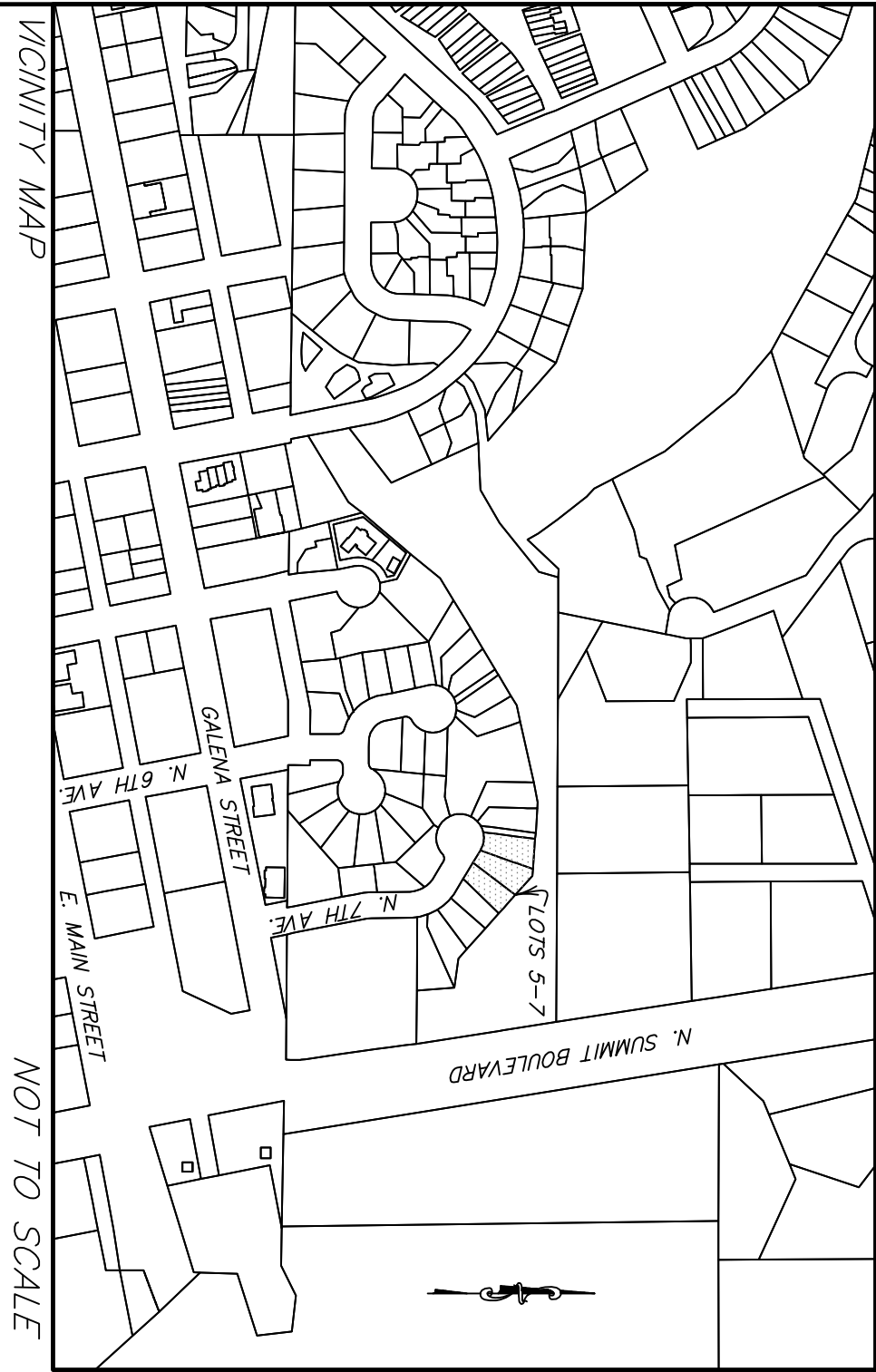


AN AMENDED PLAT OF
LOTS 5-7, REPLAT A, RIVER PINES SUBDIVISION

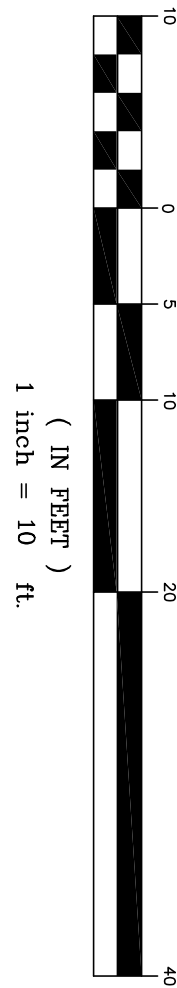
SECTION 36, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN
ACCORDING TO THE PLAT RECORDED 10/17/91 AT REC. NO. 411259
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



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



GRAPHIC SCALE



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
CH	R	L	Δ
55.00	46.65	45.26	168°29'53"W
			48°35'45"

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 SUBDIVIDED 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 HEREON, AND HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION, THE INSTALLATION AND MAINTENANCE OF PUBLIC PATHWAYS 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

BY: LEE C. KADING, OWNER
TOWN OF FRISCO

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 HUNTER MORTENSON, AS MAYOR 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:

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/DENYLY

Drawn L&K	Dwg 2231R&T	Project 22311
Checked R&L	Date 07/12/2021	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, AROUND 1993, UPON ANY DEEDS IN THIS SUBDIVISION. IF YOU HAVE ANY ALIASES, YOU MUST COMPAUSE THEM WITHIN 180 DAYS OF THE DATE OF THE DEED. IF YOU DO NOT, IN THIS SUBDIVISION, BE COMPAUSED MORE THAN 180 DAYS FROM THE DATE OF THE DEED. THIS NOTICE IS HEREBY GIVEN.

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

LOT 8

OUTLOT C

N 07°54'25" E
115.04'

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.

20' SNOW STORAGE EASEMENT
C7
L=46.65'

12' UTILITY EASEMENT
N58°53'37" W 34.36'

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

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

