

VICINITY MAP  
NO SCALE

I-70

TO DENVER

DAM ROAD

HALE PASS BRIDGE

MAIN STREET

OAKRIDGE DR.

PROCTOR ST.

PARKVIEW ST.

HILL STREET

TO BRECKENRIDGE

GOLD HILL 9

WAGNER CONDOMINIUMS

LOTS 10, 11 & 12, BLOCK 29, FRISCO TOWNSITE AMENDED  
ACCORDING TO THE PLAT RECORDED 02/11/66 AT REC. NO. 104210  
LOCATED IN SEC. 35, T.5S., R.78W. OF THE 6TH P.M.  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
SHEET 1 OF 3

KNOW ALL PERSONS BY THESE PRESENTS: THAT SHANE WAGNER,  
BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

UNDER THE NAME AND STYLE OF "WAGNER CONDOMINIUMS"

IN WITNESS WHEREOF, SAID OWNER, SHANE WAGNER,  
HAS CAUSED HIS NAME TO HEREUNTO

BE SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

BY: SHANE WAGNER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, AD 20\_\_\_\_, BY SHANE WAGNER, AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:

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

MY COMMISSION EXPIRES \_\_\_\_\_

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

THE WITHIN PLAT OF "WAGNER CONDOMINIUMS" 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 DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AGENT

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 \_\_\_\_\_, 20\_\_\_\_.

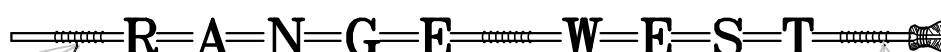
SIGNATURE \_\_\_\_\_  
SUMMIT COUNTY TREASURER

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY  
CLERK AND RECORDER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_  
AND FILED FOR RECORD AT \_\_\_\_\_M., UNDER RECEPTION NUMBER \_\_\_\_\_.

SIGNATURE \_\_\_\_\_  
SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

RECEPTION NUMBER: \_\_\_\_\_ ON \_\_\_\_\_

Drawn JUK/ESH	Dwg SHEET 1	Project 21881
Checked JUK	Date 04/01/2025	Sheet 1 of 3



**RANGE W-E-S-T**  
ENGINEERS & SURVEYORS INC.

P.O. Box 589  
Silverthorne, CO 80498 970-468-6281

●	FOUND REBAR & PLASTIC CAP (PLS 37719)
◎	FOUND REBAR & PLASTIC CAP (PLS 10847)
●	FOUND #4 REBAR
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT

I, JESSICA J. KOETTERITZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "WAGNER CONDOMINIUMS" 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.

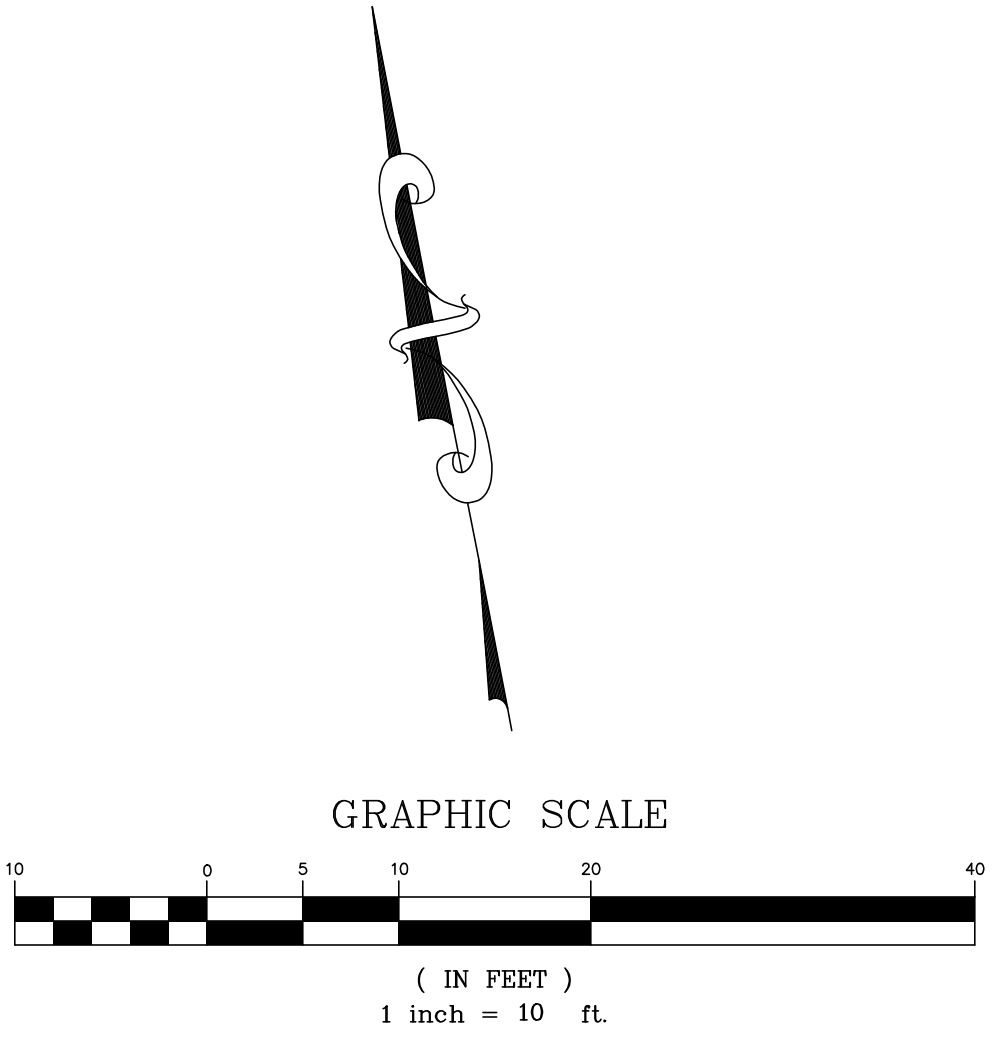
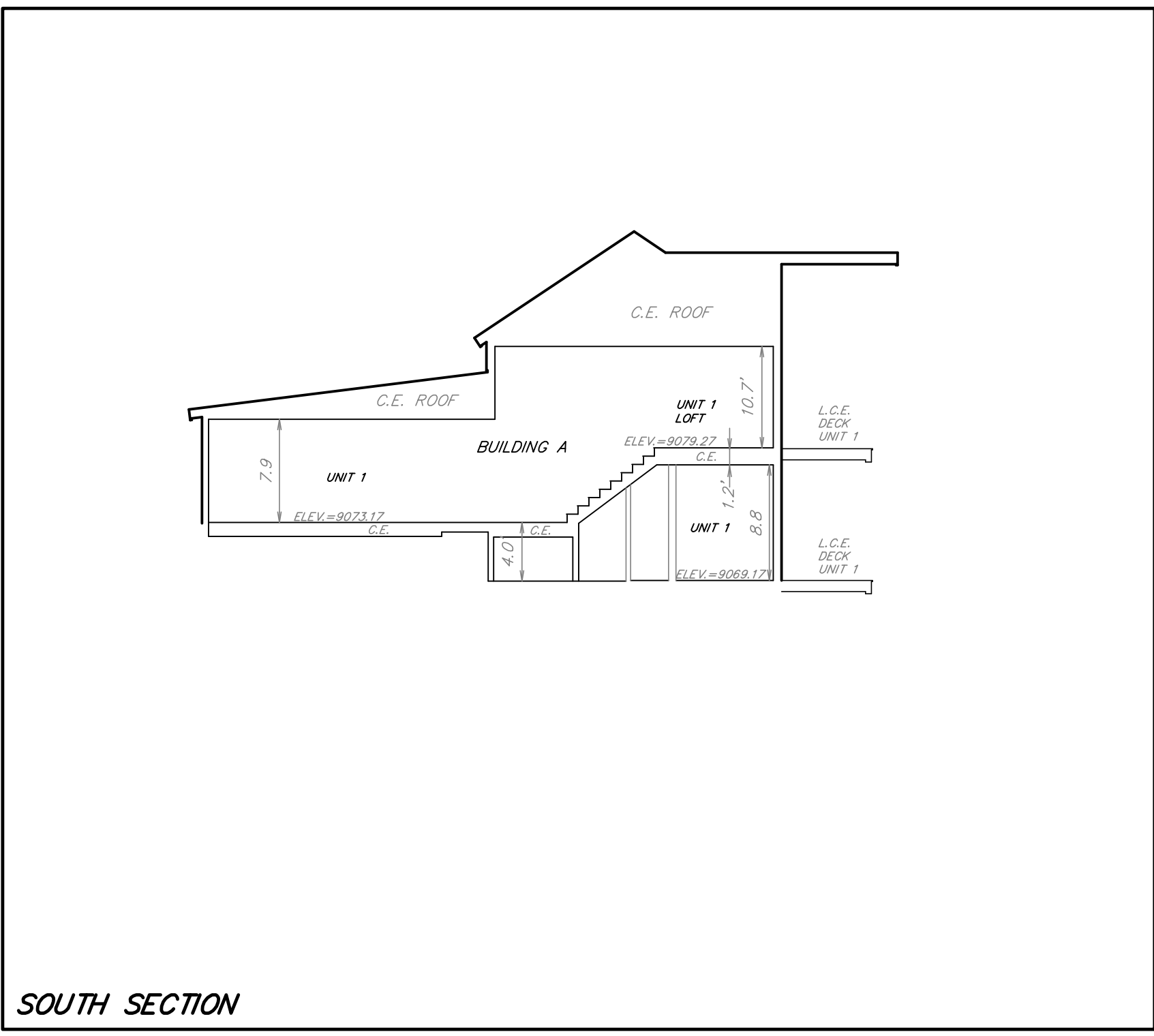
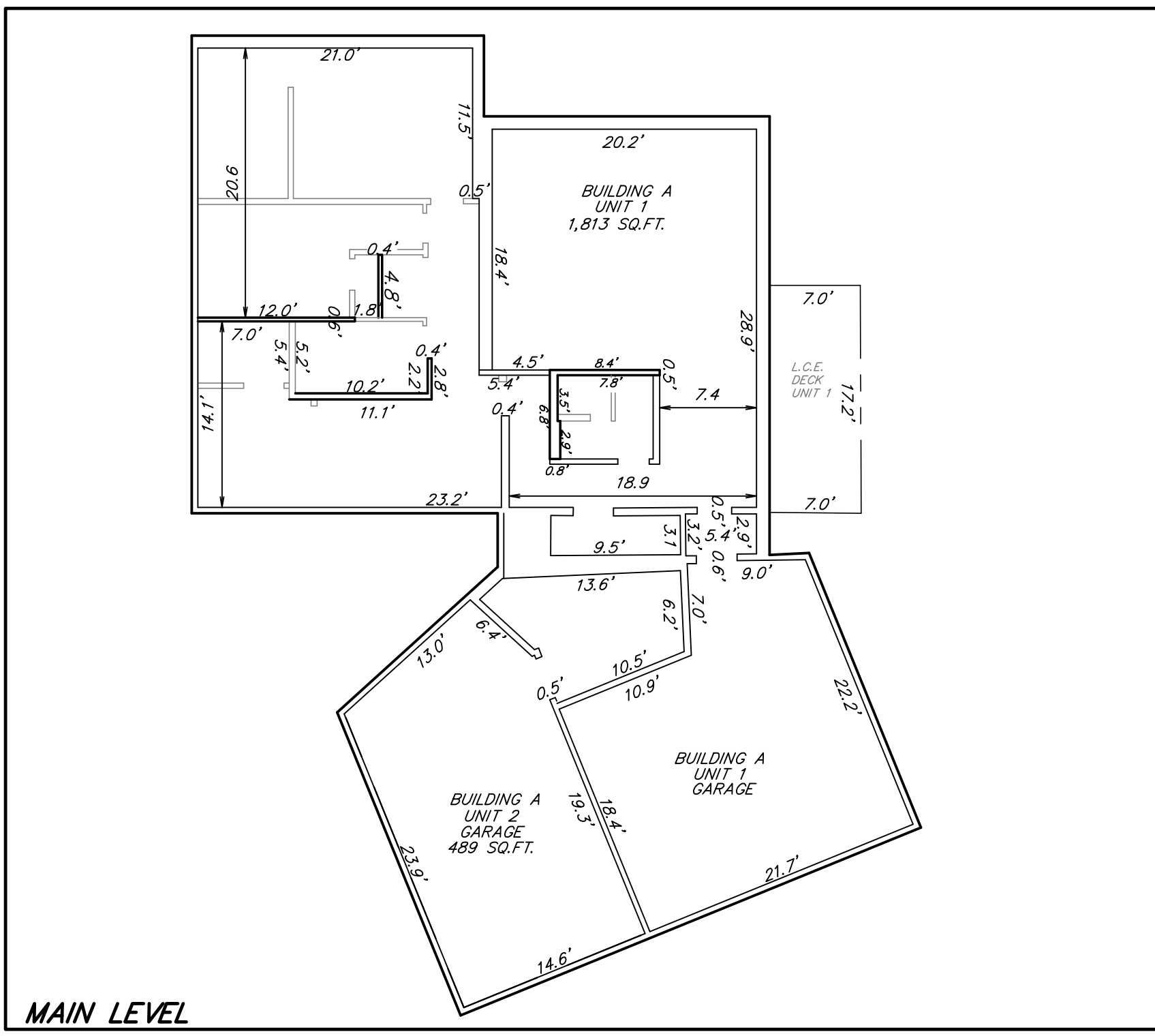
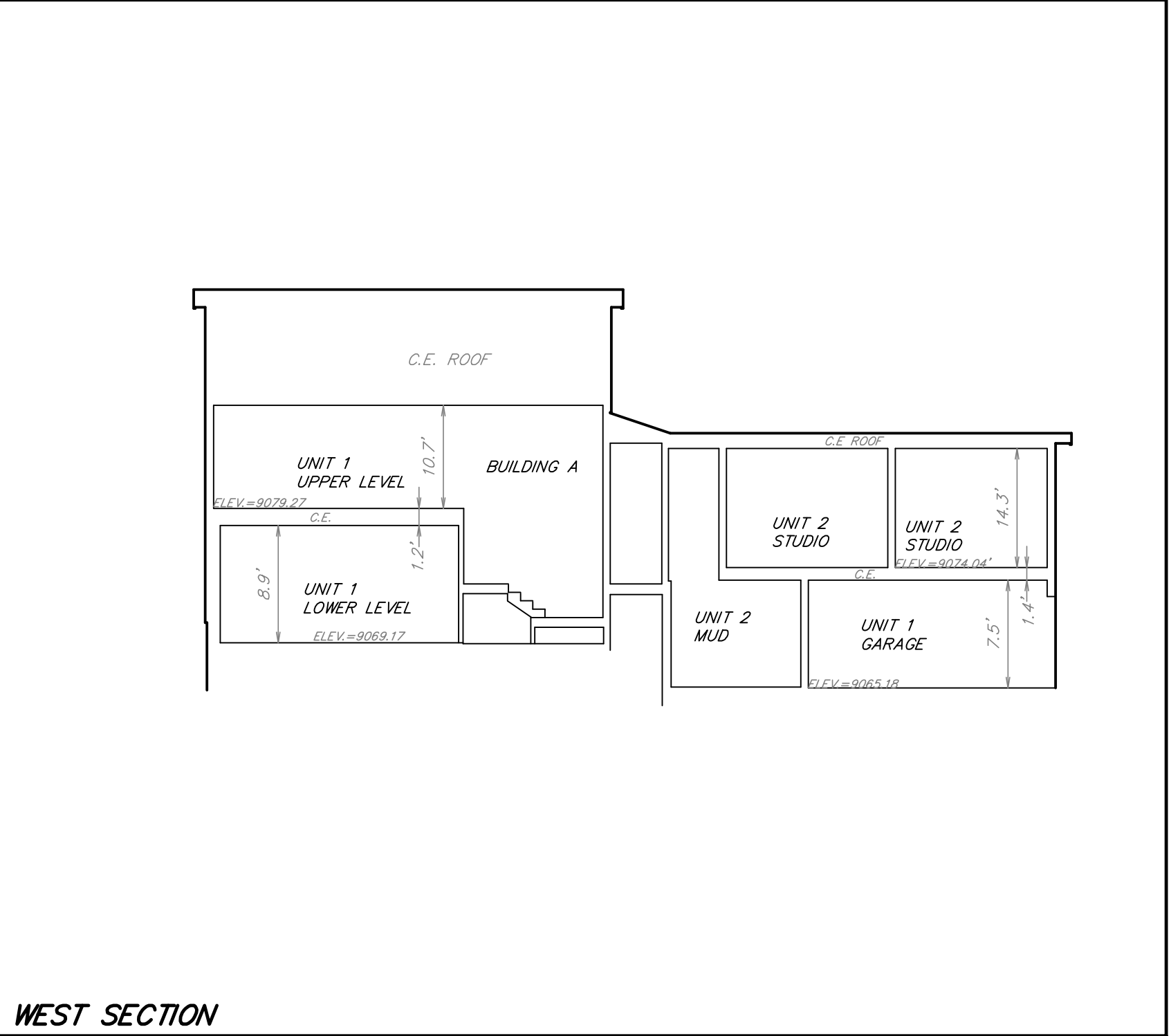
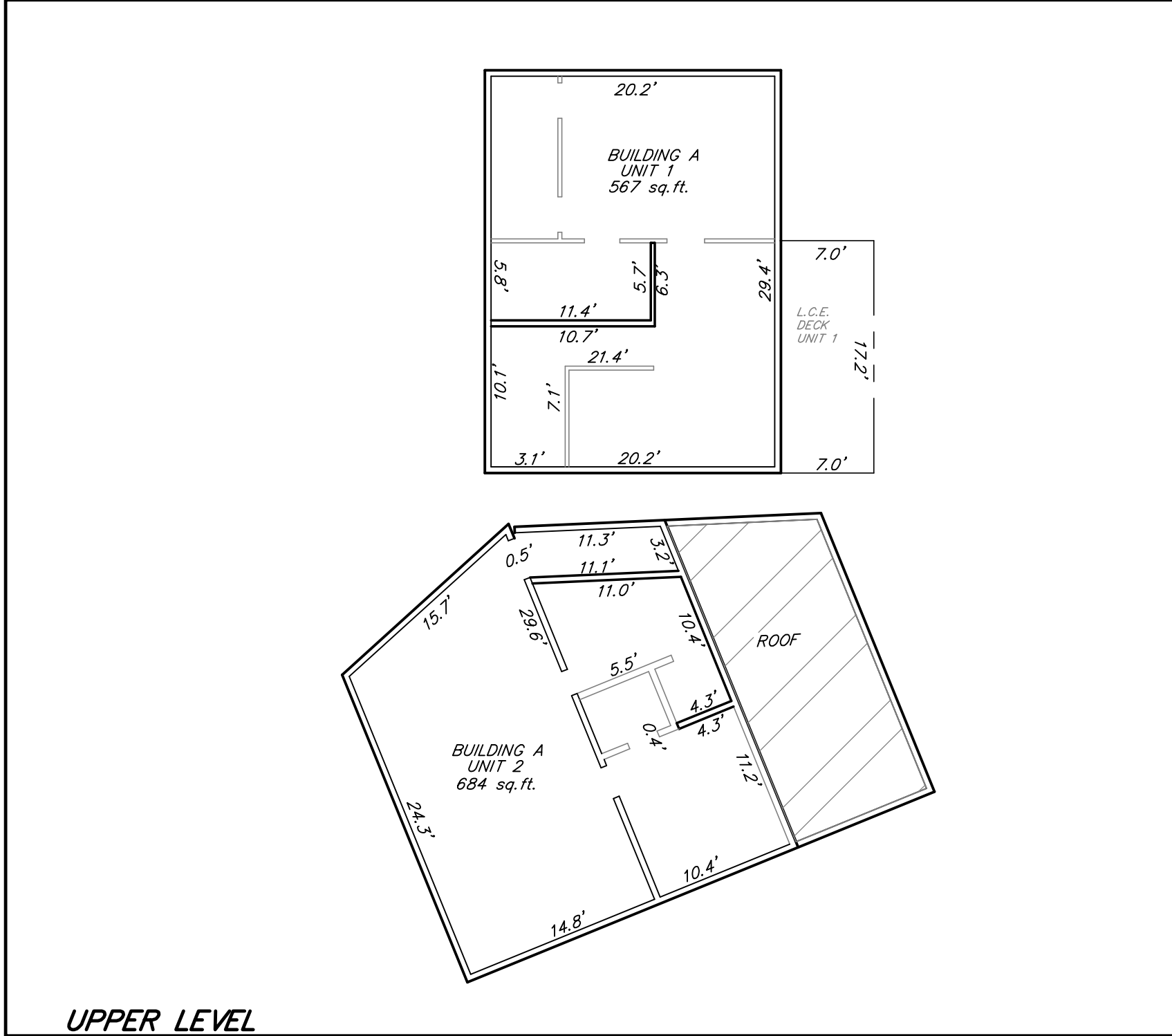
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_

SIGNATURE \_\_\_\_\_  
JESSICA J. KOETTERITZ  
COLORADO REGISTRATION NO. 38855

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.

A MAP OF  
WAGNER TOWNHOMES

LOTS 10, 11 & 12, BLOCK 29, FRISCO TOWNSITE AMENDED  
ACCORDING TO THE PLAT RECORDED 02/11/66 AT REC. NO. 104210  
LOCATED IN SEC. 35, T.5S., R.78W. OF THE 6TH P.M.  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
SHEET 2 OF 3



- LEGEND
- C.E. = COMMON ELEMENT  
L.C.E. = LIMITED COMMON ELEMENT  
HT = CEILING HEIGHT
- EXTERIOR WALL  
— UTILITY WALL  
— INTERIOR WALL  
— STRUCTURAL WALL



Drawn JJK/ESH	Dwg 21881-SHEET2-ICAD	Project 21881
Checked JJK	Date 04/01/2025	Sheet 2 of 3
<b>R-A-N-G-E-W-E-S-T</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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SHEET 3 OF 3

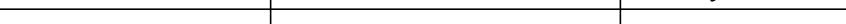


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————— INTERIOR WALL  
————— UTILITY WALL



Drawn ESH	Dwg 21881RWI-MOD	Project 21881
Checked JJK	Date 04/01/2025	Sheet 3 of 3



**RAN-GE-WEST**  
ENGINEERS & SURVEYORS INC.

P.O. Box 589  
Silverthorne, CO 80498 970-468-6281

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VICINITY MAP  
NO SCALE

The map shows the project location (indicated by a star) at the intersection of Main Street and Granite Street. Major roads include I-70 (TO DENVER), DAM ROAD, and GOLDEN P. TO BRECKENRIDGE. Local streets shown include CREEKSIDE DR., MAIN STREET, PARKWAY ST., PASCAD ST., TELLER ST., and HICKORY ST. Other landmarks include WAIL PASS, SAGE PATH, and a bridge. A north arrow is present.

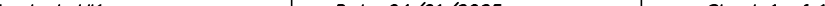
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Drawn JUK/ESH	Dwg UTIL-MAP	Project 21881
Checked JUK	Date 04/01/2025	Sheet 1 of 1



**RANG & WES INC.**  
ENGINEERS & SURVEYORS

P.O. Box 589  
Silverthorne, CO 80498 970-468-6281