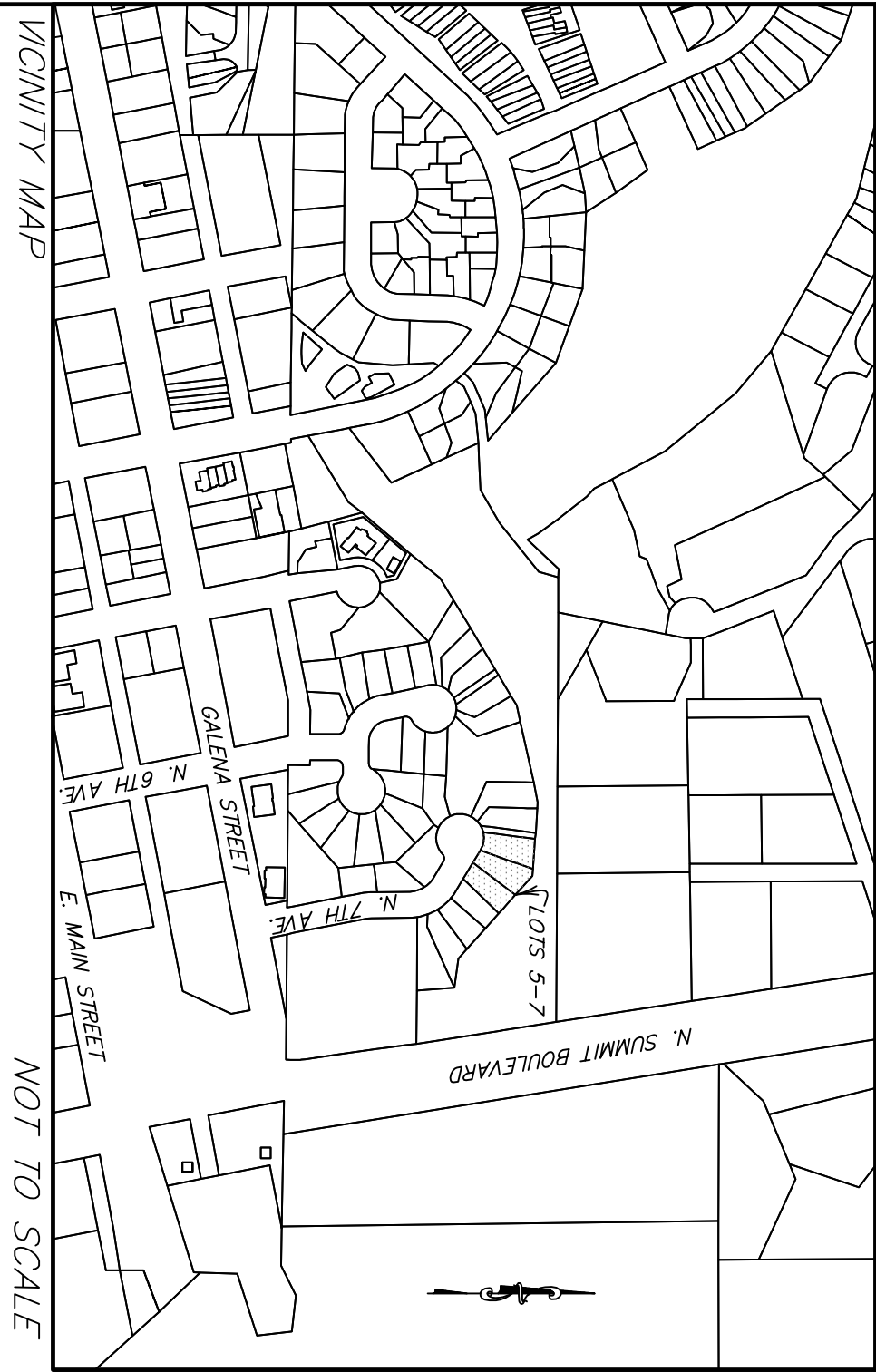
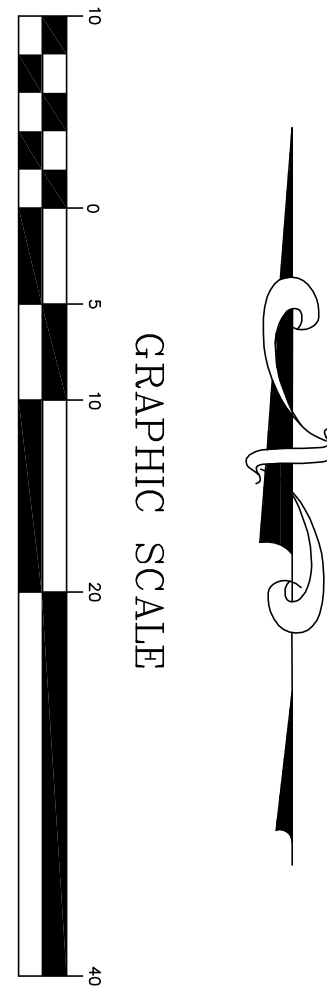


AN AMENDED PLAT OF  
**LOTS 5-7, REPLAT A, RIVER PINES SUBDIVISION**

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



NORTHEAST CORNER OF THE TOWN OF FRISCO, COLORADO,  
DENVER WATER WORKS BRASS CAP STAKED S-2.



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

**LEGEND**

- SET REBAR & PLASTIC CAP (PLS 26292)

CURVE TABLE			
CHORD	RADIUS	LENGTH	BEARING
Δ	Δ	Δ	Δ
55.00	46.65	43.26	N62°39'33"W
48.35	45.51	43.95	Δ

**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 RECEPTION 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 SUBMITTED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY VACATE THE EXISTING TO BIKE PATH EASEMENT AND DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, IN LIEU THEREOF, THE STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN ON THE REVERSE HEREOF, AND HEREBY AUTHORIZE AND APPROVE THIS PLAT OF LOTS 5-7, REPLAT A, RIVER PINES SUBDIVISION, AND THE DEDICATION OF PUBLIC PATHTHMS AND UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, SAID OWNER, RANDI MARTINSEN, LEE C. KADING, SALE COLORADO PROPERTY LLC, AND TOWN OF FRISCO, THIS DATED YETEN NAMES TO HEREUNTO BE SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: RANDI MARTINSEN, OWNER  
SALE COLORADO PROPERTY LLC  
TOWN OF FRISCO

BY: LEE C. KADING, OWNER  
BY: HUNTER MORTENSON  
AS: MAYOR

**NOTARIALS:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, BY RANDI MARTINSEN, AS OWNER OF LOT 5,  
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_

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:

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC  
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 HEREIN,  
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC  
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. \_\_\_\_.

THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNTIL SAID PUBLIC WAYS 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 WAYS 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 \_\_\_\_.

SIGNATURE SUMMIT COUNTY CLERK AND RECORDER/DENITY

Drawn L&K	Dwg 2231R&T	Project 22311
Checked R&L	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 COMPAUSE AN ALIAS, ACTUAL ADDRESS, UPON ANY DEEDS IN THIS SUBDIVISION. THE ADDRESS MUST BE THE ADDRESS OF THE PROPERTY BEING DEEDED. IF THE ADDRESS IN THIS SUBDIVISION IS NOT THE ADDRESS OF THE PROPERTY BEING DEEDED, THE ADDRESS MUST BE THE ADDRESS OF THE PROPERTY BEING DEEDED.

5' PEDESTRIAN EASEMENT (SEE NOTE 3. ON PLAT)

LOT 8

OUTLOT C

LOT 7R  
6,304 sq. ft.  
0.15 acres  
ADDRESS:  
360 N. 7TH AVE.

LOT 6R  
6,597 sq. ft.  
0.15 acres  
ADDRESS:  
350 N. 7TH AVE.

LOT 5R  
5,776 sq. ft.  
0.13 acres  
ADDRESS:  
340 N. 7TH AVE.

LOT 4

NORTH 7TH AVENUE  
(60' R-O-W)