



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION
RESUBDIVISION**

Applicant: Scott Chomiak, Arrowhead Winter Park Investors, LLC

Property Owner: Scott Chomiak, Arrowhead Winter Park Investors, LLC

Case Number: PLN26-013 Rendezvous Filing No. 1 Resubdivision

Physical Address of Property for Which the Application Approval is Requested: Located at the east end of Ski Idlewild Road and south of and west of 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 Resubdivision for approximately 7.62 acres to resubdivide the existing Rendezvous Filing No. 1 to increase quantity of dwellings from 16 dwelling units to 24 dwellings units. The proposed lots will support paired homes and detached single family dwellings. The request includes reconfiguring Road K.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-D-6. Resubdivision

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, June 23, 2026 at 8:00 A.M.](#)

[Town Council, July 7, 2026 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 TJ Dlubac, AICPS, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or TJdlubac@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.

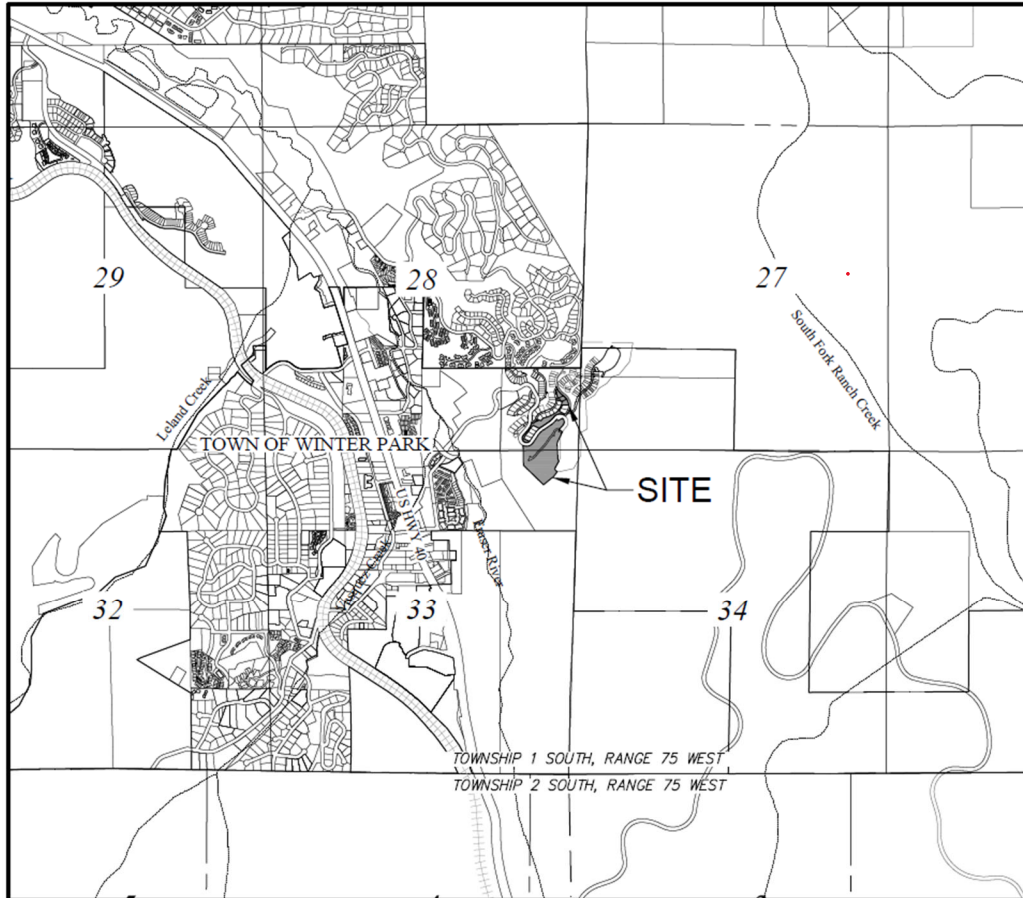
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

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

[The meeting will be broadcast via Zoom and public comment 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

BEING A RE-PLAT OF TRACT N, TRACT P, TRACT Q, TRACT R, A PORTION OF TRACT S, A PORTION OF SKI IDLEWILD ROAD & LOTS 36 THRU 52, BLOCK 2, RENDEZVOUS AT WINTER PARK, FILING NO. I, RECEPTION NO. 2019009098, TOGETHER WITH, OUTLOT D, OUTLOT E, LOT 63 AND LOT 64, SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. I, RECEPTION NO. 2025009983.





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P 303 758 3500
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February 19, 2026

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

Re: Rendezvous at Winter Park, Filing No. 1, Resubdivision No. 1 Application

Dear James,

I am pleased to submit, on behalf of Arrowhead Winter Park Investors, LLC, the Resubdivision No. 1, Rendezvous at Winter Park, Filing No. 1 Application. This submittal is intended to grant development approval, which includes the establishment of the Road K corridor (newly named Yankee Point), to accommodate the development of up to 24 new Single Family Detached and Paired Homes and the necessary supporting public and private infrastructure, as well as two (2) amended Single Family Detached Lots. The proposed Plat is consistent with the Town of Winter Park Unified Development Code and the approved Rendezvous Final Development Plan (FDP).

The subject property is located below the far southern section of Ski Idlewild Road within the Rendezvous at Winter Park Filing 1 Subdivision and is governed by the approved FDP and associated development approvals. This Subdivision Exemption establishes the legal parcels, rights-of-way, and easements required to facilitate Yankee Doodle Trail and to implement Road K (Yankee Point), including the utility extensions and the site infrastructure that is necessary to serve the proposed development.

A. Project Name: Rendezvous at Winter Park, Filing No. 1, Resubdivision No. 1

B. Street Address: Rendezvous, at Winter Park, Filing 1

C. Project Team:

Developer:
Arrowhead Winter Park Investors, LLC
5291 E. Yale Avenue
Denver, CO 80211



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Applicant / Land Planner:

Vogel & Associates, LLC
165 Union Blvd., Suite 440
Lakewood, CO 80228

Civil Engineer:

Topknot Engineering
998 County Road 553 (P.O. Box 2225)
Granby, CO 80446

Surveyor:

Tim Shenk Land Surveying, Inc.
P.O. Box 1670
Granby, CO 80446

D. Legal Description: BEING A RE-PLAT OF TRACT N, TRACT P, TRACT Q, TRACT R, A PORTION OF TRACT S, A PORTION OF SKI IDLEWILD ROAD & LOTS 36 THRU 52, BLOCK 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098, TOGETHER WITH, OUTLOT D, OUTLOT E, LOT 63 AND LOT 64, SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025009983.

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

F. Lot Size: Resubdivision No. 1, Rendezvous at Winter Park, Filing No. 1 – Road K (Yankee Point)

Lot 1 – 6,326.15 Sf (0.145 Ac)

Lot 2 – 6,913.64 Sf (0.159 Ac)

Lot 3 – 4,716.45 Sf (0.108 Ac)

Lot 4 – 4,634.98 Sf (0.106 Ac)

Lot 5 – 4,630.94 Sf (0.106 Ac)

Lot 6 – 4,840.00 Sf (0.111 Ac)

Lot 7 – 4,731.84 Sf (0.109 Ac)

Lot 8 – 4,493.79 Sf (0.103 Ac)



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Lot 9 – 4,579.45 Sf (0.105 Ac)

Lot 10 – 4,718.78 Sf (0.108 Ac)

Lot 11 – 7,393.80 Sf (0.170 Ac)

Lot 12 – 8,559.68 Sf (0.197 Ac)

Lot 13 – 3,732.24 Sf (0.086 Ac)

Lot 14 – 3,790.11 Sf (0.087 Ac)

Lot 15 – 3,693.24 Sf (0.085 Ac)

Lot 16 – 3,699.04 Sf (0.085 Ac)

Lot 17 – 3,639.43 Sf (0.084 Ac)

Lot 18 – 3,610.61 Sf (0.083 Ac)

Lot 19 – 3,699.55 Sf (0.085 Ac)

Lot 20 – 3,700.58 Sf (0.085 Ac)

Lot 21 – 3,780.32 Sf (0.087 Ac)

Lot 22 – 3,646.89 Sf (0.084 Ac)

Lot 23 – 6,147.09 Sf (0.141 Ac)

Lot 24 – 5,649.26 Sf (0.130 Ac)

Lot 63 – 6,847.40 Sf (0.157 Ac)

Lot 64 – 7,594.54 Sf (0.174 Ac)

G. Proposed Uses: Residential - Single Family and Paired Homes, and affiliated infrastructure, including two (2) amended lots and the creation or extension of Road K (Yankee Point).

H. Number of Dwelling Units: 24 + 2 Filing 1 Subdivision Exemption No. 5 Amended Lots (63 & 64)



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I. Tree Removal and Protection Plan: Tree Removal and Protection Plan: Tree removal and protection for this submittal will be conducted in accordance with the Forest Management Plan on file, as implemented through previous Rendezvous Filing 1 submittals. In addition, a Tree Plan Exhibit has been prepared for this submittal to further document compliance with applicable criteria. Trees proposed to be impacted are identified on the exhibit.

J. Hillside and Ridgeline Development Study: In keeping with the objectives of the approved Final Development Plan, the intent is to integrate streets, unfractured homes that utilize site sensitive design standards.

K. Site Planning Application Documents and Reports:

- Subdivision Exemption Plat Application - Enclosed
- Land Use Review Application - Enclosed
- Letter of Authorization – Enclosed
- Certification of Notification of Mineral Estate Owner - Enclosed
- Development Improvements Agreement – Enclosed
- Colorado Geological Survey Application Form – Enclosed
- Title Commitment – Enclosed
- Preliminary Plat – Enclosed
- Proof of Accuracy of Plat – Enclosed
- Construction Plan – Enclosed
- Tree Removal Protection Plan – Enclosed
- Trail Exhibit - Enclosed
- CDOT Access Permit – On File with ToWP
- Geologic Hazard Mitigation Study - On File with ToWP
- Phase II Drainage Report – Enclosed
- Final Geotechnical Report – Enclosed
- Engineers' Estimate of Probable Cost – Enclosed
- TIS or TIA - On File with ToWP
- Wetland Delineation - On file with ToWP of Filing 1 Plat
- Wildfire Hazard Mitigation – Rendezvous completed forest management plan and removed dead vegetation and is on file with the ToWP.
- Hillside and Ridgeline Development Study – The approved Arrow FDP addresses sensitive areas, including slopes greater than 30%, wetlands, visual sensitive areas. PA-1 is not located within a visually sensitive designated area.
- Slope Map – See Construction Plan - Enclosed
- Ability to Serve Letters – Enclosed
- Letter of Evidence from Developer – Enclosed
- Surrounding Property Owner Mailing for Public Notice Affidavit Form - Enclosed
- Lot overlay - Enclosed
- Lot overlay VSA - Enclosed



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

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Chomiak". The signature is stylized and fluid.

Arrowhead Winter Park Investors, LLC
Scott Chomiak
Vice President

PRELIMINARY PLAT
RESUBDIVISION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1

BEING A RE-PLAT OF TRACT N, TRACT P, TRACT Q, TRACT R, A PORTION OF TRACT S, A PORTION OF SKI IDLEWILD ROAD & LOTS 36 THRU 52, BLOCK 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098,
TOGETHER WITH, OUTLOT D, OUTLOT E, LOT 63 AND LOT 64, SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025009983,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, AND THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,

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

SHEET 2 OF 7

NOTES:

- 1. THIS PLAT OF RESUBDIVISION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1 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 THE BOUNDARY OF RESUBDIVISION NO. 1, 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. ADDITIONALLY, THIS PLAT OF RESUBDIVISION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1 AMENDS LOT LINES FOR OUTLOT D, OUTLOT E, LOT 63 AND LOT 64, AND ANY CORRESPONDING EASEMENTS AFFECTED THEREBY, SITUATED WITHIN SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025009983.
- 2. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 28 WHICH IS ASSUMED TO BEAR NORTH 89°30'58" EAST, AS EVIDENCED BY A 2" DIAMETER ALUMINUM CAP, PLS #11415 SITUATED AT THE SW CORNER THEREOF AND A 2.5" DIAMETER USGLO BRASS CAP SITUATED AT THE SE CORNER THEREOF WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 3. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET.
- 4. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. RND60020818-3 WITH AN EFFECTIVE DATE OF 04/10/2026 AT 5:00 P.M., AND TITLE COMMITMENT ORDER NO. RND60021151 WITH AN EFFECTIVE DATE OF 04/17/2026 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.
- 5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
 - A. OWNERSHIP OF THE TRACT OF LAND,
 - B. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND,
 - C. RIGHT OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
- 6. THIS SITE IS ZONED "P-D" (PLANNED DEVELOPMENT DISTRICT), WITH AN UNDERLYING "R-2" (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) ZONING DESIGNATION.
- 7. 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. 202007456 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.
- 8. 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 SUBJECT TO THE MASTER DECLARATION MAY BE FURTHER SUBJECT TO ADDITIONAL COVENANTS AND RESTRICTIONS AS PERMITTED BY THE MASTER DECLARATION (EACH A "SUBORDINATE DECLARATION"). ALTERNATIVELY, REAL PROPERTY DEPICTED ON THIS PLAT MAY BE SUBJECT 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").
- 9. 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. §39-33-101 ET SEQ. (THE "ACT").
- 10. 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.
- 11. 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.
- 12. PER THIS PLAT, AN EASEMENT IS HEREBY GRANTED TO THE MASTER ASSOCIATION OR ANOTHER ASSOCIATION CREATED PURSUANT TO A SUBORDINATE DECLARATION OR AN ALTERNATIVE DECLARATION AS TO THE PROPERTY SUBJECT TO SUCH DECLARATION AND RENDEZVOUS ARROW METROPOLITAN DISTRICTS AS TO THE PROPERTY SUBJECT TO SUCH DISTRICTS, ACROSS THE PORTIONS OF OUTLOT K DEPICTED HEREIN FOR ENCROACHMENTS, (IF ANY) OF THE TRASH ENCLOSURE AREAS THAT ARE A PART OF ROW K. THIS EASEMENT ALSO ALLOWS FOR INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF SAID TRASH ENCLOSURE AREAS TOGETHER WITH THE SNOW STORAGE REQUIRED FOR SUCH USES. THE SPECIFIC LOCATION AND WIDTH OF EACH EASEMENT SHALL BE BASED UPON THE AS-BUILT LOCATION OF THE TRASH ENCLOSURE AREAS UPON COMPLETION OF CONSTRUCTION.

NOTES - CONTINUED:

- 13. 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.
- 14. ALL UTILITIES FOR THE PROJECT SHALL UTILIZE SEPARATE SERVICE LINES IN CONFORMANCE WITH APPLICABLE TOWN OF WINTER PARK STANDARDS.
- 15. 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 FIELDS. SUCH DRAINAGE FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, CULVERTS, SWALES, CHANNELS, DRAINAGEWAYS AND DETENTION PONDS.
- 16. 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. 200807614 (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.
- 17. 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.
- 18. 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.
- 19. RENDEZVOUS AT WINTER PARK IS SUBJECT TO THE NOXIOUS WEED CONTROL PLAN RECORDED AT RECEPTION NO. 96003840 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.
- 20. 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.
- 21. 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.
- 22. 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).
- 23. 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.
- 24. HOMES CONSTRUCTED ON LOTS WILL BE SPRINKLED IN ACCORDANCE WITH THE MOST CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.

NOTES - CONTINUED:

- 25. WATERLINE EASEMENT GRANTED TO GRAND COUNTY WATER AND SANITATION DISTRICT NO. 1 BY INSTRUMENT RECORDED IN BOOK 408, PAGE 812 IS A "RELOCATABLE" EASEMENT AS STATED IN SECTIONS 2 AND 5 THEREOF. SAID EASEMENT IS RELOCATED WITHIN THE UTILITY EASEMENT AS DEPICTED HEREIN.
- 26. RETAINING WALLS MAY ENCR OACH INTO LOT SETBACKS TO ACHIEVE SLOPE STABILITY AND TO MINIMIZE ANY EROSION ON THE LOTS.
- 27. THE PUBLIC INFRASTRUCTURE DESCRIBED IN THE DEVELOPMENT IMPROVEMENTS AGREEMENT WILL BE CONVEYED IN PHASES WHICH WILL BE ILLUSTRATED BY SEPARATE DOCUMENT.
- 28. 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.
- 29. 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.
- 30. PRIOR TO ISSUANCE OF A BUILDING PERMIT AND/OR STREET PAVING, A FINAL SUBSURFACE EXPLORATION MUST BE PERFORMED FOR EACH STRUCTURE TO DETERMINE APPROPRIATE FOUNDATION TYPES, ANY PERIMETER/AREA UNDERDRAIN SYSTEMS, GEOTECHNICAL DESIGN PARAMETERS, AND FINAL PAVEMENT SECTIONS.
- 31. YANKEE DOODLE TRAIL TRAVERSES THE SOUTHWESTERLY PORTION OF RESUBDIVISION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1. THE EASEMENT FOR SAID TRAIL SHALL BE 20' IN WIDTH AND GRANTED BY SEPARATE INSTRUMENT UPON COMPLETION OF CONSTRUCTION. SAID EASEMENT WILL BE RELOCATABLE AND IS DEPICTED ON THE ACCOMPANYING TRAIL EXHIBIT. ARROWHEAD WINTER PARK INVESTORS, LLC, ITS REPRESENTATIVES OR ASSIGNS ARE RESPONSIBLE FOR THE MAINTENANCE AND CONSTRUCTION OF THE TRAILS AND EASEMENTS.
- 32. ALL UTILITY AND DRAINAGE EASEMENTS WITHIN RESUBDIVISION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1 (DEDICATED BY THIS PLAT OR OTHERWISE) ARE ALSO RELOCATABLE RECREATIONAL TRAIL EASEMENTS THAT ARE SUBORDINATE TO EXISTING OR PLANNED UTILITIES AND DRAINAGE.
- 33. THE TYPICAL SETBACK DETAIL DEPICTED ON SHEET 3 IS BASED UPON THE FIRST AMENDMENT TO RENDEZVOUS DEVELOPMENT PLAN (FDP), RECEPTION NO. 2020007456, ACCORDING TO THE TABLE ON PAGE 2 THEREIN, THE TYPICAL SETBACKS FOR PLANNING AREA 2 CONSIST OF: FRONT-10 FEET, SIDE - 5 FEET, REAR - 10 FEET, HOWEVER, THERE ARE 12 ADDITIONAL CONDITIONS THAT CAN UNIQUELY AFFECT OR ALTER SAID SETBACKS, CONSEQUENTLY, REFERENCE TO SAID FDP IS NECESSARY FOR DETERMINING THE SETBACK OF EACH LOT.
- 34. ALL LIGHTING SHALL COMPLY WITH THE TOWN OF WINTER PARK UNIFIED DEVELOPMENT CODE LIGHTING REGULATIONS.
- 35. OPEN SPACE USES INCLUDE TRAILS, UTILITIES, DRAINAGE FACILITIES, RETAINING WALLS, TEMPORARY TURN AROUND, SNOW STORAGE, ETC.
- 36. WILDLIFE WILL BE PROTECTED BY THE FOLLOWING MEASURES:
 - A. ALL DOMESTIC DOGS WILL BE UNDER CONTROL OF THE OWNER WHEN OUTSIDE OF THE HOME;
 - B. ALL DOGS WILL BE REQUIRED TO BE ON A LEASH;
 - C. ALL TRASH RECEPTACLES SHALL BE WILDLIFE-PROOF CONTAINERS; AND
 - D. 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."
- 37. ENVIRONMENTAL FEATURES THAT EXIST ON THE SUBJECT PROPERTY ARE FORESTS, WOODLANDS AND ABANDONED SKI TRAILS. SLOPES GREATER THAN 20% AND/OR 30% ARE DEPICTED ON THE SLOPE EXHIBIT.
- 38. SUBJECT PROPERTY HAS A FEMA FLOOD ZONE CLASSIFICATION OF "ZONE X" PER FLOOD INSURANCE RATE MAP FIRM PANEL 992 OF 1200, MAP NUMBER 08049C0992C, EFFECTIVE DATE JANUARY 2, 2008. SAID "ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- 39. 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
- 40. 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.

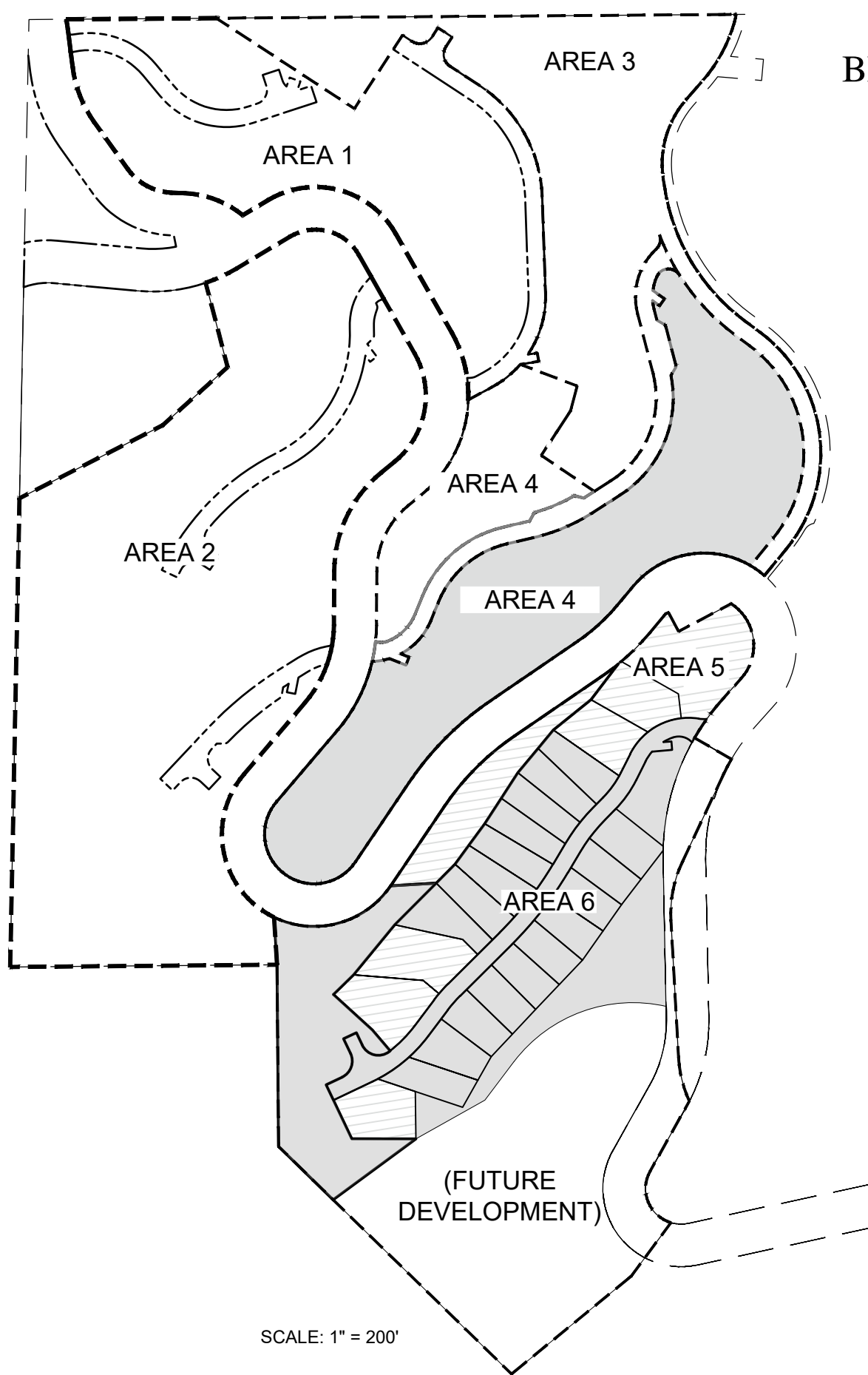
TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

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

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

JOB: 19051 DWG: 19051_SUB EX 6	SCALE: NONE CRD: 19051	DATE: 05/29/2026 CHECKED: TRS	DRAWN BY: JAN SHEET: 2 OF 7
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**LAND USE AREA DETAIL FOR
FOR TABLES BELOW**



HARD SURFACE: ROAD K ROW, SKI IDLEWILD ROAD ROW, TRASH AREA & DRIVEWAYS	61,793
SNOW STORAGE: 25% REQUIRED	15,448 SF
SKI IDLEWILD ROAD* PROVIDED	15,460 SF

*SNOW STORAGE FOR SKI IDLEWILD ROAD IS THE AREA LOCATED BETWEEN EDGE OF RIGHT OF WAY AND EDGE OF SHOULDER BEING 12' WIDE ON BOTH SIDES.

AREA 4 - (AMENDED LOTS 63 & 64, AMENDED OUTLOTS D & E)

PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: SINGLE FAMILY AMENDED LOTS 63 & 64 **BUILDABLE AREA WITHIN INDIVIDUAL LOTS* & ***AVERAGE DRIVEWAY***	9,664	0.222	12.3
OPEN SPACE: AMENDED OUTLOTS D & E & **NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS**	68,740	1.578	87.7 PROVIDED 60.0 REQUIRED
COVERAGE: ROADWAYS NONE	X	X	X
TOTAL	78,404	1.800	100.00%

NOTE: SEE SHEET 7 FOR LOT AREA TABLE

AREA 5

PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: SINGLE FAMILY LOTS 1, 2, 11, 12, & 23 **BUILDABLE AREA WITHIN INDIVIDUAL LOTS* & ***AVERAGE DRIVEWAY***	28,067	0.644	37.97
OPEN SPACE: TRACT S1, A PORTION OF TRACT S2 & **NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS**	45,850	1.053	62.03 PROVIDED 60.0 REQUIRED
TOTAL	73,917	1.697	100.00%

* 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***

AREA 6

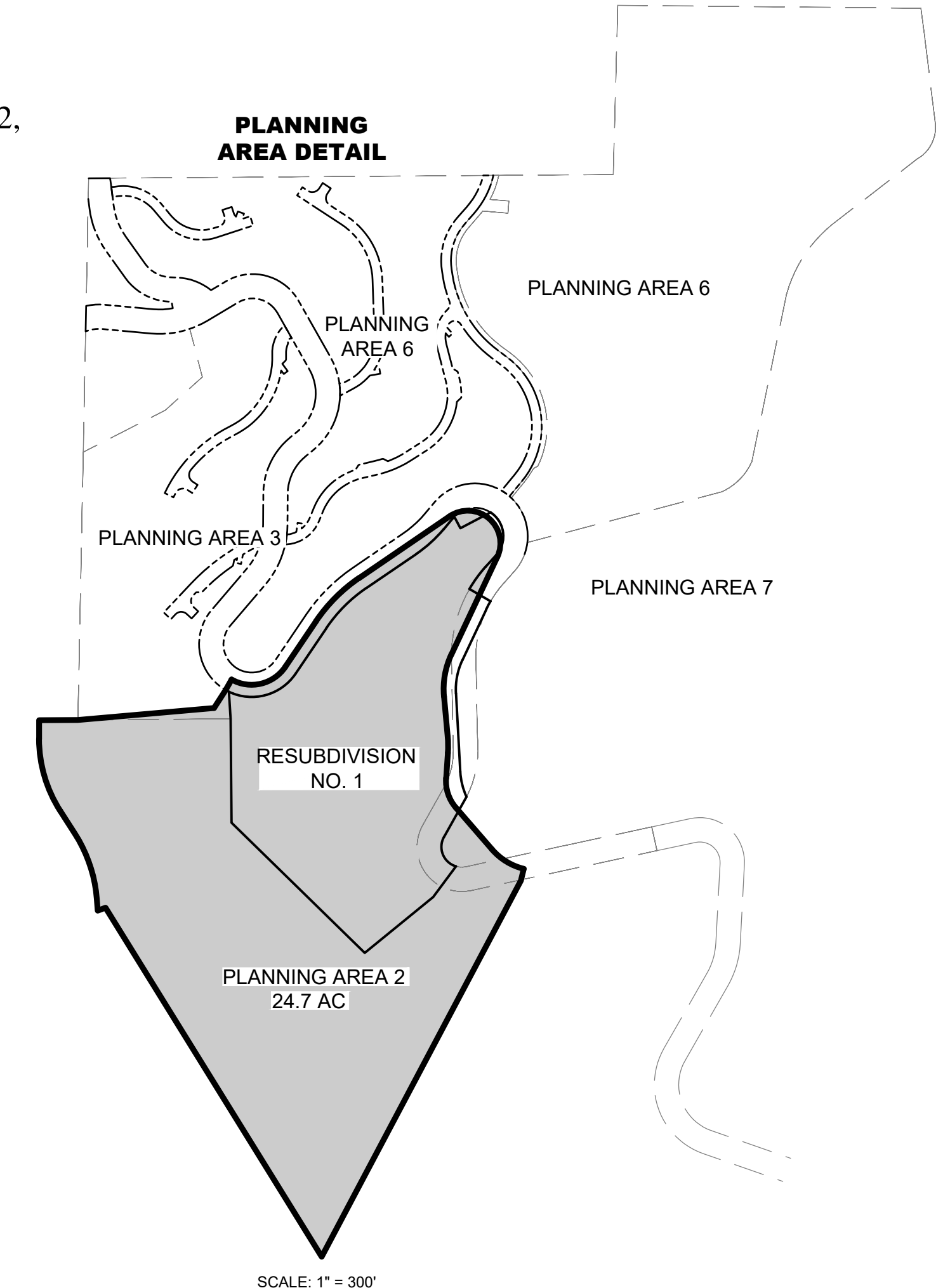
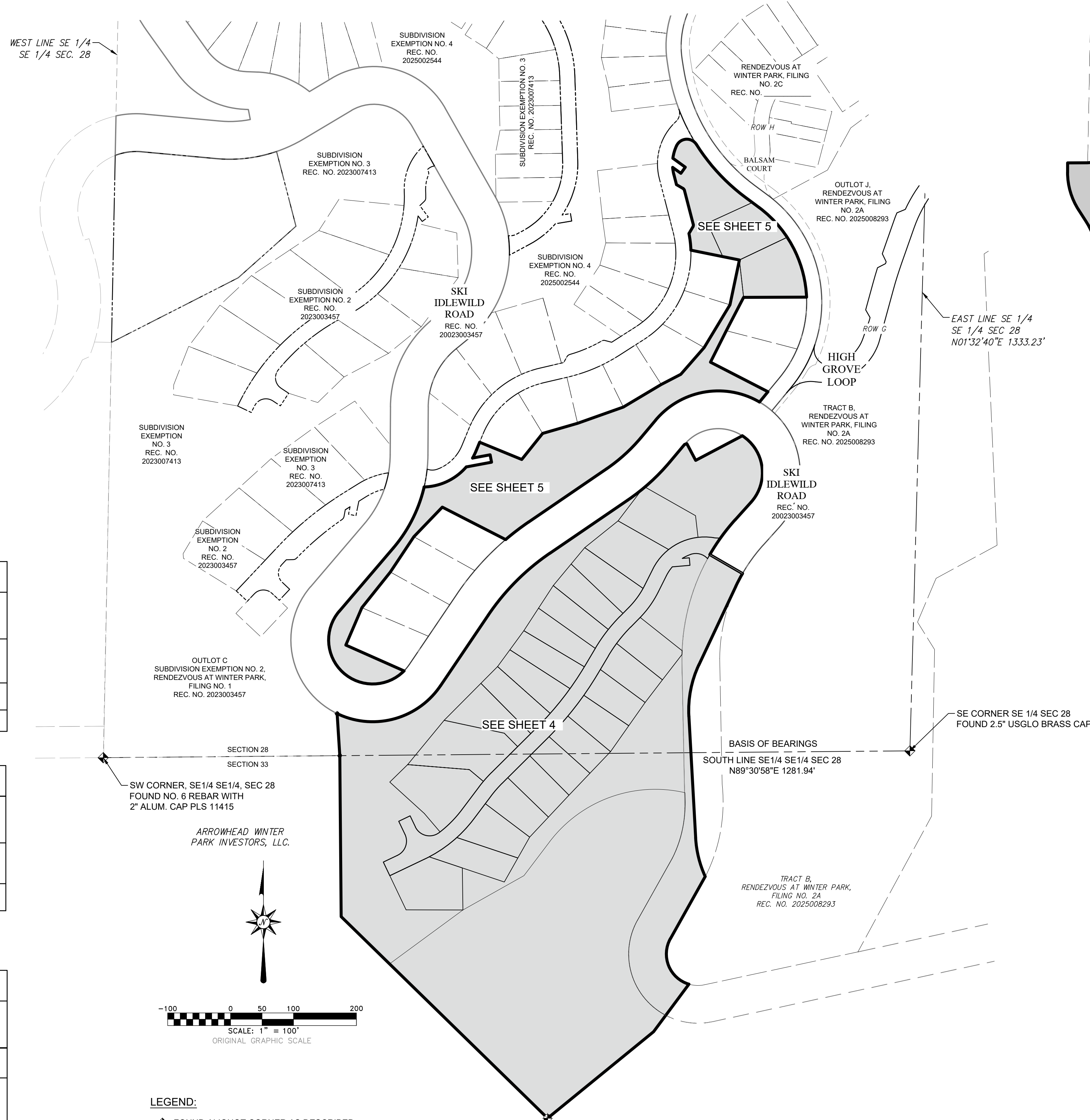
PARCELS	S.F. +/-	ACRES +/-	%
COVERAGE: MULTI-FAMILY LOTS 3-10, 13-22, **BUILDABLE AREA WITHIN INDIVIDUAL LOTS* & ***AVERAGE DRIVEWAY***	59,094	1.357	32.88
COVERAGE: ROADWAYS ROW K (YANKEE POINT)	19,809	0.455	11.02
OPEN SPACE: A PORTION OF TRACT S2, TRACT S3, OUTLOT K & **NON-BUILDABLE AREA WITHIN INDIVIDUAL LOTS**	100,820	2.314	56.10 PROVIDED 40.0 REQUIRED
TOTAL	179,723	4.126	100.00%

* 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***

PRELIMINARY PLAT

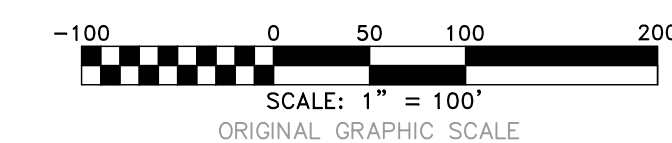
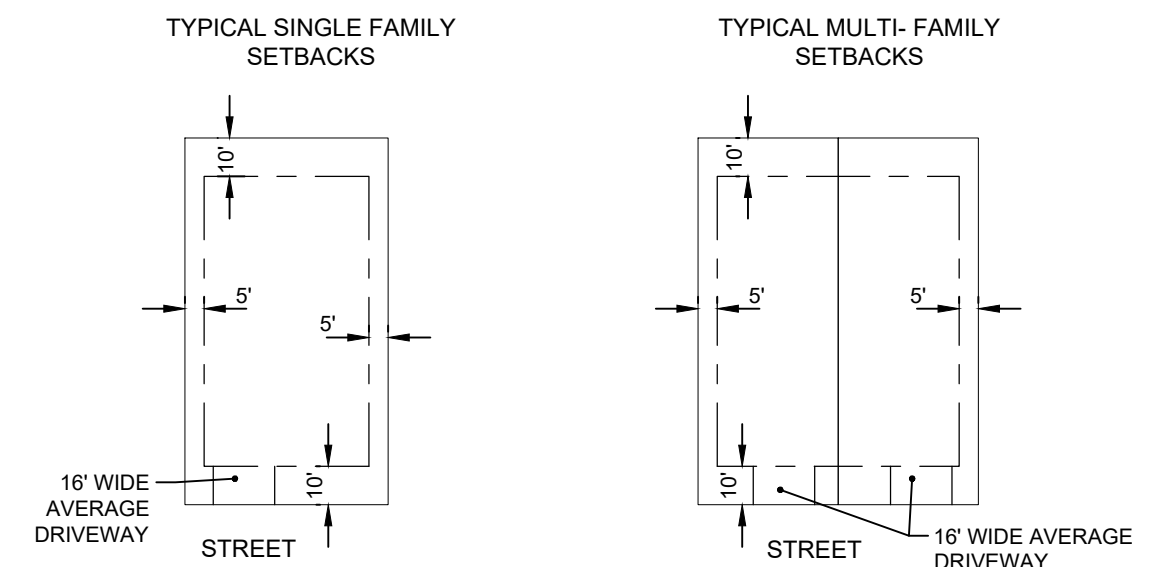
RESUBDIVISION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1

BEING A RE-PLAT OF TRACT N, TRACT P, TRACT Q, TRACT R, A PORTION OF TRACT S, A PORTION OF SKI IDLEWILD ROAD & LOTS 36 THRU 52, BLOCK 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098, TOGETHER WITH, OUTLOT D, OUTLOT E, LOT 63 AND LOT 64, SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2025009983, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, AND THE NORTHEAST 1/4 OF SECTION 33, 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 7



TYPICAL SETBACK DETAIL

SEE NOTE 33



LEGEND:

- ◆ FOUND ALIQUOT CORNER AS DESCRIBED
- ◆ FOUND 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS #31942 (NR) NON-RADIAL

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

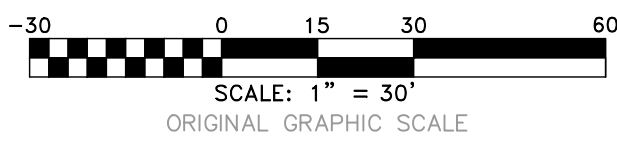
TIM SHENK
LAND SURVEYING, INC.
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GRANBY, CO 80446
(970) 887-1046

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

JOB: 19051 DWG: 19051_SUB EX 5	SCALE: VARIES CRD: 19051	DATE: 05/29/2026 CHECKED: TRS	DRAWN BY: JAN SHEET: 3 OF 7
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PRELIMINARY PLAT RESUBDIVISION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1

BEING A RE-PLAT OF TRACT N, TRACT P, TRACT Q, TRACT R, A PORTION OF TRACT S,
A PORTION OF SKI IDLEWILD ROAD & LOTS 36 THRU 52, BLOCK 2,
RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098,
TOGETHER WITH, OUTLOT D, OUTLOT E, LOT 63 AND LOT 64,
SUBDIVISION EXEMPTION NO. 5, RENDEZVOUS AT WINTER PARK,
FILING NO. 1, RECEPTION NO. 2025009983,
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, AND THE NORTHEAST 1/4 OF SECTION 33,
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 7
(EASEMENTS & SNOW STORAGE)



LEGEND:

- ◆ SET OR FOUND 18" LONG NO. 5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS #31942
- ◆ FOUND ALIQUOT CORNER AS DESCRIBED
- (NR) NON-RADIAL
- BC# BOUNDARY CURVE
- BL# BOUNDARY LINE
- TE TRASH ENCLOSURE

UTILITY EASEMENT
REC. NO. 2023007413
(PREVIOUSLY BK 406 PG 812)
SEE NOTE 25

31" WIDE UTILITY
EASEMENT
(PER THIS PLAT,
SEE NOTE 25)

UTILITY &
DRAINAGE
EASEMENT (PER
THIS PLAT)

UTILITY EASEMENT
(PER THIS PLAT)

UTILITY &
DRAINAGE
EASEMENT
(PER THIS PLAT)

UTILITY EASEMENT
(PER THIS PLAT)

UTILITY EASEMENT
(PER THIS PLAT)

NOTE: SNOW STORAGE FOR SKI IDLEWILD ROAD IS THE AREA
LOCATED BETWEEN EDGE OF RIGHT OF WAY AND EDGE
OF SHOULDER BEING 12' WIDE ON BOTH SIDES.

SEE THIS SHEET LOWER LEFT

FUTURE
SKI
IDLEWILD
ROAD

- NOTES:**
1. FOR SETBACK DIMENSIONS SEE DETAIL SHEET 3.
 2. FOR LINE & CURVE TABLES SEE SHEET 7

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

JOB: 19051 DWG: 19051_SUB EX 6	SCALE: 1" = 30" CRD: 19051	DATE: 05/29/2026 CHECKED: TRS	DRAWN BY: JAN SHEET: 6 OF 7
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SEE THIS SHEET UPPER RIGHT

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PRELIMINARY PLAT
RESUBDIVISION NO. 1, RENDEZVOUS AT WINTER PARK, FILING NO. 1
 BEING A RE-PLAT OF TRACT N, TRACT P, TRACT Q, TRACT R, A PORTION OF TRACT S, A PORTION OF SKI IDLEWILD ROAD &
 LOTS 36 THRU 52, BLOCK 2, RENDEZVOUS AT WINTER PARK, FILING NO. 1, RECEPTION NO. 2019009098, TOGETHER WITH,
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 SITUATED IN THE SOUTHEAST 1/4 OF SECTION 28, AND THE NORTHEAST 1/4 OF SECTION 33, 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 7 OF 7
 (LINE & CURVE TABLES)

BOUNDARY LINE TABLE		
#	BEARING	DISTANCE
BL1	S39°31'07"W	21.23'
BL2	N79°25'22"E	40.83'
BL3	N10°33'54"W	12.00'
BL4	S79°25'45"W	28.41'
BL5	N22°16'34"E	15.15'
BL6	N30°32'40"E	12.40'
BL7	N59°27'20"W	12.07'
BL8	N14°27'20"W	16.45'
BL9	S54°16'24"E	16.01'
BL10	N35°43'36"E	12.00'
BL11	N54°16'24"W	24.19'
BL12	N72°14'31"E	3.86'
BL13	S27°47'07"E	30.00'

BOUNDARY CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
BC1	182.01'	130.00'	80°13'00"	S80°06'22"W	167.50'
BC2	73.93'	270.00'	15°41'16"	S47°50'30"W	73.70'
BC3	45.97'	430.00'	6°07'31"	S52°37'22"W	45.95'
BC4	214.77'	70.00'	175°47'41"	N47°25'34"W	139.91'
BC5	109.77'	230.00'	27°20'39"	S26°47'57"W	108.73'
BC6	76.29'	92.00'	47°30'42"	N64°33'55"E	74.12'
BC7	12.45'	92.00'	7°45'24"	N26°09'16"E	12.45'
BC8	26.61'	162.00'	9°24'45"	N06°40'29"W	26.58'
BC9	3.93'	5.00'	45°00'00"	N08°02'40"E	3.83'
BC10	3.93'	5.00'	45°00'00"	N36°57'20"W	3.83'
BC11	11.60'	68.00'	9°46'40"	N09°34'00"W	11.59'
BC12	20.91'	68.00'	17°37'04"	N16°23'26"E	20.83'
BC13	38.50'	18.00'	122°33'51"	N86°28'53"E	31.57'
BC14	114.72'	312.00'	21°04'04"	S42°46'13"E	114.08'
BC15	92.77'	188.00'	28°16'20"	S39°10'05"E	91.83'
BC16	27.15'	70.00'	22°13'10"	N45°51'25"W	26.98'
BC17	93.68'	70.00'	76°40'54"	N03°53'37"E	86.85'
BC18	68.37'	330.00'	11°52'12"	N35°59'58"E	68.24'
BC19	22.96'	270.00'	4°52'16"	N27°37'44"E	22.95'
BC20	84.17'	170.00'	28°22'02"	N11°00'35"E	83.31'
BC21	63.64'	170.00'	21°26'58"	N13°53'55"W	63.27'
BC22	89.75'	50.00'	102°51'05"	N22°01'18"W	78.18'
BC23	185.51'	130.00'	81°45'37"	S74°56'45"W	170.16'
BC24	139.62'	370.00'	21°37'12"	S44°52'32"W	138.79'
BC25	90.36'	330.00'	15°41'16"	S47°50'30"W	90.07'

LOT & TRACT LINE TABLE		
#	BEARING	DISTANCE
L1 (NR)	S06°34'58"E	34.72'
L2	N26°40'26"E	29.46'
L3	S44°37'42"W	13.23'
L4	N44°37'42"E	6.96'
L5	N30°45'01"E	0.70'
L6	N30°45'01"E	33.32'
L7	N45°09'54"E	14.38'
L8	N45°09'54"E	29.48'
L9	S44°50'06"E	30.05'
L10	N45°09'54"E	58.49'
L11	S49°59'58"E	29.29'
L12	S44°37'42"W	20.20'
L13	S30°45'01"W	25.47'
L14	S30°45'01"W	8.55'
L15	S45°09'54"W	40.39'
L16	S45°09'54"W	49.42'
L17	S36°58'57"W	15.28'
L18	S45°09'54"W	12.53'
L19	S36°58'57"W	30.35'
L20	S64°31'28"W	61.29'
L21	N53°18'15"W	13.27'
L22	S24°35'32"E	58.65'
L23	S78°34'16"E	26.83'

LOT & TRACT CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	51.17'	92.00'	31°51'54"	S67°29'05"W	50.51'
C2	5.98'	330.00'	1°02'17"	N50°13'57"E	5.98'
C3	39.95'	92.00'	24°52'43"	N39°06'47"E	39.63'
C4	5.26'	138.00'	2°11'08"	N27°46'00"E	5.26'
C5	37.98'	138.00'	15°46'08"	N36°44'38"E	37.86'
C6	27.61'	262.00'	6°02'18"	N41°36'33"E	27.60'
C7	35.85'	262.00'	7°50'23"	N34°40'13"E	35.82'
C8	0.69'	488.00'	0°04'53"	N30°47'27"E	0.69'
C9	41.49'	488.00'	4°52'18"	N33°16'02"E	41.48'
C10	6.74'	488.00'	0°47'29"	N36°05'56"E	6.74'
C11	43.68'	488.00'	5°07'42"	N39°03'32"E	43.68'
C12	2.09'	488.00'	0°14'45"	N41°44'45"E	2.09'
C13	28.07'	488.00'	3°17'46"	N43°31'01"E	28.07'
C14	19.11'	212.00'	5°09'52"	N42°34'58"E	19.10'
C15	11.17'	212.00'	3°01'04"	N38°29'30"E	11.17'
C16	49.36'	188.00'	15°02'38"	N44°30'17"E	49.22'
C17	34.28'	238.00'	8°15'06"	S40°30'09"W	34.25'
C18	1.42'	162.00'	0°30'12"	N44°22'36"E	1.42'
C19	5.88'	342.63'	0°59'02"	N02°04'48"E	5.88'
C20	23.37'	238.00'	5°37'35"	S33°33'49"W	23.36'
C21	40.12'	512.00'	4°29'22"	S32°59'42"W	40.11'
C22	41.58'	512.00'	4°39'11"	S37°33'58"W	41.57'
C23	44.35'	512.00'	4°57'45"	S42°22'26"W	44.33'
C24	2.77'	512.00'	0°18'35"	S45°00'36"W	2.77'
C25	26.85'	188.00'	8°10'56"	S41°04'26"W	26.82'
C26	40.13'	212.00'	10°50'48"	S42°24'21"W	40.07'
C27	53.77'	212.00'	14°31'51"	S55°05'41"W	53.62'
C28	8.01'	212.00'	2°09'52"	S63°26'32"W	8.01'
C29	65.41'	187.01'	20°02'24"	N43°20'16"W	65.08'
C30	101.22'	188.00'	30°50'51"	N17°56'50"W	100.00'
C31	20.91'	330.00'	3°37'47"	S26°57'22"W	20.90'
C32	132.16'	342.63'	22°05'59"	S13°37'19"W	131.34'
C33	1.79'	188.00'	0°32'41"	N52°17'57"E	1.79'
C34	115.80'	92.00'	72°07'09"	N62°44'00"E	108.31'
C35	36.81'	330.00'	6°23'25"	S38°44'21"W	36.79'
C36	55.96'	330.00'	9°42'56"	N44°51'20"E	55.89'
C37	28.42'	330.00'	4°56'03"	N53°13'07"E	28.41'
C38	241.39'	210.65'	65°39'24"	N70°09'37"E	228.39'
C39	103.70'	202.84'	29°17'27"	S10°25'56"W	102.57'

EASEMENT CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
EC2	12.72'	130.00'	5°36'26"	S66°58'40"E	12.72'
EC3	41.51'	175.00'	13°35'21"	N43°46'38"E	41.41'
EC4	32.13'	225.00'	8°10'56"	N41°04'26"E	32.10'
EC5	119.97'	475.01'	14°28'16"	N37°55'45"E	119.65'
EC6	66.61'	275.00'	13°52'41"	N37°41'22"E	66.45'
EC7	39.17'	125.00'	17°57'16"	N35°39'04"E	39.01'
EC8	132.71'	105.00'	72°25'05"	N62°52'58"E	124.05'
EC9	20.15'	37.10'	31°06'55"	N85°57'07"E	19.90'
EC10	49.90'	330.00'	8°39'51"	S34°23'47"W	49.85'
EC11	19.56'	330.00'	3°23'47"	S28°21'58"W	19.56'
EC12	39.25'	53.00'	42°26'01"	S11°05'11"W	38.36'
EC13	45.08'	175.00'	14°45'21"	S37°14'57"W	44.95'
EC14	54.50'	225.00'	13°52'41"	S37°41'22"W	54.37'
EC15	132.08'	525.00'	14°24'53"	S37°57'27"W	131.73'
EC16	24.99'	175.00'	8°10'56"	S41°04'26"W	24.97'
EC17	108.16'	224.80'	27°34'00"	S50°45'13"W	107.12'
EC18	11.66'	175.00'	3°49'04"	N62°38'01"E	11.66'
EC19	9.29'	12.00'	44°21'53"	N85°30'52"W	9.06'
EC21	52.57'	179.21'	16°48'28"	N35°06'12"E	52.38'
EC22	53.77'	222.00'	13°52'41"	N37°41'22"E	53.64'
EC23	39.81'	528.00'	4°19'11"	N32°54'37"E	39.80'
EC24	39.81'	528.00'	4°19'11"	N43°00'16"E	39.80'
EC25	24.56'	172.00'	8°10'56"	N41°04'26"E	24.54'
EC26	26.19'	228.00'	6°34'55"	N40°16'25"E	26.18'
EC27	18.52'	230.89'	4°35'47"	N50°19'48"E	18.52'
EC28	18.23'	228.00'	4°34'54"	N62°14'01"E	18.23'
EC29	6.95'	531.17'	0°44'59"	N25°55'50"E	6.95'

EASEMENT LINE TABLE		
#	BEARING	DISTANCE
EL8	S21°54'07"E	53.63'
EL9	S47°40'44"E	149.40'
EL10	S40°25'54"E	26.02'
EL11	N36°58'57"E	45.65'
EL12	N45°09'54"E	102.35'
EL13	N30°45'01"E	33.55'
EL14	N44°37'42"E	20.20'
EL15	N26°40'26"E	29.46'
EL16	N63°19'55"W	6.79'
EL17	S29°52'11"W	42.24'
EL18	S44°37'42"W	20.20'
EL19	S30°45'01"W	34.02'
EL20	S45°09'54"W	102.35'
EL21	S36°58'57"W	45.63'
EL22	S64°31'28"W	67.05'
EL23	N25°27'27"W	50.01'
EL24	N64°32'33"E	66.96'
EL25	N39°42'19"W	17.43'
EL26	N47°40'44"W	159.65'
EL27	N00°29'02"W	4.78'
EL28	N03°38'26"W	67.05'
EL29	S25°27'27"E	12.93'
EL30	S25°27'27"E	20.43'
EL31	S25°27'27"E	16.64'
EL32	N76°22'27"E	36.50'
EL33	N44°17'39"E	16.02'
EL34	N03°24'14"E	36.84'
EL35	N86°35'46"W	20.00'

EASEMENT LINE TABLE		
#	BEARING	DISTANCE
EL36	N03°24'14"E	44.29'
EL37	N44°17'39"E	29.22'
EL38	N76°22'27"E	38.06'
EL39	S16°32'12"W	7.86'
EL40	S22°16'01"E	77.96'
EL41	N67°43'59"E	20.00'
EL42	N22°16'01"W	68.51'
EL43	N28°16'41"E	22.65'
EL44	N64°31'28"E	34.61'
EL45	N76°20'42"E	9.92'
EL46	S43°23'43"E	74.39'
EL47	N46°36'17"E	20.00'
EL48	N43°23'43"W	74.43'
EL49	N50°50'44"E	11.22'
EL50	N36°57'28"E	6.50'
EL51	N36°58'57"E	45.63'
EL52	N45°09'54"E	102.35'
EL53	N45°09'54"E	26.81'
EL54	N30°45'01"E	26.81'
EL55	N30°45'01"E	34.02'
EL56	N44°37'42"E	23.40'
EL57	N63°19'55"W	60.00'
EL58	N25°11'36"E	35.14'
EL59	S64°00'07"E	58.00'
EL60	S64°00'07"E	33.12'
EL61	N26°40'26"E	27.62'

AREA TABLE			
LOT	SQ.FT.	ACRES±	
1	7,039	0.162	
2	6,895	0.158	
3	4,864	0.112	
4	4,440	0.102	
5	4,397	0.101	
6	4,264	0.098	
7	4,469	0.103	
8	4,722	0.108	
9	4,619	0.106	
10	5,506	0.126	
11	9,320	0.214	
12	8,865	0.204	
13	5,088	0.117	
14	4,272	0.098	
15	4,076	0.094	
16	3,995	0.092	
17	4,006	0.092	
18	4,004	0.092	
19	4,331	0.099	
20	4,410	0.101	
21	4,932	0.113	
22	4,851	0.111	
23	7,635	0.175	
AMENDED 63	6,847	0.157	
AMENDED 64	7,995	0.174	

AREA TABLE			
LOT	SQ.FT.	ACRES±	
AMENDED OUTLOT D	10,161	0.233	
AMENDED OUTLOT E	53,802	1.235	
BOUNDARY - NORTH	78,404	1.800	
BOUNDARY - SOUTH	408,538	9.379	
OUTLOT K	7,096	0.163	
ROW K	19,809	0.455	
TRACT L	126,157	2.896	
TRACT S1	17,272	0.397	
TRACT S2	61,958	1.422	
TRACT S3	26,508	0.609	