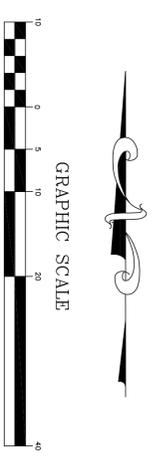
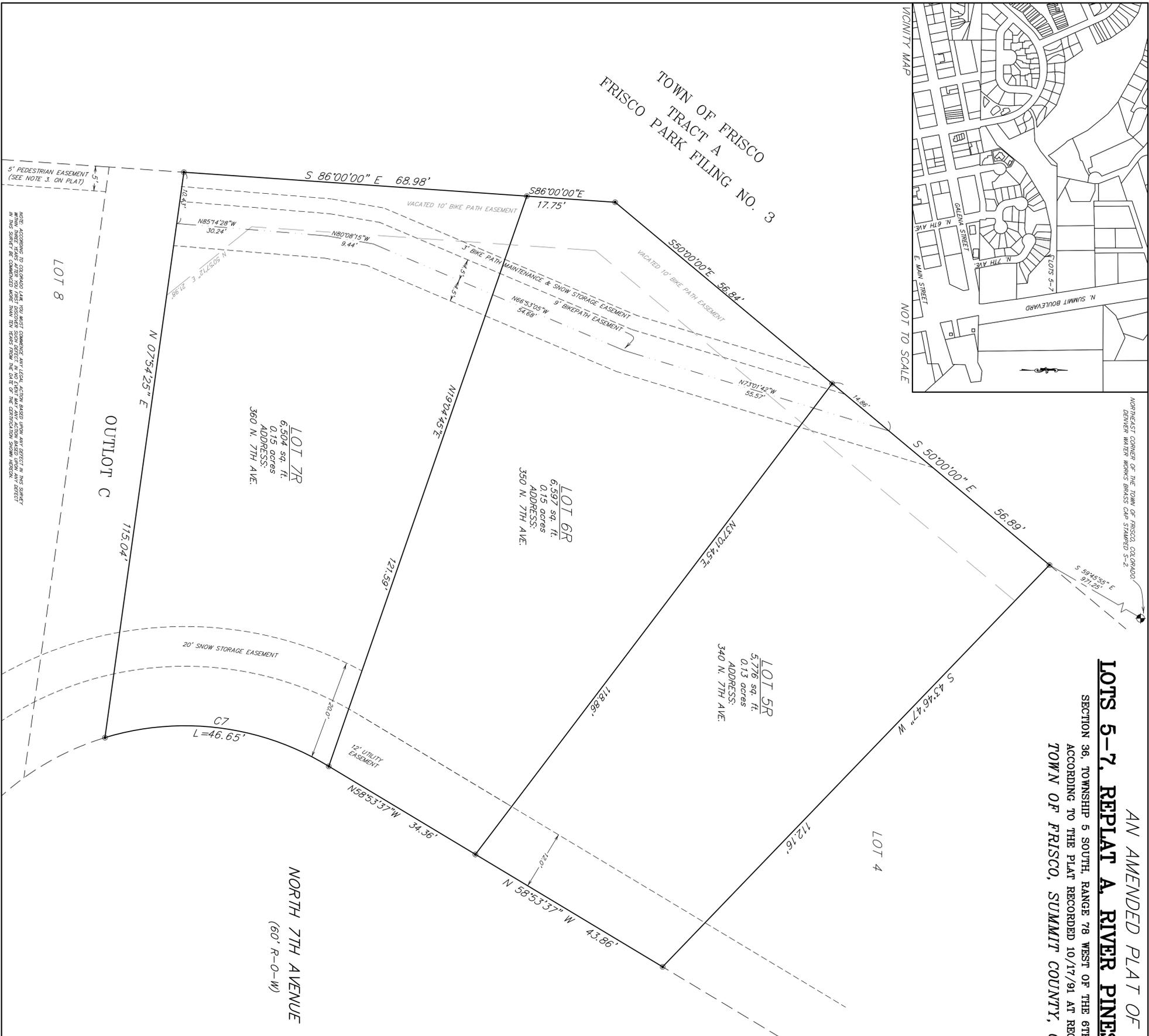
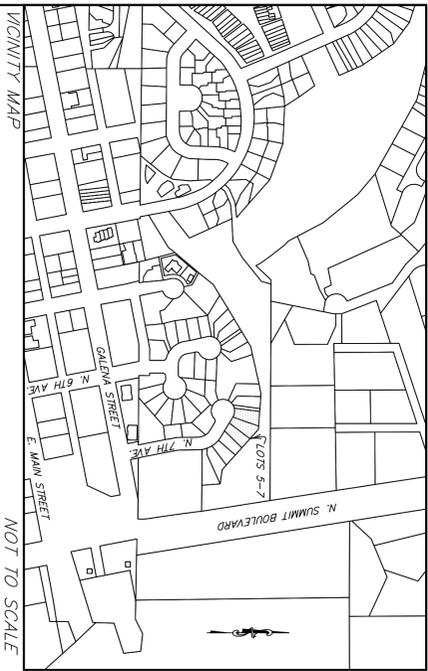


**AN AMENDED PLAT OF  
LOTS 5-7, REPLAT A, RIVER PINES SUBDIVISION**

SECTION 36, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN  
ACCORDING TO THE PLAT RECORDED 10/17/91 AT REC. NO. 411259  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



BASED ON BEARING, PROPERTY CORNER MONUMENTS FOUND AT THE N.E. AND N.W. CORNERS OF LOT 3, BEING ORIGINAL YELLOW PINE AND CAPS, LS 10947

**LEGEND**  
● SET REBAR & PLASTIC CAP (PLS 26292)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7	53.00	46.65	43.28	169°29'33"W	49°55'55"

**NOTES:**  
1) THE PURPOSE OF THIS PLAT IS TO VACATE AND RE-DEFINE THE BIKE PATH EASEMENT PER AS-BUILT CONDITIONS.

**OWNER'S CERTIFICATE:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT RANDI MARTINSEN, OWNER OF LOT 5 RIVER PINES SUBDIVISION, LEE C. KADING, OWNER OF LOT 6 RIVER PINES SUBDIVISION, SALE COLORADO PROPERTY LLC, OWNER OF LOT 7 RIVER PINES SUBDIVISION, AND TOWN OF FRISCO, OWNER OF A BIKE PATH EASEMENT ACROSS EACH OF SAID LOTS, ACCORDING TO THE PLAT RECORDED OCTOBER 12, 1991 AT RECORDER NO. 411259 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

UNDER THE NAME AND STATE OF "AN AMENDED PLAT OF LOTS 5-7, REPLAT A, RIVER PINES SUBDIVISION"  
HAS LAID OUT, PLATTED AND SUBDIVIDED SAID AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY VACATE THE EXISTING 10' BIKE PATH EASEMENT AND DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, N.E.T. THEREOF, THE STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON, TOGETHER WITH THE NECESSARY EASEMENTS AND UTILITIES AS SHOWN HEREON, THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND UTILITIES AS SHOWN HEREON. IN WITNESS WHEREOF, SAID OWNER, RANDI MARTINSEN, LEE C. KADING, SALE COLORADO PROPERTY LLC, AND TOWN OF FRISCO, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, BE SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: RANDI MARTINSEN, OWNER  
SALE COLORADO PROPERTY LLC  
BY: LEE C. KADING, OWNER  
TOWN OF FRISCO  
BY: GINDY SALE  
AS MANAGER  
BY: HUNTER MORTENSON  
AS MAYOR

**NOTARIALS:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY LEE C. KADING, AS OWNER OF LOT 6.  
WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY GINDY SALE, AS MANAGER OF SALE COLORADO PROPERTY LLC, OWNER OF LOT 7.  
WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY HUNTER MORTENSON, AS MAYOR OF TOWN OF FRISCO, OWNER OF EASEMENTS SHOWN HEREON.  
WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES \_\_\_\_\_

**FRISCO PLANNING COMMISSION APPROVAL:**  
THE PLANNING COMMISSION OF FRISCO, COLORADO, REPRESENTED BY THE COMMISSION CHAIRMAN, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

BY: CHAIRMAN \_\_\_\_\_

**FRISCO TOWN COUNCIL APPROVAL:**  
THE WITHIN PLAT OF "AN AMENDED PLAT OF LOTS 5-7, REPLAT A, RIVER PINES SUBDIVISION" IS APPROVED BY THE TOWN COUNCIL OF FRISCO, COLORADO, REPRESENTED BY THE MAYOR FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

UNTIL SAID PUBLIC WORKS HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE SUBDIVIDER UPON SUCH SATISFACTORY COMPLIANCE, THE TOWN COUNCIL OF THE TOWN OF FRISCO MAY ADOPT A RESOLUTION ACCEPTING SAID DEDICATION OF PUBLIC WORKS AND DULY RECORD SUCH ACCEPTANCE.

BY: MAYOR \_\_\_\_\_

ATTEST: TOWN CLERK \_\_\_\_\_

**CLERK & RECORDER'S ACCEPTANCE:**  
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AND FILED FOR RECORD AT \_\_\_\_\_ M., UNDER RECEPTION NUMBER \_\_\_\_\_.

**TREASURER'S CERTIFICATE:**  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_  
SUMMIT COUNTY TREASURER

**SURVEYOR'S CERTIFICATE:**  
I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "AN AMENDED PLAT OF LOTS 5-7, REPLAT A, RIVER PINES SUBDIVISION" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, STEEL PINS AND/OR BRASS CAP MONUMENTS WERE SET AT ALL BOUNDARY CORNERS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

SIGNATURE \_\_\_\_\_  
ROBERT R. JOHNS  
COLORADO REGISTRATION NO. 26292

SIGNATURE \_\_\_\_\_  
SUMMIT COUNTY CLERK AND RECORDER/DENITY

Drawn JAK	Dwg 2331R.T	Project 2331
Checked RNO	Date 02/12/2021	Sheet 1 of 1

**R-A-N-C-E-W-E-S-T**  
ENGINEERS & SURVEYORS  
P.O. Box 589  
Silverthorne, CO 80498 970-468-6281

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH LOCAL ORDINANCES UPON ANY DEEDS IN THIS SUBDIVISION. THE SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.