



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION & TOWN COUNCIL
PRELIMINARY PLAT**

Applicant: Jeff Vogel, Vogel & Associates

Property Owner: Arrowhead Winter Park Investors, LLC

Case Number: PLN24-096 Preliminary Plat, Rendezvous at Winter Park, Filing No. 2

Physical Address of Property for Which the Application Approval is Requested: Located on the east side of Ski Idlewild Road and Spruce Tree Way, Winter Park, CO.

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: An application for a preliminary plat on 25.08 acres to develop 70 residential lots, tracts for future residential development and outlots for open space and roadways.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-D-4 Preliminary Plat.

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:

Planning Commission, Tuesday, March 11, 2025 at 8:00 A.M.

Town Council, Tuesday, March 18, 2025 at 5:30 P.M.

Members of the public wishing to make comment regarding the application may do so at the scheduled meeting, or write to Max Garcia, AICP, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or MGarcia@PlanStrategize.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

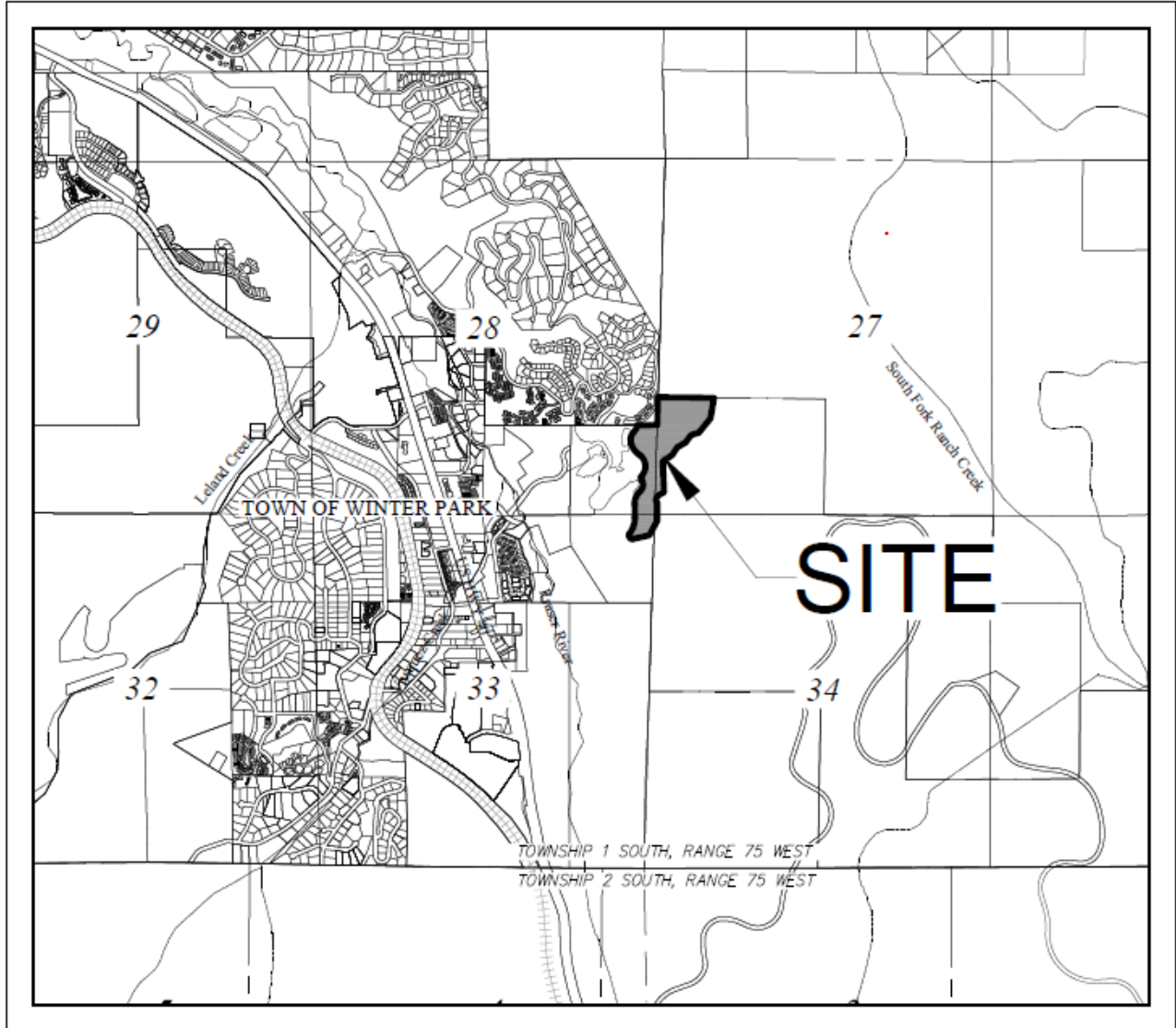
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

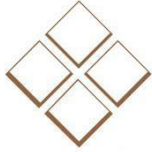
<https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comments can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

Exhibit A – Legal Description and Location Map

RE-PLAT OF OUTLOT H, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND LOTS 45 THRU 68, BLOCK 1, BUILDINGS 1 THRU 8, GARAGES 1 THRU 3, AND TRACTS F, T, U, & W, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098 SITUATED IN THE SOUTHWEST OF 1/4 OF SECTION 27, SOUTHEAST 1/4 OF SECTION 28, NORTHEAST 1/4 OF SECTION 33 AND NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO





VOGEL & ASSOCIATES
Integrated Planning with Innovative Solutions

January 30, 2025

Mr. James Shockey, Town Planner
Town of Winter Park
50 Vasquez Road
P.O. Box 3327
Winter Park, Colorado 80482

RE :PLN24-096 Rendezvous Filing 2 – Preliminary Plat Application

Dear James and Shelia,

I am pleased to submit on behalf of Arrowhead Winter Park Investors, LLC., the Preliminary Plat Application for Rendezvous Filing 2. This Plat includes a total of 70 Single family attached and town home lots. Two larger parcels, referenced as Parcel A and Parcel B, are included on the plat. Right-of-way and easements are also illustrated on the enclosed plat.

This project is located east of Filing 1, Subdivision Exemption 3. The Filing 2 property was previously included in the original Filing 1 final plat. It is the intent to configure lots within in Filing 2 to accommodate townhomes and single family attached residential prototypes.

Open space has been configured to serve as view and trail corridors. This open space configuration also preserves steep slopes and existing vegetation. As outlined on the enclosed plat the open space provided is consistent with the Final Development Plan standards.

Main access to Filing 2 will be provided via Ski Idlewild Road. Local access to the 70 lots is provided via Road B. Roads have been strategically aligned to provide efficient access and to minimize site disturbance.

Pedestrian access is provided via the proposed Rendezvous community trail system. The Filing 1 and Filing 2 trails connect with the Idlewild Trail system including the Meadow and Yankee Doodle Trail.

A. Project Name: Rendezvous Filing 2 – Preliminary Plat Application

B. Street Address: 1, 2, 3, 4, 5, 6, 7-70 Road B

RENDEZVOUS AT WINTER PARK, FILING NO. 2, BEING A RE-PLAT OF OUTLOT H, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND LOTS 45 THRU 68, BLOCK 1, BUILDINGS 1 THRU 8, GARAGES 1 THRU 3, AND TRACTS F, T, U, & W, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO.

C. Project Team:

Developer: Arrowhead Winter Park Investors, LLC.
5291 E. Yale Ave
Denver, CO. 80222

Applicant/
Land Planner: Jeff Vogel
Vogel & Associates
165 S. Union Blvd., Suite 440
Lakewood, CO. 80228
(303) 893-4288

Architects: Michael Noda
Neo Studio
3560 Walnut St., Unit A
Denver, CO. 80205
(303) 758-3800

Kephart
2555 Walnut St
Denver, CO. 80205
(303) 832-4474

Civil Engineer: Topknot Engineering (TKE)
Tony Krempin, Tony DePlata
998 County Road 553 (POB 2225)
Granby, CO. 80446
(970) 281-5280

Surveyor: Tim Shenk Land Surveying, Inc.
Timothy R. Shenk
Boz 1670. Granby, CO. 80446
(970) 887-1046

D. Legal Description:

RENDEZVOUS AT WINTER PARK, FILING NO. 2, BEING A RE-PLAT OF OUTLOT H, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND LOTS 45 THRU 68, BLOCK 1, BUILDINGS 1 THRU 8, GARAGES 1 THRU 3, AND TRACTS F, T, U, & W, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098. SITUATED IN THE SOUTHWEST OF 1/4 OF SECTION 27, SOUTHEAST 1/4 OF SECTION 28, NORTHEAST 1/4 OF SECTION 33 AND NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

E. Zoning District: Existing Zoning – Rendezvous FDP (R-2)

F. Lot Size:

Filing 2, Preliminary Plat

Lot 1 – 3,936 Sf (0.090 Ac)

Lot 2 – 3,121 Sf (0.072 Ac)

Lot 3 – 4,667 Sf (0.107 Ac)

Lot 4 – 5,268 Sf (0.121 Ac)

Lot 5 – 3,127 Sf (0.072 Ac)

Lot 6 – 4,971 Sf (0.114 Ac)

Lot 7 – 5,299 Sf (0.122 Ac)

Lot 8 – 3,228 Sf (0.074 Ac)

Lot 9 – 5,425 Sf (0.125 Ac)

Lot 10 – 5,197 Sf (0.119 Ac)

Lot 11 – 3,158 Sf (0.072 Ac)

Lot 12 – 5,641 Sf (0.129 Ac)

Lot 13 – 4,660 Sf (0.107 Ac)

Lot 14 – 3,125 Sf (0.072 Ac)

Lot 15 – 3,852 Sf (0.088 Ac)

Lot 16 – 3,873 Sf (0.089 Ac)

Lot 17 – 3,190 Sf (0.073 Ac)

Lot 18 – 4,759 Sf (0.109 Ac)

Lot 19 – 4,505 Sf (0.103 Ac)

Lot 20 – 3,160 Sf (0.073 Ac)

Lot 21 – 4,718 Sf (0.108 Ac)
Lot 22 – 4,172 Sf (0.096 Ac)
Lot 23 – 3,127.0 (0.72 Ac)
Lot 24 – 3,878 Sf (0.089 Ac)
Lot 25 – 3,865 Sf (0.089 Ac)
Lot 26 – 3,188 Sf (0.073 Ac)
Lot 27 – 5,516 Sf (0.127 Ac)
Lot 28 – 5,050 Sf (0.116 Ac)
Lot 29 – 3,168 Sf (0.073 Ac)
Lot 30 – 4,936 Sf (0.113 Ac)
Lot 31 – 4,776 Sf (0.110 Ac)
Lot 32 – 3,281 Sf (0.075 Ac)
Lot 33 – 3,874 Sf (0.089 Ac)
Lot 34 – 2,959 Sf (0.068 Ac)
Lot 35 – 2,106 Sf (0.048 Ac)
Lot 36 – 5,463 Sf (0.125 Ac)
Lot 37 – 3,939 Sf (0.090 Ac)
Lot 38 – 2,055 Sf (0.047 Ac)
Lot 39 – 4,372 Sf (0.100 Ac)
Lot 40 – 4,184 Sf (0.096 Ac)
Lot 41 – 2,010 Sf (0.046 Ac)
Lot 42 – 4,886 Sf (0.112 Ac)
Lot 43 – 3,782 Sf (0.087 Ac)
Lot 44 – 2,110 Sf (0.048 Ac)
Lot 45 – 2,095 Sf (0.048 Ac)
Lot 46 – 4,455 Sf (0.102 Ac)
Lot 47 – 3,481 Sf (0.080 Ac)
Lot 48 – 1,990 Sf (0.046 Ac)
Lot 49 – 2,026 Sf (0.047 Ac)
Lot 50 – 4,719 Sf (0.108 Ac)
Lot 51 – 3,819 Sf (0.088 Ac)

Lot 52 – 2,052 Sf (0.047 Ac)
Lot 53 – 1,982 Sf (0.045 Ac)
Lot 54 – 3,502 Sf (0.080 Ac)
Lot 55 – 2,742 Sf (0.063 Ac)
Lot 56 – 2,053 Sf (0.047 Ac)
Lot 57 – 2,028 Sf (0.047 Ac)
Lot 58 – 4,840 Sf (0.111 Ac)
Lot 59 – 2,894 Sf (0.066 Ac)
Lot 60 – 2,041 Sf (0.047 Ac)
Lot 61 – 2,040 Sf (0.047 Ac)
Lot 62 – 4,860 Sf (0.112 Ac)
Lot 63 – 3,933 Sf (0.090 Ac)
Lot 64 – 2,046 Sf (0.047 Ac)
Lot 65 – 2,020 Sf (0.046 Ac)
Lot 66 – 4,225 Sf (0.097 Ac)
Lot 67 – 3,622 Sf (0.083 Ac)
Lot 68 – 2,067 Sf (0.047 Ac)
Lot 69 – 2,040 Sf (0.047 Ac)
Lot 70 – 3,463 Sf (0.080 Ac)

G. Proposed Uses: Residential – Single Family Attached

H. Number of dwelling units:

Filing 2 – Preliminary Plat

Total # of units (lots): 70

Total # of Parcels (Parcels A & B): 2

I. Tree Removal and Protection Plan: A majority of the trees have been removed for this site as part of a previous Forest Management plan. Existing trees within non-disturbed areas shall be protected by construction fence. Please see the tree removal and protection plan.

J. Wetlands:

The Western Ecological Wetlands report has been resubmitted with this preliminary plat application. This report was also included with the Rendezvous/Arrow annexation and FDP applications. This report identified jurisdictional wetlands that were delineated with the United States Army Corps of Engineers (USACE) criteria that was applicable at the time the delineation was prepared. Wetlands were identified for the entire project including Filing 2.

Proposed permanent and temporary impacts were identified including the Filing 2 preliminary plat area. The Filing 1 and Filing 2 proposed impacted wetland areas were mitigated as part of an issued USACE 404 permit. Per the USACE letter that was submitted with the preliminary plat application, the mitigation was monitored and approved by the USACE.

An updated Aquatic Resource Delineation Report that has been prepared by Peak Ecological Services, LLC was also submitted with this preliminary plat application. This analysis includes the Filing 2 preliminary plat area. As illustrated in the report, the delineated wetlands are less than what was previously included in the Western Ecological report. This reduced wetland is not classified as jurisdictional.

Utilizing the updated wetlands delineation, it is estimated that the wetland impact will be 126 sqft. This impact is required to accommodate access Road B (High Grove Loop) and the looped alignment. The road alignment is integrated with the existing terrain and incorporates specific road standards including sections that utilize the maximum permitted road gradient.

As noted above, the mitigation that has been completed to date includes the 126 sqft of impact that was previously contemplated with the larger wetland that was contemplated with the original Rendezvous Filing 1 plat. The larger isolated non-jurisdictional wetland is being preserved. A note on the construction drawings has been added that requires that construction fence be located around the preserved wetland for protection.

K. Hillside and Ridgeline Protection:

Rendezvous at Winter Park Filing 2 is located on a mountainside that includes gradients that range from 15%-25%. As outlined in the approved Final Development Plan, large contiguous areas that are 30% or greater have been preserved.

In keeping with the objectives of the approved Final Development Plan, streets have been horizontally aligned to integrate and parallel with the existing topography. Vertical alignments have been established to comply with the FDP road standards and to balance cut and fill slopes which further reduces site disturbance. Where required, retaining walls will be utilized to maintain steeper slopes and preserve existing vegetation. Filing 2 is not located in a visually sensitive area.

L. Preliminary Plat Application Documents and Reports:

- ❖ Preliminary Plat Application – Enclosed
- ❖ Land Use Review Application – Enclosed
- ❖ Letter of Authorization – Enclosed
- ❖ Certification of Notification of Mineral Estate Owner Form – Enclosed
- ❖ Development Agreement – Executed and on file with the ToWP.
- ❖ Colorado Geological Survey Agreement Form – Enclosed
- ❖ Title Commitment – Enclosed
- ❖ Preliminary Plat – Enclosed
- ❖ Proof of Accuracy of Plat – Enclosed
- ❖ Construction Plan – Enclosed
- ❖ Tree Removal and Protection Plan – See Enclosed Plan
- ❖ CDOT Access Permit – On File
- ❖ Geologic Hazard Mitigation Study – Enclosed
- ❖ Phase II Drainage Report – Enclosed
- ❖ Final Geo-Tech Report – Enclosed
- ❖ Engineers Estimate of Probable Cost – Enclosed
- ❖ Traffic Impact Study – On file with the ToWP as part of FDP and Filing 1 plat.
- ❖ Wetland Delineation – See wetland report on file.
- ❖ Wildfire Hazard Mitigation – Rendezvous completed forest management plan and removed dead vegetation.
- ❖ Hillside and Ridgeline Development Study – The approved Arrow FDP addresses sensitive areas including slopes greater than 30%, wetlands, visual sensitive areas.
- ❖ Ability to Serve – Enclosed
- ❖ Letter of Evidence from Developer – Enclosed
- ❖ Surrounding Property Owner Mailing for Public Notice Affidavit Form – Enclosed.

M. Construction Schedule:

Estimated Construction Start: May 2025

Estimated Construction Completion: Oct. 2026

Upon your review, we will be available to meet and provide additional information as required. We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

Vogel & Associates, LLC

Jeffery Vogel, AICP

Principal

PRELIMINARY PLAT RENDEZVOUS AT WINTER PARK, FILING NO. 2

BEING A RE-PLAT OF OUTLOT H, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND LOTS 45 THRU 68, BLOCK 1, BUILDINGS 1 THRU 8, GARAGES 1 THRU 3, AND TRACTS F, T, U, & W, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098 SITUATED IN THE SOUTHWEST OF 1/4 OF SECTION 27, SOUTHEAST 1/4 OF SECTION 28, NORTHEAST 1/4 OF SECTION 33 AND NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148

NOTES:

- THIS PLAT OF RENDEZVOUS AT WINTER PARK, FILING NO. 2 VACATES ALL LOT LINES, TRACTS, AND EASEMENTS THAT WERE CREATED AND DEDICATED BY THE RENDEZVOUS AT WINTER PARK, FILING NO. 1 FINAL PLAT RECORDED AT RECEPTION NO. 2019009098 THAT ARE SITUATED WITHIN PARCELS A, B, & C DEPICTED HEREIN, EXCEPTING HOWEVER, THOSE EASEMENTS RECORDED PRIOR TO SAID RENDEZVOUS AT WINTER PARK, FILING NO. 1 FINAL PLAT, THAT ARE "RELOCATABLE", WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THIS PLAT ALSO VACATES OUTLOT H WHICH WAS CREATED AND DEDICATED BY SUBDIVISION EXEMPTION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1 RECORDED AT RECEPTION NO. 2021012863.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 WHICH IS ASSUMED TO BEAR NORTH 89°35'07" EAST, AS MEASURED FROM A 2.5" DIAMETER ALUMINUM CAP, PLS #28286 SITUATED AT THE NW CORNER OF THE SE1/4SE1/4 OF SAID SECTION 28 TO AN ALUMINUM CAP, PLS #11415 SITUATED AT THE NE CORNER OF THE SE1/4SE1/4 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET.
- TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. ABC60019681 WITH AN EFFECTIVE DATE OF 09/27/2024 AT 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS REFERENCED.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
 - OWNERSHIP OF THE TRACT OF LAND,
 - COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND,
 - RIGHT OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- PURSUANT TO THE RECOMMENDATIONS MADE BY THE COLORADO GEOLOGICAL SURVEY IN A LETTER DATED JULY 26, 2005 THAT IS ON RECORD WITH THE TOWN OF WINTER PARK, FINAL DESIGN-LEVEL SUBDIVISION RECORDS AND/OR SURVEY MUST BE PERFORMED FOR EACH STRUCTURE AND THE PROPOSED STREETS TO DETERMINE APPROPRIATE FOUNDATION TYPES, ANY PERIMETER/AREA UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS AND FINAL PAVEMENT SELECTIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING. DEVELOPMENT WILL BE LIMITED ON STEEP SLOPES THAT EXCEED 30%.
- THIS SITE IS ZONED "P-D" (PLANNED DEVELOPMENT DISTRICT), WITH AN UNDERLYING "R-2" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) ZONING DESIGNATION.
- THE REAL PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS, AND CONDITIONS OF THAT CERTAIN RENDEZVOUS AT WINTER PARK FINAL DEVELOPMENT PLAN APPLICATION DATED MAY 6, 2008, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN AMENDED AND RESTATED ANNEXATION AND VESTED RIGHTS DEVELOPMENT AGREEMENT OF EVEN DATE THEREWITH (THE "DEVELOPMENT AGREEMENT") BY AND BETWEEN THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAT (THE "OWNER") AND THE TOWN OF WINTER PARK (THE "TOWN"), ALL OF WHICH WAS APPROVED BY THE TOWN BY ORDINANCE NO. 406, SERIES OF 2008 RECORDED AUGUST 5, 2008 AT RECEPTION NO. 2008-007613 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS AND SUBSEQUENTLY AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RENDEZVOUS FINAL DEVELOPMENT PLAN APPROVED BY THE TOWN BY ORDINANCE NO. 539, SERIES OF 2020 RECORDED AUGUST 27, 2020 AT RECEPTION NO. 2020007456 OF THE AFORESAID REAL PROPERTY RECORDS (COLLECTIVELY, THE "RENDEZVOUS AT WINTER PARK ORDINANCE"). ALL PORTIONS OF THE REAL PROPERTY DEPICTED ON THIS PLAT ARE PERMITTED TO BE USED FOR THE PURPOSES DESIGNATED ON THE RELEVANT PORTION OF THE PLAT AND IN THE LAND USE TABLES INCLUDED ON THE PLAT. SUBJECT, HOWEVER, TO THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS OF THE RENDEZVOUS AT WINTER PARK ORDINANCE, INCLUDING THE DEVELOPMENT AGREEMENT. ALL PLATTED LOTS AND OUTLOTS SHOWN HEREON ARE SEPARATELY CONVEYABLE REAL ESTATE.
- ALL REAL PROPERTY DEPICTED ON THIS PLAT WAS PREVIOUSLY SUBJECT TO ALL OF THE RIGHTS, OBLIGATIONS, TERMS AND CONDITIONS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RENDEZVOUS AT WINTER PARK RECORDED IN THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS ON OCTOBER 31, 2019 AT RECEPTION NO. 2019009099 (THE "MASTER DECLARATION"). THE MASTER DECLARATION CREATED THE PROJECT KNOWN AS RENDEZVOUS AT WINTER PARK (THE "PROJECT") WHICH IS GOVERNED BY THE OWNER'S ASSOCIATION KNOWN AS RENDEZVOUS AT WINTER PARK COMMUNITY ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION (THE "MASTER ASSOCIATION"), AFTER THE RECORDATION OF THIS PLAT. THE MASTER DECLARATION WILL BE AMENDED AND RESTATED IN ITS ENTIRETY, PURSUANT TO EXEMPTION NO. 2 AND CONFIRMED HEREIN, ANY REAL PROPERTY SUBJECTED TO THE MASTER DECLARATION MAY BE FURTHER SUBJECTED TO ADDITIONAL COVENANTS AND RESTRICTIONS AS PERMITTED BY THE MASTER DECLARATION (EACH A "SUBORDINATE DECLARATION"). ALTERNATIVELY, REAL PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECTED TO COVENANTS AND RESTRICTIONS UNRELATED TO THE MASTER DECLARATION, INCLUDING PARTY WALL COVENANTS AND ALTERNATIVE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (EACH AN "ALTERNATIVE DECLARATION").
- EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW THE INSTRUMENTS AFFECTING TITLE TO THE PROPERTY (INCLUDING, AS APPLICABLE, THE MASTER DECLARATION, SUBORDINATE DECLARATIONS AND ALTERNATIVE DECLARATIONS) IN ORDER TO ADEQUATELY DETERMINE AND UNDERSTAND THE RESPONSIBILITIES AND OBLIGATIONS IMPOSED AS A CONDITION OF OWNERSHIP WITHIN THE PROPERTY, AND TO DETERMINE HOW EACH SUCH INSTRUMENT MAY AFFECT HIS, HER OR ITS OWNERSHIP OF THAT PORTION OF THE PROPERTY. EACH SUCH OWNER SHOULD ALSO REVIEW THE MASTER DECLARATION, ANY SUBORDINATE DECLARATION AND ANY ALTERNATIVE DECLARATION TO CONFIRM AND UNDERSTAND WHAT ADDITIONAL RIGHTS THE "DECLARANT" THEREUNDER MAY HAVE RESERVED, INCLUDING, BUT NOT LIMITED TO, SPECIAL DECLARANT RIGHTS AND DEVELOPMENT RIGHTS AS DESCRIBED IN THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. §38-33.3-101 ET SEQ. (THE "ACT").
- ALL OF THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR APPARENT FROM AN INSPECTION OF THE PROPERTY.
- THE OUTLOTS DEPICTED ON THE ACCOMPANYING PLAT ARE DEDICATED AND RESERVED FOR THE PLACEMENT, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND ENLARGEMENT OF UNDERGROUND PUBLIC UTILITY SYSTEMS AND FACILITIES AND THOSE ABOVEGROUND FACILITIES AND IMPROVEMENTS THAT ARE REASONABLY NECESSARY AND APPURTENANT IN CONNECTION WITH THE USE AND OPERATION OF THE SAME. ONCE ELECTRICAL AND COMMUNICATION UTILITIES ARE INSTALLED IN SUCH UTILITY EASEMENT(S), NO STRUCTURE OR OTHER PARALLEL UTILITY LINE (GAS, WATER OR SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') TO ANY PRIMARY VOLTAGE POWER OR COMMUNICATION LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVEGROUND EQUIPMENT. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED IN ANY UTILITY EASEMENT.
- TOWNHOMES WITH ALL ELECTRIC METERS LOCATED ON ONE UNIT (GANG METERS) SHALL HAVE A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ALL ELECTRICAL LINES AND EQUIPMENT. METERS SHALL REMAIN THE PROPERTY OF MOUNTAIN PARKS ELECTRIC, INC. ALL OTHER FACILITIES (SUCH AS WIRES, CONDUITS, SWITCHES, AND METER BOXES) SHALL BE THE PROPERTY OF THE MASTER ASSOCIATION, ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR ALTERNATIVE DECLARATION, OR THE OWNER THEREOF.
- ALL UTILITIES FOR THE PROJECT SHALL UTILIZE SEPARATE SERVICE LINES IN CONFORMANCE WITH APPLICABLE TOWN OF WINTER PARK STANDARDS.
- EACH OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS HEREBY RESERVES UNTO THEMSELVES, THEIR REPRESENTATIVES OR ASSIGNS, A BLANKET EASEMENT IN, ON, OVER, UNDER AND ACROSS ALL OUTLOTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, USE, REPAIR, REPLACEMENT AND/OR REMOVAL OF UTILITIES AND DRAINAGE FACILITIES THAT MAY BE NECESSARY FOR PROVIDING PUBLIC SERVICE TO THIS AND ANY FUTURE FILINGS. SUCH DRAINAGE FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, CULVERTS, SWALES, CHANNELS, DRAINAGEWAYS AND DETENTION PONDS.

NOTES - CONTINUED:

- THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO THE TERMS OF A TERMINABLE LEASE AGREEMENT BY AND BETWEEN THE TITLE OWNER AND THE TOWN AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN FIRST AMENDMENT TO TRAILS LEASE AGREEMENT RECORDED AT RECEPTION NO. 2008007614 (THE "TRAILS LEASE AGREEMENT"). UPON TERMINATION OF THE TRAILS LEASE AGREEMENT, THE TRAILS LEASE AGREEMENT WILL BE REPLACED WITH A PERMANENT RELOCATABLE NON-EXCLUSIVE EASEMENT GRANTED TO THE TOWN. THE EASEMENT WILL BE 20' IN WIDTH, BEING 10' ON EITHER SIDE OF A CENTER LINE OF THE FINAL DEDICATED EASEMENT, OR SUCH LESSER WIDTH AS MAY BE NECESSARY TO ACCOMMODATE SITE CONSTRAINTS. PURSUANT TO THE TERMS OF THE TRAIL EASEMENT, THE EASEMENT MAY BE RELOCATED BY THE TITLE OWNER OF THE UNDERLYING REAL PROPERTY UPON SATISFACTION OF CERTAIN CONDITIONS. AS A RESULT OF THE FOREGOING, THE TRAILS DEPICTED ON EXHIBIT A TO THE TRAILS LEASE AGREEMENT ARE NOT INTENDED TO BE DEDICATED AS PERMANENT EASEMENTS, BUT RATHER ARE SUBJECT TO RELOCATION IN ACCORDANCE WITH THE TERMS AND CONDITIONS MORE PARTICULARLY DESCRIBED IN THE TRAILS LEASE AGREEMENT.
- ALL IMPROVEMENTS LOCATED WITHIN PRIVATE PROPERTY THAT ARE SUBJECT TO THE MASTER DECLARATION, A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION MAY BE SUBJECT TO DESIGN REVIEW AND APPROVAL IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUCH DECLARATION. EACH OF THE OWNERS OF PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS ADVISED TO CAREFULLY REVIEW, AS APPLICABLE, THE MASTER DECLARATION, A SUBORDINATE DECLARATION AND AN ALTERNATIVE DECLARATION TO ADEQUATELY DETERMINE AND UNDERSTAND THE DESIGN REVIEW PROCESSES AND PROCEDURES REQUIRED, AS DESIGN APPROVAL OF IMPROVEMENTS IS NOT GUARANTEED.
- THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A WILDFIRE MITIGATION PLAN WHICH MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.
- RENDEZVOUS AT WINTER PARK IS SUBJECT TO THE NOXIOUS WEED CONTROL PLAN RECORDED AT RECEPTION NO. 3603340 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS. THE NOXIOUS WEED CONTROL PLAN MAY BE ADMINISTERED BY ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS OR BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS OR ASSOCIATIONS.
- TRASH SHALL BE STORED IN "BEAR-PROOF" CONTAINERS. INDIVIDUAL TRASH RECEPTACLES, IF APPLICABLE, SHALL BE STORED INSIDE DWELLING UNITS OR BEHIND SCREENING AND OUT OF PUBLIC VIEW EXCEPT ON THE DAY OF TRASH PICK-UP.
- AS AFFIRMED IN THE GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 INCLUSION AGREEMENT DATED APRIL 7, 2004, THE DISTRICT AND THE PETITIONERS OF THAT AGREEMENT ACKNOWLEDGED AND AGREED THAT THE WATER SERVICE PROVIDED TO THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT SHALL BE SOLELY FOR IN-HOUSE USES ONLY AND THAT WATER MAY NOT BE USED FOR ANY OUTDOOR PURPOSE WHATSOEVER, INCLUDING WITHOUT LIMITATION IRRIGATION OF LAWNS OR LANDSCAPING; PROVIDED, HOWEVER, IRRIGATION WATERING SHALL BE PERMITTED FOR A PERIOD OF TWO YEARS FOLLOWING INSTALLATION OF SUCH LANDSCAPING OR REVEGETATION THROUGH THE USE OF DRIP OR LOW VOLUME LANDSCAPE AREA-SPECIFIC WATERING SYSTEMS ZONED AND TIMED AS APPROVED BY GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1. ALL LANDSCAPE PLANS MUST BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION. NOTICE OF THIS RESTRICTION SHALL BE MADE AVAILABLE TO ALL PURCHASERS OF LOTS WITHIN THE PROPERTY AND SHALL BE INCLUDED AS PART OF ANY COVENANTS THAT MAY BE PREPARED OR DEVELOPED FOR THE PROPERTY. NOTWITHSTANDING THE FOREGOING, THE DISTRICT MAY, IN ITS SOLE DISCRETION, CONSIDER A SUBSEQUENT REQUEST BY THE TOWN OF WINTER PARK TO USE WATER ON THE PROPERTY FOR OTHER MUNICIPAL PURPOSES SUCH AS COMMERCIAL DEVELOPMENT OR IRRIGATION OF PUBLIC PARKS.
- AS AFFIRMED IN THE RENDEZVOUS AT WINTER PARK ORDINANCE, THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT IS SUBJECT TO A REAL ESTATE TRANSFER ASSESSMENT IN ADDITION TO THE EXISTING TOWN OF WINTER PARK REAL ESTATE TRANSFER TAX (TITLE 1, CHAPTER 10, WINTER PARK TOWN CODE) AS FURTHER DESCRIBED IN SECTION 10.5 OF ORDINANCE 408, SERIES 2008 (RECEPTION NO. 2008-007613).
- EMERGENCY ACCESS IS PROVIDED TO THIS PROPERTY VIA AN EASEMENT RECORDED NOVEMBER 16, 2021 AT RECEPTION NO. 2021012865, BETWEEN ROW F AS DEPICTED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND WILDFLOWER LANE IN EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, AS DEPICTED ON EXEMPTION NO. 2 AND EXEMPTION NO. 3. THE DEVELOPER OF THIS PROPERTY HAS INSTALLED, OR WILL INSTALL, A GATE AT THE BOUNDARY OF THE PROPERTY DEPICTED ON EXEMPTION NO. 2 & EXEMPTION NO. 3 AND EAST MOUNTAIN - FILING NO. 6, TOWN OF FRASER, WHICH GATE SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT. THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, SHALL MAINTAIN SAID GATE. IN THE EVENT THAT THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS, AS APPLICABLE, FAILS TO MAINTAIN THE GATE AS AFORESAID, AND SUCH FAILURE IS NOT REMEDIED WITHIN THIRTY DAYS FOLLOWING RECEIPT OF WRITTEN NOTICE FROM THE TOWN OF WINTER PARK DESCRIBING SUCH FAILURE TO MAINTAIN, THE TOWN OF WINTER PARK HAS THE RIGHT TO REMOVE THE GATE.
- HOMES CONSTRUCTED ON LOTS WILL BE SPRINKLED IN ACCORDANCE WITH THE MOST CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.
- PER THIS PLAT, "RELOCATABLE" DRAINAGE EASEMENTS ARE GRANTED FOR THE PROPOSED DRAINAGE SWALES AND DETENTION BASIN IN THE APPROXIMATE LOCATIONS SHOWN HEREIN. THE SPECIFIC LOCATION AND WIDTH OF SAID EASEMENTS SHALL BE THE "AS-BUILT" LOCATION WHEN CONSTRUCTION IS COMPLETED.
- MOUNTAIN PARKS ELECTRIC:
PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE SUBJECT PROPERTY IS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES. SAID BLANKET EASEMENT EXCLUDES PLANNED BUILDINGS, DECKS, AND OTHER STRUCTURAL PLANNED IMPROVEMENTS.

WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO PART OF A STRUCTURE (INCLUDING DECKS, OVERHANGS, FOOTERS, ETC) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT. NOTWITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC. NO TREES OR BOULDERS MAY BE PLANTED OR PLACED WITHIN FIVE FEET (5') OF ANY POWER LINE OR ELECTRIC EQUIPMENT. ALL EQUIPMENT WILL HAVE A MINIMUM OF TEN FEET (10') OF CLEARANCE IN FRONT OF ANY OPENINGS OR EQUIPMENT DOORS.

NOTES - CONTINUED:

- PSCO/XCEL:
TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF EACH MULTI-FAMILY LOT IN THE SUBDIVISION AND PARCEL B / OUTLOT J (OPEN SPACE) AND THIRTEEN-FOOT (13') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ADJACENT TO THE "HIGH GROOVE LOOP" RIGHT OF WAY. THESE EASEMENTS ARE DEDICATED TO THE TOWN OF WINTER PARK FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS ARE ALSO GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM, WITH RESPECT TO THE UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE OR FOUNDATION SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') AROUND ANY UNDERGROUND LINES. NO OTHER UTILITY LINE (WHETHER WATER, SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY UNDERGROUND LINE. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES AND ELECTRIC SHALL NOT BE ALLOWED CLOSER THAN FIVE FEET (5') TO ANY GAS LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN FIVE FEET (5') TO ANY UNDERGROUND FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY UNDERGROUND LINE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM PSCO. NO TREES OR BOULDERS MAY BE PLANTED OVER DISTRIBUTION OR SERVICE LINES AND MUST BE A MINIMUM OF 5' AWAY.

EACH TOWNHOME, DUPLEX, MULTI-FAMILY OR MULTI-USE BUILDING ON THE PROPERTY SHALL HAVE GAS METERS ON THE GABLE END OF ONE (1) END UNIT ("GAS METER BANK"). DEVELOPER, FUTURE HOME OWNER, OR METRO DISTRICT HEREBY GRANTS TO XCEL (PSCO) A NON-EXCLUSIVE UTILITY EASEMENT FOR (I) ONE GAS METER BANK ON THE END OF ONE (1) END UNIT PER BUILDING AND (II) ALL OTHER THINGS REASONABLY NECESSARY TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE SUCH GAS METER BANK ON EACH OF THE BUILDINGS (THE "GAS METERING EASEMENT"). ALL LINES AND OTHER FACILITIES RELATED TO SUCH GAS METER BANK, SUCH AS METER RISERS (BUT NOT INDIVIDUAL GAS METERS), SHALL BE THE PROPERTY OF THE DEVELOPER. ALL GAS METERS USED FOR SUCH GAS METER BANKS SHALL BE THE PROPERTY OF XCEL (PSCO) ALL OF THE FOREGOING RIGHTS AND BENEFITS OF XCEL (PSCO) WITH RESPECT TO THE GAS METERING EASEMENT SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF SUCCESSORS AND ASSIGNS
- RECREATION EASEMENT GRANTED PURSUANT TO DOCUMENTS RECORDED AT RECEPTION NO. 94005920, 94007789, 200203053 AND 2007001192 IS A "RELOCATABLE" EASEMENT AS STATED THEREIN. PER THIS PLAT, SAID EASEMENT IS RELOCATED AND DEPICTED HEREIN AS "10' RECREATION EASEMENT, REC. NO. 2019009098".
- PER THE 1ST AMENDMENT RENDEZVOUS FDP, THE FRONT SETBACK IS MEASURED FROM THE PUBLIC RIGHT-OF-WAY (I.E. FRONT PROPERTY LINE). FRONT LOADED AND SIDE LOADED GARAGES SHALL HAVE A 20 FOOT MINIMUM PARKING AREA THAT IS MEASURED FROM THE FACE OF GARAGE TO THE RIGHT-OF-WAY. FRONT LOADED OR REAR LOADED GARAGES SHALL BE A MAXIMUM OF 5 FEET FROM THE PROPERTY LINE OR 20 FEET FROM THE PROPERTY LINE BASED UPON THE APPROVED SETBACKS FOR THAT PARTICULAR PLANNING AREA. FOR THOSE LOTS WITH UNIQUE TOPOGRAPHIC AND/OR GEOMETRIC CONFIGURATIONS, THE GARAGE MAY BE A MAXIMUM OF 7 FEET FROM THE PROPERTY LINE IF AT LEAST ONE PORTION OF THE GARAGE REMAINS AT 5 FEET FROM THE PROPERTY LINE.
- ALL LIGHTING SHALL COMPLY WITH THE TOWN OF WINTER PARK UNIFORM DEVELOPMENT CODE LIGHTING REGULATIONS.
- OUTLOT J (OPEN SPACE) USES MAY INCLUDE TRAILS, UTILITIES, DRAINAGE FACILITIES, RETAINING WALLS, ETC.
- RETAINING WALLS MAY ENCROACH INTO LOT SETBACKS TO ACHIEVE SLOPE STABILITY AND TO MINIMIZE ANY EROSION ON THE LOTS.
- THE PUBLIC INFRASTRUCTURE DESCRIBED IN THE DEVELOPMENT IMPROVEMENTS AGREEMENT WILL BE CONVEYED IN PHASES WHICH WILL BE ILLUSTRATED BY SEPARATE DOCUMENT.
- WALLS REQUIRED FOR HOME CONSTRUCTION THAT ARE LOCATED ON PRIVATE LOTS AND OUTLOTS THAT ARE ESTABLISHED DURING SITE PLAN SUBMITTAL WILL BE MAINTAINED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS.
- TO ENSURE STORM DRAINAGE FACILITIES FUNCTION AS DESIGNED, CONTINUED MAINTENANCE IS REQUIRED. MAINTENANCE OF DRAINAGE FACILITIES MAY INCLUDE CLEARING DEBRIS FROM INLETS, CULVERTS, CHANNELS, DITCHES, OR DETENTION FACILITIES. UNTIL ACCEPTED BY THE TOWN FOR MAINTENANCE, IF EVER, MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING, WITHOUT LIMITATION, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THE REAL PROPERTY DEPICTED ON THE ACCOMPANYING PLAT, SHALL BE PERFORMED BY THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF, OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS. SHOULD THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR REQUIRED OPERATION AND MAINTENANCE. ALL SUCH COSTS WILL BE ASSESSED BY THE TOWN TO THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION OR THE OWNER THEREOF OR ONE OR MORE OF THE RENDEZVOUS ARROW METROPOLITAN DISTRICTS ASSIGNED OPERATION AND MAINTENANCE RESPONSIBILITY FOR SAID FACILITIES.
- WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:
 - ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE OF THE HOME;
 - ALL DOGS WILL BE REQUIRED TO BE ON A LEASH;
 - ALL TRASH RECEPTACLES SHALL BE WILDLIFE-PROOF CONTAINERS; AND
 - ANY FENCING INSTALLED ON THIS SUBDIVISION SHALL CONFORM TO THE DESIGN CRITERIA OF THE COLORADO DIVISION OF WILDLIFE PUBLICATION TITLED "FENCING WITH WILDLIFE IN MIND."
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER / DEVELOPER:
ARROWHEAD WINTER PARK INVESTORS, LLC.
5291 EAST YALE AVE
DENVER, CO 80222-6911

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

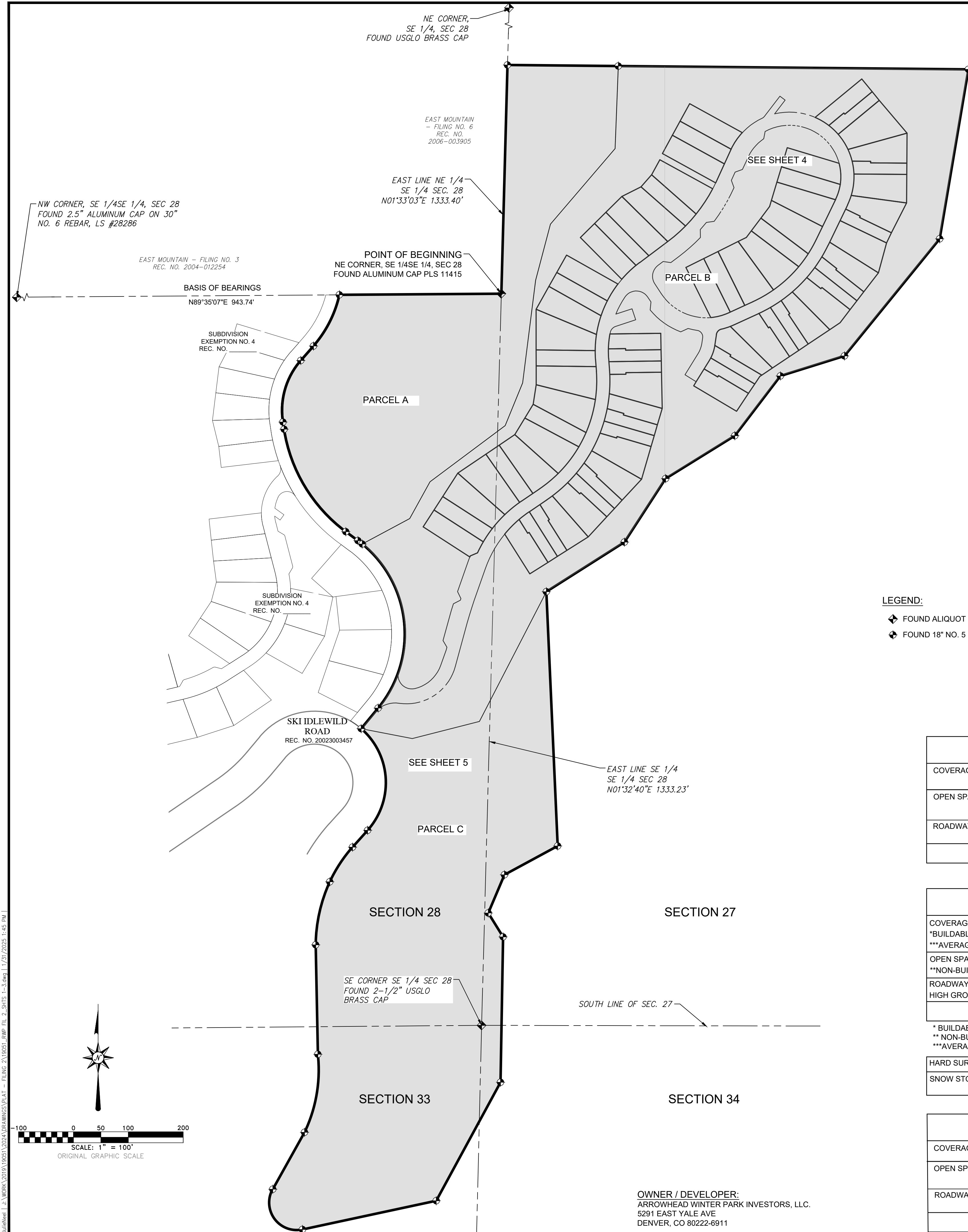
PRELIMINARY PLAT RENDEZVOUS AT WINTER PARK, FILING NO. 2 SECTIONS 27, 28, 33, & 34, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, GRAND COUNTY, COLORADO			
JOB: 19051 DWG: 19051_RWP FIL 2	SCALE: NONE CRD: 19051	DATE: 01/31/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 2 OF 6

PRELIMINARY PLAT

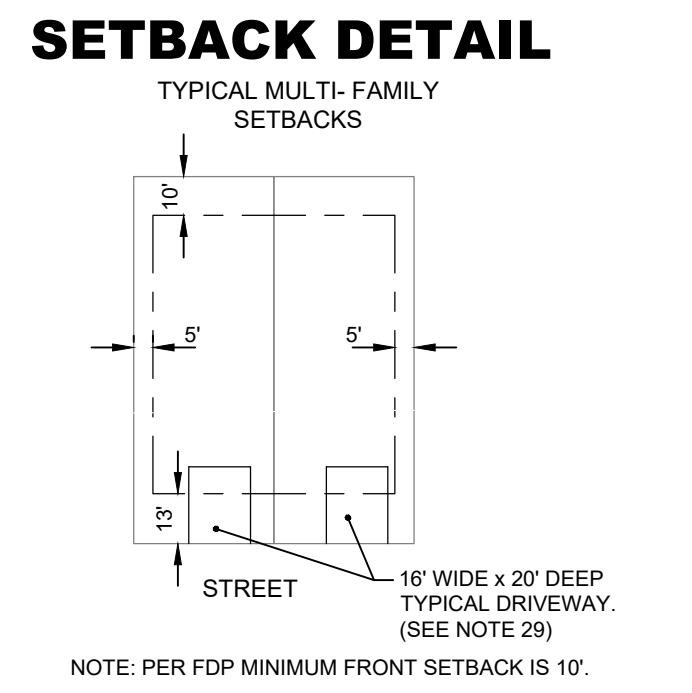
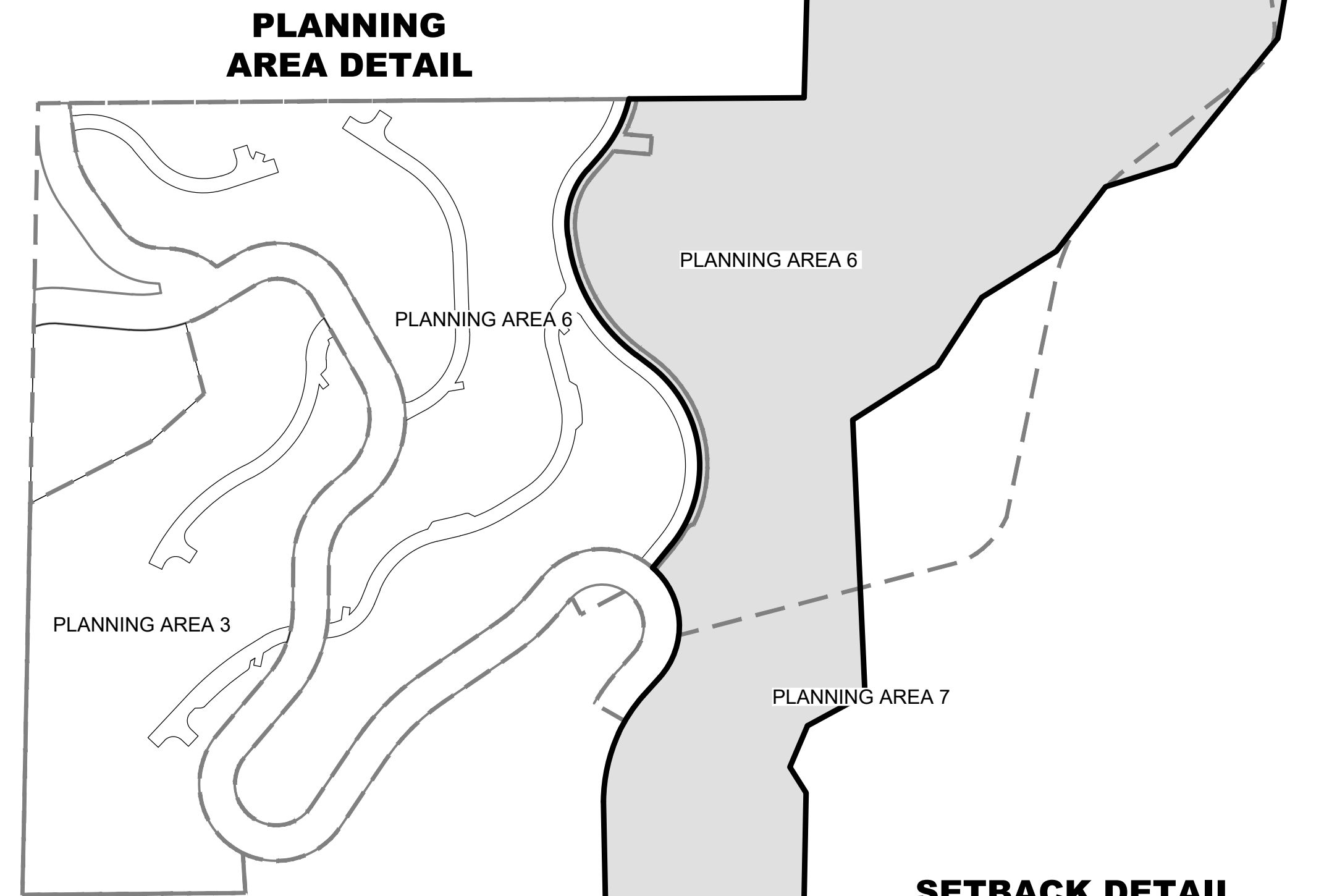
RENDEZVOUS AT WINTER PARK, FILING NO. 2

BEING A RE-PLAT OF OUTLOT H, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND LOTS 45 THRU 68, BLOCK 1, BUILDINGS 1 THRU 8, GARAGES 1 THRU 3, AND TRACTS F, T, U, & W, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 27, SOUTHEAST 1/4 OF SECTION 28, NORTHEAST 1/4 OF SECTION 33 AND NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
 OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
 SHEET 3 OF 6



- LEGEND:**
- ◆ FOUND ALIQUOT CORNER AS DESCRIBED
 - ◆ FOUND 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS #31942



PARCEL A

PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: N/A	0	0	0
OPEN SPACE: N/A	0	0	0 PROVIDED 0 REQUIRED
ROADWAYS: N/A	0	0	0
TOTAL	203,402	4.669	100.0%

PARCEL B

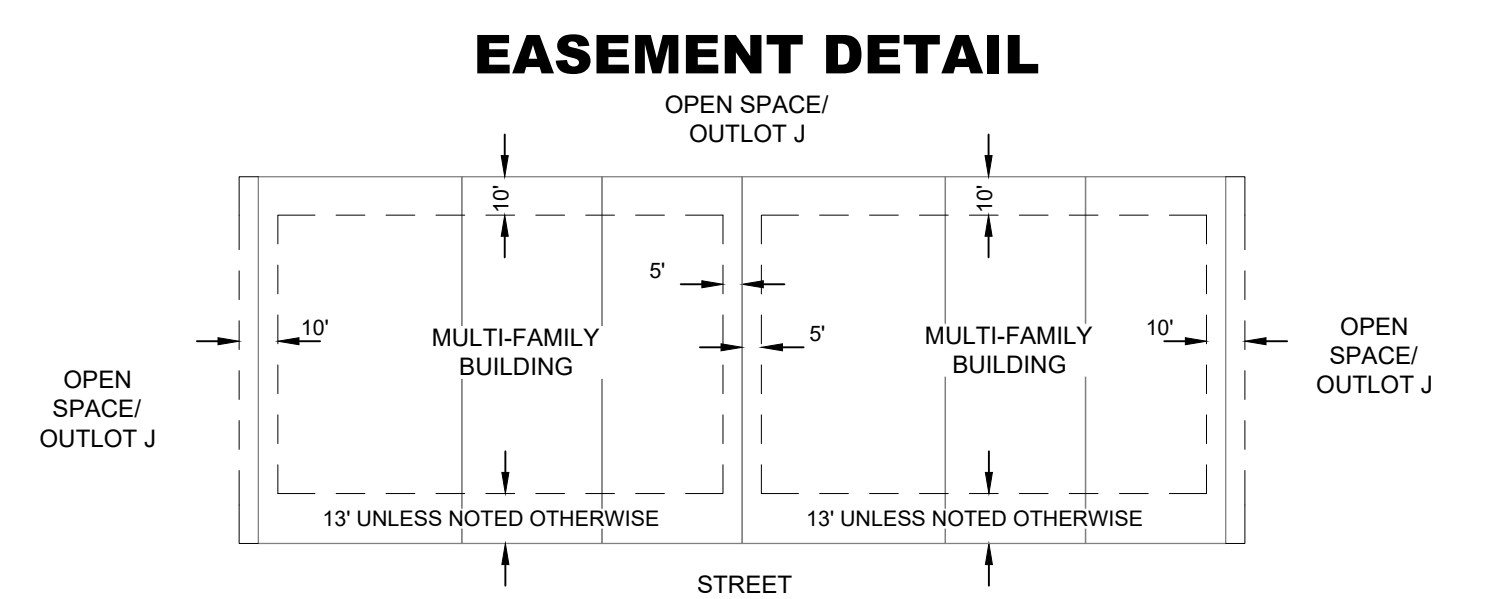
PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: MULTI-FAMILY LOTS 1-70, & "BUILDABLE AREA WITHIN INDIVIDUAL LOTS", & ***AVERAGE DRIVEWAYS***	190,620	4.376	32.8
OPEN SPACE: OUTLOT J, & **NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS**	331,333	7.606	57.0 PROVIDED 40.0 REQUIRED
ROADWAY: HIGH GROVE LOOP (PUBLIC ROW G)	59,768	1.372	10.2
TOTAL	581,721	13.354	100.0%

* BUILDABLE AREA WITHIN INDIVIDUAL LOTS IS: "AREA CONTAINED WITHIN THE LOT SETBACKS"
 ** NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS IS: "LOT AREA OUTSIDE THE LOT SETBACKS"
 *** AVERAGE DRIVEWAY IS 16' WIDE x 13' LONG; FOR BUILDABLE AREA CALCULATIONS ONLY***

HARD SURFACE: DRIVES, PARKING & TRASH AREAS	81,419 SF
SNOW STORAGE: 25% REQUIRED	20,355 SF
PROVIDED	23,086 SF

PARCEL C

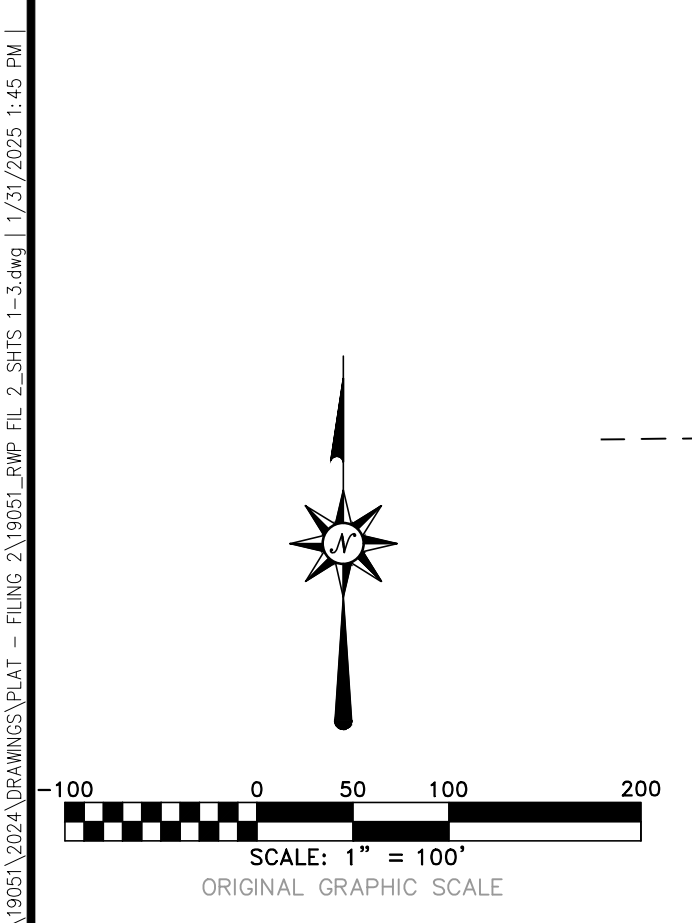
PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: N/A	0	0	0
OPEN SPACE: N/A	0	0	0 PROVIDED 0 REQUIRED
ROADWAYS: N/A	0	0	0
TOTAL	305,117	7.005	100.0%



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PRELIMINARY PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2
 SECTIONS 27, 28, 33, & 34, TOWNSHIP 1 SOUTH,
 RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

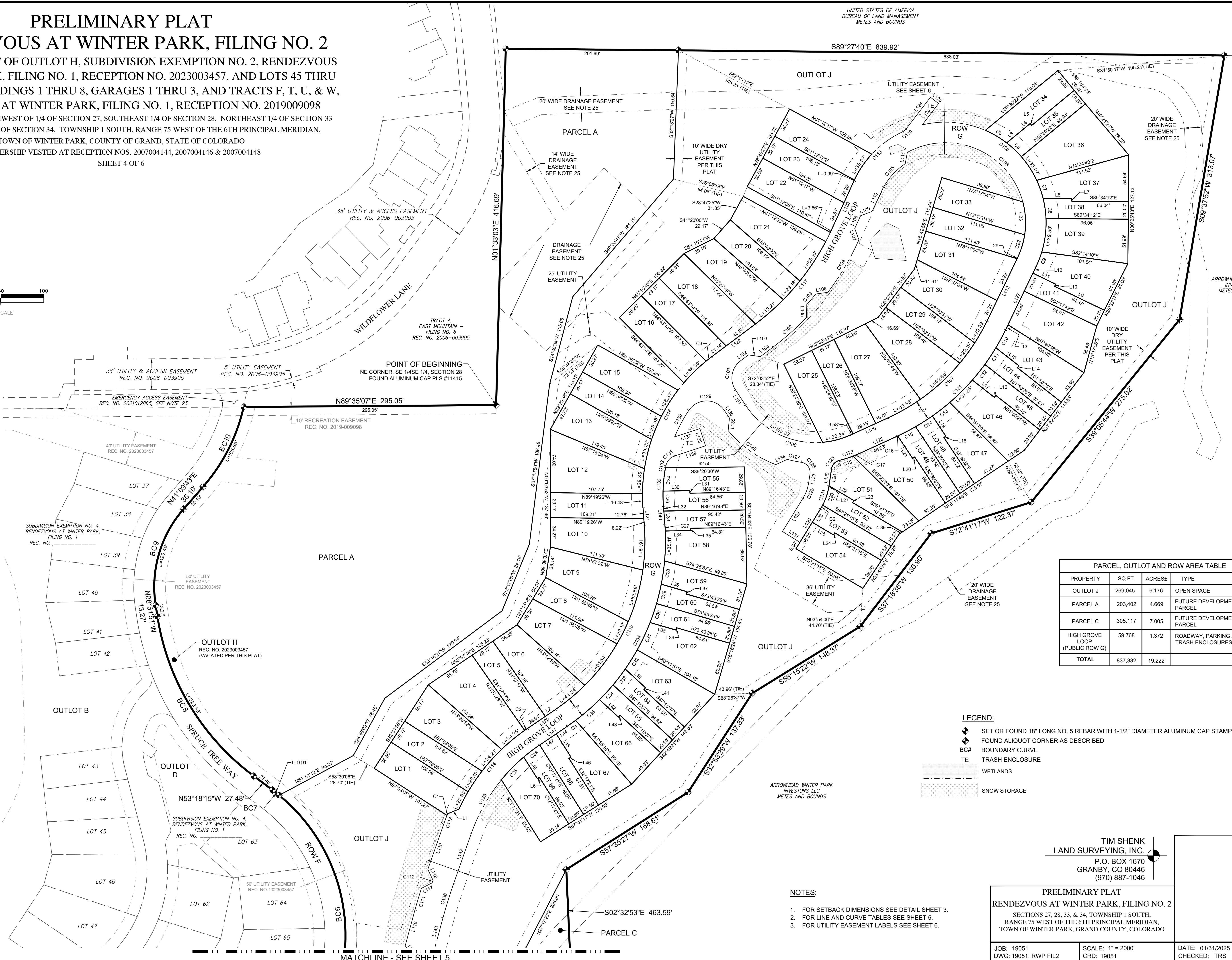
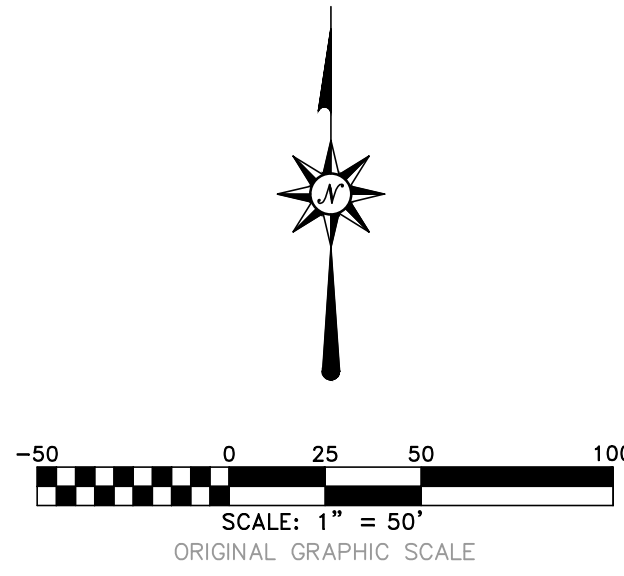
JOB: 19051	SCALE: 1" = 100'	DATE: 01/31/2025	DRAWN BY: JAN
DWG: 19051_RWP_FIL 2	CRD: 19051	CHECKED: TRS	SHEET: 3 OF 6



OWNER / DEVELOPER:
 ARROWHEAD WINTER PARK INVESTORS, LLC.
 5291 EAST YALE AVE
 DENVER, CO 80222-6911

PRELIMINARY PLAT RENDEZVOUS AT WINTER PARK, FILING NO. 2

BEING A RE-PLAT OF OUTLOT H, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND LOTS 45 THRU 68, BLOCK 1, BUILDINGS 1 THRU 8, GARAGES 1 THRU 3, AND TRACTS F, T, U, & W, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 27, SOUTHEAST 1/4 OF SECTION 28, NORTHEAST 1/4 OF SECTION 33 AND NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148 SHEET 4 OF 6



PARCEL, OUTLOT AND ROW AREA TABLE			
PROPERTY	SQ.FT.	ACRES±	TYPE
OUTLOT J	269,045	6.176	OPEN SPACE
PARCEL A	203,402	4.669	FUTURE DEVELOPMENT PARCEL
PARCEL C	305,117	7.005	FUTURE DEVELOPMENT PARCEL
HIGH GROVE LOOP (PUBLIC ROW G)	59,768	1.372	ROADWAY, PARKING AND TRASH ENCLOSURES
TOTAL	837,332	19.222	

- LEGEND:**
- ◆ SET OR FOUND 18" LONG NO. 5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS #31942
 - FOUND ALIQUOT CORNER AS DESCRIBED
 - BC# BOUNDARY CURVE
 - TE TRASH ENCLOSURE
 - WETLANDS
 - SNOW STORAGE

- NOTES:**
- FOR SETBACK DIMENSIONS SEE DETAIL SHEET 3.
 - FOR LINE AND CURVE TABLES SEE SHEET 5.
 - FOR UTILITY EASEMENT LABELS SEE SHEET 6.

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**PRELIMINARY PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2**
SECTIONS 27, 28, 33, & 34, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

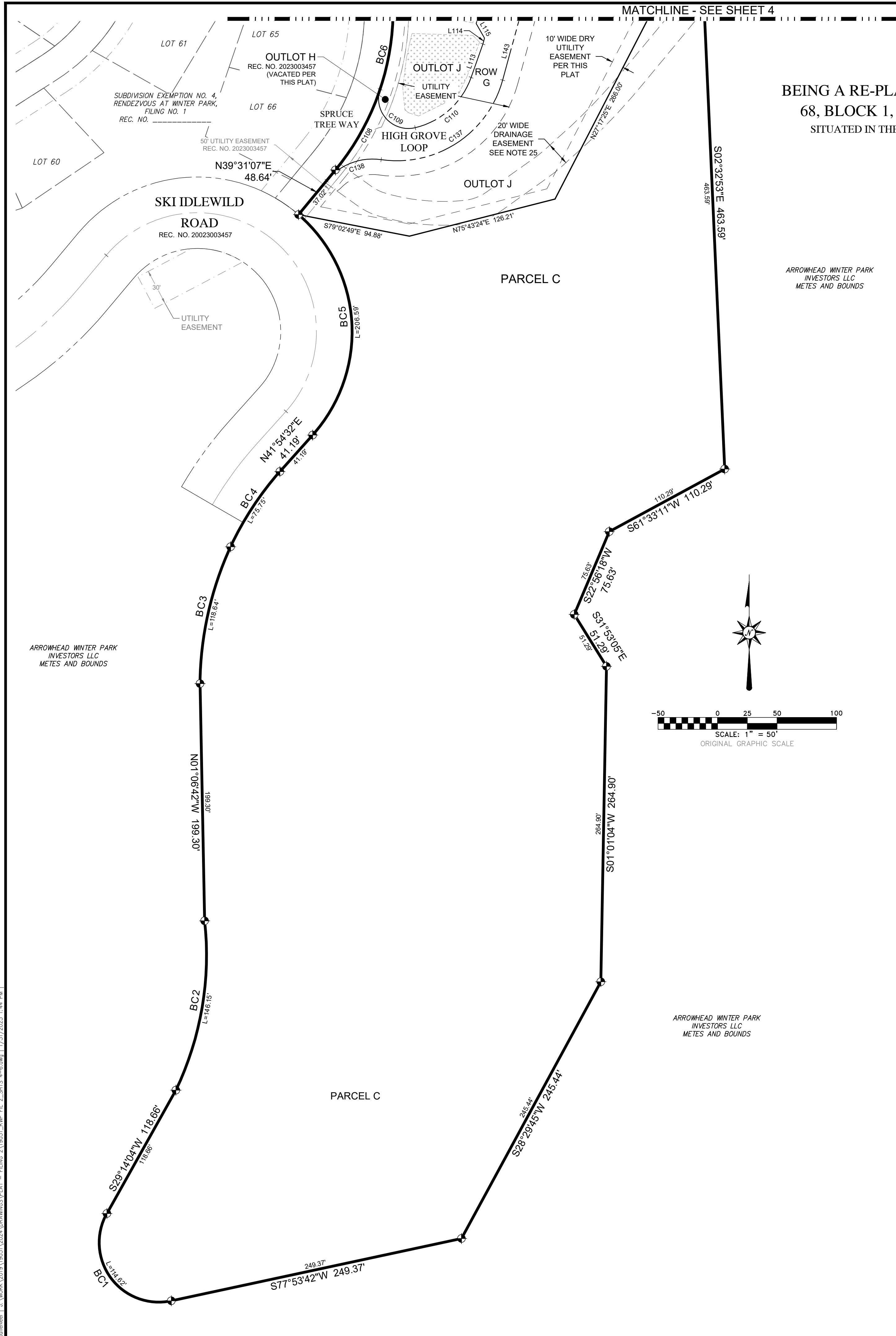
JOB: 19051 DWG: 19051_RWP_FIL2	SCALE: 1" = 2000' CRD: 19051	DATE: 01/31/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 4 OF 6
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PRELIMINARY PLAT RENDEZVOUS AT WINTER PARK, FILING NO. 2

BEING A RE-PLAT OF OUTLOT H, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND LOTS 45 THRU 68, BLOCK 1, BUILDINGS 1 THRU 8, GARAGES 1 THRU 3, AND TRACTS F, T, U, & W, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098

TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148
SHEET 5 OF 6



BOUNDARY CURVE TABLE					
#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
BC1	50.00	114.62	131°20'22"	N36°26'07"W	91.12'
BC2	262.84	146.15	31°51'35"	N09°39'11"E	144.28'
BC3	282.63	118.64	24°03'01"	N12°35'48"E	117.77'
BC4	270.00	75.75	16°04'31"	N33°13'51"E	75.50'
BC5	130.00	206.59	91°03'02"	N03°38'30"W	185.53'
BC6	212.00	333.55	90°08'42"	N05°33'14"W	300.19'
BC7	212.00	9.91	2°40'40"	N51°57'55"W	9.91'
BC8	288.00	223.38	44°26'24"	N31°05'03"W	217.82'
BC9	138.00	120.49	50°01'34"	N16°08'56"E	116.70'
BC10	212.00	105.56	28°31'40"	N26°53'53"E	104.47'

LOT AREA TABLE		
LOT	SQ. FT.	ACRES±
1	3,887	0.089
2	3,121	0.072
3	4,667	0.107
4	5,268	0.121
5	3,127	0.072
6	4,971	0.114
7	5,299	0.122
8	3,228	0.074
9	5,425	0.125
10	5,197	0.119
11	3,158	0.072
12	5,641	0.129
13	4,660	0.107
14	3,125	0.072
15	3,852	0.088
16	3,873	0.089
17	3,190	0.073
18	4,759	0.109
19	4,505	0.103
20	3,160	0.073
21	4,718	0.108
22	4,172	0.096
23	3,127	0.072
24	3,878	0.089
25	3,865	0.089
26	3,188	0.073
27	5,516	0.127
28	5,050	0.116
29	3,168	0.073
30	4,936	0.113
31	4,776	0.110
32	3,281	0.075
33	3,874	0.089
34	3,014	0.069
35	2,106	0.048

LOT AREA TABLE		
LOT	SQ. FT.	ACRES±
36	5,519	0.127
37	4,020	0.092
38	2,086	0.048
39	4,450	0.102
40	4,227	0.097
41	2,010	0.046
42	4,886	0.112
43	3,782	0.087
44	2,110	0.048
45	2,095	0.048
46	4,455	0.102
47	3,481	0.080
48	1,990	0.046
49	2,026	0.047
50	4,719	0.108
51	3,819	0.088
52	2,052	0.047
53	1,982	0.045
54	3,502	0.080
55	2,742	0.063
56	2,053	0.047
57	2,028	0.047
58	4,840	0.111
59	2,894	0.066
60	2,041	0.047
61	2,040	0.047
62	4,860	0.112
63	3,933	0.090
64	2,046	0.047
65	2,020	0.046
66	4,225	0.097
67	3,622	0.083
68	2,067	0.047
69	2,040	0.047
70	3,463	0.080

LOT LINE TABLE		
#	BEARING	DISTANCE
L1	S67°23'06"W	14.46'
L2	N55°50'51"E	14.52'
L3	N50°30'22"E	25.56'
L4	N50°30'22"E	10.00'
L5	S39°29'38"E	2.83'
L6	N57°42'39"E	2.83'
L7	S00°25'48"W	2.83'
L8	S89°34'12"E	33.53'
L9	S64°17'49"E	64.37'
L10	S25°42'11"W	2.83'
L11	S64°17'49"E	29.56'
L12	S25°46'24"W	8.66'
L13	S25°46'24"W	6.72'
L14	S38°09'35"W	2.83'
L15	S51°50'25"E	34.35'
L16	N38°09'35"E	2.83'
L17	S51°50'25"E	32.62'
L18	S56°20'28"W	2.83'
L19	S33°39'32"E	28.34'
L20	N56°20'28"E	2.83'
L21	N33°39'32"W	31.36'
L22	S59°21'15"E	33.86'
L23	S30°38'45"W	2.83'
L24	N30°38'45"E	2.83'
L25	S59°21'15"E	28.91'
L26	S08°39'06"W	19.95'
L27	S08°39'06"W	0.17'
L28	S31°42'45"W	18.21'
L29	N25°46'24"E	1.36'
L30	N89°16'43"E	31.28'
L31	S00°43'17"E	2.83'
L32	S04°15'32"E	5.47'
L33	S04°15'32"E	15.51'
L34	N89°16'43"E	29.41'
L35	N00°43'17"W	2.83'
L36	S73°43'36"E	31.46'
L37	S16°16'24"W	2.83'
L38	S73°43'36"E	31.43'
L39	N16°16'24"E	2.83'
L40	S47°15'07"E	32.25'
L41	S42°44'53"W	2.83'
L42	S47°15'07"E	29.98'
L43	N42°44'53"E	2.83'
L44	S55°50'51"W	15.39'
L45	S32°17'21"E	32.30'
L46	S57°42'39"W	2.83'
L47	S55°50'51"W	23.35'
L48	S32°17'21"E	29.54'

LOT CURVE TABLE					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	242.00	0°29'29"	2.08'	S22°08'22"W	2.08'
C2	232.00	1°03'10"	4.26'	N55°19'15"E	4.26'
C3	202.00	2°20'58"	8.28'	N51°57'53"E	8.28'
C4	262.00	2°40'14"	12.21'	S54°30'44"W	12.21'
C5	117.63	14°06'23"	28.96'	S59°36'41"E	28.99'
C6	117.63	11°28'41"	23.56'	S46°49'09"E	23.53'
C7	117.63	11°04'11"	22.73'	S19°26'16"E	22.69'
C8	117.63	11°30'48"	23.64'	S08°08'47"E	23.60'
C9	117.63	8°55'15"	18.31'	S21°18'46"W	18.30'
C10	262.00	5°09'10"	23.56'	S28°20'58"W	23.55'
C11	262.00	5°07'17"	23.42'	S33°29'12"W	23.41'
C12	262.00	5°06'16"	23.34'	S38°35'58"W	23.33'
C13	262.00	5°37'54"	25.75'	S52°06'50"W	25.74'
C14	262.00	5°06'19"	23.35'	S57°28'57"W	23.34'
C15	262.00	5°08'06"	23.48'	S62°36'10"W	23.47'
C16	262.00	0°15'53"	1.21'	S65°18'09"W	1.21'
C17	122.00	3°22'43"	7.19'	S67°07'27"W	7.19'
C18	122.00	7°55'57"	16.89'	S72°46'47"W	16.88'
C19	12.00	68°05'39"	14.26'	S42°41'56"W	13.44'
C20	72.00	18°58'35"	23.85'	S18°08'23"W	23.74'
C21	72.00	4°05'04"	5.13'	S29°40'13"W	5.13'
C22	93.63	17°05'26"	27.93'	N17°13'40"E	27.83'
C23	93.63	23°46'45"	38.86'	N03°12'26"W	38.58'
C24	178.00	8°47'54"	27.33'	S05°53'51"W	27.31'
C25	208.00	10°17'17"	37.35'	S44°26'27"W	37.30'
C26	178.00	5°45'26"	17.89'	S01°22'49"E	17.88'
C27	262.00	1°43'09"	7.86'	S03°23'58"E	7.86'
C28	262.00	5°59'42"	27.41'	S08°08'05"W	27.40'
C29	262.00	5°06'34"	23.36'	S13°41'13"W	23.36'
C30	262.00	5°06'34"	23.36'	S18°47'47"W	23.36'
C31	262.00	7°44'49"	35.43'	S25°13'29"W	35.40'
C32	262.00	5°45'30"	26.33'	S31°58'39"W	26.32'
C33	262.00	5°07'36"	23.44'	S37°25'12"W	23.43'
C34	262.00	5°06'16"	23.34'	S42°32'08"W	23.33'
C35	262.00	8°05'21"	36.99'	S49°07'56"W	36.96'
C36	208.00	6°27'16"	23.43'	S52°48'44"W	23.42'

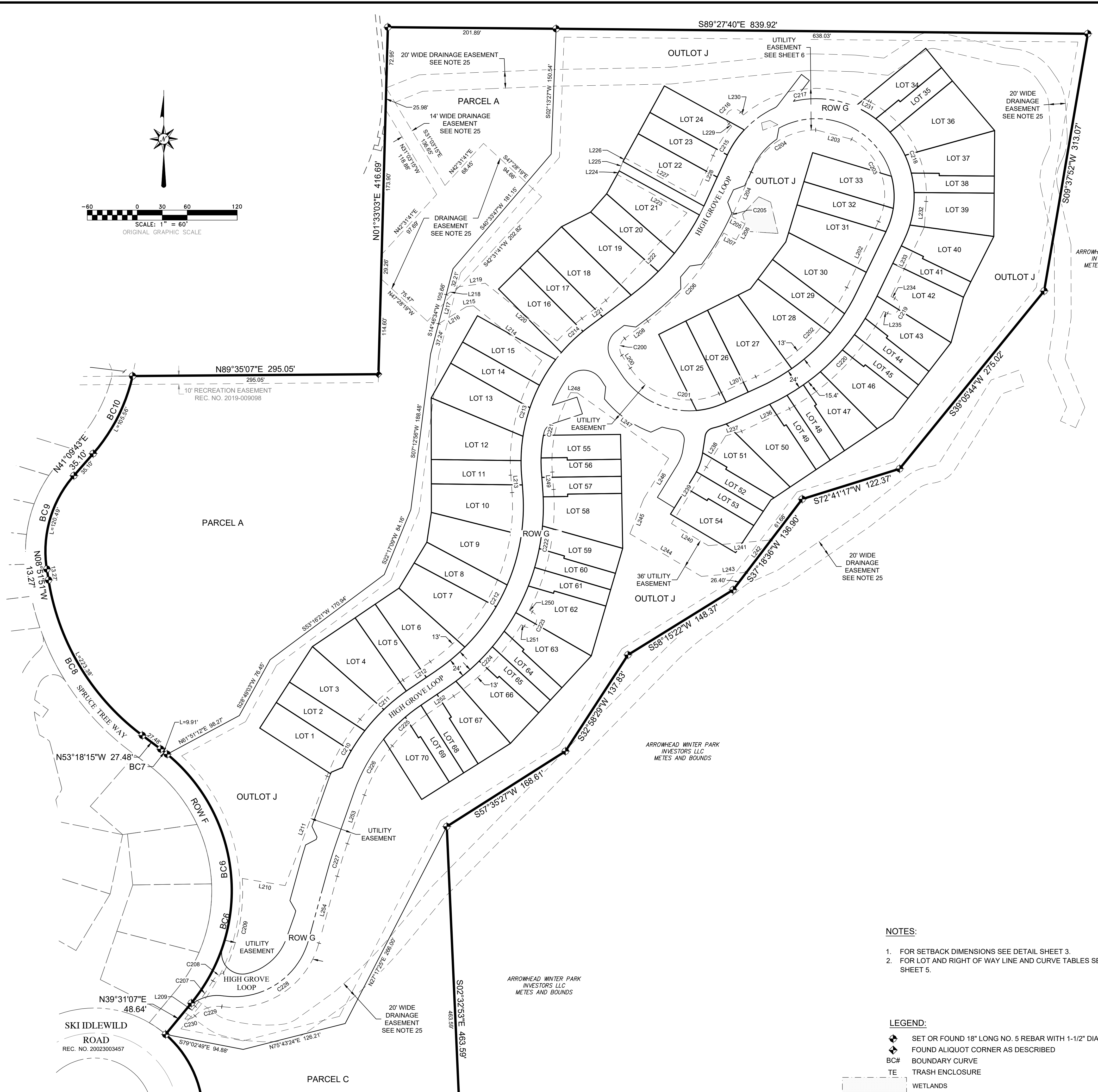
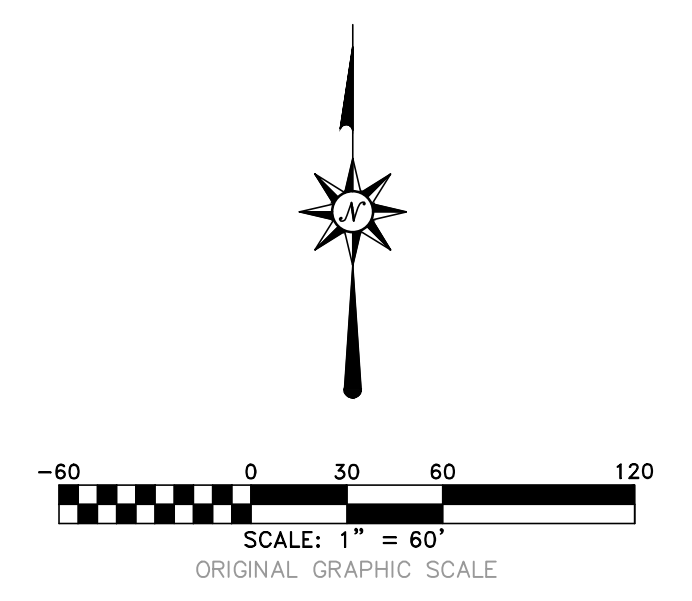
ROW LINE TABLE		
#	BEARING	DISTANCE
L100	S65°26'05"W	48.83'
L101	N33°22'34"W	21.25'
L102	N53°08'22"E	11.65'
L103	S81°51'38"E	14.14'
L104	N53°08'22"E	18.37'
L105	N01°11'20"W	14.38'
L106	N81°55'30"E	14.38'
L107	N20°20'34"W	14.14'
L108	N24°39'26"E	16.43'
L109	N69°39'26"E	14.26'
L110	N25°09'44"E	31.61'
L111	N10°42'20"E	13.46'
L112	S25°46'24"W	82.39'
L113	N19°27'45"E	29.82'
L114	N15°16'38"E	5.08'
L115	N29°43'22"W	14.14'
L116	N15°16'38"E	43.09'
L117	N62°42'26"E	14.26'
L118	N25°37'38"W	14.17'
L119	N19°22'22"E	56.28'
L120	N55°50'51"E	39.43'
L121	N04°15'32"W	20.98'
L122	N53°08'22"E	63.97'
L123	N24°39'26"E	62.77'
L124	N37°29'30"E	46.85'
L125	S52°35'04"E	11.98'
L126	S37°24'56"W	31.45'
L127	S25°46'24"W	82.39'
L128	S65°26'05"W	48.83'
L129	S08°39'06"W	20.13'
L130	S31°42'45"W	45.67'
L131	N58°17'15"W	24.00'
L132	N31°42'45"E	45.67'
L133	N08°39'06"E	10.47'
L134	S65°31'43"W	14.78'
L135	N05°33'52"E	14.78'
L136	N33°22'34"W	8.08'
L137	N71°47'14"E	31.07'
L138	S18°15'32"E	21.14'
L139	S71°47'14"W	38.16'
L140	S04°15'32"E	20.98'
L141	S55°50'51"W	39.43'
L142	S19°22'22"W	61.73'
L143	S15°16'38"W	83.09'

ROW CURVE TABLE					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C100	98.00	81°11'21"	138.87'	N73°58'14"W	127.54'
C101	25.00	86°30'56"	37.75'	N09°52'54"E	34.26'
C102	322.00	9°19'42"	52.43'	N48°28'31"E	52.37'
C103	312.00	3°09'06"	17.16'	N40°22'05"E	17.16'
C104	322.69	12°40'18"	71.37'	N30°34'59"E	71.22'
C105	83.63	25°42'43"	37.53'	N42°50'58"E	37.21'
C106	93.63	144°14'05"	235.70'	S46°20'39"E	178.21'
C107	238.00	39°39'42"	164.75'	S45°36'15"W	161.48'
C108	212.00	21°03'05"	77.89'	N28°59'34"E	77.45'
C109	25.00	121°50'46"	53.17'	S42°27'21"E	43.70'
C110	66.00	57°09'32"	65.84'	N48°02'30"E	63.15'
C111	622.00	2°25'48"	26.38'	N16°29'32"E	26.38'
C112	612.00	0°17'37"	3.13'	N18°47'53"E	3.13'
C113	242.00	3°00'45"	12.72'	N20°52'44"E	12.72'
C114	232.00	30°56'10"	125.27'	N40°22'45"E	123.75'
C115	238.00	60°06'23"	249.67'	N25°47'39"E	238.38'
C116	202.00	57°23'55"	202.36'	N24°26'25"E	194.01'
C117	288.00	28°28'56"	143.17'	S38°53'54"E	141.70'
C118	117.63	40°16'25"	82.68'	N44°47'39"E	80.99'
C119	10.00	27°26'22"	4.79'	N51°12'41"E	4.74'
C120	117.63	129°09'13"	285.15'	S38°48'13"E	212.47'
C121	262.00	39°39'42"	181.36'	S45°36'15"W	177.76'
C122	122.00	11°18'40"	24.08'	S71°05'25"W	24.05'
C123	12.00	68°05'39"	14.26'	S42°41'56"W	13.44'
C124	72.00	23°03'39"	28.98'	S20°10'55"W	28.78'
C125	48.00	23°03'39"	19.32'	N20°10'55"E	19.19'
C126	12.00	90°51'08"	19.03'	N36°46'28"W	17.10'
C127	122.00	7°48'58"	16.64'	N78°17'33"W	16.63'
C128	132.00	30°02'10"	69.20'	N54°27'13"W	68.41'
C129	25.00	112°50'44"	49.24'	N89°47'56"W	41.66'
C130	178.00	11°20'14"	35.22'	S28°06'36"W	35.16'
C131	15.00	60°40'37"	15.69'	S41°26'56"W	15.15'
C132	178.00	0°48'49"	2.53'	S10°42'12"W	2.53'
C133	178.00	14°33'20"	45.22'	S03°01'08"W	45.10'
C134					

PRELIMINARY PLAT

RENDEZVOUS AT WINTER PARK, FILING NO. 2

BEING A RE-PLAT OF OUTLOT H, SUBDIVISION EXEMPTION NO. 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2023003457, AND LOTS 45 THRU 68, BLOCK 1, BUILDINGS 1 THRU 8, GARAGES 1 THRU 3, AND TRACTS F, T, U, & W, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 27, SOUTHEAST 1/4 OF SECTION 28, NORTHEAST 1/4 OF SECTION 33 AND NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO OWNERSHIP VESTED AT RECEPTION NOS. 2007004144, 2007004146 & 2007004148 SHEET 6 OF 6



EASEMENT LINE TABLE		
#	BEARING	DISTANCE
L200	S33°22'34"E	18.43'
L201	N65°26'05"E	48.61'
L202	N25°41'14"E	87.93'
L203	N75°19'24"W	44.57'
L204	S23°38'52"W	53.60'
L205	S61°12'35"E	18.00'
L206	S28°47'25"W	22.00'
L207	N61°12'35"W	17.08'
L208	S53°08'22"W	34.48'
L209	S39°31'07"W	19.66'
L210	N80°31'32"W	52.16'
L211	S20°53'59"W	140.60'
L212	S55°50'51"W	39.43'
L213	S04°15'32"E	20.98'
L214	S51°19'22"E	104.94'
L215	N82°19'40"E	8.50'
L216	N58°26'14"E	39.29'
L217	S14°46'34"W	36.21'
L218	S68°26'14"W	18.39'
L219	S82°19'40"W	31.40'
L220	N51°19'22"W	110.77'
L221	S53°08'22"W	35.99'
L222	S42°44'19"W	143.19'
L223	S61°12'35"E	95.46'
L224	S28°47'25"W	5.00'
L225	S21°56'13"W	12.09'
L226	S28°40'27"W	5.00'
L227	N61°12'35"W	96.17'
L228	S23°38'52"W	53.66'
L229	S48°36'45"E	4.62'
L230	N40°25'09"W	4.62'
L231	N62°14'47"W	2.86'
L232	N03°51'18"E	30.83'
L233	N25°41'14"E	92.48'
L234	N64°18'46"W	5.02'
L235	S62°57'23"E	5.00'
L236	N64°44'54"E	63.54'
L237	N74°07'27"E	19.80'
L238	N31°42'45"E	44.12'
L239	N31°42'45"E	79.77'
L240	N59°10'50"W	51.62'
L241	S84°49'10"W	75.54'
L242	N37°18'36"E	48.82'
L243	N84°49'10"E	54.26'
L244	S59°10'50"E	99.88'
L245	S21°31'56"W	45.26'
L246	S31°42'45"W	56.97'
L247	S54°23'45"E	134.68'
L248	S86°47'45"E	8.21'
L249	N04°15'32"W	20.98'
L250	N60°28'08"W	4.00'
L251	S60°28'08"E	4.00'
L252	N55°50'51"E	39.43'
L253	N19°22'22"E	61.73'
L254	N15°16'38"E	83.09'

EASEMENT CURVE TABLE					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C200	15.00	86°30'56"	22.65'	S09°52'54"W	20.58'
C201	85.00	81°11'21"	120.45'	S73°58'14"E	110.62'
C202	225.00	39°44'52"	156.09'	N45°33'40"E	152.98'
C203	75.00	87°37'59"	114.71'	N18°07'46"W	103.85'
C204	85.00	65°54'37"	97.78'	S56°36'10"W	92.48'
C205	325.00	0°48'15"	4.56'	S24°02'59"W	4.56'
C206	325.00	24°48'18"	140.70'	S40°44'13"W	139.61'
C207	218.00	9°46'57"	37.22'	S34°37'39"W	37.18'
C208	19.00	49°18'59"	16.35'	S54°23'40"W	15.85'
C209	224.65	29°52'40"	117.15'	S11°11'51"W	115.82'
C210	245.00	18°32'22"	79.28'	S30°10'10"W	78.93'
C211	245.00	16°24'29"	70.16'	S47°38'36"W	69.92'
C212	225.00	60°06'23"	236.04'	S25°47'39"W	225.36'
C213	215.00	38°43'42"	145.33'	S15°06'19"W	142.58'
C214	215.00	10°40'08"	40.04'	S47°48'18"W	39.98'
C215	135.00	17°44'24"	41.80'	S32°31'04"W	41.63'
C216	10.00	188°11'36"	32.85'	S45°29'03"W	19.95'
C217	136.13	67°31'54"	160.45'	S83°40'02"W	151.32'
C218	125.00	66°06'05"	144.21'	N29°11'45"W	136.35'
C219	10.00	180°25'12"	31.49'	N25°59'00"E	20.00'
C220	277.50	34°04'42"	165.05'	N44°04'58"E	162.63'
C221	165.00	34°29'23"	99.32'	N12°59'09"E	97.83'
C222	275.00	31°09'42"	149.57'	N11°19'19"E	147.73'
C223	10.00	182°01'52"	31.78'	N28°59'40"E	20.00'
C224	275.00	24°46'36"	118.92'	N43°27'33"E	117.99'
C225	195.00	16°24'29"	55.84'	N47°38'36"E	55.65'
C226	195.00	20°04'00"	68.29'	N29°24'21"E	67.95'
C227	575.00	4°05'44"	41.10'	N17°19'30"E	41.09'
C228	105.00	83°03'41"	152.22'	N56°48'28"E	139.23'
C229	37.00	54°43'52"	35.34'	N70°58'23"E	34.02'
C230	13.00	59°03'19"	13.40'	N73°08'06"E	12.81'

- NOTES:**
- FOR SETBACK DIMENSIONS SEE DETAIL SHEET 3.
 - FOR LOT AND RIGHT OF WAY LINE AND CURVE TABLES SEE SHEET 5.

- LEGEND:**
- SET OR FOUND 18" LONG NO. 5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS #31942
 - FOUND ALIQUOT CORNER AS DESCRIBED
 - BC# BOUNDARY CURVE
 - TE TRASH ENCLOSURE
 - WETLANDS

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

PRELIMINARY PLAT
RENDEZVOUS AT WINTER PARK, FILING NO. 2
SECTIONS 27, 28, 33, & 34, TOWNSHIP 1 SOUTH,
RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO

JOB: 19051 DWG: 19051_RWP FIL2	SCALE: 1" = 2000' CRD: 19051	DATE: 01/31/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 6 OF 6
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