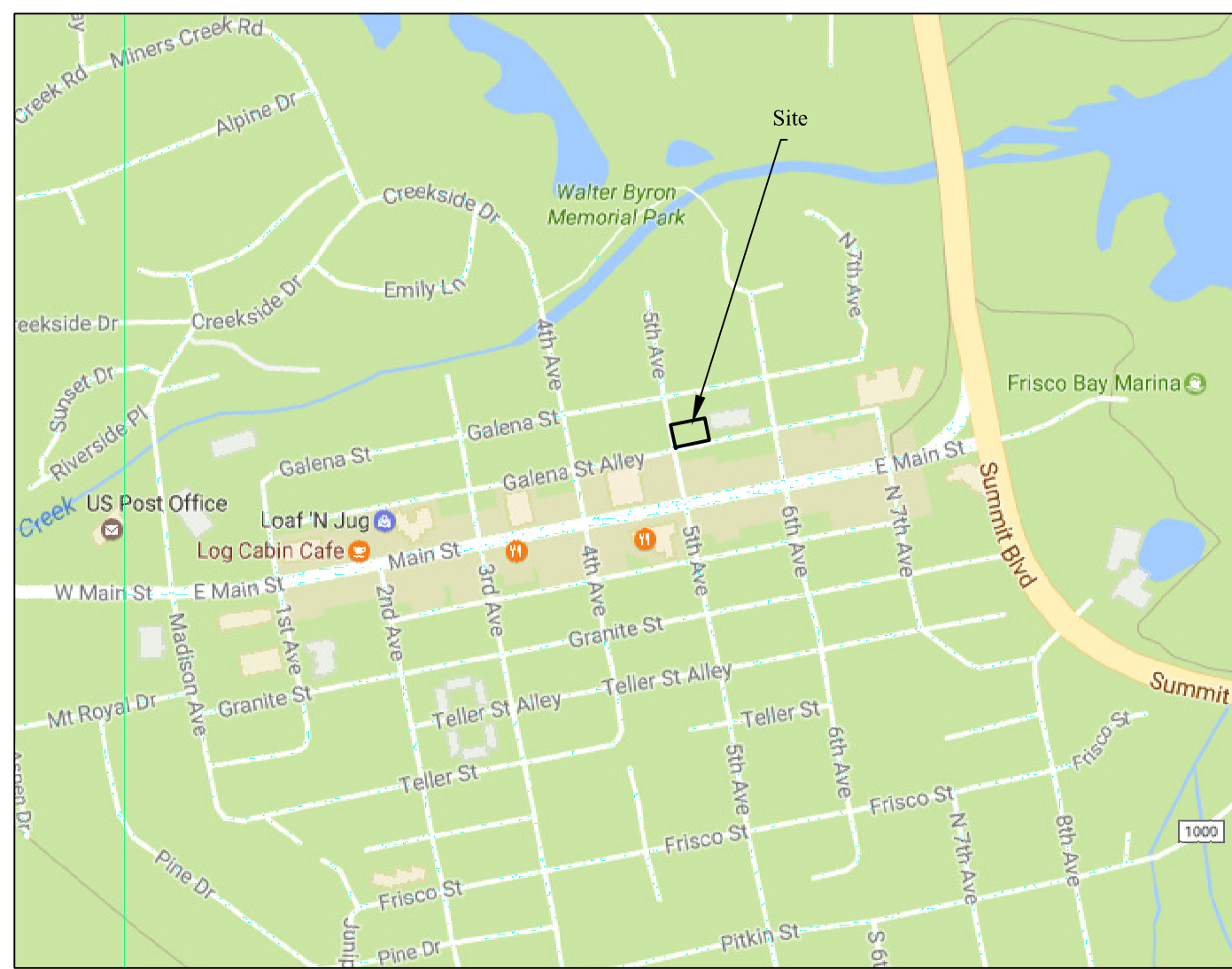
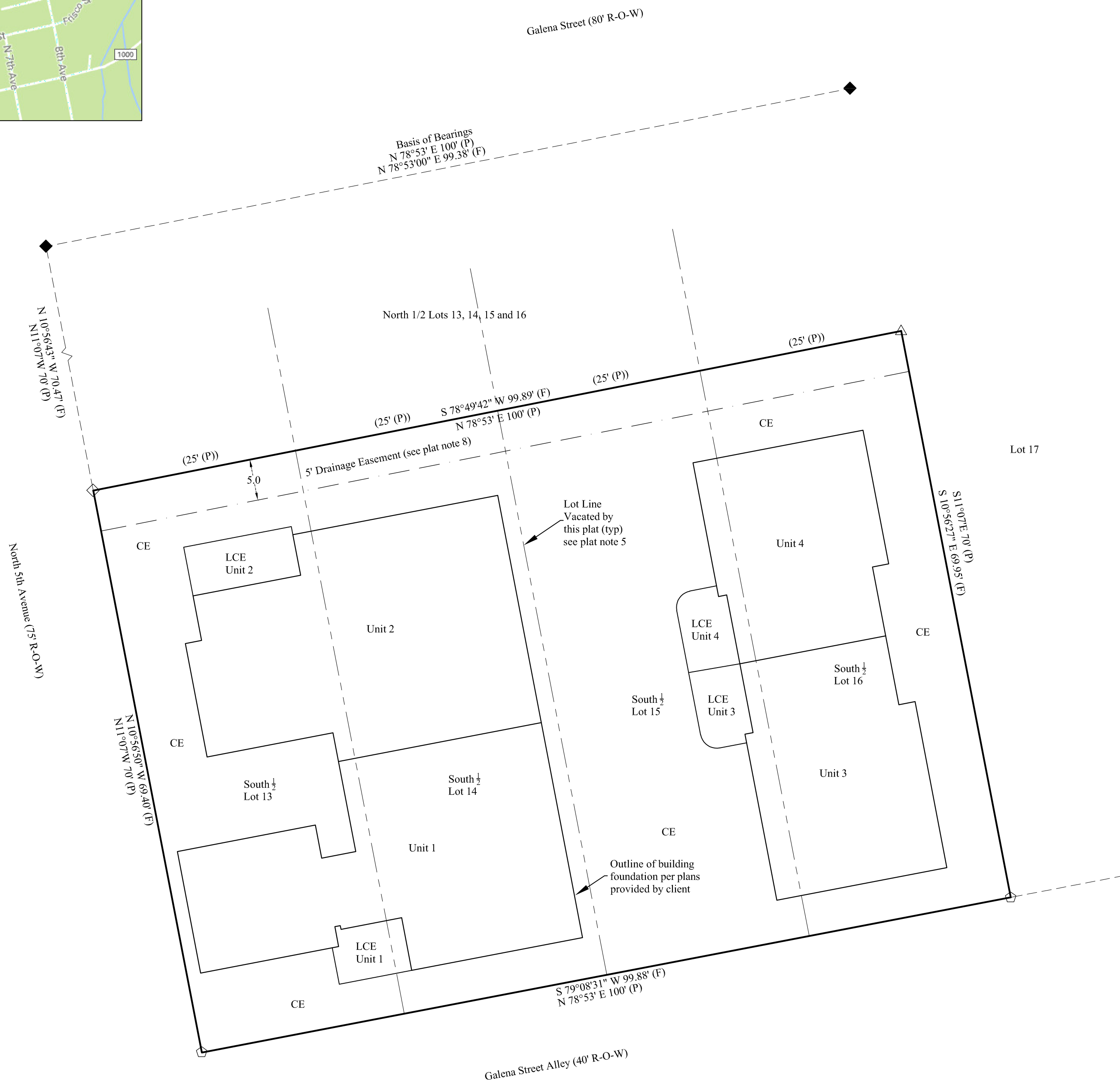


Preliminary Plat of DEMING CROSSING TOWNHOMES

A resubdivision of
South 1/2 Lots 13, 14, 15 and 16, Block 4
Amended Plat of Frisco Townsite
Summit County, Colorado
Section 35, T5S, R78W, 6th P.M.



Vicinity Map 1" = 600'



- Legend**
- (F) Field Measurement
 - (P) Plat (Rec. No. 77585, 79272 and 110373)
 - (C) Calculated from Plat
 - ◆ Found #5 rebar
 - ▲ Found #4 rebar
 - ⊗ Found bolt
 - Found Number 5 rebar with purple cap LS38266
 - Found rebar w/cap LS15252

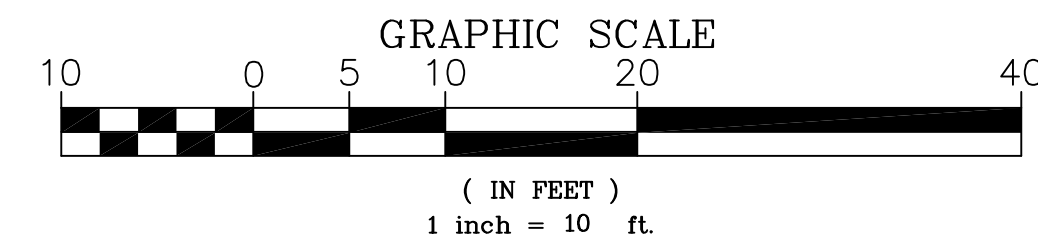
- Plat Notes:**
1. Number of Units: This plat creates 4 units.
 2. Townhome Lot = Unit
 3. C.E. = Common Element. Common Element is the combination of LCE Lot 1 and LCE Lot 2. Common Element is a utility easement per Declaration.
 4. L.C.E. = Limited Common Element
 5. Frisco Townsite Lot Lines are hereby vacated by this plat.
 6. Common Element includes the right for all utilities to be installed and maintained to serve the 4 units. All utilities include but are not limited to gas, power and communications.
 7. Total Area: 0.160 Acres, 6959 SF
 8. Easement created by this plat.

- Surveyors Notes:**
- 1) Bearings are based on the north line of Lots 13-16, Block 4, N78°53'W from record plat (Rec. No. 110373). Both ends said line are Number 5 rebar.
 - 2) Lineal Units: US Survey foot.

This survey does not constitute a title or ownership search by Blue River Land Surveying. All ownership, easement and public record information was based on the Owner's Title Commitment File No. 01330-78656, issued by Stewart Title.

Property is subject to exceptions as described in the title policy as referenced.

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



Owner's Certificate

Know all men by these presents: Frisco Foray LLC a Colorado limited liability company being the owner of the land described as follows:
 South 1/2 Lots 13, 14, 15 and 16, Block 4, Amended Plat of Frisco Townsite, under the name and style of "DEMING CROSSING TOWNHOMES, A resubdivision of South 1/2 Lots 13, 14, 15 and 16, Block 4, Amended Plat of Frisco Townsite", have laid out, platted and subdivided same as shown on this plat, and by these presents do hereby dedicate to the perpetual use of the Town of Frisco, State of Colorado: (1) the streets, alleys, roads and other public areas as shown hereon, and (2) hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof, the said owner Retreat at Frisco Mines LLC have caused their names to hereunto be subscribed this _____ day of _____.

By: **James B. Haas**, President Frisco Foray LLC

State of Colorado)
) SS.
 County of Summit)

The foregoing instrument was acknowledged before me this _____ day of _____, by **James B. Haas**.

Witness my hand and official seal.
 My commission expires: _____

Notary Public

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 _____.

By: _____
 Chairman

Frisco Town Council Approval

The plat of "DEMING CROSSING TOWNHOMES, A resubdivision of South 1/2 Lots 13, 14, 15 and 16, Block 4, Amended Plat of Frisco Townsite" is approved by the Town Council of Frisco, Colorado, represented by the Mayor, this _____ day of _____.

The dedication of the public ways shown hereon will not be accepted until said public ways have been satisfactory completed to the Town 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.

Town Council of Frisco, Colorado

By: _____
 Mayor

Attest: _____
 Town Clerk

Treasurer's Certificate

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this plat are paid in full.

Dated this _____ day of _____.
 Signature _____
 Summit County Treasurer

Title Company Certificate

Stewart Title does hereby certify that it has examined the title to all lands shown hereon, and all lands herein dedicated by virtue of this plat, and title to all such lands is in the owners named above free and clear of all liens, taxes and encumbrances, except as follows:

Dated this _____ day of _____.

Margaret M. Williams, Agent

Surveyor's Certificate

I, Renee B. Parent, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of "DEMING CROSSING TOWNHOMES, A resubdivision of South 1/2 Lots 13, 14, 15 and 16, Block 4, Amended Plat of Frisco Townsite" 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 _____.

Renee B. Parent
 Colorado Registered Number 38266

Clerk and Recorder's Certificate

This Plat was accepted for filing in the office of the Clerk and Recorder of Summit County, Colorado at _____ O'clock _____ M., this _____ day of _____, and if filed under Reception Number _____.

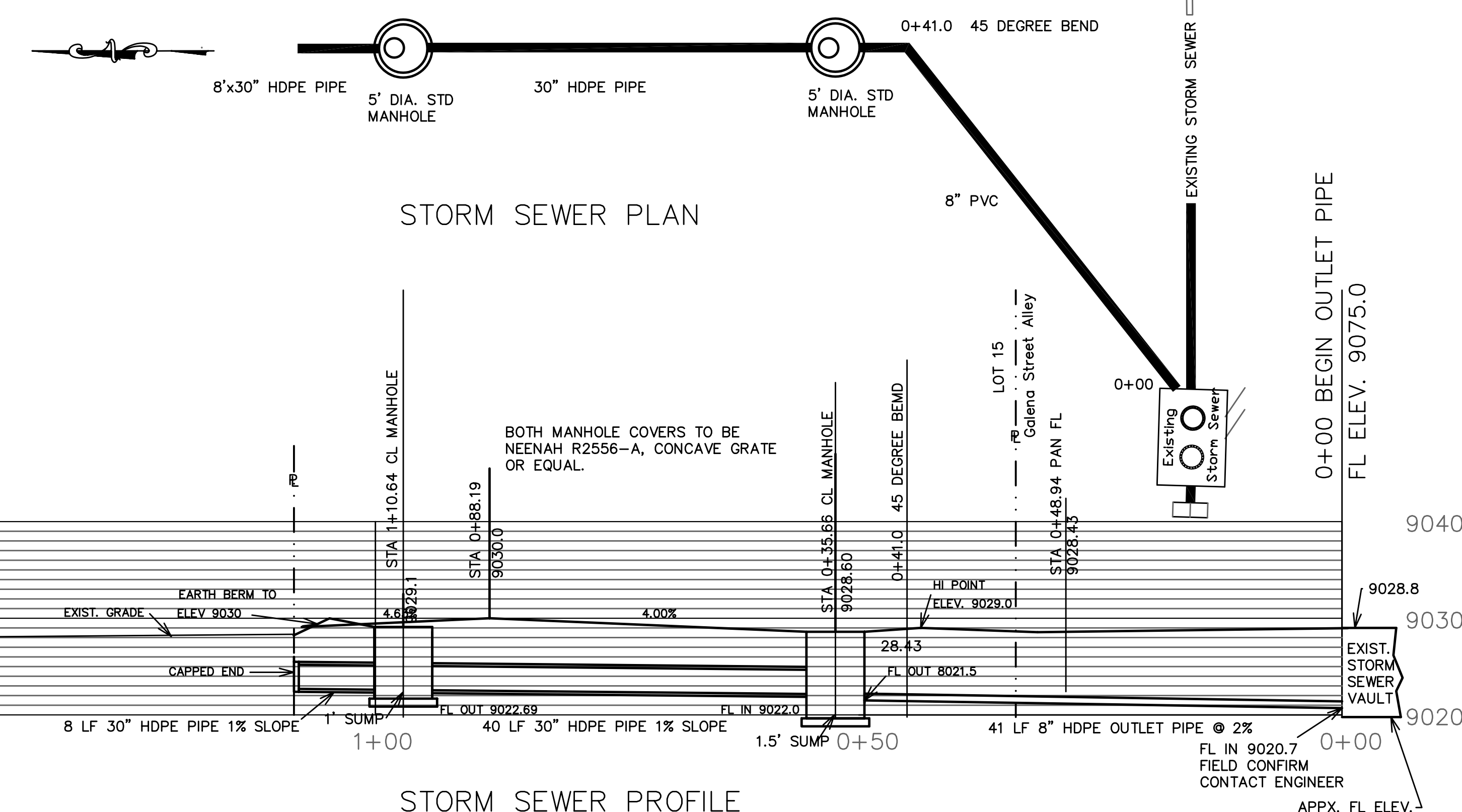
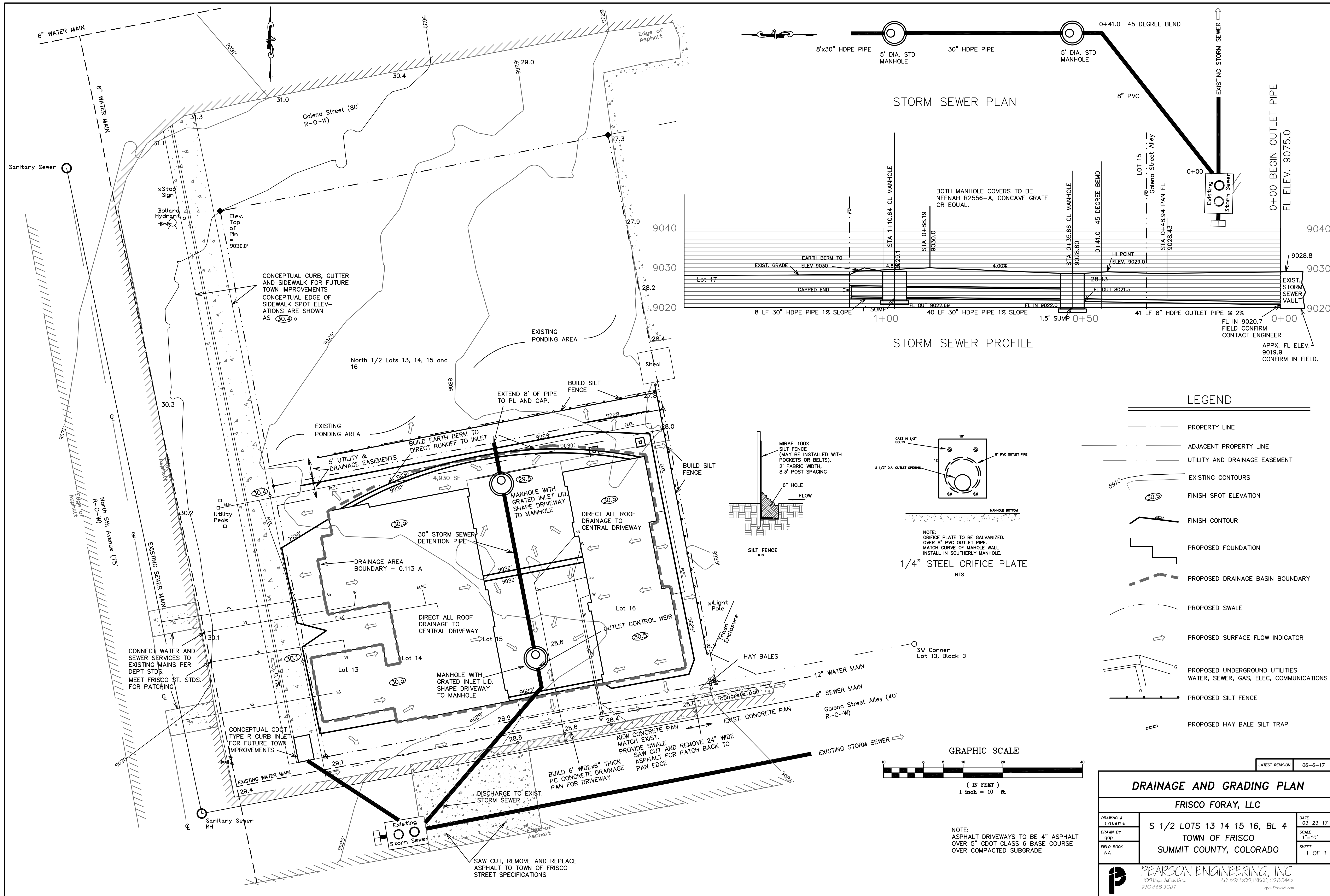
The Declaration of Covenants, Conditions and Restrictions applicable hereto, is recorded under Reception Number _____.

Summit County, Colorado, Clerk and Recorder

By: _____

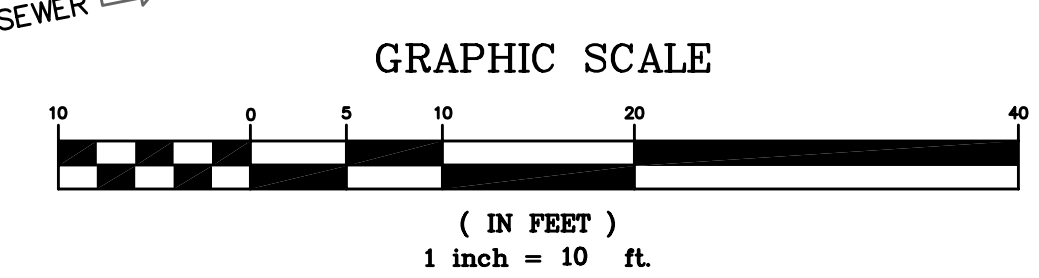
Blue River Land Surveying
(970) 668-3730
 PO Box 2820 Breckenridge, CO 80424
 www.blueriverlandsurveying.com

Preliminary Plat of DEMING CROSSING TOWNHOMES
 A resubdivision of
 South 1/2 Lots 13, 14, 15 and 16, Block 4
 Town of Frisco
 Summit County, Colorado
 Section 35, T5S, R78W, 6th P.M.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- UTILITY AND DRAINAGE EASEMENT
- EXISTING CONTOURS
- FINISH SPOT ELEVATION
- FINISH CONTOUR
- PROPOSED FOUNDATION
- PROPOSED DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE
- PROPOSED SURFACE FLOW INDICATOR
- PROPOSED UNDERGROUND UTILITIES
WATER, SEWER, GAS, ELEC, COMMUNICATIONS
- PROPOSED SILT FENCE
- PROPOSED HAY BALE SILT TRAP

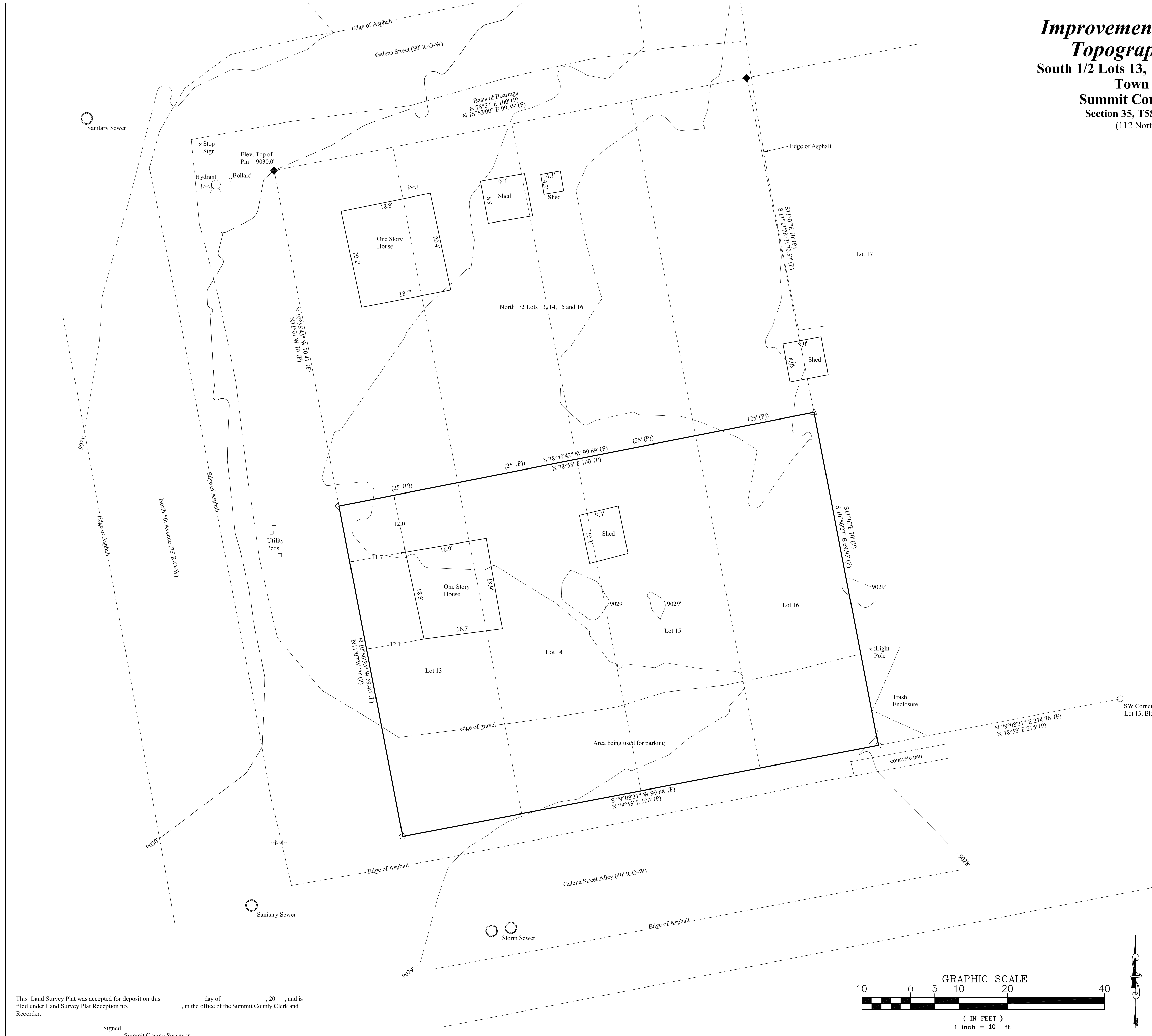


NOTE:
ASPHALT DRIVEWAYS TO BE 4" ASPHALT
OVER 5" CDOT CLASS 6 BASE COURSE
OVER COMPACTED SUBGRADE

DRAWING # 170301dr		DATE 03-23-17	
DRAWN BY GSD		SCALE 1"=10'	
FIELD BOOK NA		SHEET 1 OF 1	
DRAINAGE AND GRADING PLAN			
FRISCO FORAY, LLC			
S 1/2 LOTS 13 14 15 16, BL 4			
TOWN OF FRISCO			
SUMMIT COUNTY, COLORADO			
		PEARSON ENGINEERING, INC. 1108 Royal Bufile Drive 970 668 9067 pearsoncivil.com	

C:\projects\170301\170301dr.dwg, 6/6/2017 11:47:17 AM

**Improvement Survey Plat /
Topographic Survey**
South 1/2 Lots 13, 14, 15 and 16, Block 4
Town of Frisco
Summit County, Colorado
Section 35, T5S, R78W, 6th P.M.
(112 North 5th Avenue)



- Legend**
- (F) Field Measurement
 - (P) Plat (Rec. No. 77585, 79272 and 110373)
 - (C) Calculated from Plat
 - ◆ Found #5 rebar
 - ◇ Found #4 rebar
 - ◇ Found bolt
 - Set Number 5 rebar with purple cap LS38266
 - Found rebar w/cap LS15252
 - ⊕ Water Valve
 - ⊙ Manhole Cover as shown

- Notes:**
- 1) Bearings are based on the north line of Lots 13-16, Block 4, N78°53'W from record plat (Rec. No. 110373). Both ends said line are Number 5 rebar.
 - 2) Lineal Units: US Survey foot.
 - 3) Total area South 1/2 Lots 13-16: 0.160 Acres, 6959 Square feet
 - 4) Only visible utilities located. Underground locate not done.
 - 5) Elevation determined from Frisco Quadrangle Map, 1927 North American Datum.
 - 6) Elevation of 9030.0' assigned to top of pin at NW corner Lot 16.
 - 7) One foot contour interval.
 - 8) Per Town of Frisco Planning Department, the subject parcel is zoned Central Core (CC) District. Refer to Town Code 180-17 for building setback etc. details.

This survey does not constitute a title or ownership search by Blue River Land Surveying. All ownership, easement and public record information was based on the Owner's Title Commitment File No. 01330-78656, issued by Stewart Title.

Property is subject to exceptions as described in the title policy as referenced.

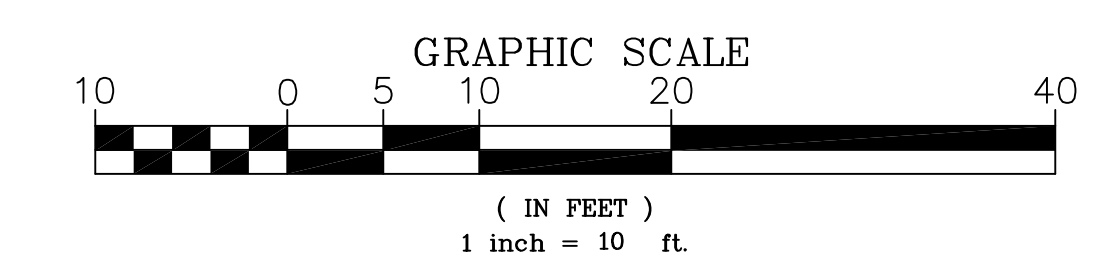
I, Renee B. Parent, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared by me and under my supervision from a survey made by me and under my supervision and that both the plat and the survey are true and correct to the best of my knowledge and belief.



Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

This Land Survey Plat was accepted for deposit on this _____ day of _____, 20____, and is filed under Land Survey Plat Reception no. _____, in the office of the Summit County Clerk and Recorder.

Signed _____
Summit County Surveyor



**Blue River
Land Surveying**
(970) 668-3730
PO Box 2820 Breckenridge, CO 80424
www.blueriverlandsurveying.com

Improvement Survey Plat / Topographic Survey
South 1/2 Lots 13, 14, 15 and 16, Block 4
Town of Frisco
Summit County, Colorado
Section 35, T5S, R78W, 6th P.M.
(112 North 5th Avenue)