

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, WHENCE THE EAST QUARTER CORNER THEREOF BEARS N00°00'18"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 901, BEING THE POINT OF BEGINNING;  
 THENCE S00°00'07"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 821.08 FEET;  
 THENCE N89°59'50"W, A DISTANCE OF 434.00 FEET; THENCE N89°59'50"W, A DISTANCE OF 373.60 FEET;  
 THENCE S72°00'10"W, A DISTANCE OF 249.00 FEET; THENCE S81°35'10"W, A DISTANCE OF 988.00 FEET;  
 THENCE N89°29'50"W, A DISTANCE OF 15.01 FEET; THENCE N34°10'01"E, A DISTANCE OF 1215.00 FEET;  
 THENCE N00°00'02"E, A DISTANCE OF 338.65 FEET; THENCE N43°18'06"E, A DISTANCE OF 300.18 FEET;  
 THENCE N80°28'48"E, A DISTANCE OF 199.73 FEET; THENCE N53°16'09"E, A DISTANCE OF 456.71 FEET;  
 THENCE N03°47'08"E, A DISTANCE OF 101.73 FEET; THENCE N20°20'40"W, A DISTANCE OF 138.74 FEET;  
 THENCE N89°37'48"W, A DISTANCE OF 346.88 FEET; THENCE N79°03'17"W, A DISTANCE OF 392.65 FEET;  
 THENCE S84°52'44"W, A DISTANCE OF 188.58 FEET; THENCE N40°48'21"W, A DISTANCE OF 574.70 FEET;  
 THENCE N83°38'19"W, A DISTANCE OF 601.10 FEET; THENCE N11°17'40"W, A DISTANCE OF 580.28 FEET;  
 THENCE N87°01'33"W, A DISTANCE OF 363.04 FEET; THENCE S34°29'51"W, A DISTANCE OF 990.22 FEET;  
 THENCE N58°50'20"W, A DISTANCE OF 229.00 FEET; THENCE N58°21'22"W, A DISTANCE OF 346.53 FEET;  
 THENCE N58°54'12"W, A DISTANCE OF 89.66 FEET; THENCE N55°58'47"W, A DISTANCE OF 250.21 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1420 AT PAGE 602;  
 THENCE N00°06'57"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 456.27 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S89°49'11"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2650.30 FEET TO THE CENTER OF SAID SECTION 24;  
 THENCE S89°48'53"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2650.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 901;  
 THENCE S00°00'18"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2654.83 FEET TO THE POINT OF BEGINNING, CONTAINING 12,339,755 SQUARE FEET OR 283.282 ACRES MORE OR LESS.

- GENERAL NOTES:**
- ALL TRACTS THAT ARE DEDICATED TO THE WILDWING METROPOLITAN DISTRICT WILL BE USED FOR PRIVATE AND PUBLIC ACCESS, UTILITIES, STORM DRAINAGE FACILITIES, OPEN SPACE AND IRRIGATION PONDS AS DENOTED ON THIS FINAL PLAN.
  - TRACT M WILL BE DEDICATED TO THE TOWN OF TIMNATH AS PUBLIC LAND AND WILL BE OWNED AND MAINTAINED BY THE TOWN FOR RECREATIONAL USE.
  - THE FEMA FLOOD INSURANCE RATE MAP FOR LARIMER COUNTY, COLORADO (PANEL #080101-0194E) SHOWS THAT NO DEFINED FLOODPLAIN IMPACTS THE PROPERTY.
  - AN ADDITIONAL 40' WIDE RIGHT-OF-WAY DIRECTLY WEST OF THE EXISTING LARIMER COUNTY ROAD 901 RIGHT-OF-WAY WILL BE DEDICATED TO THE TOWN OF TIMNATH FOR FUTURE ROADWAY IMPROVEMENTS.
  - LANDSCAPE AND/OR OTHER OBSTRUCTIONS ABOVE 24" WILL NOT BE ALLOWED IN THE DESIGNATED SIGHT TRIANGLES.
  - NO LANDSCAPING AND/OR OTHER OBSTRUCTIONS ABOVE 24" WILL BE ALLOWED IN THE CENTER OF THE ROUNDABOUTS ON WILDWING DRIVE.
  - ALL TRAILS WITHIN THE PROJECT BOUNDARIES WILL BE A MINIMUM OF TEN FEET WIDE. A MINIMUM TWELVE FOOT WIDE TRACT WILL BE DEDICATED TO THE TOWN OF TIMNATH FOR ALL ON-SITE TRAILS.
  - BASIS OF BEARINGS IS THE EASTERLY LINE OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE IS ASSUMED TO BEAR N 00°00'18" W AND IS MONUMENTED AS SHOWN.
  - NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED WITHIN DESIGNATED SIGHT TRIANGLE EASEMENTS AND NO PLANTINGS OR LANDSCAPING OVER 24" IN HEIGHT SHALL BE PLANTED IN THIS AREA.

**ABBREVIATIONS**  
 N - NORTH  
 S - SOUTH  
 E - EAST  
 W - WEST  
 LF - UTILITY EASEMENT  
 SF - SQUARE FEET

**LAND USE SUMMARY**

1. NUMBER OF LOTS.....	170 SINGLE FAMILY DETACHED, 113 CLUSTER HOMES
2. GROSS DENSITY.....	1 DWELLING UNIT/ACRE
3. LAND USE.....	RESIDENTIAL
4. BUILDING TYPE.....	SINGLE FAMILY DETACHED AND CLUSTER HOMES
5. ROADWAY AREA (RIGHT-OF-WAY).....	1,588,875SF/36.48 AC/12.9% TOTAL AREA
6. LOT AREA.....	5,273,719SF/144.02 AC/50.8% TOTAL AREA
7. WILDWING METRO DISTRICT OPEN SPACE (WATER FEATURES, IRRIGATION POND, DRAINAGE FACILITIES, AND HOA OPEN SPACE).....	3,160,905SF/72.56 AC/25.6% TOTAL AREA
8. OPEN SPACE DEDICATED TO TOWN (PARK AND PUBLIC TRAILS).....	1,316,255SF/30.22 AC/10.7% TOTAL AREA
9. TOTAL PLAN AREA (LOTS, OPEN SPACE, & ROW).....	12,339,755SF/283.28 AC/100.0% TOTAL AREA
10. SINGLE FAMILY MINIMUM LOT AREA.....	15,665SF/0.36 AC
11. SINGLE FAMILY MAXIMUM LOT AREA.....	82,800SF/1.90 AC
12. SINGLE FAMILY AVERAGE LOT AREA.....	32,861SF/0.75 AC

\* SEE SHEET 5 FOR LAND USE TABLE

**SHEET INDEX**

SHEET 1	COVER SHEET
SHEET 2	KEY MAP
SHEET 3-4	CURVE AND LINE TABLES
SHEET 5	LAND USE TABLE AND NOTES
SHEET 6-14	FINAL PLAN

NO.	REVISIONS	DATE	BY

**ENGINEER**  
 RG CONSULTING ENGINEERS, INC.  
 1331 17TH STREET, SUITE 710  
 DENVER, COLORADO 80202  
 303-293-8107

**DEVELOPER**  
 WILDWING DEVELOPMENT, L.L.C.  
 4949 SOUTH SYRACUSE STREET,  
 SUITE 440  
 DENVER, COLORADO 80237  
 303-221-9025



**rg consulting engineers, inc.**  
 1331 17th street • suite 710 • Denver, Colorado 80202  
 (303) 293-8107

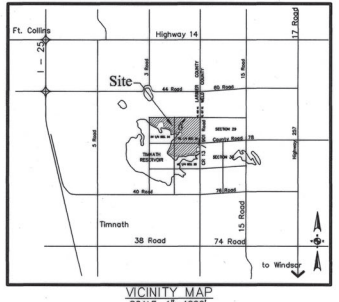
**LAND PLANNER**  
 DAVID A. CLINGER & ASSOC. LTD.  
 21759 CABRINI BOULEVARD  
 GOLDEN, COLORADO 80401  
 303-526-9126

**SURVEYOR**  
 VIGIL LAND CONSULTANTS  
 480 YUMA STREET  
 DENVER, COLORADO 80204  
 303-436-9233

JOB NUMBER: 0921.0001  
 SHEET 1 OF 14  
 DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV

# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO



**PLANNING COMMISSION CERTIFICATE**

APPROVED THIS 12th DAY OF June, 2007, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.  
Raymond Wright, Chairman  
 RAYMOND WRIGHT, CHAIRMAN

**TOWN COUNCIL CERTIFICATE**

APPROVED THIS 20th DAY OF June, 2007, BY THE TOWN COUNCIL, TIMNATH, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.  
Donna Benson, Mayor  
 DONNA BENSON, MAYOR

ATTEST:

Linda Greiss  
 LINDA GREISS, ACTING TOWN CLERK

**LIENHOLDER CERTIFICATE**

BANK OF COLORADO  
 1609 EAST HARMONY ROAD  
 FORT COLLINS, CO. 80525

BY: Cody Fullmer  
 CODY FULLMER  
 STATE OF COLORADO }  
 COUNTY OF LARIMER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September, 2007

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES: 11/13/2010  
Kari Coover  
 NOTARY PUBLIC



**DEDICATION OF PUBLIC PROPERTY**

THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED, LAID OUT AND SUBDIVIDED UNDER THE NAME OF WILDWING FILING NO. 1, AND DOES HEREBY SELL, GRANT, DEDICATE, AND CONVEY TO THE TOWN OF TIMNATH IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND SET APART ALL OF THE STREETS, ROADS, ALLEYS, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES, AND TRACTS M, N-2, N-4, O-2, P-3, AND V, AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS OF SAID STREETS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES, UNTIL ACCEPTANCE OF MAINTENANCE THEREFORE BY THE TOWN AS PROVIDED IN THE TIMNATH MUNICIPAL CODE.

**CERTIFICATE OF TITLE**

I, Rebecca Watts, AN AUTHORIZED REPRESENTATIVE OF Stewart Title, A TITLE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION. WE FURTHER CERTIFY THAT THERE ARE NO RECORDED LIENS OR ENCUMBRANCES NOT SHOWN ON THIS PLAT.  
 TITLE COMPANY REPRESENTATIVE SIGNATURE AND DATE:

Rebecca Watts  
 STATE OF COLORADO }  
 COUNTY OF LARIMER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF September, 2007  
 BY Rebecca Watts

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES: 8/18/11  
Debra J. Miller  
 NOTARY PUBLIC



**CERTIFICATE OF OWNERSHIP**

I/WE CERTIFY THAT Wildwing Development LLC IS/ARE THE OWNERS OF THE PROPERTY,

Bank of Colorado ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY; AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HEREON.

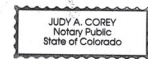
F.W. Boekel  
 OWNER

STATE OF COLORADO }  
 COUNTY OF LARIMER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF September, 2007

BY F.W. Boekel

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES: 6/26/08  
Judith Carson  
 NOTARY PUBLIC



**RESTRICTION ON BUILDING PERMIT ISSUANCE**

THERE SHALL BE NO ISSUANCE OF ANY BUILDING PERMITS BY THE TOWN FOR ANY LOTS UNTIL ALL PUBLIC IMPROVEMENTS WITHIN THE WILDWING SUBDIVISION, FILING NO. 1, INCLUDING BUT NOT LIMITED TO STREETS, CURBS & GUTTERS, SIDEWALKS & CROSSPANS, DRAINAGE FACILITIES, EROSION CONTROL, WATER AND SEWER IMPROVEMENTS, AND STREET FUTURES HAVE PRELIMINARY ACCEPTANCE BY THE TOWN OF TIMNATH AS PROVIDED FOR IN THE TIMNATH MUNICIPAL CODE.

**SURVEYOR'S CERTIFICATE**

I, John G. Vigil, PLS # 26606, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WILDWING FILING NO. 1, INCLUDING BUT NOT LIMITED TO STREETS, CURBS & GUTTERS, SIDEWALKS & CROSSPANS, DRAINAGE FACILITIES, EROSION CONTROL, WATER AND SEWER IMPROVEMENTS, AND STREET FUTURES HAVE PRELIMINARY ACCEPTANCE BY THE TOWN OF TIMNATH AS PROVIDED FOR IN THE TIMNATH MUNICIPAL CODE.

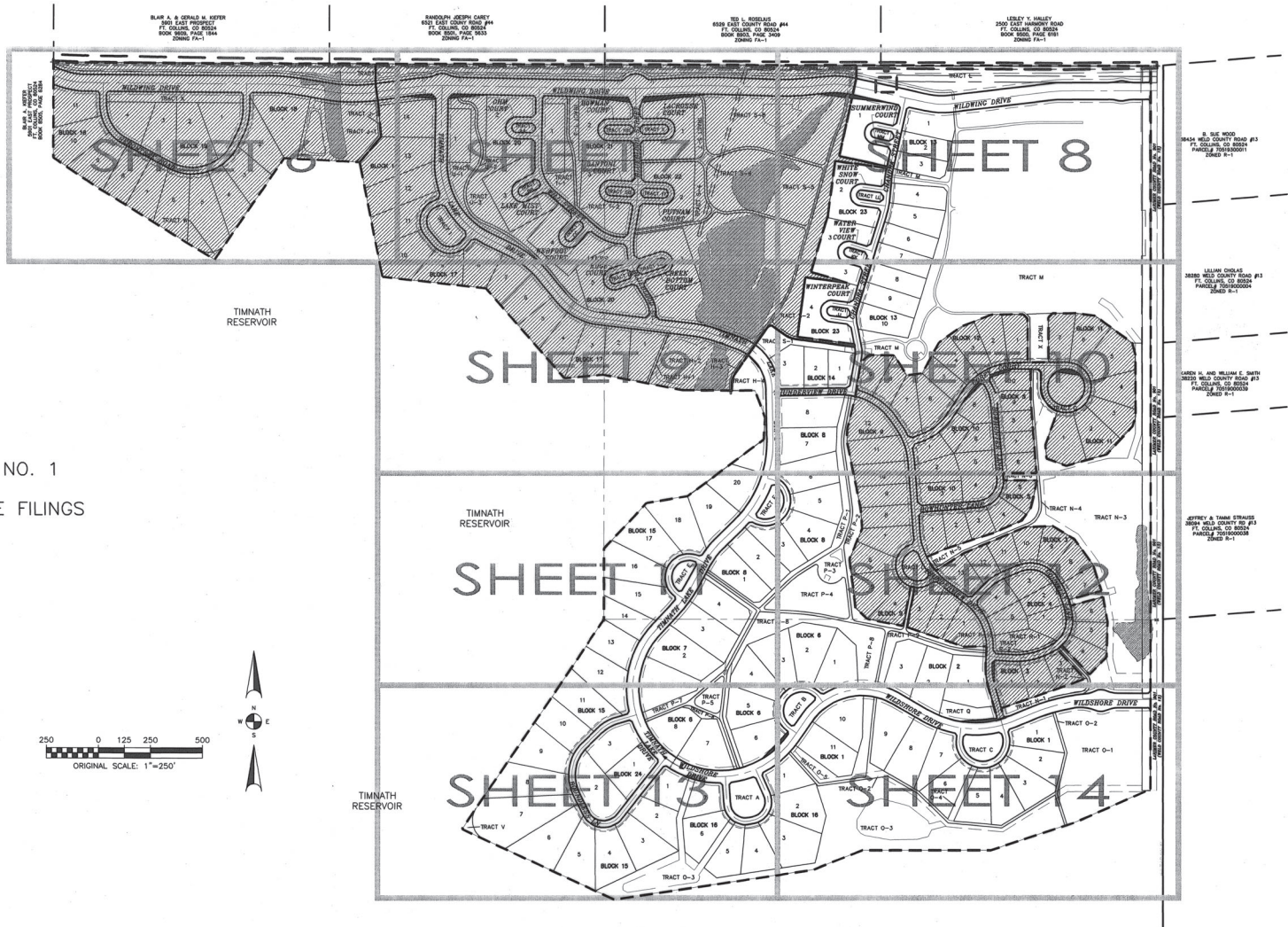
John G. Vigil 9-5-07  
 JOHN G. VIGIL, PROFESSIONAL LAND SURVEYOR  
 COLORADO NO. 26606



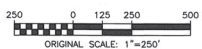
**COVER SHEET**

# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
 SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
 TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 COUNTY OF LARIMER, STATE OF COLORADO



FILING NO. 1  
 FUTURE FILINGS



NO.	REVISIONS	DATE	BY



**rg consulting engineers, inc.**  
 1331 17th street • suite 710 • Denver, Colorado 80202  
 (303) 293-8107

DATE: JUNE 2007

**KEY MAP**  
 JOB NUMBER: 0921.0001  
 SHEET 2 OF 14  
 DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV

WILDWING FINAL PLAT FILING No. 1 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 to L74.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L75 to L148.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, DISTANCE. Rows C1 to C10.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, DISTANCE. Rows C11 to C20.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, DISTANCE. Rows C21 to C30.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, DISTANCE. Rows C31 to C40.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, DISTANCE. Rows C41 to C50.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, DISTANCE. Rows C51 to C60.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, DISTANCE. Rows C61 to C74.

NO. REVISIONS DATE BY



1331 17th street • suite 710 • Denver, Colorado 80202 (303) 293-8107

DATE: JUNE 2007

LOTS AND RIGHT-OF-WAY LINE AND CURVE TABLES JOB NUMBER: 0921.0001 SHEET 3 OF 14

DESIGNED BY: SC DRAWN BY: SK CHECKED BY: JV

# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO

FILING No. 1  
TRACT DATA

FILING No. 1  
STORM EASEMENT DATA

LINE	LENGTH	BEARING
TL1	11.37	S43°31'15"E
TL2	81.80	S86°10'29"E
TL3	21.99	S45°14'05"E
TL4	80.98	S86°10'29"E
TL5	81.04	N86°10'29"W
TL6	163.12	S71°07'05"E
TL7	163.12	N71°07'05"W
TL8	23.55	N78°40'35"W
TL9	204.66	S78°40'35"E
TL10	194.54	N10°48'48"E
TL11	197.63	S10°48'48"W
TL12	98.73	S78°40'35"E
TL13	137.55	S86°56'26"E
TL14	144.48	S45°46'15"W
TL15	62.11	S58°14'26"W
TL16	68.49	N18°31'07"E
TL17	78.51	S18°31'07"W
TL18	71.55	S53°39'31"E
TL19	104.11	N34°39'16"E
TL20	106.32	N34°39'16"E
TL21	30.77	N00°22'12"E
TL22	295.66	N54°35'53"E
TL23	297.90	S54°35'53"E
TL24	83.42	S67°07'16"E
TL25	129.06	N67°07'16"W
TL26	205.23	N67°40'35"E
TL27	12.00	N16°41'08"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	DISTANCE
TC1	28°50'10"	106.00	53.35	S68°04'36"E	52.79
TC2	91°41'13"	19.00	30.40	S80°29'52"W	27.26
TC3	34°17'04"	94.00	56.25	S17°30'44"W	55.41
TC4	71°45'40"	94.00	117.73	N31°09'14"E	110.19
TC5	71°45'40"	106.00	132.76	N31°09'14"E	124.28
TC6	126°57'51"	42.90	95.08	N19°57'40"E	76.77
TC7	126°57'51"	54.90	121.66	N19°57'40"E	98.25
TC8	102°7'47"	881.89	155.92	S78°22'44"W	155.71
TC9	89°25'14"	330.00	221.29	N74°36'54"E	217.16
TC10	150°32'44"	506.00	132.97	S78°38'47"E	132.59
TC11	150°32'44"	494.00	129.82	S78°38'47"E	129.45
TC12	114°02"	506.00	10.90	N71°44'06"W	10.90
TC13	83°09'55"	19.00	27.58	S30°46'09"E	25.22
TC14	73°33'30"	494.00	65.17	N74°53'50"W	65.12
TC15	91°21'18"	19.00	30.30	N56°29'39"E	27.19
TC16	90°02'00"	19.00	29.85	S56°19'25"W	26.87
TC17	90°02'00"	19.00	29.85	N33°40'34"W	26.87
TC18	71°33'07"	19.00	23.73	S42°54'01"E	22.22
TC19	108°26'34"	19.00	35.96	N47°05'58"E	30.83
TC20	136°09'14"	9.00	21.39	N79°12'08"W	16.70
TC21	136°09'16"	9.00	21.39	N53°40'57"W	16.70
TC22	157°40'25"	64.76	178.22	S64°28'32"E	127.08
TC23	39°43'18"	69.00	47.84	N36°22'47"E	46.86
TC24	29°58'17"	69.00	30.88	S09°41'49"W	30.82
TC25	28°48'34"	244.00	114.17	N05°08'50"E	113.13
TC26	28°48'34"	256.00	119.79	N05°08'50"E	116.70
TC27	18°33'34"	256.00	64.41	S01°09'21"W	64.03
TC28	18°33'34"	244.00	60.46	S01°09'21"W	60.09
TC29	12°28'10"	494.00	107.51	S52°00'21"W	107.30
TC30	12°28'10"	506.00	110.12	S52°00'21"W	109.91
TC31	79°7'52"	9.00	12.51	N85°35'11"E	11.53
TC32	132°42'41"	9.00	20.85	S20°35'05"E	16.49
TC33	83°09'55"	9.00	13.06	N13°00'55"W	11.95
TC34	84°29'32"	9.00	10.13	S80°48'48"W	9.60
TC35	81°51"	1006.00	145.10	N89°48'30"W	144.98
TC36	81°51"	994.00	143.37	N89°48'30"W	143.25
TC43	202°57'07"	94.00	34.37	N39°02'36"E	34.18
TC44	220°7'40"	94.00	36.30	S17°30'12"W	36.08
TC45	137°08'22"	9.00	21.54	N69°01'14"W	16.75
TC46	116°38'25"	24.00	48.86	S08°48'03"E	40.85
TC47	18°09'25"	94.00	28.79	N58°35'52"E	29.66
TC48	106°26'22"	24.00	44.59	S59°39'33"E	38.44
TC49	25°30'47"	94.00	41.86	S06°19'01"E	41.51
TC50	48°02'51"	44.00	36.90	N43°05'50"W	35.83
TC51	45°12'09"	44.00	34.71	N89°43'21"W	33.82
TC52	00°31'06"	506.00	7.82	N78°15'02"W	7.52

LINE	LENGTH	BEARING
EL1	30.00	S33°01'42"W
EL2	55.93	S96°08'18"W
EL3	210.23	S38°43'41"E
EL4	56.44	S01°03'30"W
EL5	298.38	S00°10'25"E
EL6	76.90	S00°13'47"W
EL7	125.76	S17°42'56"W
EL8	93.12	S89°53'41"E
EL9	264.48	S00°10'25"E
EL10	25.74	N04°43'36"W
EL11	58.69	N75°40'00"E
EL12	164.99	N04°43'36"W
EL13	182.28	S08°03'37"E
EL14	165.46	N36°06'38"W
EL15	134.67	S17°40'43"E
EL16	33.41	N74°35'29"E
EL17	30.00	N15°24'35"W
EL18	33.09	N74°35'29"E
EL19	130.54	S09°53'36"E
EL20	173.24	N01°38'01"E
EL21	75.07	N13°39'57"W
EL22	123.73	S89°59'53"E
EL23	81.17	S00°10'07"W
EL24	160.05	N13°39'57"W
EL25	2.46	N44°32'21"E
EL26	144.93	S19°52'02"W
EL27	72.05	S75°29'07"W
EL28	33.43	S75°33'07"W
EL29	55.75	S74°38'45"W
EL30	129.40	S89°12'56"W
EL31	123.05	N80°18'36"W
EL32	21.69	N60°59'17"W
EL33	29.80	N39°23'01"W
EL34	39.73	N01°02'06"E
EL35	92.84	N30°58'03"E
EL36	71.02	N72°22'02"E
EL37	137.34	S74°54'59"E
EL38	116.30	S53°03'34"E
EL39	16.26	N12°43'30"E
EL40	56.46	S75°29'07"W
EL41	42.23	S35°22'45"W
EL42	8.16	N23°21'11"W
EL43	16.54	N12°43'30"E
EL44	15.83	N46°20'48"E
EL45	335.54	N81°36'53"E
EL46	24.02	S59°48'35"E
EL47	14.70	S00°04'36"E
EL48	14.93	S16°28'04"W
EL49	289.84	S67°14'17"W
EL50	44.07	S04°56'35"E
EL51	53.09	S04°08'35"E
EL52	53.21	S51°01'53"E
EL53	39.17	S35°22'45"W
EL54	33.15	S89°04'09"E
EL55	30.00	S00°55'51"W
EL56	9.35	N89°04'09"W
EL57	22.91	N89°04'09"W
EL58	37.72	N41°30'01"W
EL59	30.00	N07°30'19"E
EL60	30.37	S82°29'41"E

FILING No. 1  
SIGHT TRIANGLE EASEMENT DATA

LINE	LENGTH	BEARING
ST-L1	63.35	S84°47'26"W
ST-L2	344.74	S63°10'26"E
ST-L3	198.42	N77°37'38"W
ST-L4	110.29	S41°01'01"E
ST-L5	7.75	S43°39'52"W
ST-L6	38.79	S01°00'06"E
ST-L7	44.61	N06°03'17"E
ST-L8	25.05	S80°37'42"W
ST-L9	8.04	N52°36'59"E
ST-L10	5.54	S82°10'56"W
ST-L11	40.26	N48°03'45"E
ST-L12	12.12	S34°57'24"W
ST-L13	189.54	N43°22'16"E
ST-L14	13.14	S11°16'49"E
ST-L15	13.40	N30°24'42"E
ST-L16	187.33	S85°24'47"W
ST-L17	18.75	N67°40'35"E
ST-L18	49.24	S76°30'17"W
ST-L19	9.02	S62°17'23"E

CURVE	DELTA	RADIUS	LENGTH	CHORD	DISTANCE
ST-C1	17°34'56"	345.00	105.87	N86°25'06"W	105.45
ST-C2	307°58'44"	210.00	111.60	N41°30'01"W	110.29
ST-C3	316°33'	321.00	18.35	N87°10'13"W	18.35
ST-C4	332°18"	580.00	35.82	N43°05'10"E	35.81
ST-C5	297°41'19"	390.00	171.79	N47°34'33"E	170.41
ST-C6	230°41'18"	450.00	191.20	N88°54'52"E	179.88
ST-C7	304°21"	450.00	24.13	N69°12'45"E	24.13

NO.	REVISIONS	DATE	BY



rg consulting engineers, inc.  
1331 17th street • suite 710 • Denver, Colorado 80202  
(303) 293-8107

DATE: JUNE 2007

TRACT  
LINE AND CURVE TABLES  
JOB NUMBER: 0921.0001  
SHEET 4 OF 14  
DESIGNED BY: BC DRAWN BY: DB CHECKED BY: BW

# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO

LAND USE TABLE

TRACT	SUB-TRACT	AREA (sf)	AREA (ac)	USAGE (%)	OWNERSHIP / MAINTENANCE	DEDICATED WITHH	USAGE TYPE
A		26,103	0.60	0.21%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
B		14,708	0.34	0.12%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
C		21,144	0.49	0.17%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
D		12,368	0.28	0.10%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
E		10,750	0.25	0.09%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
F		13,213	0.30	0.11%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
G		24,885	0.57	0.20%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
H							
	H-1	3,150	0.07	0.03%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	H-2	91,807	2.11	0.74%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	H-3	2,564	0.06	0.02%	TOWN OF TIMNATH	FUTURE FILING	PUBLIC LAND / TRAILS
	H-4	38,036	0.87	0.31%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
I		23,037	0.54	0.19%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
J							
	J-1	96,668	2.22	0.78%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	J-2	4,009	0.09	0.03%	TOWN OF TIMNATH	FUTURE FILING	PUBLIC LAND / TRAILS
K		32,720	0.75	0.27%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
L							
	L-1	138,840	3.19	1.13%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	L-2	151,605	3.48	1.23%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	L-3	101,239	2.32	0.82%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
M		1,095,958	25.15	8.88%	TOWN OF TIMNATH	FILING 1	PUBLIC LAND / PARK
N							
	N-1	20,053	0.46	0.16%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	N-2	5,408	0.12	0.04%	TOWN OF TIMNATH	FILING 1	PUBLIC LAND / TRAILS
	N-3	400,830	9.20	3.29%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	N-4	15,210	0.35	0.12%	TOWN OF TIMNATH	FILING 1	PUBLIC LAND / TRAILS
	N-5	23,336	0.54	0.19%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	N-6	4,816	0.11	0.04%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
O							
	O-1	189,310	4.33	1.53%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	O-2	32,083	0.74	0.26%	TOWN OF TIMNATH	FILING 1	PUBLIC LAND / TRAILS
	O-3	352,315	8.09	2.86%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	O-4	8,478	0.19	0.07%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	O-5	35,538	0.82	0.29%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
P							
	P-1	36,161	0.83	0.29%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	P-2	36,106	0.83	0.29%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	P-3	75,748	1.74	0.61%	TOWN OF TIMNATH	FILING 1	PUBLIC LAND / TRAILS
	P-4	59,160	1.36	0.48%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	P-5	14,273	0.33	0.12%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	P-6	7,586	0.17	0.06%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	P-7	25,273	0.58	0.20%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	P-8	80,803	1.86	0.66%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	P-9	20,399	0.47	0.17%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	P-10	7,928	0.18	0.06%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE

-CONTINUED-

-CONTINUED-

TRACT	SUB-TRACT	AREA (sf)	AREA (ac)	USAGE (%)	OWNERSHIP / MAINTENANCE	DEDICATED WITHH	USAGE TYPE
Q		20,361	0.47	0.17%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
R							
	R-1	23,424	0.54	0.19%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	R-2	3,919	0.09	0.03%	TOWN OF TIMNATH	FUTURE FILING	PUBLIC LAND / TRAILS
S							
	S-1	24,905	0.57	0.20%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
	S-2	72,968	1.68	0.59%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	S-3	286,915	6.59	2.33%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	S-4	18,343	0.42	0.15%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	S-5	149,212	3.43	1.21%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	S-6	51,361	1.18	0.42%	TOWN OF TIMNATH	FUTURE FILING	PUBLIC LAND / TRAILS
	S-7	12,787	0.29	0.10%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	S-8	179,825	4.13	1.46%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
T							
	T-1	26,426	0.61	0.21%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	T-2	9,844	0.23	0.08%	TOWN OF TIMNATH	FUTURE FILING	PUBLIC LAND / TRAILS
	T-3	16,676	0.38	0.14%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
U							
	U-1	38,683	0.89	0.31%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
	U-2	15,890	0.36	0.13%	TOWN OF TIMNATH	FUTURE FILING	PUBLIC LAND / TRAILS
	U-3	79,660	1.83	0.65%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
V		3,150	0.07	0.03%	TOWN OF TIMNATH	FILING 1	PUBLIC LAND / TRAILS
W		1,871	0.04	0.02%	TOWN OF TIMNATH	FUTURE FILING	PUBLIC LAND / TRAILS
X		20,978	0.48	0.17%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
AA		4,998	0.11	0.04%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
BB		4,729	0.11	0.04%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
CC		4,560	0.10	0.04%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
DD		4,469	0.10	0.04%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
EE		6,246	0.14	0.05%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
FF		5,446	0.13	0.04%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
GG		5,776	0.13	0.05%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
HH		5,888	0.14	0.05%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
II		5,734	0.13	0.05%	WILDWING METROPOLITAN DISTRICT	FUTURE FILING	OPEN SPACE
JJ		4,564	0.10	0.04%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
KK		4,583	0.11	0.04%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
LL		5,300	0.12	0.04%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
MM		4,519	0.10	0.04%	WILDWING METROPOLITAN DISTRICT	FILING 1	OPEN SPACE
OPEN SPACE (TOTAL AREA)		4,477,161	102.70	36.3%			
LOTS (TOTAL AREA)		6,273,719	144.02	50.9%			
ROW (TOTAL AREA)		1,588,875	36.48	12.9%			
BOUNDARY (TOTAL AREA)		12,339,755	283.28	100.0%			

- BOXELDER SANITATION DISTRICT SANITARY SEWER EASEMENT NOTES**
- THERE SHALL BE NO ERECTION OR CONSTRUCTION OF ANY BUILDING OR OTHER STRUCTURE, OR ANY PERMANENT OBSTRUCTION, OR DECREASE OR SUBSTANTIAL INCREASE IN GROUND LEVEL, FROM THE FINISHED ELEVATIONS ON THIS SET OF PLANS, IN A MANNER THAT WILL INTERFERE WITH USE OF THE UTILITY EASEMENT OR IMPEDE ACCESS OVER AND ACROSS THE EASEMENT.
  - LANDSCAPING IN THE AREA OF THE EASEMENT SHALL NOT CREATE IMPEDIMENTS TO INGRESS AND EGRESS, NOR SHALL LANDSCAPING MATERIAL BE INSTALLED OR ANY TREES OR SHRUBS WHOSE HEIGHT IS GREATER THAN 2-FEET BE PLANTED IN THE EASEMENT AREA THAT MAY IMPINGE ON THE OVERALL OPERATION AND MAINTENANCE OF THE INFRASTRUCTURE PLACED IN THE EASEMENT.
  - NO FENCE, WHICH MAY IMPEDE ACCESS TO AND ACROSS THE EASEMENT, SHALL BE INSTALLED WITHOUT PRIOR APPROVAL FROM BOXELDER SANITATION DISTRICT. ANY SUCH FENCE, INSTALLED WITH THE BOXELDER SANITATION DISTRICT'S APPROVAL, MUST HAVE GATES TO ALLOW ACCESS TO AND ACROSS THE EASEMENT OF BOXELDER SANITATION DISTRICT'S MAINTENANCE VEHICLES, AND MUST BE PAID FOR BY THE DEVELOPER OR PROPERTY OWNER.
  - BOXELDER SANITATION DISTRICT, WHICH OWNS INFRASTRUCTURE INSTALLED IN THE UTILITY EASEMENT, HAS THE RIGHT FROM TIME TO TIME TO ENLARGE, IMPROVE, RECONSTRUCT, RELOCATE AND REPLACE ANY UNDERGROUND UTILITY LINES, IMPROVEMENTS OR OTHER APPURTENANCES CONSTRUCTED HEREUNDER WITH ANY OTHER NUMBER OR TYPE OF UNDERGROUND UTILITIES AND PIPELINES, OR OTHER STRUCTURES EITHER IN THE ORIGINAL LOCATION OR AT ANY ALTERNATE LOCATION OR LOCATIONS WITHIN SAID UTILITY EASEMENT.
  - BOXELDER SANITATION DISTRICT SHALL HAVE THE RIGHT TO MARK THE LOCATION OF ITS INFRASTRUCTURE BY SUITABLE MARKERS SET IN OR ON THE GROUND; PROVIDED THAT PERMANENT MARKERS SHALL BE PLACED IN LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE OF SAID UTILITY EASEMENT.
  - BOXELDER SANITATION DISTRICT SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN A GRAVEL ACCESS ROAD WITHIN THE UTILITY EASEMENT FOR USE BY DISTRICT PERSONNEL, EQUIPMENT AND VEHICLES.

BOXELDER SANITATION DISTRICT APPROVED FOR BOXELDER SANITATION DISTRICT	
APPROVED BY: <i>Scott F. Walker</i>	
<b>GENERAL MANAGER</b>	
TITLE:	DATE: <u>9-6-07</u>

NORTH WELD COUNTY WATER DISTRICT APPROVED FOR NORTH WELD COUNTY WATER DISTRICT	
APPROVED BY: <i>M. J. Brown</i>	
<b>GENERAL MANAGER</b>	
TITLE:	DATE: <u>9-6-07</u>

NO.	REVISIONS	DATE	BY



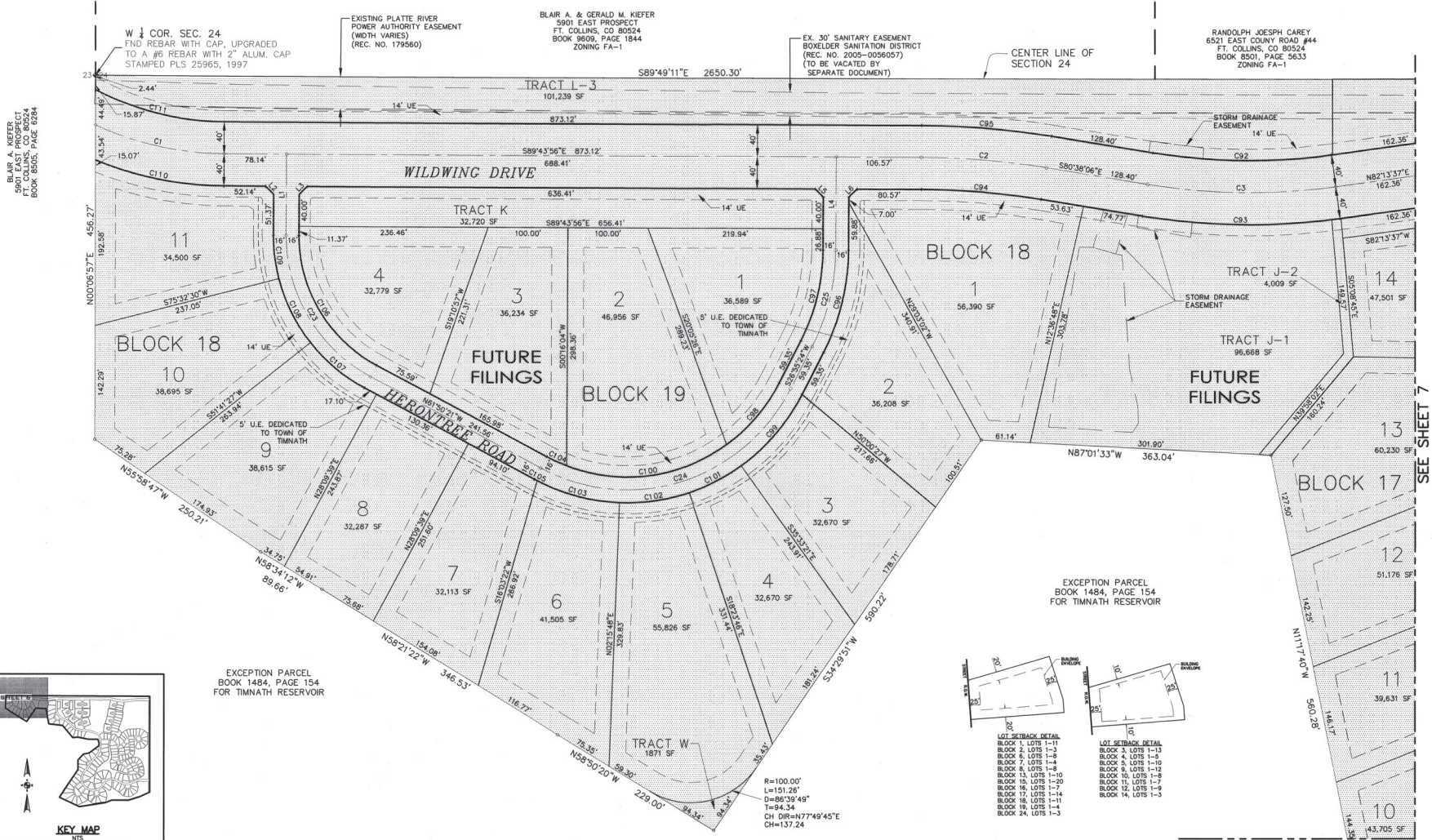
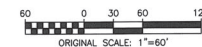
**rg consulting engineers, inc.**  
1331 17th street • suite 710 • Denver, Colorado 80202  
(303) 293-8107

DATE: JUNE 2007

**LAND-USE TABLE  
AND EASEMENT NOTES**  
JOB NUMBER: 0921.0001  
SHEET 5 OF 14  
DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV

# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO



BLAIR A. KEEFER  
5901 EAST PROSPECT  
FT. COLLINS, CO 80524  
BOOK 8505, PAGE 6284

W 1/4 COR. SEC. 24  
FND REBAR WITH CAP, UPGRADED  
TO A #6 REBAR WITH 2" ALUM. CAP  
STAMPED PLS 25965, 1997

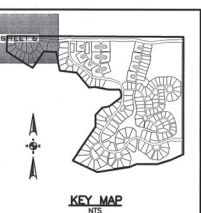
EXISTING PLATTE RIVER  
POWER AUTHORITY EASEMENT  
(WIDTH VARIES)  
(REC. NO. 179560)

BLAIR A. & GERALD M. KIEFER  
5901 EAST PROSPECT  
FT. COLLINS, CO 80524  
BOOK 9609, PAGE 1844  
ZONING FA-1

EX. 30' SANITARY EASEMENT  
BOULDER SANITATION DISTRICT  
(REC. NO. 2005-0056057)  
(TO BE VACATED BY  
SEPARATE DOCUMENT)

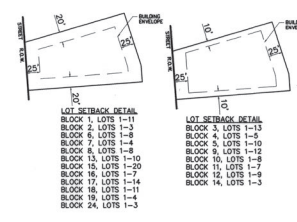
CENTER LINE OF  
SECTION 24

RANDOLPH JOESPH CAREY  
6521 EAST COUNY ROAD #44  
FT. COLLINS, CO 80524  
BOOK 8501, PAGE 5633  
ZONING FA-1



EXCEPTION PARCEL  
BOOK 1484, PAGE 154  
FOR TIMNATH RESERVOIR

EXCEPTION PARCEL  
BOOK 1484, PAGE 154  
FOR TIMNATH RESERVOIR



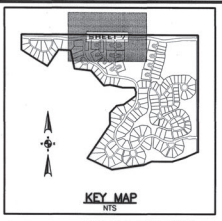
NO.	REVISIONS	DATE	BY

**rg consulting engineers, inc.**  
1331 17th street • suite 710 • Denver, Colorado 80202  
(303) 293-8107

DATE: JUNE 2007

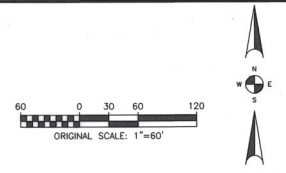
— FILING ONE  
— FUTURE FILINGS

**FINAL  
PLAT**  
JOB NUMBER: 0921.0001  
SHEET 6 OF 14  
DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV



# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO



RANDOLPH JOSEPH CAREY  
6521 EAST COUNTY ROAD #44  
FT. COLLINS, CO 80524  
BOOK 8501, PAGE 5633  
ZONING FA-1

EXISTING PLATTE RIVER  
POWER AUTHORITY EASEMENT  
(WIDTH VARIES)  
(REC. NO. 179560)

EX. 30' SANITARY EASEMENT  
BOVELDER SANITATION DISTRICT  
(REC. NO. 2005-0056057)  
(TO BE VACATED BY  
SEPARATE DOCUMENT)

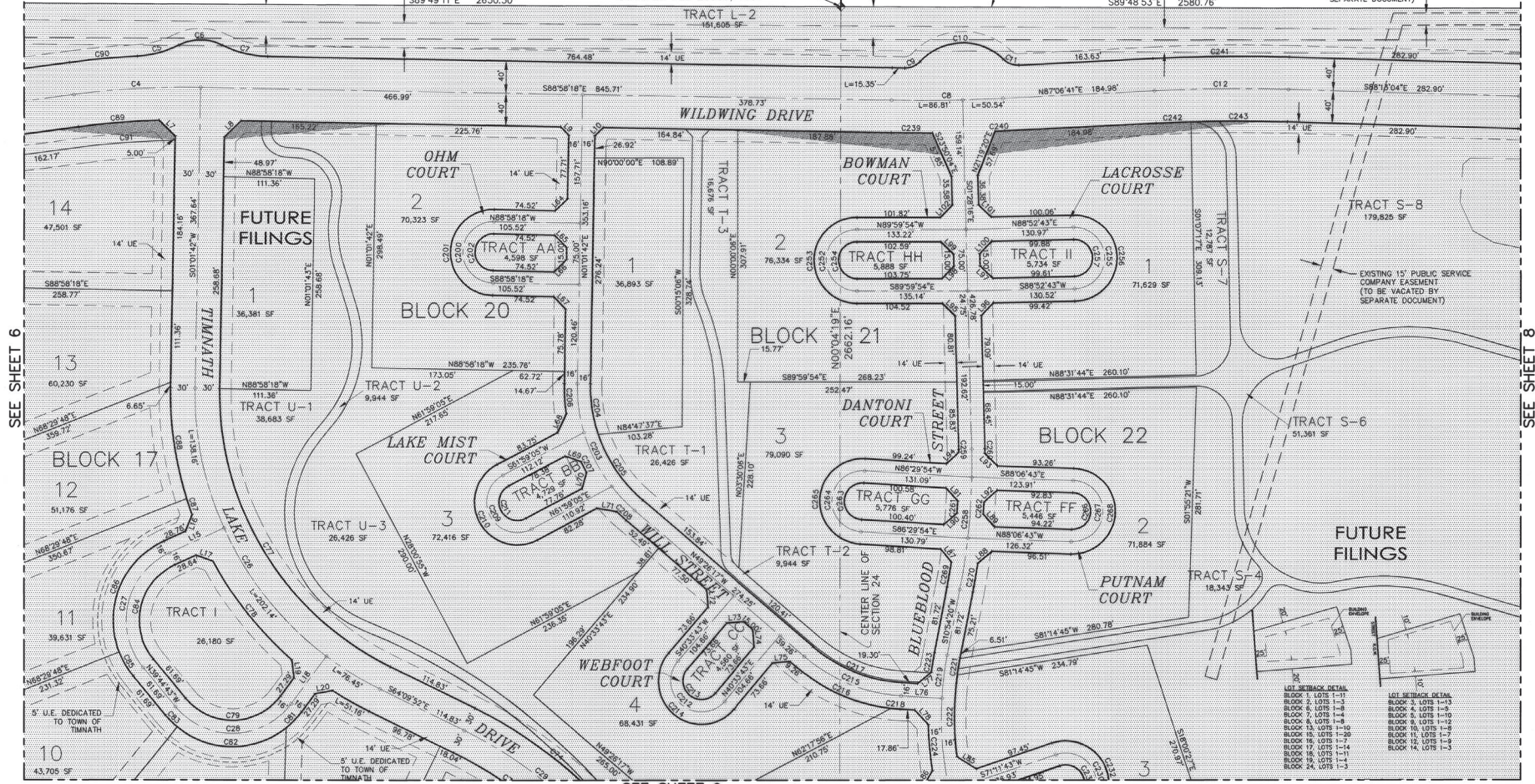
CENTER 1/4 COR. SEC. 24  
FND REBAR WITH BLUE PLASTIC CAP ILLEGIBLE,  
UPGRADED TO #6 REBAR WITH 2" ALUM. CAP  
STAMPED PLS 25965, 1997

EXISTING PLATTE RIVER  
POWER AUTHORITY EASEMENT  
(WIDTH VARIES)  
(REC. NO. 179560)

TED L. ROSELIUS  
6529 EAST COUNTY ROAD #44  
FT. COLLINS, CO 80524  
BOOK 8863, PAGE 3459  
ZONING FA-1

EX. 30' SANITARY EASEMENT  
BOVELDER SANITATION DISTRICT  
(REC. NO. 2005-0056057)  
(TO BE VACATED BY  
SEPARATE DOCUMENT)

EXISTING 15' PUBLIC  
SERVICE COMPANY EASEMENT  
(TO BE VACATED BY  
SEPARATE DOCUMENT)



SEE SHEET 6

SEE SHEET 8

SEE SHEET 9

NO.	REVISIONS	DATE	BY

**rg consulting engineers, inc.**  
1331 17th street • suite 710 • Denver, Colorado 80202  
(303) 293-8107

DATE: JUNE 2007

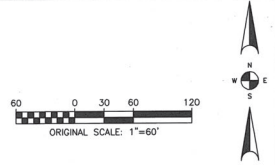
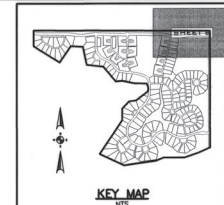
FILING ONE  
 FUTURE FILINGS

**FINAL  
PLAT**

JOB NUMBER: 0921.0001  
SHEET 7 OF 14  
DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV

# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO



TED L. ROSELIUS  
6529 EAST COUNTY ROAD #44  
FT. COLLINS, CO 80524  
BOOK 8903, PAGE 3409  
ZONING FA-1

WILDWING NORTH SITE  
SANITARY SEWER EASEMENT  
BOXELDER SANITATION DISTRICT  
(REC. NO. 2005-0056057)  
TO BE VACATED BY SEPARATE DOCUMENT

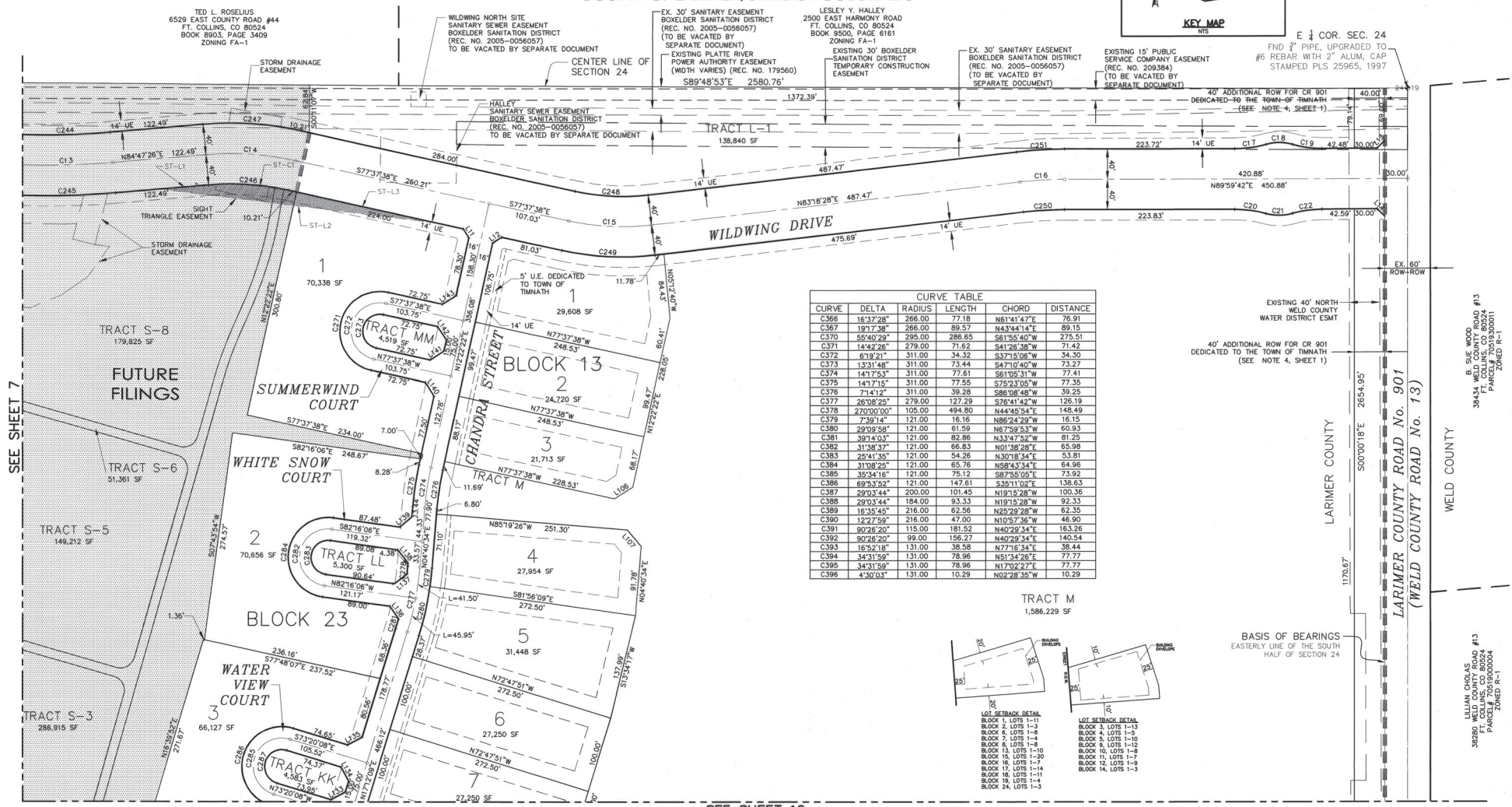
EX. 30' SANITARY EASEMENT  
BOXELDER SANITATION DISTRICT  
(REC. NO. 2005-0056057)  
TO BE VACATED BY SEPARATE DOCUMENT

LESLEY Y. HALLEY  
2500 EAST HARMONY ROAD  
FT. COLLINS, CO 80524  
BOOK 9500, PAGE 6161  
ZONING FA-1

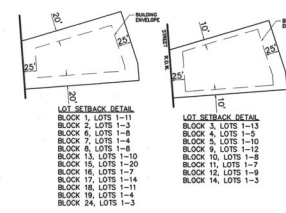
EX. 30' SANITARY EASEMENT  
BOXELDER SANITATION DISTRICT  
(REC. NO. 2005-0056057)  
TO BE VACATED BY SEPARATE DOCUMENT

EXISTING 15' PUBLIC  
SERVICE COMPANY EASEMENT  
(REC. NO. 2009384)  
TO BE VACATED BY SEPARATE DOCUMENT

E 1/4 COR. SEC. 24  
FND 3" PIPE, UPGRADED TO  
#6 REBAR WITH 2" ALUM. CAP  
STAMPED PLS 25965, 1997



CURVE	DELTA	RADIUS	LENGTH	CHORD	DISTANCE
C366	16°37'28"	266.00	77.18	N61°41'47"E	76.91
C367	19°17'38"	266.00	89.57	N43°44'14"E	89.15
C370	85°40'29"	225.00	286.65	S81°55'40"W	275.51
C371	14°42'28"	279.00	71.62	S41°26'38"W	71.42
C372	61°9'21"	311.00	34.32	S37°15'08"W	34.30
C373	13°31'48"	311.00	73.44	S47°10'40"W	73.27
C374	14°17'53"	311.00	77.61	S61°03'31"W	77.41
C375	14°17'15"	311.00	77.55	S75°23'05"W	77.35
C376	71°4'12"	311.00	39.28	S86°08'48"W	39.25
C377	26°08'28"	279.00	127.29	S76°41'42"W	126.19
C378	27°00'00"	105.00	494.86	N44°45'34"E	148.49
C379	7°39'14"	121.00	16.16	N86°24'29"W	16.15
C380	29°02'58"	121.00	61.59	N67°59'53"W	60.93
C381	39°14'03"	121.00	82.86	N33°47'52"W	81.25
C382	31°58'37"	121.00	66.83	N01°38'28"E	65.98
C383	26°41'35"	121.00	54.26	N30°18'34"E	53.81
C384	31°08'28"	121.00	65.76	S58°43'34"E	64.96
C385	35°34'16"	121.00	75.12	S87°55'05"E	73.92
C386	69°53'52"	121.00	147.61	S35°11'02"E	138.63
C387	29°03'44"	200.00	101.45	N19°15'28"W	100.36
C388	29°03'44"	184.00	93.33	N19°15'28"W	92.33
C389	16°35'45"	216.00	62.66	N25°29'28"W	62.35
C390	12°27'59"	216.00	47.00	N10°57'36"W	46.90
C391	90°26'20"	115.00	181.52	N40°29'34"E	163.26
C392	90°26'20"	99.00	156.27	N40°29'34"E	140.54
C393	16°30'16"	131.00	38.38	N77°16'34"E	38.44
C394	34°31'59"	131.00	78.96	N51°34'26"E	77.77
C395	34°31'59"	131.00	78.96	N17°02'27"E	77.77
C396	4°30'03"	131.00	10.29	N62°28'35"W	10.29



BASIS OF BEARINGS  
EASTERLY LINE OF THE SOUTH  
HALF OF SECTION 24

SEE SHEET 10

NO.	REVISIONS	DATE	BY

**rg consulting engineers, inc.**  
1331 17th street • suite 710 • Denver, Colorado 80202  
(303) 293-8107

DATE: JUNE 2007

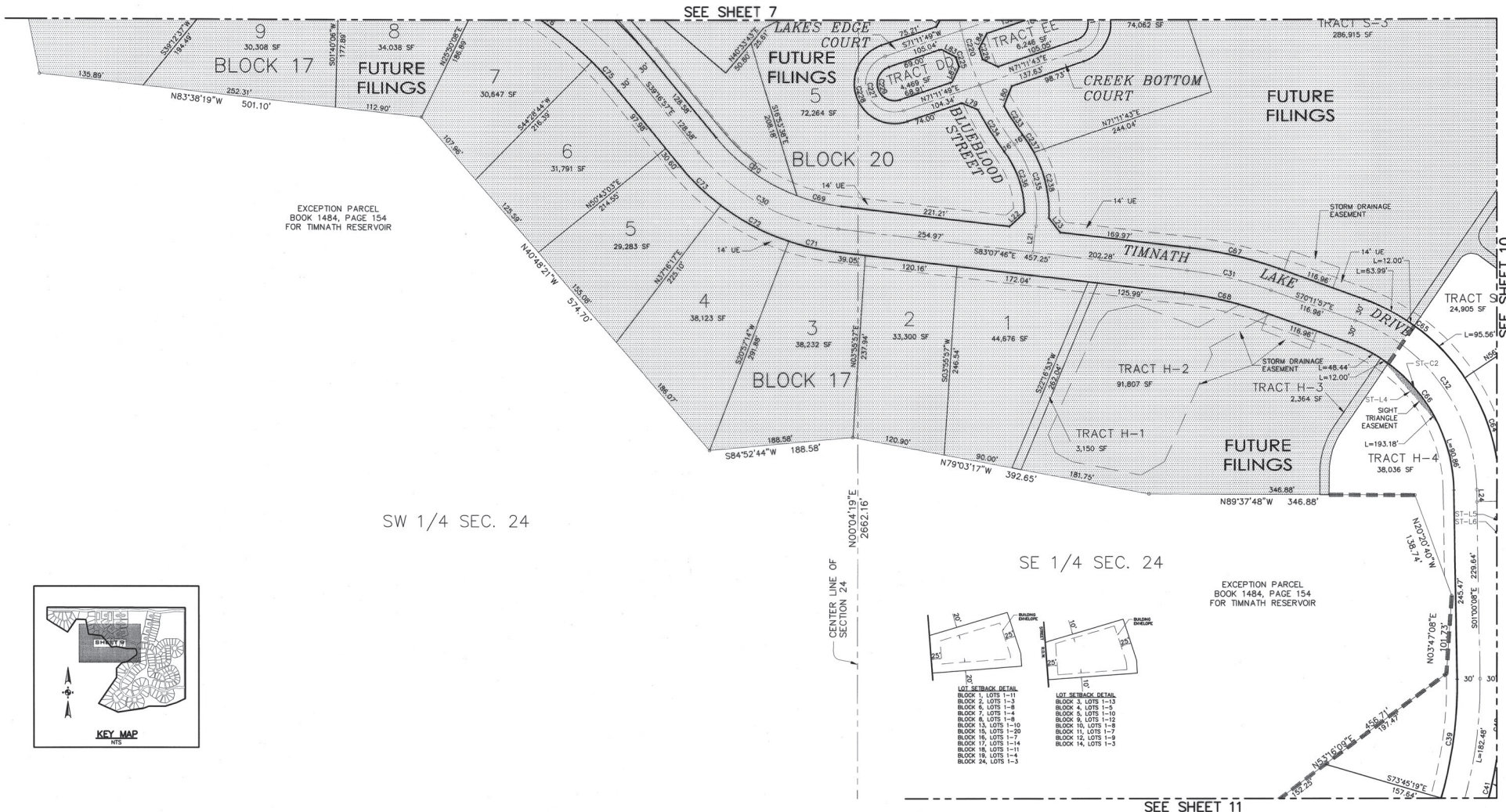
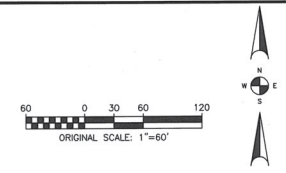
— FILING ONE  
— FUTURE FILINGS

**FINAL PLAT**  
JOB NUMBER: 0921.0001  
SHEET 8 OF 14  
DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV



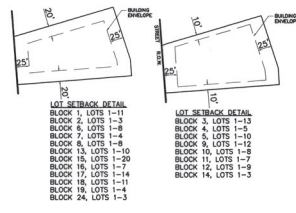
# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
 SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
 TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 COUNTY OF LARIMER, STATE OF COLORADO



EXCEPTION PARCEL  
 BOOK 1484, PAGE 154  
 FOR TIMNATH RESERVOIR

EXCEPTION PARCEL  
 BOOK 1484, PAGE 154  
 FOR TIMNATH RESERVOIR



- LOT SETBACK DETAIL
- BLOCK 1, LOTS 1-1
- BLOCK 2, LOTS 1-3
- BLOCK 6, LOTS 1-8
- BLOCK 7, LOTS 1-4
- BLOCK 8, LOTS 1-8
- BLOCK 13, LOTS 1-10
- BLOCK 16, LOTS 1-10
- BLOCK 17, LOTS 1-14
- BLOCK 18, LOTS 1-11
- BLOCK 19, LOTS 1-4
- BLOCK 24, LOTS 1-3

- LOT SETBACK DETAIL
- BLOCK 3, LOTS 1-13
- BLOCK 4, LOTS 1-5
- BLOCK 5, LOTS 1-10
- BLOCK 10, LOTS 1-12
- BLOCK 12, LOTS 1-8
- BLOCK 14, LOTS 1-7
- BLOCK 15, LOTS 1-5

NO.	REVISIONS	DATE	BY

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 1331 17th street • suite 710 • Denver, Colorado 80202  
 (303) 293-8107

DATE: JUNE 2007

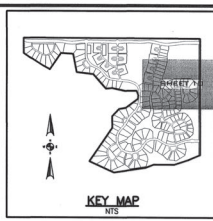
FILING ONE  
 FUTURE FILINGS

**FINAL PLAT**  
 JOB NUMBER: 0921.0001  
 SHEET 9 OF 14  
 DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV

SEE SHEET 11

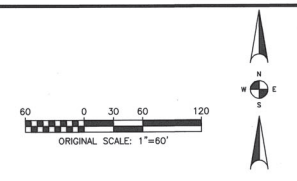
SEE SHEET 10

SEE SHEET 7

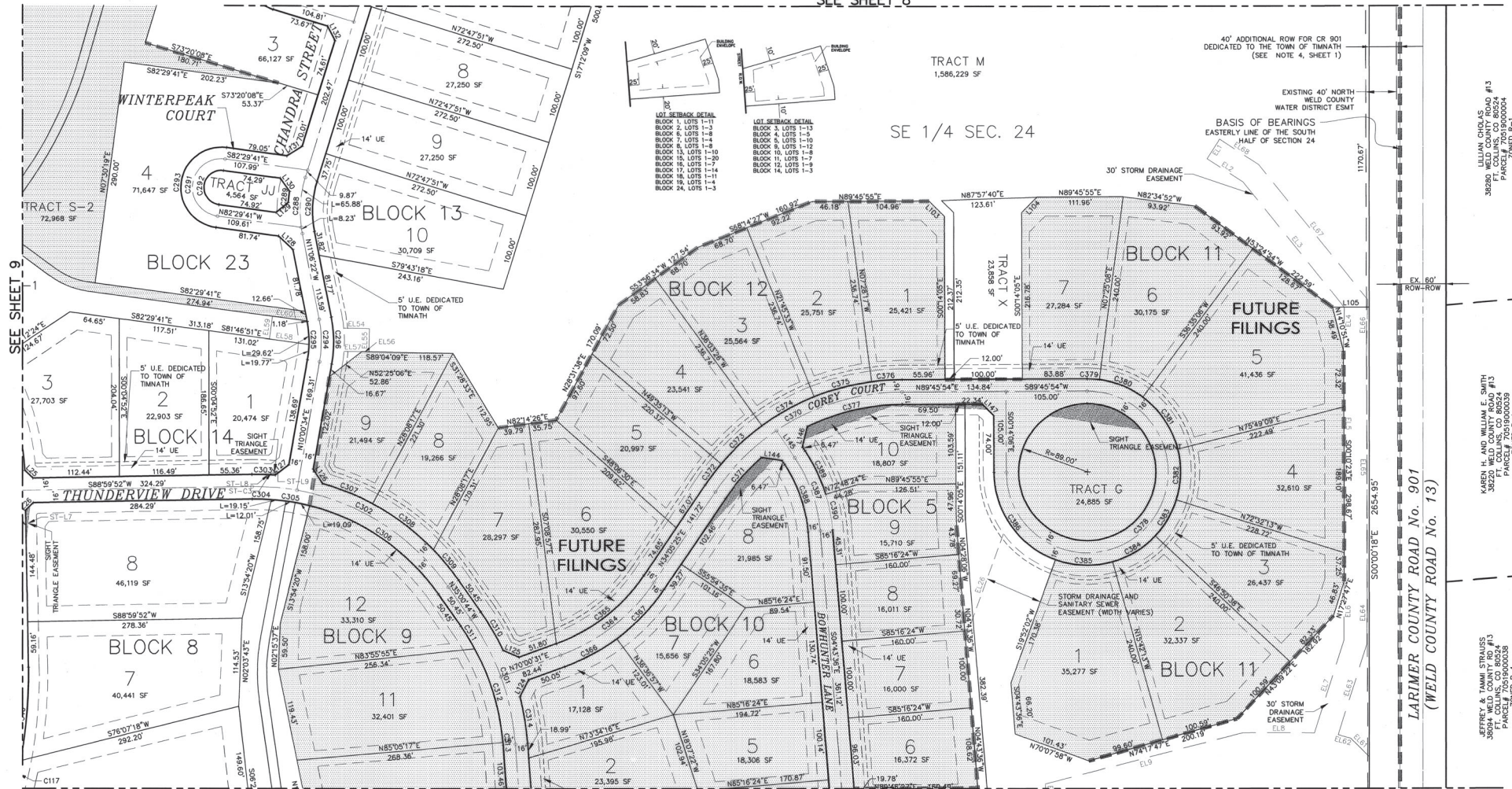


# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 8



SEE SHEET 9

SE 1/4 SEC. 24

40' ADDITIONAL ROW FOR CR 901  
DEDICATED TO THE TOWN OF TIMNATH  
(SEE NOTE 4, SHEET 1)

BASIS OF BEARINGS  
EASTERLY LINE OF THE SOUTH  
HALF OF SECTION 24

30' STORM DRAINAGE  
EASEMENT

LILLIAN CHOLAS  
38205 WELD COUNTY ROAD #13  
TIMNATH, CO 80224  
PARCEL# 7051900004  
ZONED R-1

KAREN H. AND WILLIAM E. SMITH  
38220 WELD COUNTY ROAD #13  
TIMNATH, CO 80224  
PARCEL# 7051900009  
ZONED R-1

SETREY & TAMM STRAUSS  
38094 WELD COUNTY RD #13  
TIMNATH, CO 80224  
PARCEL# 7051900008  
ZONED R-1

LARIMER COUNTY ROAD No. 901  
(WELD COUNTY ROAD No. 13)

FINAL  
PLAT

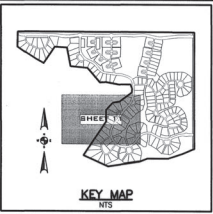
NO.	REVISIONS	DATE	BY

SEE SHEET 12  
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(303) 293-8107

DATE: JUNE 2007

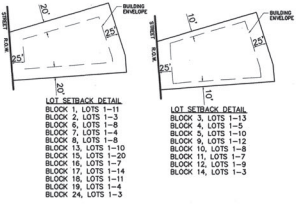
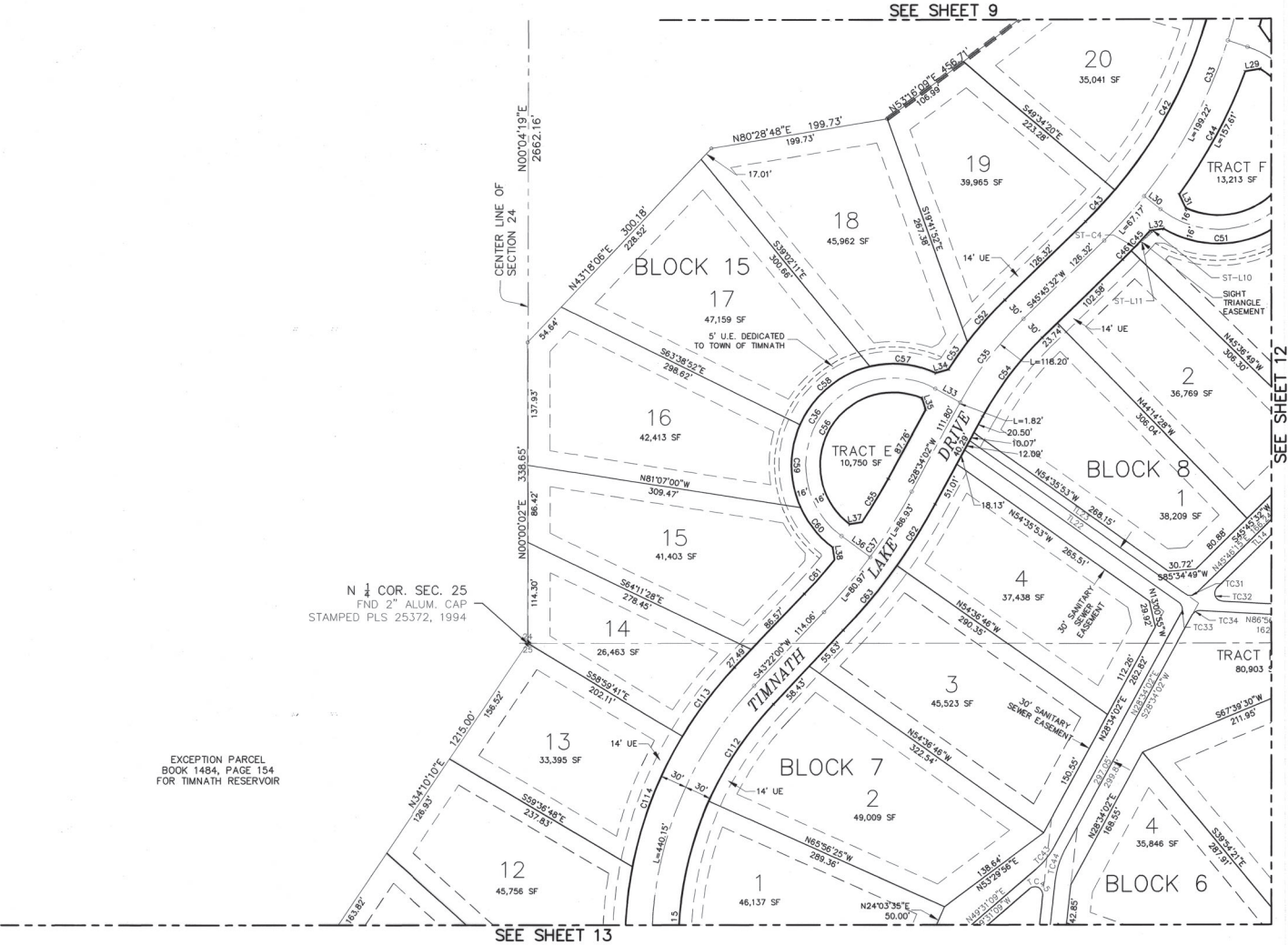
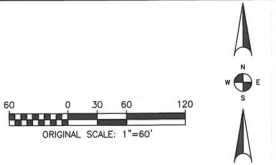
FILING ONE  
FUTURE FILINGS

JOB NUMBER: 0921.0001  
SHEET 10 OF 14  
DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV



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A PARCEL OF LAND LOCATED IN THE  
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COUNTY OF LARIMER, STATE OF COLORADO



NO.	REVISIONS	DATE	BY

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(303) 293-8107

— FILING ONE  
— FUTURE FILINGS

**FINAL PLAT**

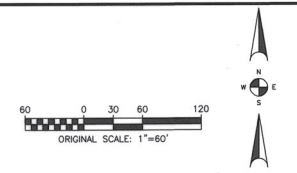
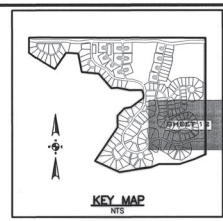
JOB NUMBER: 0921.0001  
SHEET 11 OF 14  
DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV

DATE: JUNE 2007

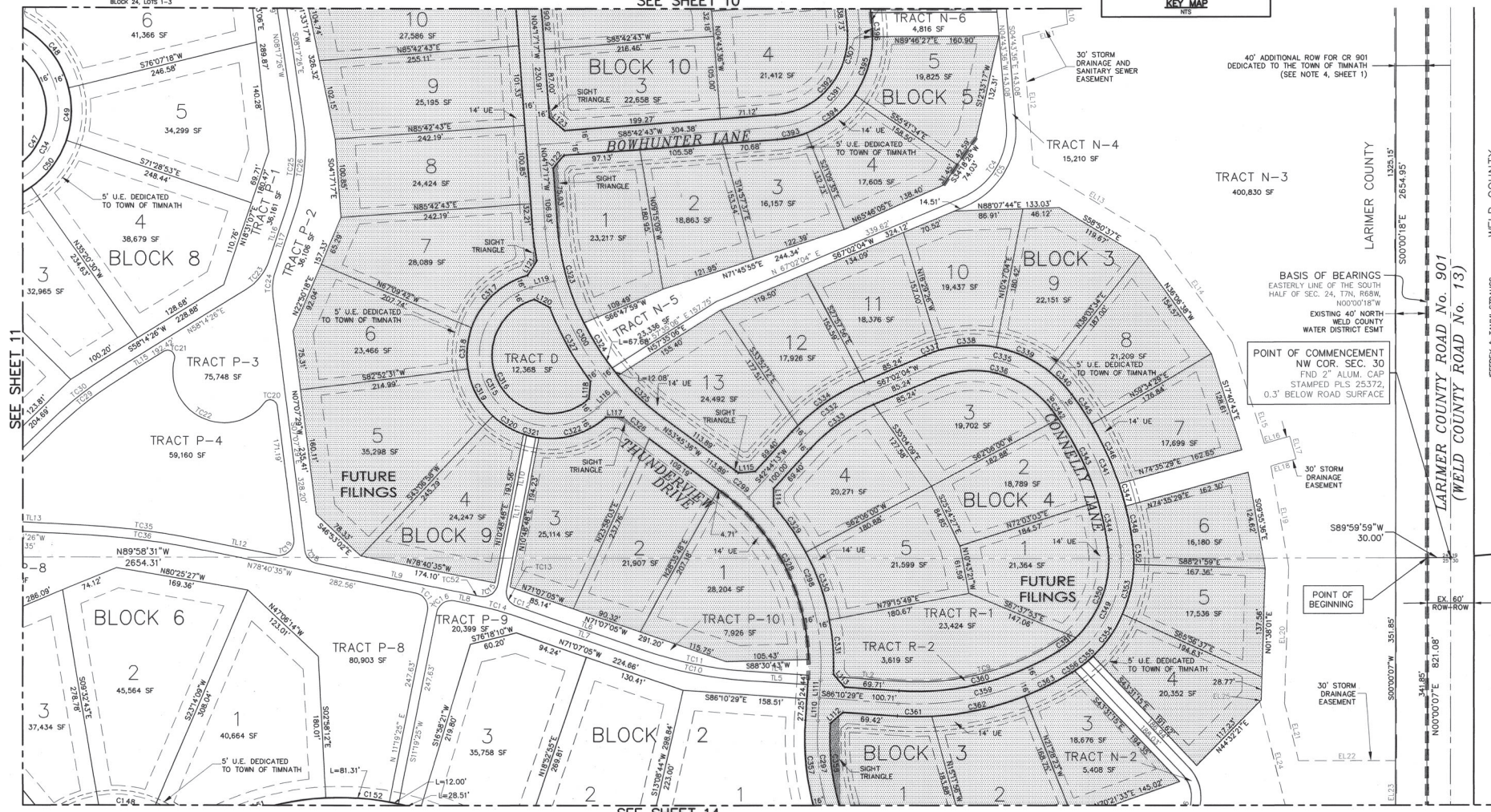
# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
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COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 10



BLOCK 1 SETBACK DETAIL		BLOCK 2 SETBACK DETAIL	
BLOCK 1, LOTS 1-11	15'	BLOCK 2, LOTS 1-13	15'
BLOCK 2, LOTS 1-4	15'	BLOCK 3, LOTS 1-5	15'
BLOCK 3, LOTS 1-4	15'	BLOCK 4, LOTS 1-5	15'
BLOCK 4, LOTS 1-4	15'	BLOCK 5, LOTS 1-5	15'
BLOCK 5, LOTS 1-10	15'	BLOCK 6, LOTS 1-10	15'
BLOCK 6, LOTS 1-4	15'	BLOCK 7, LOTS 1-4	15'
BLOCK 7, LOTS 1-10	15'	BLOCK 8, LOTS 1-10	15'
BLOCK 8, LOTS 1-4	15'	BLOCK 9, LOTS 1-4	15'
BLOCK 9, LOTS 1-11	15'	BLOCK 10, LOTS 1-11	15'
BLOCK 10, LOTS 1-4	15'	BLOCK 11, LOTS 1-4	15'
BLOCK 11, LOTS 1-3	15'		



SEE SHEET 11

SEE SHEET 14

BASIS OF BEARINGS  
EASTERLY LINE OF THE SOUTH  
HALF OF SEC. 24, T7N, R68W,  
N00°00'16"W  
EXISTING 40' NORTH  
WELD COUNTY  
WATER DISTRICT ESMT  
POINT OF COMMENCEMENT  
NW COR. SEC. 30  
FND 2" ALUM. CAP  
STAMPED PLS 25372,  
0.3' BELOW ROAD SURFACE

POINT OF BEGINNING

NO.	REVISIONS	DATE	BY

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(303) 293-8107

DATE: JUNE 2007

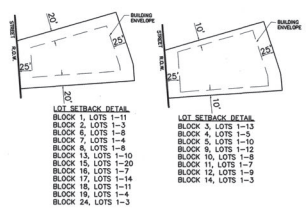
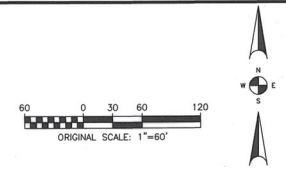
FILING ONE  
 FUTURE FILINGS

**FINAL  
PLAT**

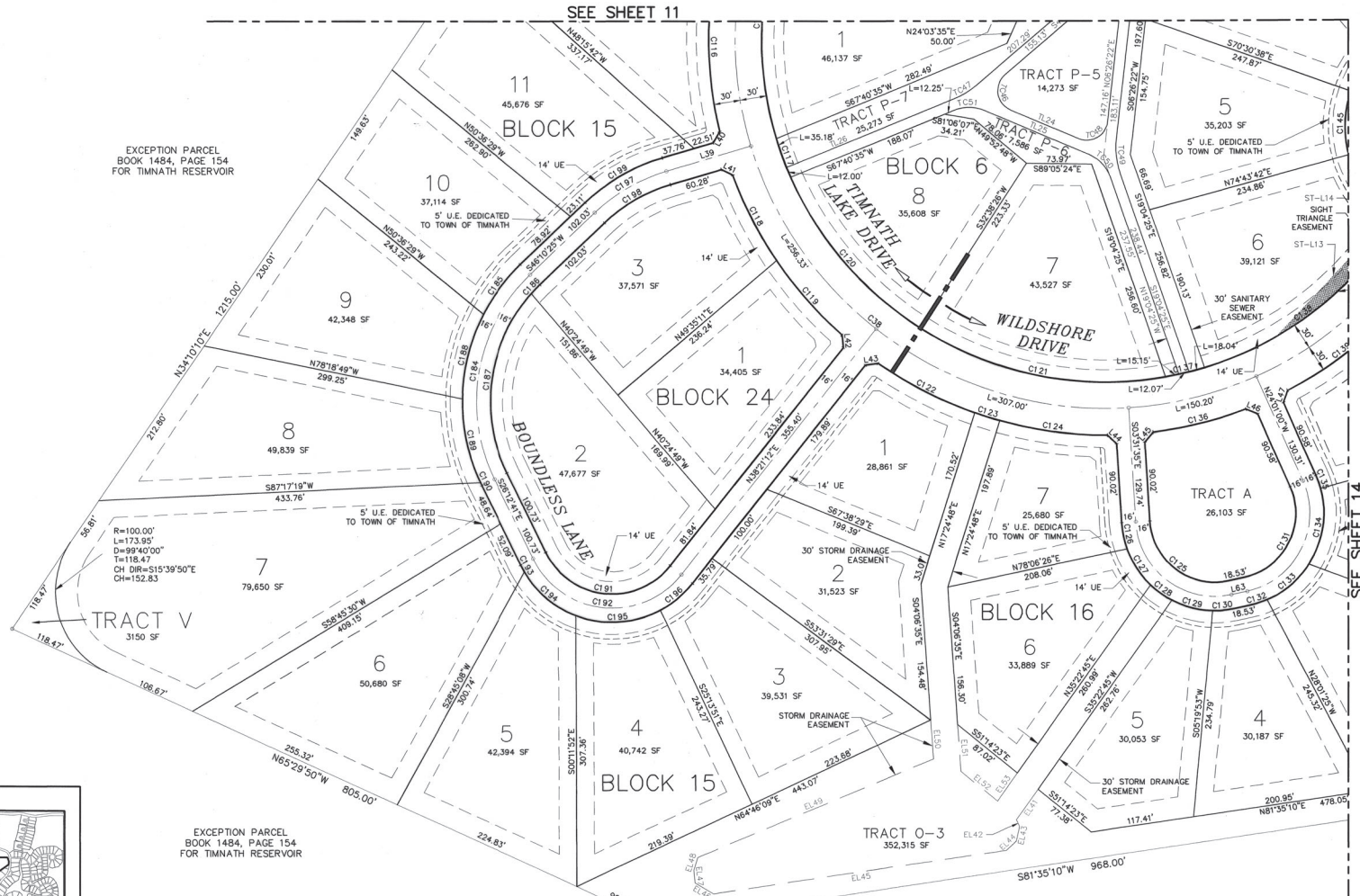
JOB NUMBER: 0921.0001  
SHEET 12 OF 14  
DESIGNED BY: BC DRAWN BY: SK CHECKED BY: JV

# WILDWING FINAL PLAT FILING No. 1

A PARCEL OF LAND LOCATED IN THE  
 SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25,  
 TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
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EXCEPTION PARCEL  
 BOOK 1484, PAGE 154  
 FOR TIMNATH RESERVOIR

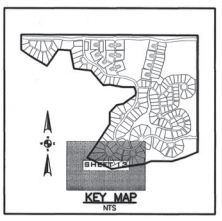


R=100.00'  
 L=173.95'  
 D=99°40'00"  
 T=118.47'  
 CH DIR=S15°39'50"E  
 CH=152.83

EXCEPTION PARCEL  
 BOOK 1484, PAGE 154  
 FOR TIMNATH RESERVOIR

FND REBAR & CAP  
 STAMPED LS-25372

EXCEPTION PARCEL  
 BOOK 1484, PAGE 154  
 FOR TIMNATH RESERVOIR



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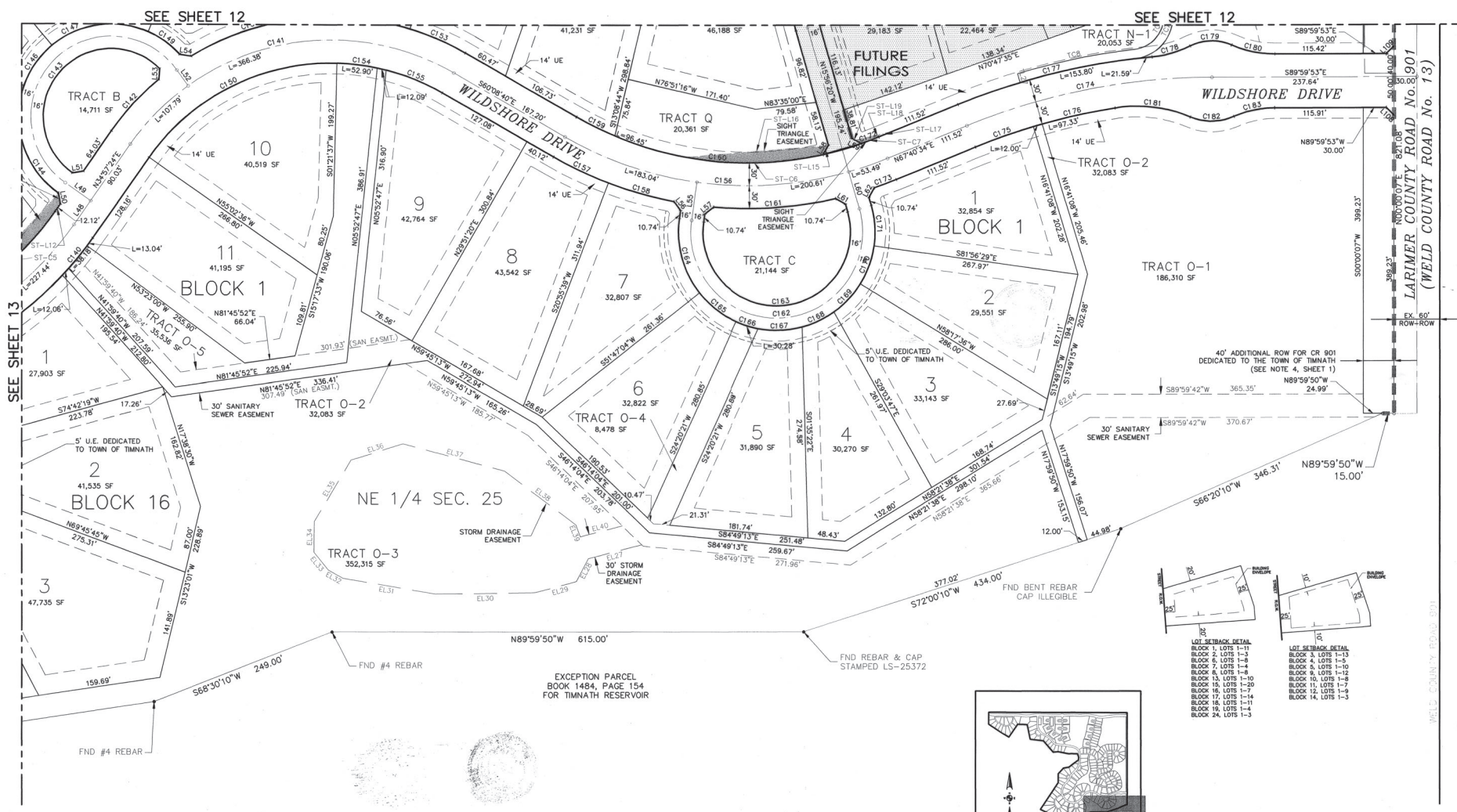
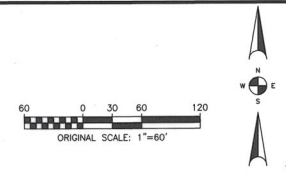
DATE: JUNE 2007



**FINAL PLAT**  
 JOB NUMBER: 0921.0001  
 SHEET 13 OF 14  
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A PARCEL OF LAND LOCATED IN THE  
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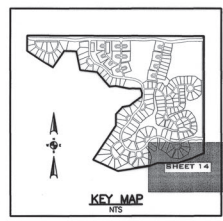
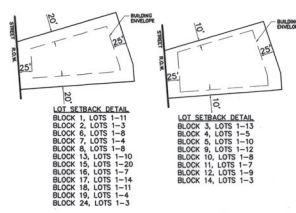


SEE SHEET 12

SEE SHEET 12

SEE SHEET 13

WELD COUNTY RECORDS



EXCEPTION PARCEL  
BOOK 1484, PAGE 154  
FOR TIMNATH RESERVOIR

NO.	REVISIONS	DATE	BY



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**FINAL PLAT**

JOB NUMBER: 0921.0001  
SHEET 14 OF 14  
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