

Vicinity map 1" = 500'

MINOR SUBDIVISION
LOT 4R AND LOT 20R
A RESUBDIVISION OF LOT 20 AND OUTLOT D/S
A RESUBDIVISION OF:
OUTLOT D/S AND LOT 20, REPLAT OF RIVER PINES SUBDIVISION
AND
LOT 4, FIFTH AVENUE LANDING EXCEPT THAT PORTION OF LOT 4 AS CONVEYED IN A DEED
RECORDED UNDER RECEPTION NUMBER 374207
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO
Section 35, T5S, R78W, 6th P.M.

Surveyor's notes:

- 1) Bearings are based on a line between the southeast corner of Lot 20 and the southernmost corner of Lot 4, S78°02'41" W calculated from record plat. Both ends said line are rebar with yellow cap LS10847.
- 2) Lineal Units: US Survey foot.
- 3) Lot Area:
 - Lot 4 except Rec. No. 374207: 0.239 Acres, 10393 Square feet
 - Outlot D/S: 0.104 Acres, 4540 Square feet
 - Lot 20: 0.180 Acres, 7854 Square feet
 - Total Acreage: 0.523 Acres
- 4) Omitted.
- 5) Omitted.

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 Order Number M20180249, issued by Land Title Guarantee Company.

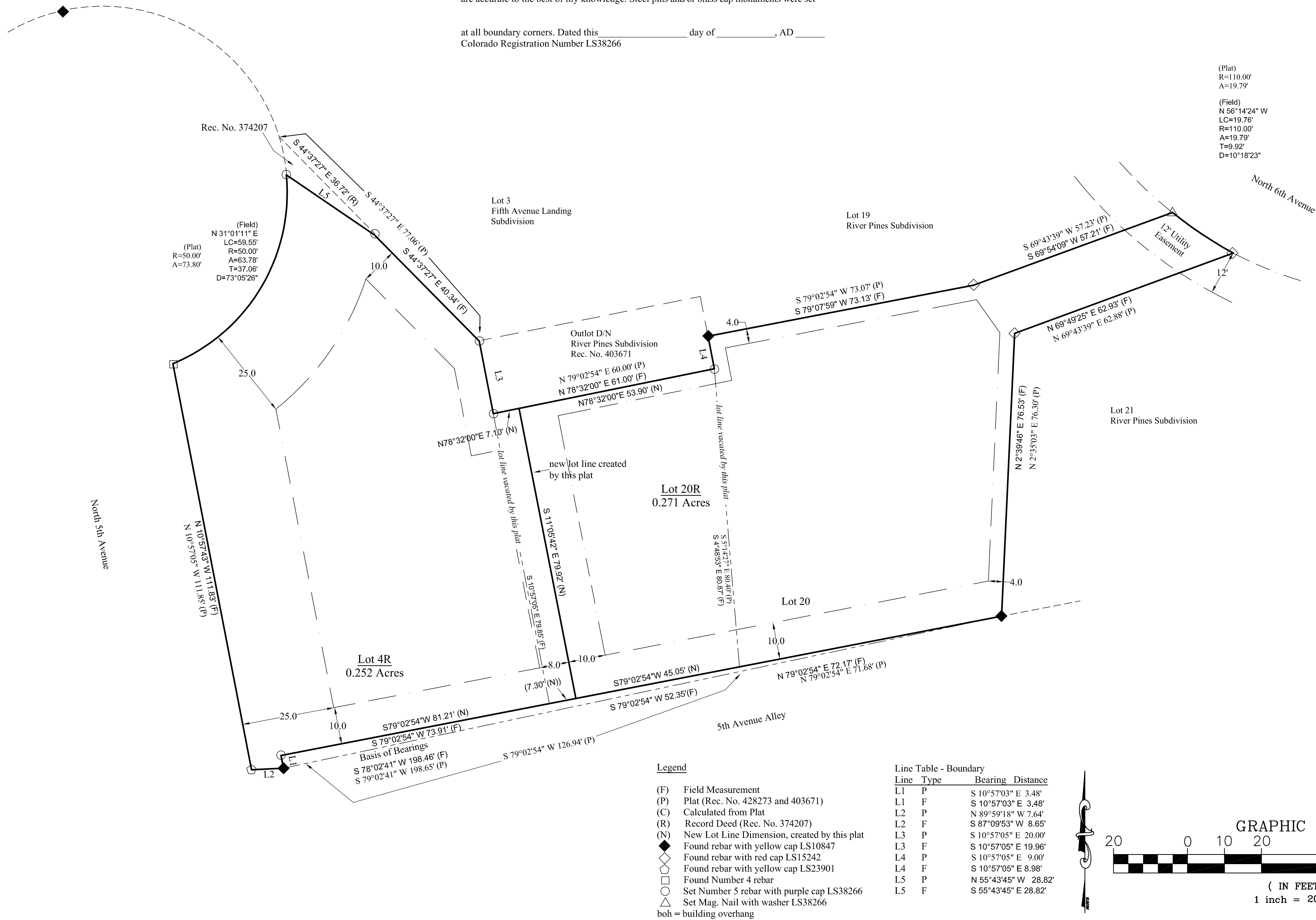
Property is subject to exceptions as described in the title policy as referenced.

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.

LAND 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 " **MINOR SUBDIVISION, LOT 4R AND LOT 20R, A RESUBDIVISION OF LOT 20 AND OUTLOT D/S, A RESUBDIVISION OF: OUTLOT D/S AND LOT 20, REPLAT OF RIVER PINES SUBDIVISION AND LOT 4, FIFTH AVENUE LANDING EXCEPT THAT PORTION OF LOT 4 AS CONVEYED IN A DEED RECORDED UNDER RECEPTION NUMBER 374207** " 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 _____, AD _____
Colorado Registration Number LS38266



DEDICATION

Know all men by these presents: That Mark B. Waldman and Mary J. Waldman, being the owners of the land described as follows: Lot 20 and Outlot D/S, River Pines Subdivision, Lot 4, Fifth Avenue Landing except that portion of Lot 4 as conveyed in a deed recorded under Reception Number 374207, in Summit County, Colorado, under the name and style of **MINOR SUBDIVISION, LOT 4R AND LOT 20R, A RESUBDIVISION OF LOT 20 AND OUTLOT D/S, A RESUBDIVISION OF: OUTLOT D/S AND LOT 20, REPLAT OF RIVER PINES SUBDIVISION AND LOT 4, FIFTH AVENUE LANDING EXCEPT THAT PORTION OF LOT 4 AS CONVEYED IN A DEED RECORDED UNDER RECEPTION NUMBER 374207**, 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, the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof, the said owner Mark B. Waldman has caused his name to hereunto be subscribed this _____ day of _____, AD _____.

Owner

NOTARIAL.

State of Colorado. The foregoing instrument was acknowledged before me this day of _____, AD _____, by Mark B. Waldman.

My commission expires on _____.

Witness my hand and official seal.

Notary Public

In witness whereof, the said owner Mary J. Waldman has caused his name to hereunto be subscribed this _____ day of _____, AD _____.

Owner

NOTARIAL.

State of Colorado. The foregoing instrument was acknowledged before me this day of _____, AD _____, by Mary J. Waldman.

My commission expires on _____.

Witness my hand and official seal.

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 _____, AD _____.

By: _____
Chairman

FRISCO TOWN COUNCIL APPROVAL

The within plat of _____ is approved by the Town Council of Frisco, Colorado, represented by the Mayor, for filing this _____ day of _____, AD _____. 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 the said dedication of public ways and duly record such acceptance.

By: _____
Mayor

Attest: _____
Town Clerk

TITLE COMPANY CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title to all lands as shown on this plat, and title to such lands is in the dedication free and clear of all liens, taxes and encumbrances, except as follows:

Agent

SUMMIT COUNTY 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 _____, 2 _____

Signature _____
Summit County Treasurer

MORTGAGEE'S CONSENT CERTIFICATE

The undersigned being the holder of a Deed of Trust and encumbrances against the real property which is herein platted under the name "**MINOR SUBDIVISION, LOT 4R AND LOT 20R, A RESUBDIVISION OF LOT 20 AND OUTLOT D/S, A RESUBDIVISION OF: OUTLOT D/S AND LOT 20, REPLAT OF RIVER PINES SUBDIVISION AND LOT 4, FIFTH AVENUE LANDING EXCEPT THAT PORTION OF LOT 4 AS CONVEYED IN A DEED RECORDED UNDER RECEPTION NUMBER 374207**", which Deed of Trust was recorded in at Reception No. 802813 on 30th of September, 2005, which Home Equity Line of Credit Deed of Trust was recorded in at Reception No. 802814 on 30th of September, 2005 and which Modification Agreement was recorded in at Reception No. 877108 on 2nd of January, 2008. In the records of the Summit County Clerk and Recorder, hereby consents to the filing of this Plat as described hereon; agrees that any foreclosure of the undersigned's lien or encumbrance including, without limitation, a public trustee foreclosure, judicial foreclosure, or deed in lieu of foreclosure (collectively "foreclosure") shall be made subject to the provisions of this Plat, and further agrees that this plat shall remain in existence with full force and legal effect not withstanding any foreclosure.

Centennial Bank

By _____

as _____ of _____ JPMorgan Chase Bank _____.

State of Colorado)
County of Summit) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ for _____ JPMorgan Chase Bank _____.

Witness my hand and official seal
My commission expires _____

Notary Public
COUNTY CLERK AND RECORDER.

Summit County Clerk and Recorder's acceptance. This plat was accepted for filing in the office of the Clerk and Recorder of the County of Summit, Colorado, on this _____ day of _____, AD _____.

Reception Number _____

Previous recording of information for platted area under Reception Number 428273, 403671 AND 192155 _____.

Drawing Date:	04-20-2018
Drawing Date:	08-21-2017
Drawing Date:	08-10-2017
Drawing Date:	05-27-2017
Survey Date:	05-17-2017
	8621

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

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