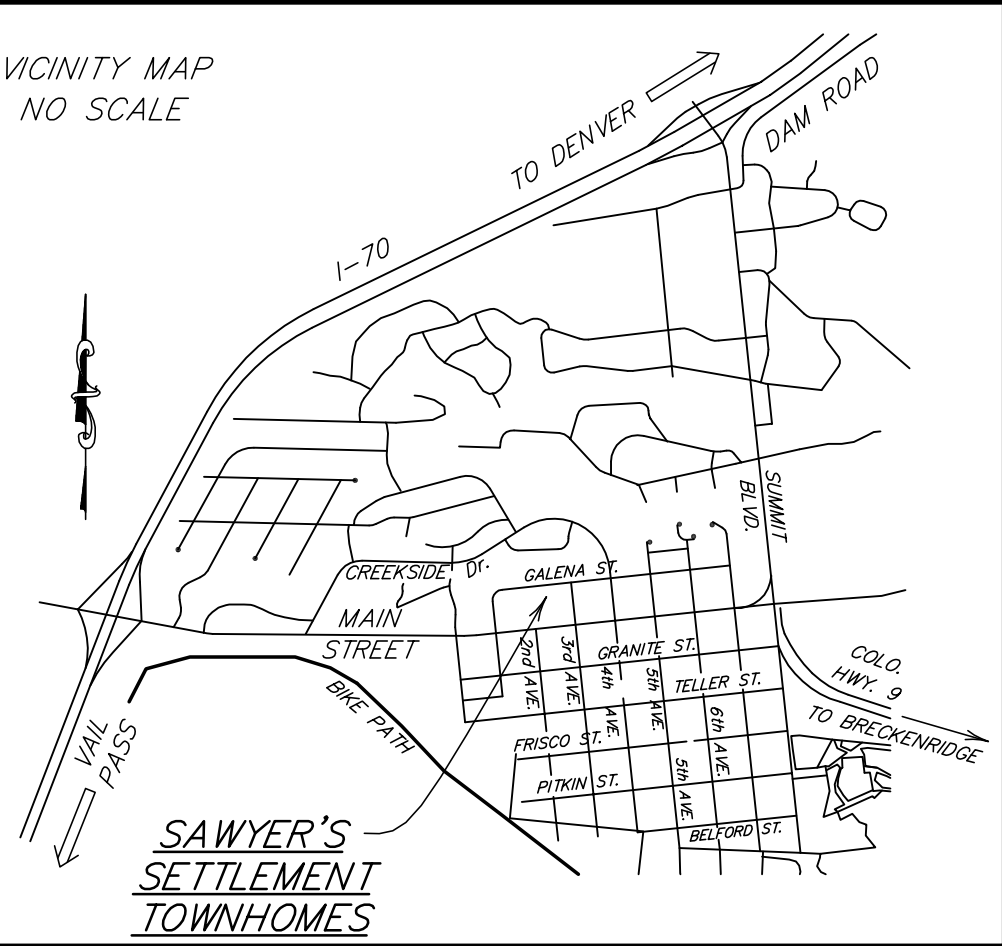


VICINITY MAP
NO SCALE



A FINAL PLAT OF
SAWYER'S SETTLEMENT TOWNHOMES
A RESUBDIVISION OF LOTS 17-19, BLOCK 7, FRISCO TOWNSITE AMENDED

LOCATED IN THE NW 1/4 SEC. 35, T.5 S., R.78 W. OF THE 6TH P.M.
ACCORDING TO THE PLAT RECORDED 02/11/1966 AT REC. NO. 16089
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

GALENA STREET
80' R.O.W.

POSSIBLE PEDESTAL N 78°51'02" E

75.08'

139.96'

N 11°09'00" W

S 78°56'26" W

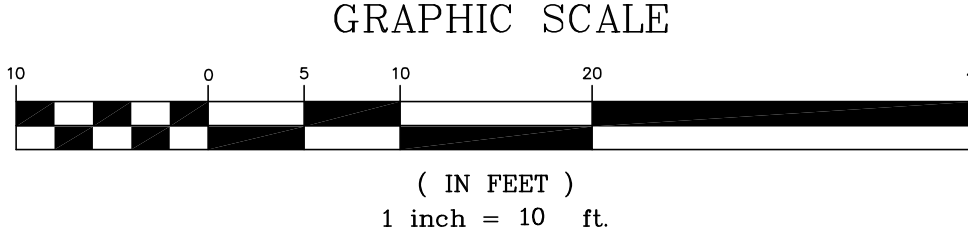
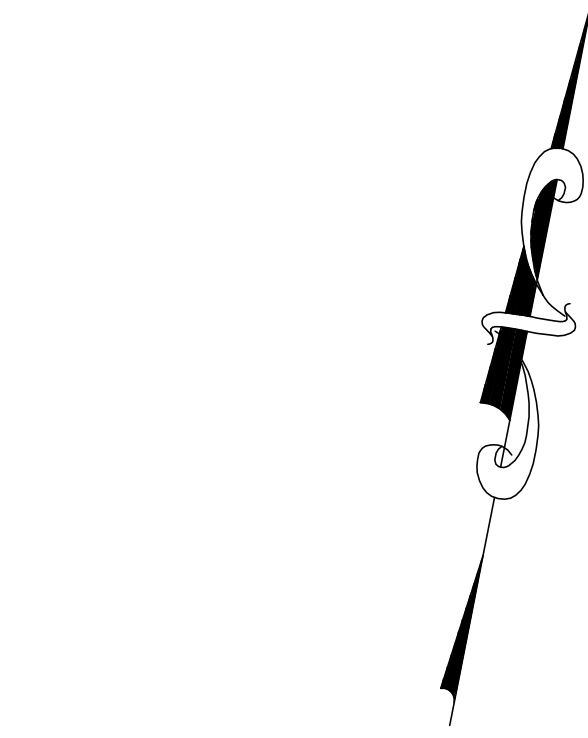
75.15'

ALLEY
40' R.O.W.

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.50'	N78°55'04"E
L2	0.50'	N78°55'04"E
L3	0.57'	S78°55'04"W
L4	1.00'	N78°55'04"E
L5	2.00'	S78°55'04"W
L6	9.96'	S11°04'56"W
L7	1.30'	N78°55'04"E
L8	0.50'	S11°04'56"W
L9	0.50'	S11°04'56"W
L10	1.30'	S78°55'04"W
L11	2.00'	N78°55'04"E
L12	1.00'	S78°55'04"W
L13	0.57'	N78°55'04"E
L14	0.50'	S78°55'04"W
L15	0.50'	S78°55'04"W
L16	1.20'	N78°55'04"E
L17	1.00'	S78°55'04"W
L18	0.50'	N11°04'56"W
L19	1.92'	N78°55'04"E
L20	1.83'	S78°55'04"W
L21	0.92'	N78°55'04"E
L22	1.16'	S78°55'04"W

W 1/4 CORNER
SEC. 34, T.5S., R.78W.

NOTE: 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.



LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 38266)
- FOUND REBAR & PLASTIC CAP (PLS ILLEGIBLE)
- FOUND #5 REBAR
- UTILITY PEDESTAL
- WATER VALVE
- ⌋ FIRE HYDRANT
- DOWN SPOUT
- SEWER SERVICE STUB
- ⌋ TRANSFORMER

FINAL PLAT NOTES:

- THIS PLAT CREATES FOUR (4) TOWNHOME LOTS WITH ONE RESIDENTIAL UNIT PER LOT.
- ZONING: THIS PROPERTY IS LOCATED IN RESIDENTIAL HIGH DENSITY ZONING (R-H). GALENA-GRANITE ST. OVERLAY DISTRICT.
- UTILITY EASEMENTS PER THE DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS FOR SAWYER'S SETTLEMENT, RECORDED UNDER RECEPTION NO. _____ A GENERAL EASEMENT HAS BEEN CREATED UPON, ACROSS, OVER, IN AND UNDER ALL LIMITED COMMON ELEMENTS FOR INGRESS AND EGRESS AND FOR INSTALLATION, REPLACEMENT, REPAIR AND MAINTENANCE OF ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, ELECTRICAL, AND CABLE COMMUNICATIONS SYSTEMS. REFER TO SECTION 5.4 OF SAID COVENANTS.
- LIMITED COMMON ELEMENTS (L.C.E. AS DEPICTED ON THE PLAT) ARE FURTHER DEFINED IN THE DECLARATION OF COVENANTS IN SECTION 2.14.
- TOWNHOME LOT = UNIT
- L.C.E. = LIMITED COMMON ELEMENT
- GARAGE PARKING IS PART OF THE UNIT.
- FRISCO TOWNSITE LOT LINES ARE HEREBY VACATED BY THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, JESSICA J. KOETTERITZ, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "SAWYER'S SETTLEMENT TOWNHOMES" 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 _____, 20____

SIGNATURE
JESSICA J. KOETTERITZ
COLORADO REGISTRATION NO. 38855



OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: THAT MACATR, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

ALL OF LOTS 17, 18 and 19, BLOCK 7, FRISCO TOWNSITE AMENDED ACCORDING TO THE PLAT RECORDED FEBRUARY 11, 1966 AT RECEPTION NO. 16089 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, LOCATED IN THE NW 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE SIXTH P.M., AND LOCATED IN THE TOWN OF FRISCO, SUMMIT COUNTY, COLORADO, CONTAINING 10,500 SQUARE FEET OR 0.241 ACRES.

UNDER THE NAME AND STYLE OF "SAWYER'S SETTLEMENT TOWNHOMES" HAS 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, SAID OWNER, MACATR LLC HAS CAUSED ITS NAME TO HEREUNTO

BE SUBSCRIBED THIS _____ DAY OF _____, A.D. 20____.

MACATR LLC

BY: _____ AS MANAGER OF MACATR LLC

NOTARIALS:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, AD 20____, BY _____ AS MANAGER

OF MACATR LLC.

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 _____, AD ____.

BY: _____
CHAIRMAN

FRISCO TOWN COUNCIL APPROVAL:

THE WITHIN PLAT OF "SAWYER'S SETTLEMENT TOWNHOMES" 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 SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TITLE COMPANY'S CERTIFICATE:

TITLE 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:

DATED THIS _____ DAY OF _____, 20____.

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 THE _____ DAY OF _____, 20____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 2023.

SUMMIT COUNTY, COLORADO TREASURER

BY: _____

CLERK & 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 20____

AND FILED FOR RECORD AT _____M., UNDER RECEPTION NUMBER _____.

SIGNATURE

SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

DECLARATION OF COVENANTS FOR SAWYER'S SETTLEMENT TOWNHOMES
RECORDED _____ AT RECEPTION NUMBER: _____

Drawn JJK/ESH/RRJ	Dwg 22504PLAT	Project 22504
Checked JJK	Date 12/20/2023	Sheet 1 of 1
RANGE WEST ENGINEERS & SURVEYORS INC. P.O. Box 589 Silverthorne, CO 80498 970-468-6281		