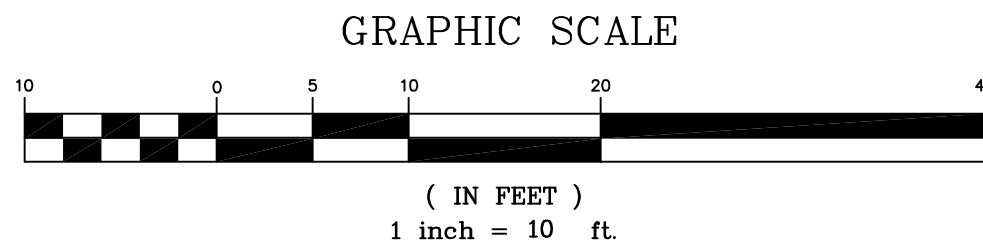


## TINK'S PLACE AT FRISCO SUNNYSIDE TOWNHOMES – PHASE 2

A RESUBDIVISION PLAT OF THE EXPANSION AREA  
TINK'S PLACE AT FRISCO SUNNYSIDE TOWNHOMES – PHASE 1  
ACCORDING TO THE PLAT RECORDED 06/06/2025 AT REC. NO. 1352967  
LOCATED IN SEC. 35, T.5S., R.78W. OF THE 6TH P.M.  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

FRISCO STREET  
(80' R-O-W)



### LEGEND

- FOUND No. 4 REBAR & YELLOW PLASTIC CAP (PLS 2376/PESMAN)
- FOUND No. 4 REBAR & BLUE PLASTIC CAP (PLS 3783/WELLINGTON)
- FOUND No. 4 REBAR
- FOUND No. 5 REBAR
- FOUND REBAR & YELLOW PLASTIC CAP (PLS 26292)
- p. PLATTED COURSE
- m. MEASURED COURSE
- LCE LIMITED COMMON ELEMENT

LOT 1 RETREAT AT FRISCO MINES TOWNHOMES

### FINAL PLAT NOTES:

- PLAT AMENDMENT TOWNHOME A, PURSUANT TO CHAPTER 180, SECTION 180-2.6.3.E.4 OF THE FRISCO TOWN CODE, THE TOWNHOME LOT IDENTIFIED HEREON AS "LOT A" HAS BEEN SUBDIVIDED PRIOR TO THE CONSTRUCTION OF THE TOWNHOME OR ITS FOUNDATION. PURSUANT TO SAID SECTION, THE OWNER(S) OF THE TOWNHOME LOT, AS WELL AS THE OWNER(S) OF ANY PROPERTY THAT ABUTS THE TOWNHOME LOT MUST, WITHIN 90 DAYS AFTER THE CONSTRUCTION OF THE FOUNDATION FOR THE TOWNHOME, HAVE A SURVEY OF THE LOCATION OF THE FOUNDATION PREPARED AND MAKE A SUBDIVISION PLAT AMENDMENT APPLICATION TO THE TOWN THAT SHALL CAUSE THE TOWNHOME LOT DEPICTED ON THE PLAT TO BE COTERMINOUS WITH THE FOUNDATION OF THE TOWNHOME AS CONSTRUCTED;
- EASEMENTS. AS MORE SPECIFICALLY PROVIDED IN THE DECLARATION, AN EASEMENT IN GROSS IS GRANTED UPON, ACROSS, OVER, IN AND UNDER THE COMMON ELEMENTS FOR INSTALLATION, REPLACEMENT, REPAIR, AND MAINTENANCE OF ALL UTILITIES. ANY PERSON OR UTILITY COMPANY DISTURBING THE SURFACE OF THE PROPERTY DURING INSTALLATION, MAINTENANCE OR REPAIR OF FACILITIES WITHIN AN EASEMENT WILL RESTORE THE SURFACE TO ITS ORIGINAL GRADE AND RE-VEGETATE OR RESTORE THE SURFACE TO ITS FORMER CONDITION.
- AS THE FORMER OWNER OF LOT B, 706 FRISCO STREET, LLC RESERVED THE RIGHT TO DEVELOP TOWNHOME A AND TO APPROVE THIS PHASE 2 PLAT AS PROVIDED IN NOTE 3 OF THE PHASE 1 PLAT IDENTIFIED IN THE OWNER'S CERTIFICATE.

LOT 2 RETREAT AT FRISCO MINES TOWNHOMES

### SURVEY NOTES

- DATE OF SURVEY: OCTOBER, 2025
- BASIS OF BEARING: LINE BETWEEN FOUND MONUMENTS BEING A #4 REBAR AND PLASTIC CAP STAMPED PLS 2376 AT THE NORTHWEST CORNER OF LOT 7 AND THE NORTHEAST CORNER OF WEST 1/2 OF LOT 4 BEING A #4 REBAR AND YELLOW PLASTIC CAP STAMPED PLS 26292. BEARING PER RECORDED PLAT OF FRISCO TOWNSITE BEING N78°53'00"E.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- PROPERTY ADDRESS FOR LOT A IS 706 FRISCO STREET.
- LINEAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.

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.

PITKIN ALLEY  
(40' R-O-W)

### OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: THAT 706 FRISCO LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOT A FUTURE EXPANSION AREA OF TINK'S PLACE AT FRISCO SUNNYSIDE TOWNHOMES – PHASE 1  
ACCORDING TO THE PLAT RECORDED JUNE 6, 2025 AT RECEPTION NO. 1352967  
CONTAINING 0.15 ACRES  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

UNDER THE NAME AND STYLE OF "TINK'S PLACE AT FRISCO SUNNYSIDE TOWNHOMES – PHASE 2"  
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, 706 FRISCO, LLC, A COLORADO LIMITED LIABILITY COMPANY,  
HAS CAUSED HIS NAME TO HEREUNTO  
BE SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: ALEXANDRA HAASS AS MANAGER OF 706 FRISCO, LLC, A COLORADO LIMITED LIABILITY COMPANY

### NOTARIALS:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, AD 20\_\_\_\_, BY ALEXANDRA HAASS, AS MANAGER OF  
706 FRISCO LLC, A COLORADO LIMITED LIABILITY COMPANY.

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 \_\_\_\_\_, AD\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

### FRISCO TOWN COUNCIL APPROVAL:

THE WITHIN PLAT OF "TINK'S PLACE AT FRISCO SUNNYSIDE TOWNHOMES – PHASE 2" 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 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 \_\_\_\_\_

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

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

### SUMMIT COUNTY CLERK & RECORDER'S ACCEPTANCE:

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

COVENANTS FOR THE TINK'S PLACE AT FRISCO SUNNYSIDE TOWNHOMES  
RECORDED AT RECEPTION NUMBER: 1352966 ON 06/06/2025

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

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



Drawn JJK	Dwg 22728PLT_PH2	Project 22728
Checked JJK	Date 10/24/2025	Sheet 1 of 1
RANGEWEST ENGINEERS & SURVEYORS INC. P.O. Box 589 Silverthorne, CO 80498 970-468-6281		