick shall be executed.

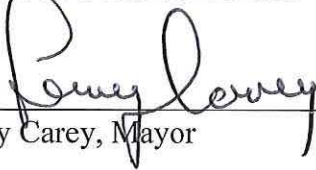
- C. The proposed Plat of the Wyndham Hill Filing 8 Final Plat, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 28th DAY OF FEBRUARY, 2017.

ATTEST:

TOWN OF FREDERICK

By 
Meghan C. Martinez, CMC, Town Clerk

By 
Tony Carey, Mayor



**EXHIBIT A
WYNDHAM HILL FILING 8
FINAL PLAT**

Legal Description

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33 (BEING A 2" ALUMINUM CAP MARKED LS 25937 1996 AT TIME OF ORIGINAL SURVEY) FROM WHENCE THE CENTER CORNER OF SECTION 33 (BEING A 2" ALUMINUM CAP MARKED PLS 20673 1994 AT TIME OF ORIGINAL SURVEY, SINCE REPLACED WITH A 2.5" ALUMINUM CAP MARKED PLS 38065 2014) BEARS S89°57'55"W, 2,641.25 FEET (BASIS OF BEARINGS);

THENCE S89°57'55"W, 30.00 FEET ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°57'55"W 856.13 FEET ALONG SAID SOUTHERLY LINE OF NORTHEAST QUARTER;

THENCE N00°02'01"W, 592.87 FEET;

THENCE 39.42 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°20'01", AND A CHORD BEARING N45°12'02"W, 35.46 FEET;

THENCE N00°16'43"W, 60.00 FEET;

THENCE 39.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°35'02", AND A CHORD BEARING N44°45'29"E, 35.23 FEET;

THENCE N89°58'50"E, 60.00 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A NON-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 S45°02'01"E, 35.36 FEET;

THENCE N89°57'59"E, 716.17 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 89°59'49", AND A CHORD BEARING N44°58'04"E, 35.35 FEET;

THENCE N00°01'50"W, 19.67 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED 05/13/1998 AT RECEPTION NO. 2612563;

THENCE N89°58'10"E, 30.00 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AGGREGATE BOULEVARD;

THENCE S00°01'50"E, 722.51 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE (BEING A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 33) TO THE POINT OF BEGINNING, CONTAINING 13.43 ACRES, MORE OR LESS.