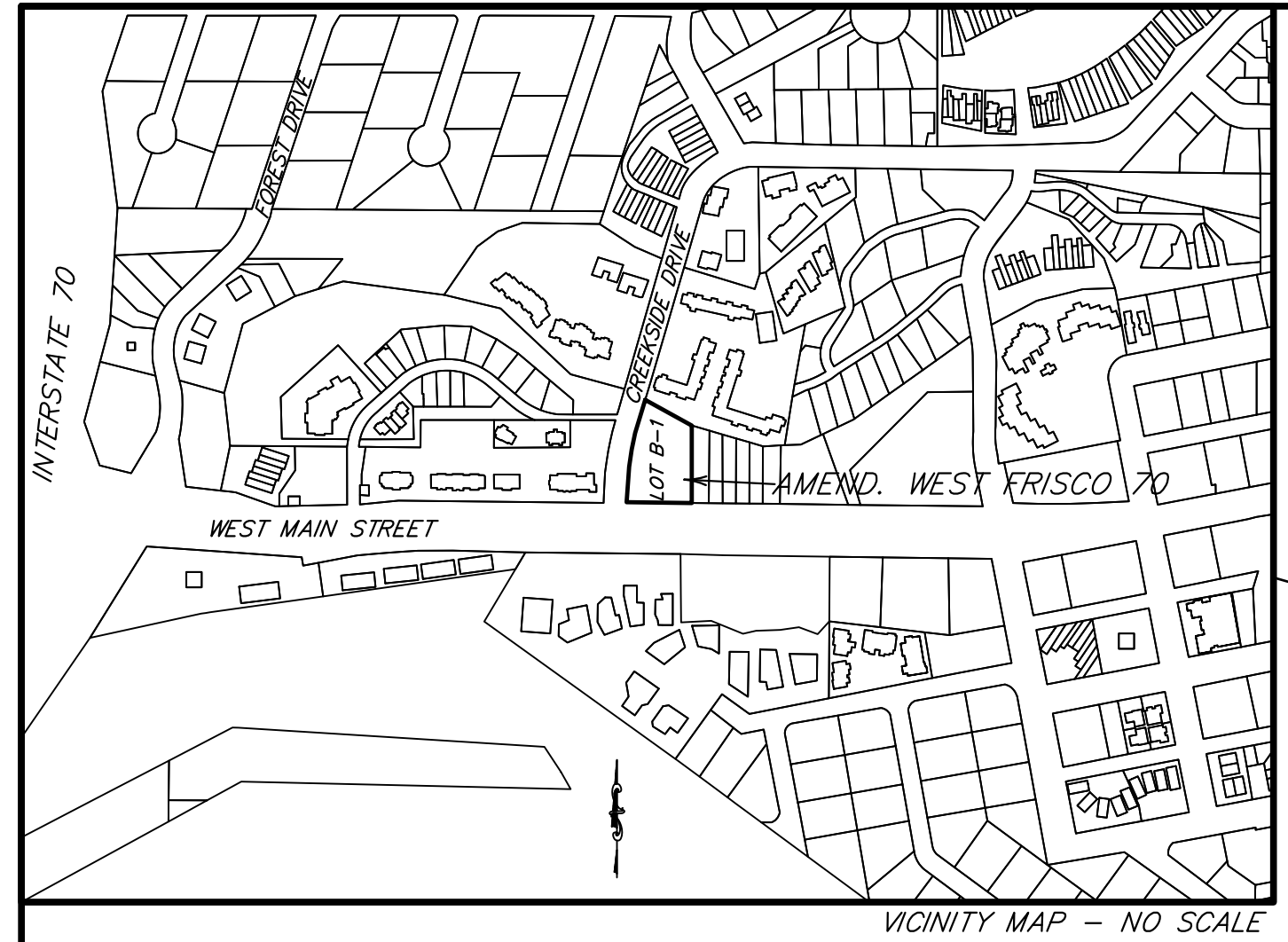


# MAP OF 101 W. MAIN SMALL PLANNED COMMUNITY

## A RESUBDIVISION OF LOT B-1, AMENDED WEST FRISCO 70, FILING NO. 2

ACCORDING TO THE PLAT RECORDED APRIL 16, 1974 AT REC. NO. 140796  
 LOCATED IN THE NE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH P.M.  
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
 SHEET 1 OF 5



VICINITY MAP - NO SCALE

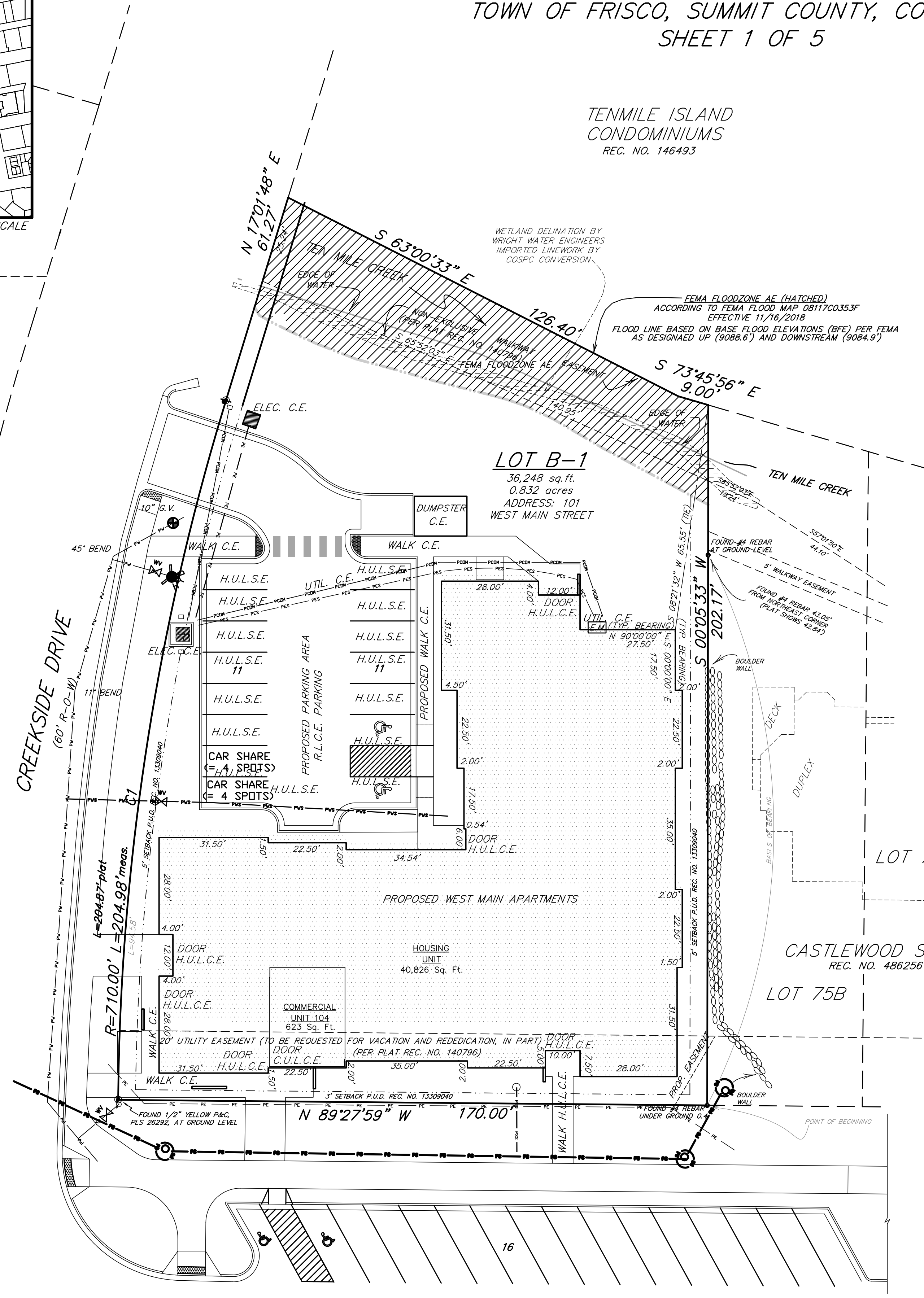
CREEK AT FRISCO

STREAMSIDE LANE

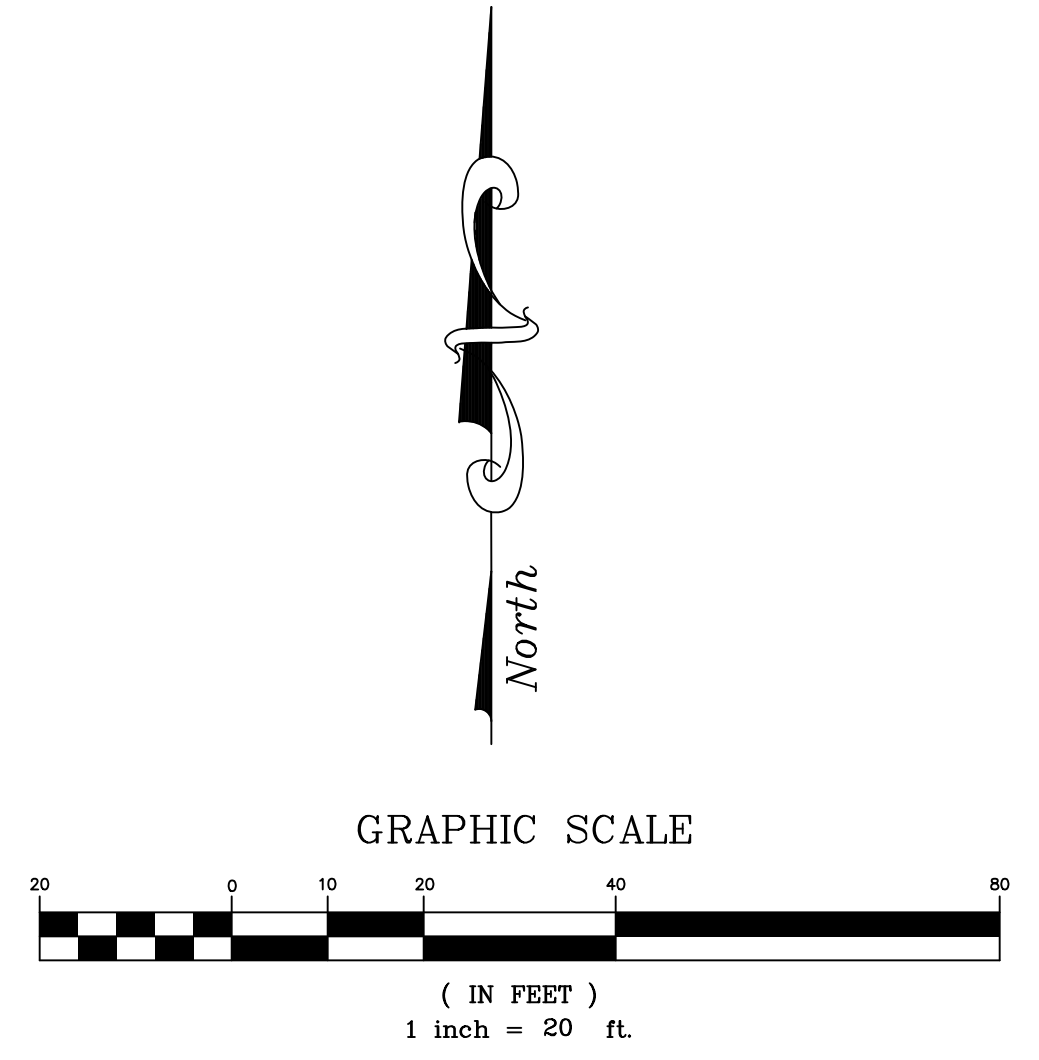
WEST FRISCO  
 GATEWAY CENTER  
 REC. NO. 964331

**SURVEY NOTES:**

1. THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION (THE "PROPERTY") IS SUBJECT TO THIS INITIAL PLANNED COMMUNITY MAP WHICH, TOGETHER WITH THE DECLARATION OF FOR WEST MAIN APARTMENTS PLANNED COMMUNITY (A COMMON INTEREST COMMUNITY) (THE "DECLARATION"), CREATES TWO PRIMARY UNITS FOR THE WEST MAIN APARTMENTS PLANNED COMMUNITY. THIS IS THE INITIAL PLANNED COMMUNITY MAP AS DEFINED IN THE DECLARATION. FOLLOWING COMPLETION OF THE IMPROVEMENTS TO BE LOCATED ON THE PROPERTY, THE POST-COMPLETION PLANNED COMMUNITY MAP WILL BE RECORDED, WHICH WILL SUPERSEDE THIS INITIAL PLANNED COMMUNITY MAP.
2. THE BOUNDARIES OF EACH PRIMARY UNIT IS GRAPHICALLY DEPICTED UPON THIS MAP AND DESCRIBED HEREON AND ARE FURTHER LEGALLY DESCRIBED IN THE DECLARATION.
3. ALL TERMS USED HEREIN SHALL HAVE THE SAME DEFINITION AS PROVIDED IN THE DECLARATION FOR THE TWO (2) PRIMARY UNITS FOR WEST MAIN APARTMENTS PLANNED COMMUNITY UNLESS OTHERWISE DEFINED HEREIN.
4. PROPOSED BUILDING DIMENSIONS ARE FROM FLOOR PLANS PROVIDED BY ALLEN-GUERRA ARCHITECTURE. BUILDING ELEVATIONS OF FUTURE BUILDINGS ARE FROM LINE WORK PROVIDED FROM SAID ARCHITECTS.
5. BASIS OF BEARING IS THE EAST PROPERTY LINE OF LOT B-1 BEING S00°05'33"W ACCORDING TO THE PLAT AT REC. NO. 140796. ALL MONUMENTS FOUND AND DESCRIBED AS SHOWN.
6. BENCHMARK: THE SITE BENCHMARK IS THE SOUTHWEST PROPERTY CORNER, BEING A #4 REBAR AND YELLOW PLASTIC CAP STAMPED PLS 26292. USGS DATUM IS NAVD88. ELEVATION = 9095.62' AT TOP OF CAP.
7. THE UNITS OF MEASUREMENT FOR THIS SURVEY ARE U.S. SURVEY FEET.
8. THE EXACT AS-BUILT DIMENSIONS OF EACH PRIMARY UNIT SHOW ON THIS INITIAL MAP WILL BE MEASURED UPON COMPLETION AND SHOWN IN THE POST-COMPLETION PLANNED COMMUNITY MAP.
9. THE BOUNDARIES OF EACH PRIMARY UNIT ARE GRAPHICALLY DEPICTED ON THIS MAP AND DESCRIBED HEREON AND ARE FURTHER LEGALLY DESCRIBED IN THE DECLARATION.
10. UNLESS OTHERWISE DEFINED ON THIS MAP, ALL COMMON TERMS USED ON THIS MAP SHALL HAVE THE MEANING ASCRIBED TO THEM IN THE DECLARATION.
11. THIS MAP IS THE "INITIAL PLANNED COMMUNITY MAP" AS SUCH TERM IS DEFINED IN THE DECLARATION AND CREATES A "COMMON INTEREST COMMUNITY" AS SUCH TERM IS DEFINED AT SECTION 38-33-3-103(B) OF THE COLORADO COMMON INTEREST OWNERSHIP ACT (CICOA), AND IS THE "MAP" AS SUCH TERM IS DEFINED AT SECTION 38-33-3-103(19.5) OF CICOA.
12. UNDERGROUND UTILITIES ARE SHOWN PER LOCATES PERFORMED BY BASLINE LOCATING ON DECEMBER 14, 2022
13. FEMA FLOODLINE BASED ON FEMA FLOOD MAP 08117C0353F, EFFECTIVE 11/16/2018. THE SUBJECT PROPERTY LIES BETWEEN BASE FLOOD ELEVATIONS OF 9084.9' AND 9088.6'.
14. TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABD20217938-7 DATED 06/14/2026 USED FOR THIS SURVEY.



TENMILE ISLAND  
 CONDOMINIUMS  
 REC. NO. 146493



- LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 26292)
  - FOUND No. 4 REBAR
  - C.E. COMMON ELEMENT
  - H.U.L.C.E. HOUSING UNIT LIMITED COMMON ELEMENT
  - C.U.L.C.E. COMMERCIAL UNIT LIMITED COMMON ELEMENT

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	710.00'	204.98'	204.27'	N 08°45'33" E	16°32'29"

WEST MAIN STREET  
 (132' R.O.W.)

**OWNER'S CERTIFICATE:**  
 KNOW ALL PERSONS BY THESE PRESENTS: TOWN OF FRISCO BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:  
 LOT B-1, AMENDED WEST FRISCO 70, FILING NO. 2  
 SECTION 34, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH P.M.  
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
 UNDER THE NAME AND STYLE OF "MAP OF 101 W. MAIN SMALL PLANNED COMMUNITY"

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, TOWN OF FRISCO, HAS CAUSED ITS NAME TO HEREUNTO  
 BE SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: TOWN OF FRISCO  
 \_\_\_\_\_  
 AS: \_\_\_\_\_ OF TOWN OF FRISCO

**NOTARIALS:**  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ OF TOWN OF FRISCO

WITNESS MY HAND AND OFFICIAL SEAL:  
 \_\_\_\_\_  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**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 \_\_\_\_\_

**FRISCO PLANNING COMMISSION APPROVAL:**  
 THE PLANNING COMMISSION OF FRISCO, COLORADO, REPRESENTED BY THE COMMISSION CHAIRMAN, DOES HEREBY AUTHORIZE AND APPROVE THIS MAP OF THE ABOVE PLANNED COMMUNITY  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHAIRMAN

**FRISCO TOWN COUNCIL APPROVAL:**  
 THE WITHIN "MAP OF 101 W. MAIN SMALL PLANNED COMMUNITY" 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

**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

**MORTGAGE HOLDER CERTIFICATE:**  
 \_\_\_\_\_ DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.  
 BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 I, JESSICA J. KOETTERITZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP OF 101 W. MAIN SMALL PLANNED COMMUNITY 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



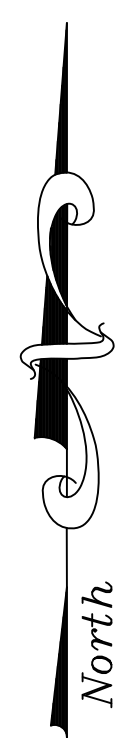
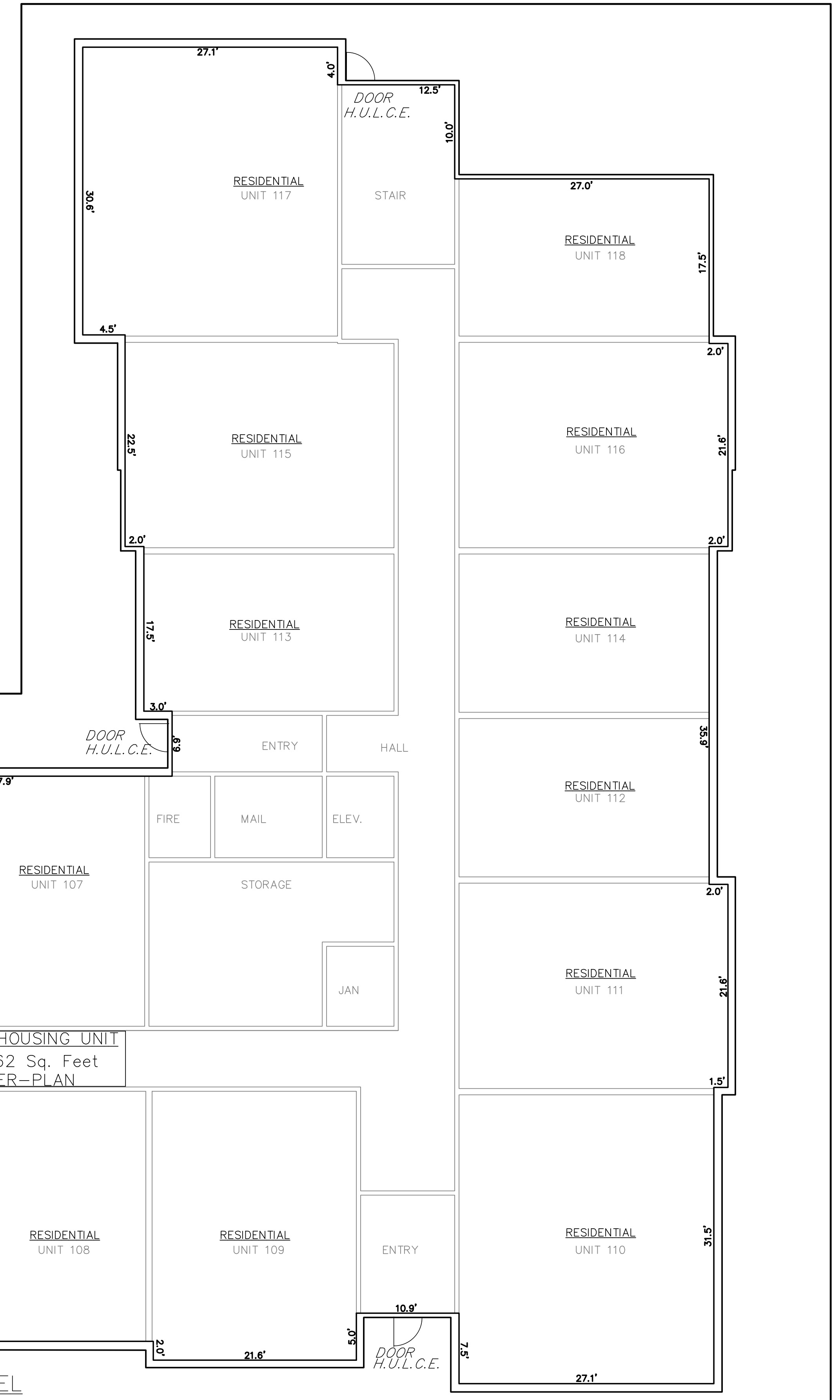
Drawn GW/RRJ/DB/EH/LK	Dwg SHEET 1	Project 14089-22
Checked JJK	Date 06/18/2026	Sheet 1 of 5
<b>RANGE WEST INC.</b> ENGINEERS & SURVEYORS		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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.

# MAP FOR 101 W. MAIN SMALL PLANNED COMMUNITY

## LOT B-1, AMENDED WEST FRISCO 70, FILING NO. 2

ACCORDING TO THE PLAT RECORDED APRIL 16, 1974 AT REC. NO. 140796  
 LOCATED IN THE NE 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH P.M.  
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
 SHEET 2 OF 5



C.U.L.C.E. = COMMERCIAL UNIT LIMITED COMMON ELEMENT  
 H.U.L.C.E. = HOUSING UNIT LIMITED COMMON ELEMENT



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.

Drawn EH/JK	Dwg SHEET 2	Project 14089_22
Checked JJK	Date 06/15/2026	Sheet 2 of 5

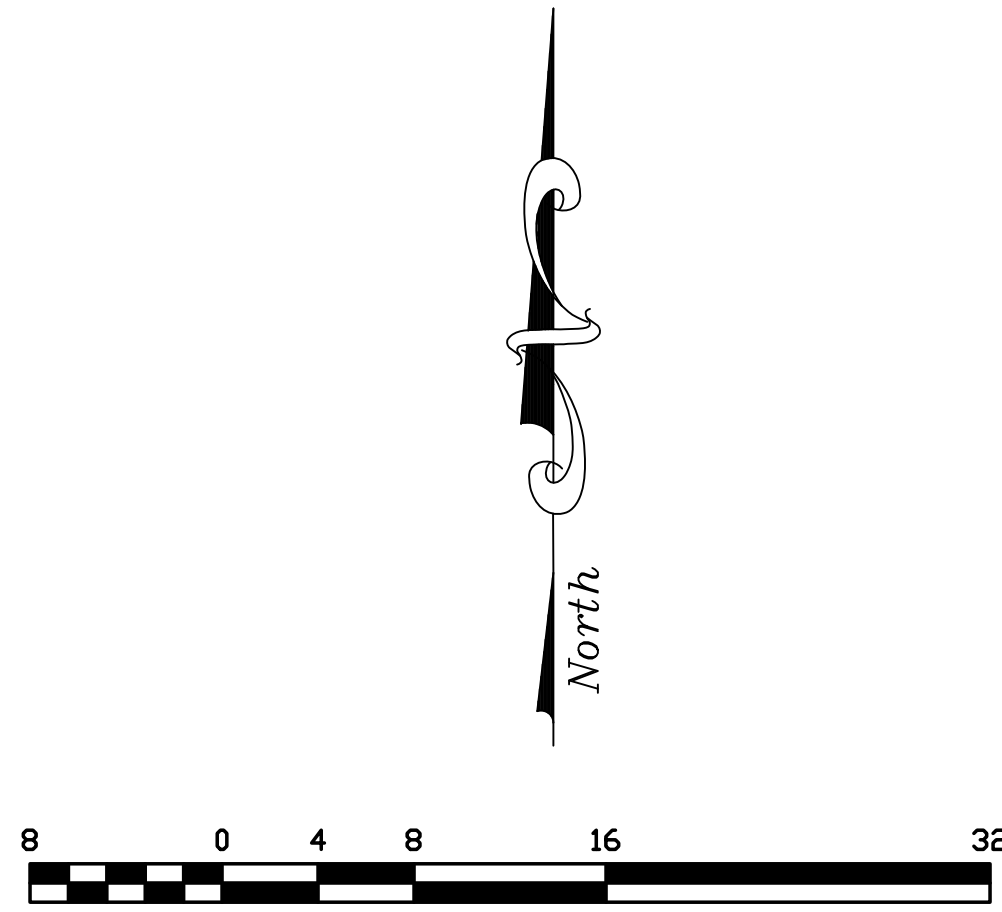
**RANGE WEST**  
ENGINEERS & SURVEYORS INC.

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

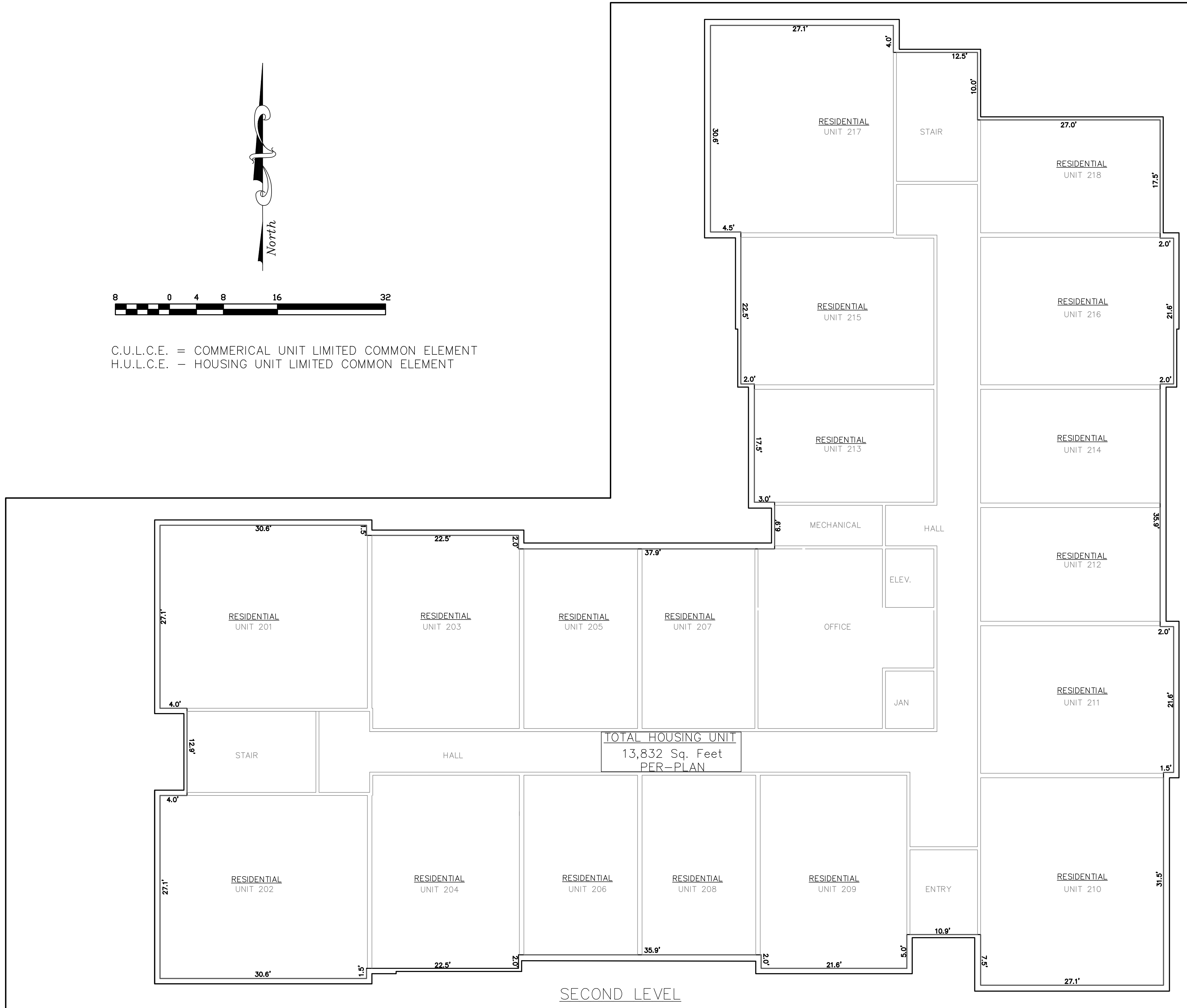
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 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
 SHEET 3 OF 5



C.U.L.C.E. = COMMERCIAL UNIT LIMITED COMMON ELEMENT  
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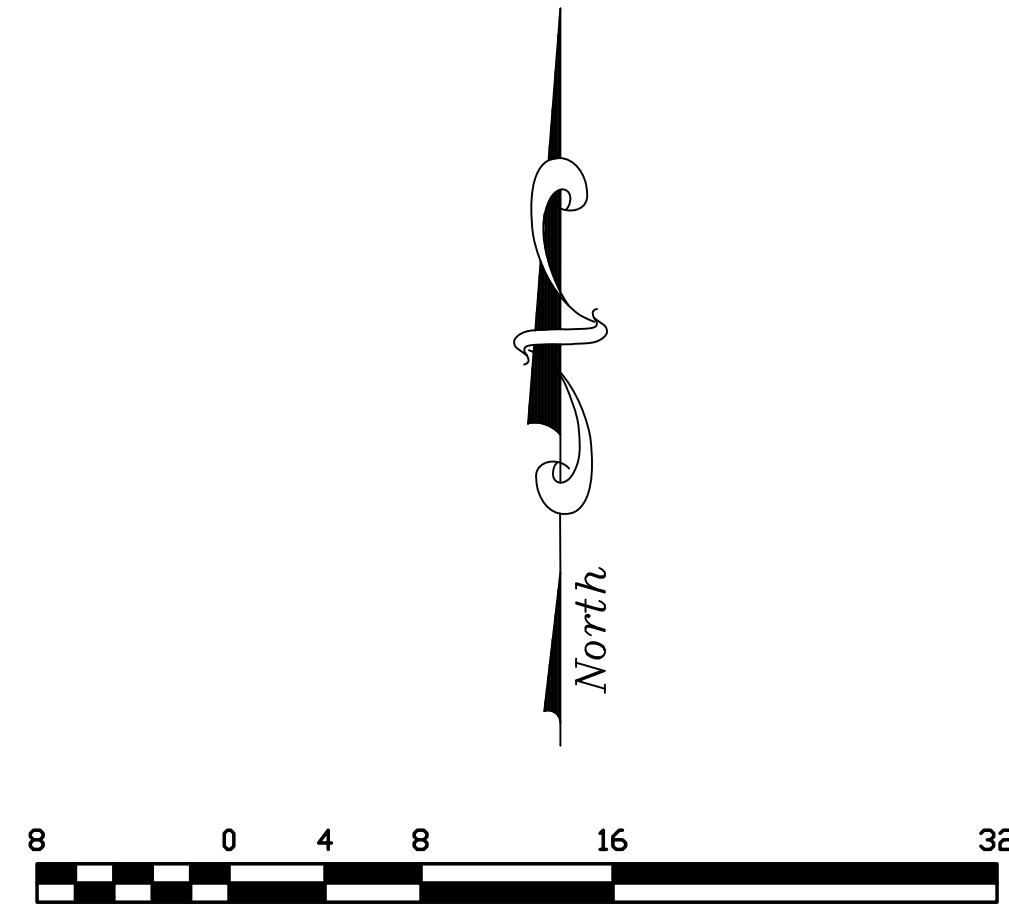
Drawn EH/JK	Dwg SHEET 3	Project 14089_22
Checked JJK	Date 06/15/2026	Sheet 3 of 5
<b>RANGE WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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 SHEET 4 OF 5



C.U.L.C.E. = COMMERCIAL UNIT LIMITED COMMON ELEMENT  
 H.U.L.C.E. = HOUSING UNIT LIMITED COMMON ELEMENT



Drawn EH/JK	Dwg SHEET 4	Project 14089_22
Checked JJK	Date 06/15/2026	Sheet 4 of 5
<b>RANGE WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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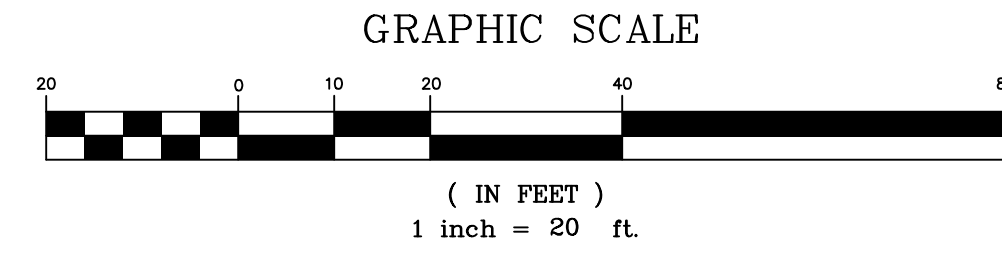
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TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SHEET 5 OF 5

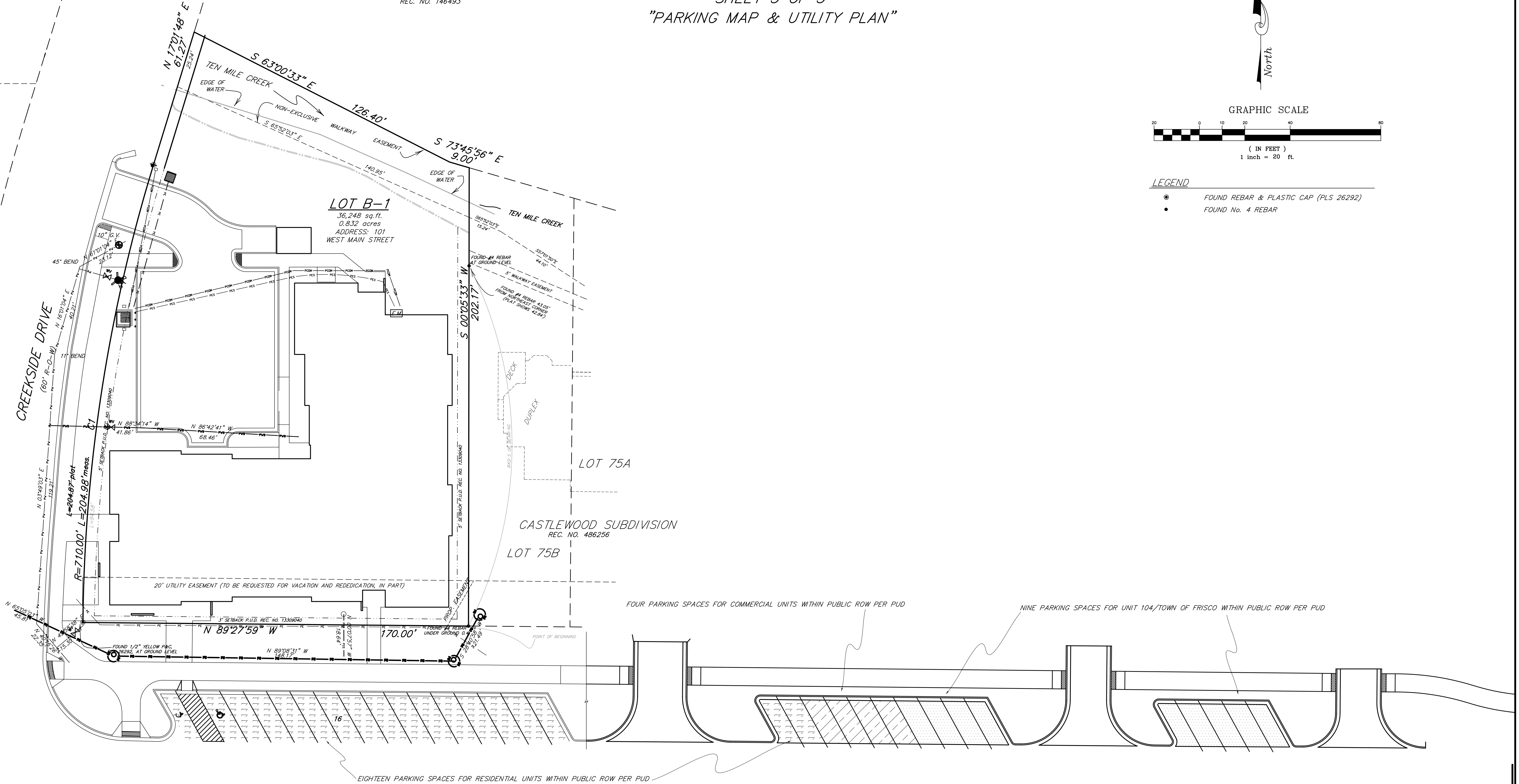
"PARKING MAP & UTILITY PLAN"

TENMILE ISLAND  
 CONDOMINIUMS  
 REC. NO. 146493



**LEGEND**

- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND No. 4 REBAR



**LOT B-1**  
 36,248 sq. ft.  
 0.832 acres  
 ADDRESS: 101  
 WEST MAIN STREET

CASTLEWOOD SUBDIVISION  
 REC. NO. 486256

LOT 75B

LOT 75A

WEST MAIN STREET  
 (132' R.O.W.)



**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
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Checked JJK	Date 06/18/2026	Sheet 5 of 5
<b>RANGE WEST</b> ENGINEERS & SURVEYORS INC.		
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