

VICINITY MAP

A CONDOMINIUM MAP OF
THE LODGE AT RIVERBEND CONDOMINIUMS
A RESUBDIVISION OF LOT 14, THE CREEK AT FRISCO
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
SHEET 1 OF 5



OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: THAT SUMMIT HOMES DEVELOPMENT, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS CONDOMINIUM MAP TO BE KNOWN AS THE LODGE AT RIVERBEND CONDOMINIUMS, PURSUANT TO THE CONDOMINIUM DECLARATION OF THE LODGE AT RIVERBEND CONDOMINIUMS.

SUMMIT HOMES DEVELOPMENT, L.L.C.
A COLORADO LIMITED LIABILITY COMPANY

TIMOTHY J. CRANE, MANAGER

DAWN M. CRANE, MANAGER

ACKNOWLEDGEMENT:

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JUNE, 2003, BY TIMOTHY J. CRANE AS MANAGER OF SUMMIT HOMES DEVELOPMENT L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL:

Andrea M. S. Wilson
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-14-2004

ACKNOWLEDGEMENT:

STATE OF COLORADO

COUNTY OF SUMMIT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JUNE, 2003, BY DAWN M. CRANE AS MANAGER OF SUMMIT HOMES DEVELOPMENT L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL:

Andrea M. S. Wilson
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-14-2004

TITLE COMPANY'S CERTIFICATE:

Continental Divide 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:

609131, 610141, 702950

DATED THIS 12th DAY OF JUNE, A.D. 2003

AGENT Andrea M. S. Wilson
the examiner

TOWN OF FRISCO PLANNING COMMISSION APPROVAL:

THE PLANNING COMMISSION OF FRISCO, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE CONDOMINIUM MAP AT A MEETING OF SAID COMMISSION HELD ON THIS 15th DAY OF MAY, 2003

CHAIRMAN Jim Smith

APPROVAL BY THE TOWN COUNCIL:

THE WITHIN CONDOMINIUM MAP OF "THE LODGE AT RIVERBEND CONDOMINIUMS" IS APPROVED FOR FILING THIS 20 DAY OF JUNE, 2003. 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 SHALL ADOPT A RESOLUTION ACCEPTING THE SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

TOWN COUNCIL
FRISCO, COLORADO

BY: Albert G. Moratelli
MAYOR

ATTEST: Andrea M. S. Wilson
TOWN CLERK

CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 14th DAY OF JUNE, 2003, AND FILED FOR RECORD AT 12:05 PM UNDER RECEPTION NUMBER 720516

SIGNATURE Chert Brunvand
SUMMIT COUNTY CLERK AND RECORDER

DECS

SIGNATURE Chert Brunvand
SUMMIT COUNTY CLERK AND RECORDER

SIGNATURE Andrea M. S. Wilson
SUMMIT COUNTY CLERK AND RECORDER

DEPUTY Andrea M. S. Wilson

Drawn RRU Dwg CONDOI Project 17180

Checked Date 06/11/03 Sheet 1 of 5

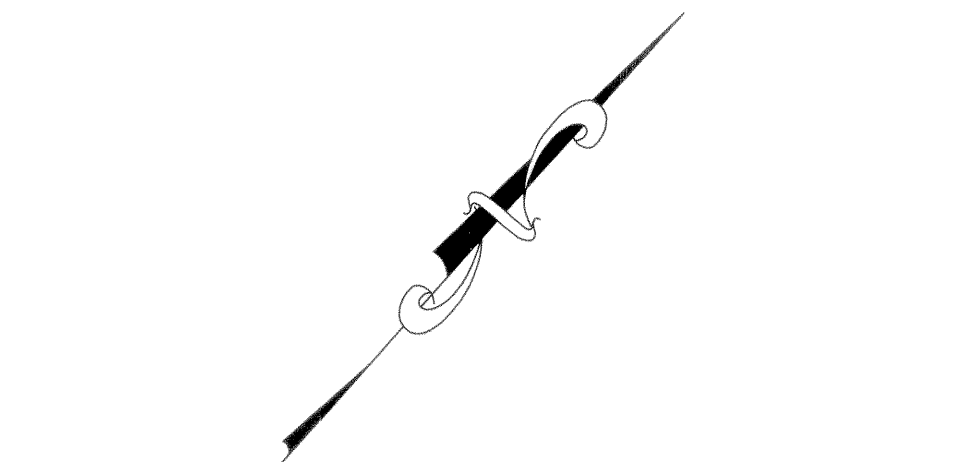
RANGEWEST
ENGINEERS & SURVEYORS INC.

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

H-23-B 1066

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	165.00'	103.41'	53.47'	101.73'	S 30°20'54" W
					DELTA 35°54'35"

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 26292)

MORTGAGE HOLDER CERTIFICATE:

Summit Bank DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS CONDOMINIUM AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS CONDOMINIUM MAP.

BY: R.L. Michaels

NAME: R.L. Michaels

TITLE: Regional President - Western Bank

ACKNOWLEDGEMENT:

STATE OF Colorado

COUNTY OF Summit

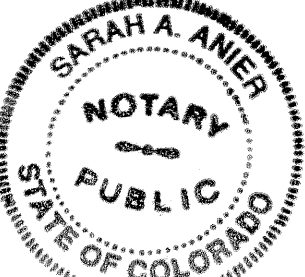
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JUNE, 2003, BY R.L. Michaels AS Regional President - Western Bank

WITNESS MY HAND AND OFFICIAL SEAL:

Sarah A. Anier

NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires 9/13/03



SURVEYOR'S CERTIFICATE:

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY C.R.S. SECTION 38-33.3-209(1) OF THE COLORADO COMMON INTEREST OWNERSHIP ACT. I FURTHER CERTIFY THAT IN ACCORDANCE WITH C.R.S. 38-33.3-201(2), AS OF THIS DATE, ALL STRUCTURAL COMPONENTS WITHIN "THE LODGE AT RIVERBEND CONDOMINIUMS", CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED. #4 REBARS WITH PLASTIC CAPS (PLS 26292) WERE SET AT ALL BOUNDARY CORNERS.

DATED THIS 14th DAY OF JUNE, 2003

SIGNATURE Robert R. Johns

ROBERT R. JOHNS, P.L.S.

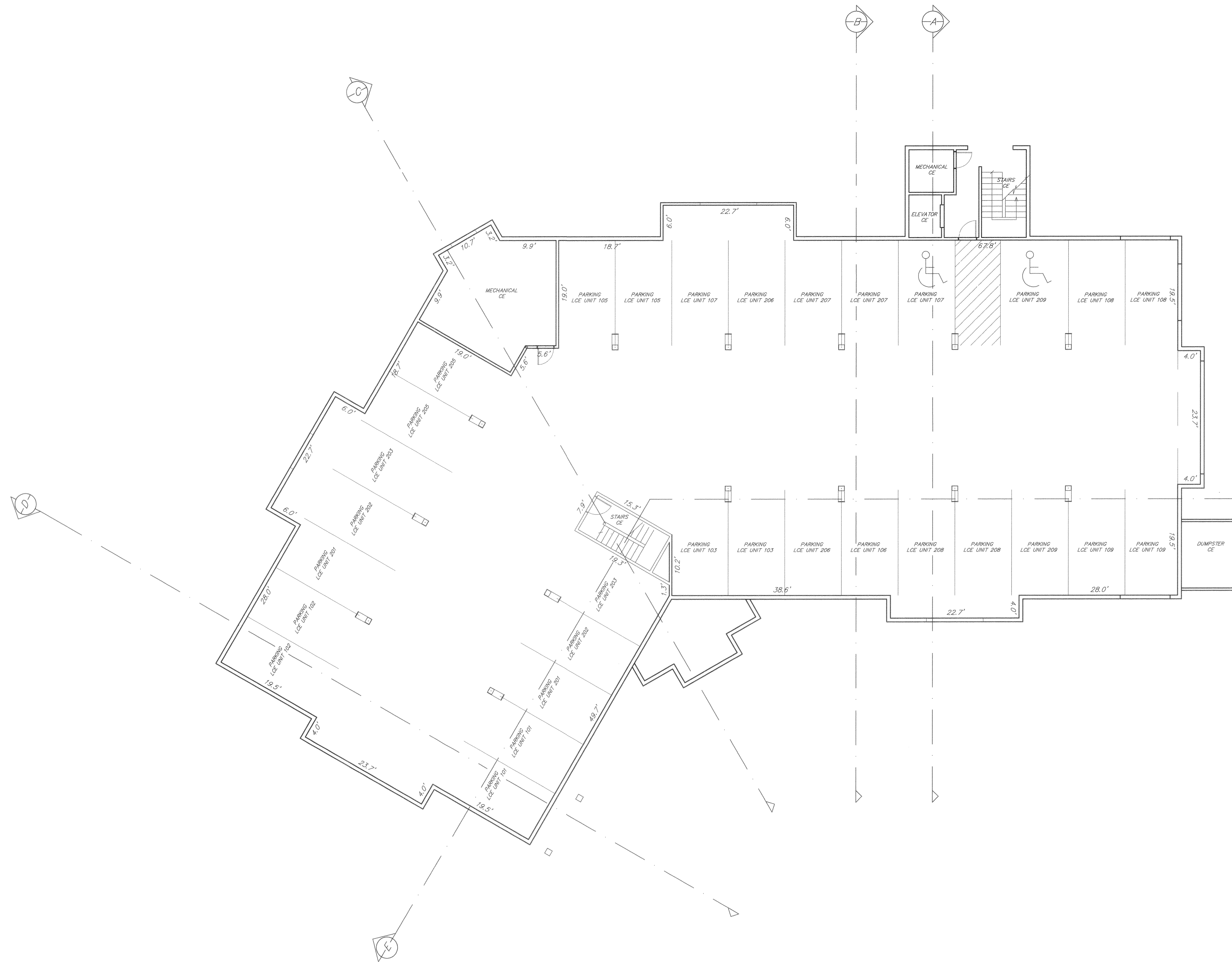
COLORADO REGISTRATION NO. 26292



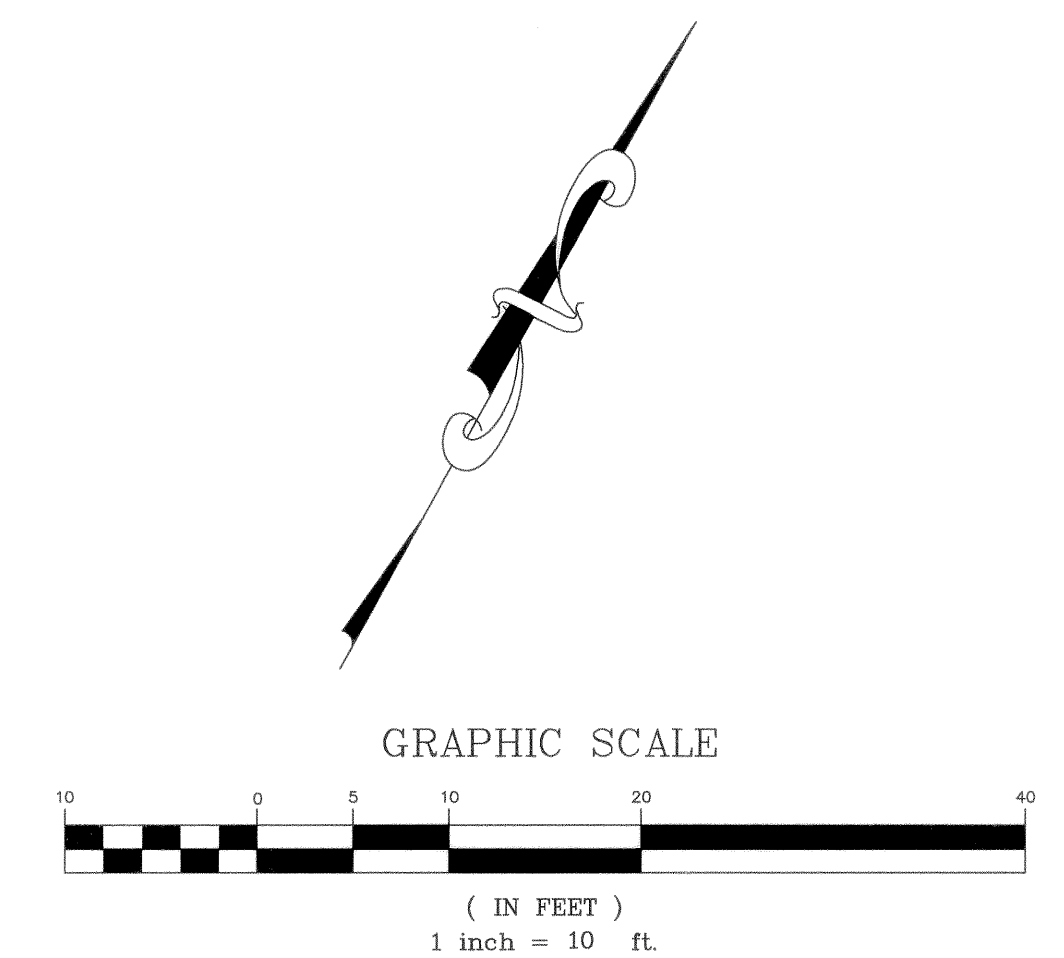
NOTES

- 1.) PREVIOUS RECORDING INFORMATION
LOT 14
THE CREEK AT FRISCO
PREVIOUSLY RECORDED UNDER RECEPTION NO. 544390
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
CONTAINING 0.92 ACRE, MORE OR LESS
- 2.) CE INDICATES COMMON ELEMENT. LCE INDICATES LIMITED COMMON ELEMENT.
- 3.) ELEVATIONS ARE BASED ON U.S.G.S. MEAN SEA LEVEL DATUM, (1929).
- 4.) UNIT BOUNDARIES ARE TO THE FACE OF UNFINISHED WALLS, CEILINGS AND FLOORS AS FURTHER DEFINED IN THE CONDOMINIUM DECLARATION.
- 5.) ALL AREAS OF THE PROPERTY OUTSIDE OF THE BUILDINGS WHICH ARE NOT DESIGNATED AS LCE ARE COMMON ELEMENTS (CE).
- 6.) A PORTION OF THE PSCO EASEMENT ACROSS LOT 14 AS SHOWN ON THE RECORD PLAT OF THE CREEK AT FRISCO WAS VACATED BY QUITCLAIM DEED RECORDED AT RECEPTION NO. 661072.
- 7.) 17 RESIDENTIAL CONDOMINIUM UNITS ARE CREATED BY THIS CONDOMINIUM MAP.
- 8.) A 3' NON-MOTORIZED PATH IS TO BE BUILT WITHIN THE PLATTED 5' NON-VEHICULAR PEDESTRIAN EASEMENT EAST AND NORTH OF LOT 14, (AS SHOWN HEREON).

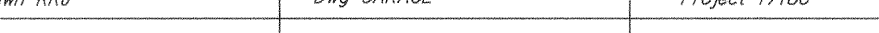
A CONDOMINIUM MAP OF
THE LODGE AT RIVERBEND CONDOMINIUMS
 A RESUBDIVISION OF LOT 14, THE CREEK AT FRISCO
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 SHEET 2 OF 5



PARKING GARAGE



Drawn: RRJ	Dwg: GARAGE	Project: 17180
Checked:	Date: 06/11/03	Sheet 2 of 5



RANGEL WEST INC.

ENGINEERS & SURVEYORS

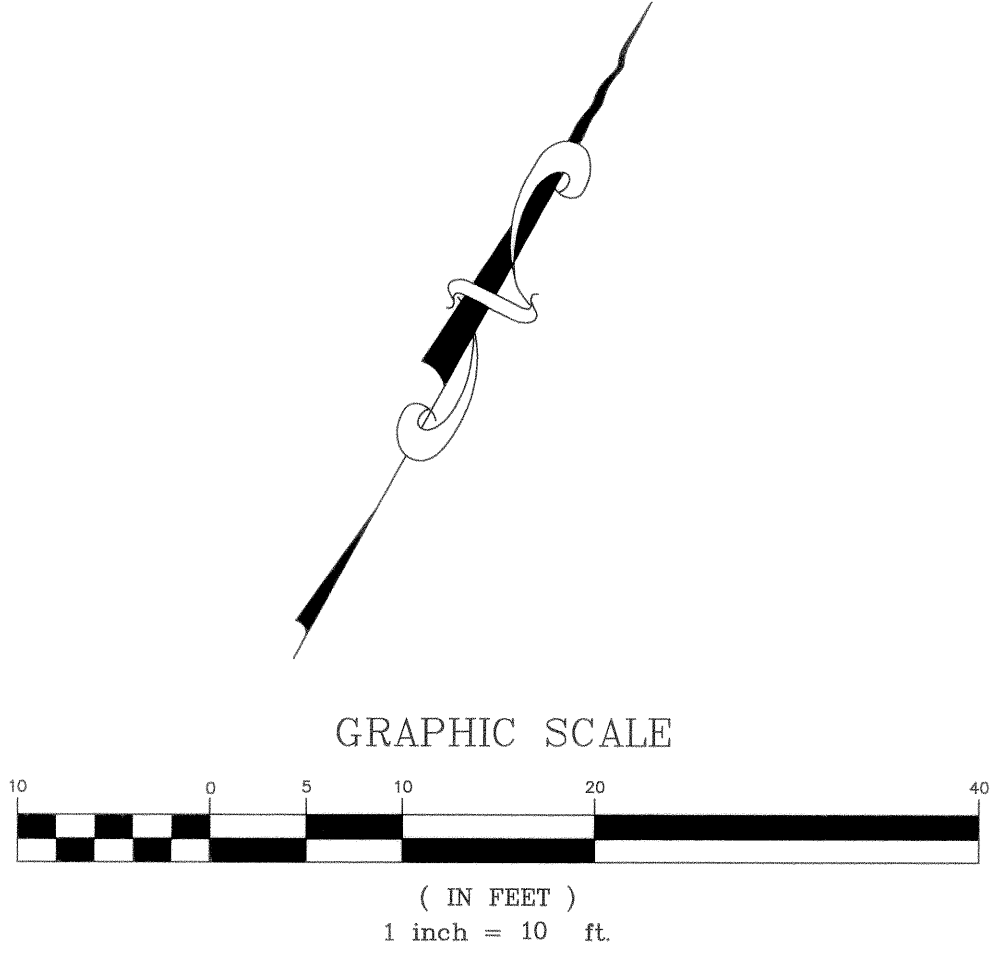
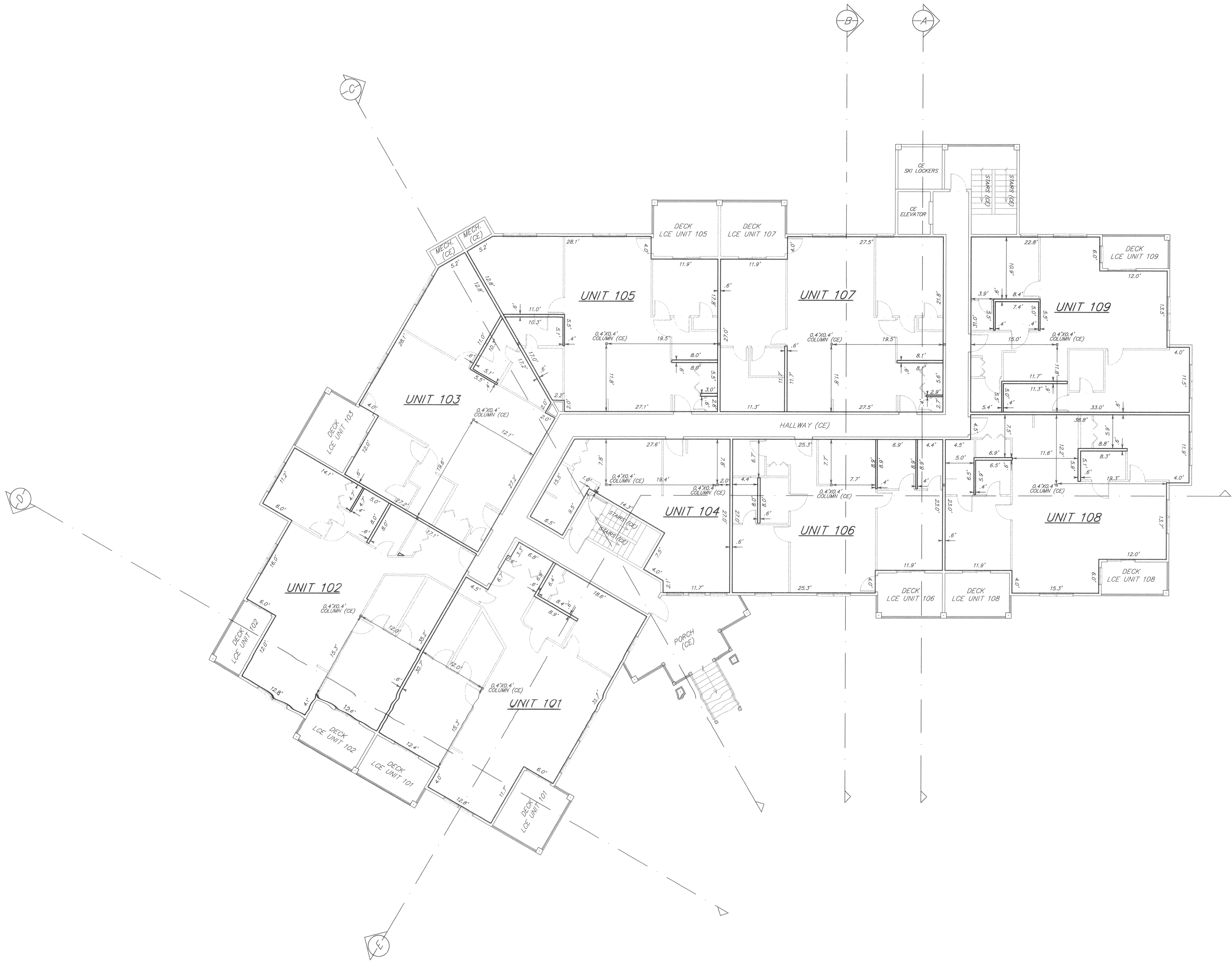
P.O. Box 589

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.

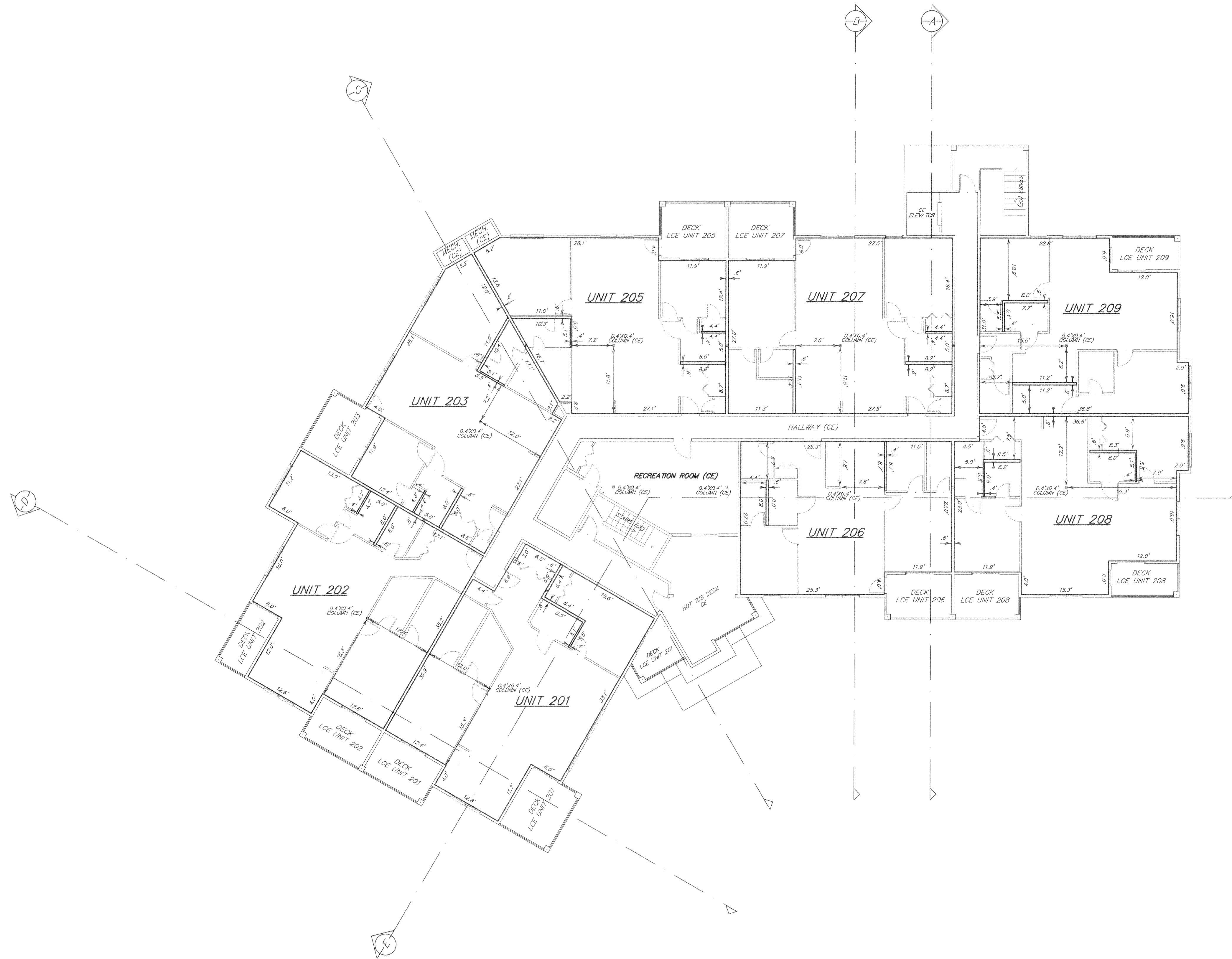
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A CONDOMINIUM MAP OF
THE LODGE AT RIVERBEND CONDOMINIUMS
A RESUBDIVISION OF LOT 14, THE CREEK AT FRISCO
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
SHEET 3 OF 5

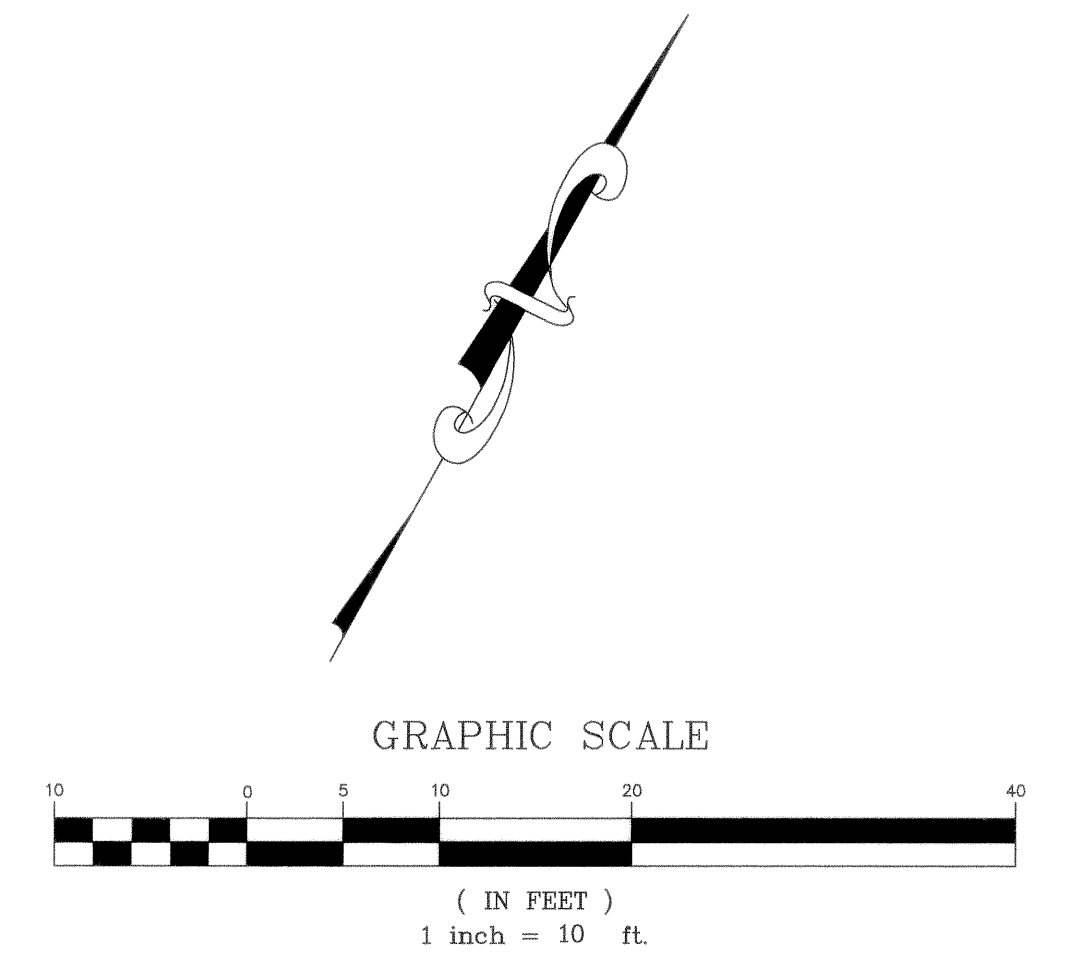


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TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
SHEET 4 OF 5

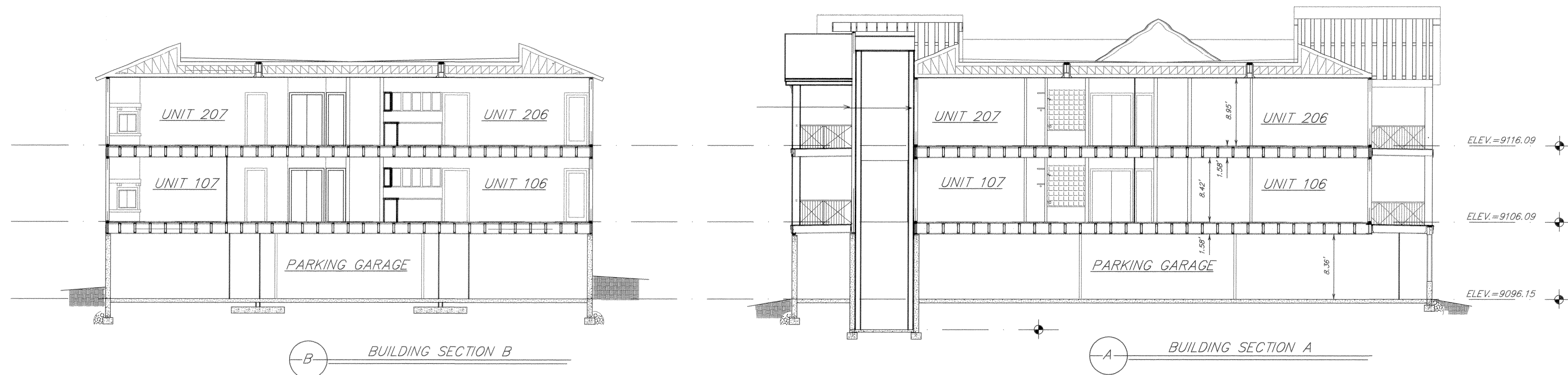
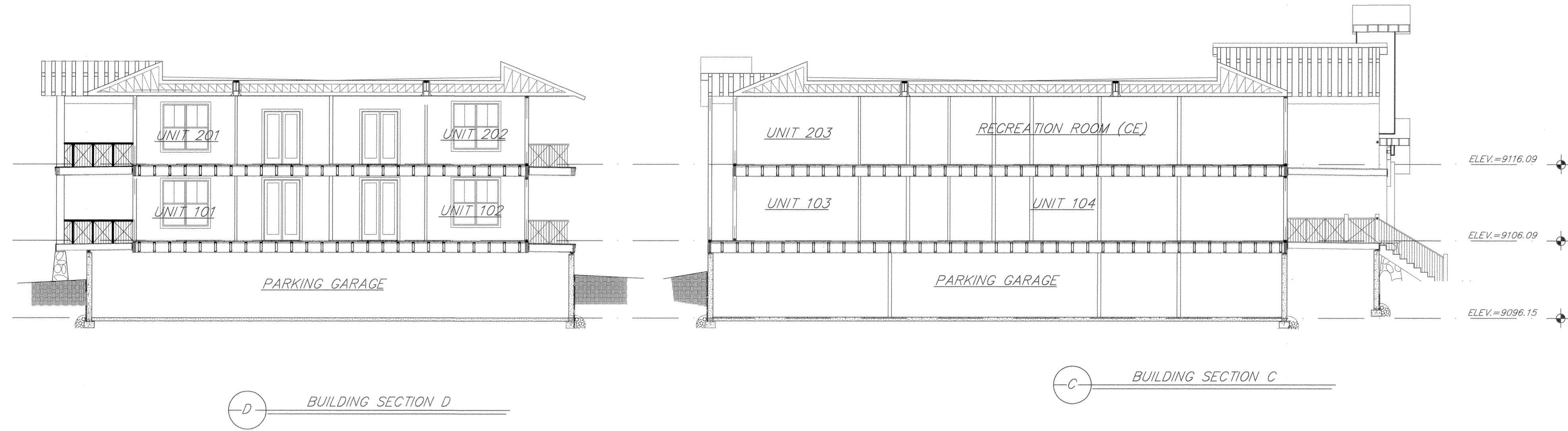
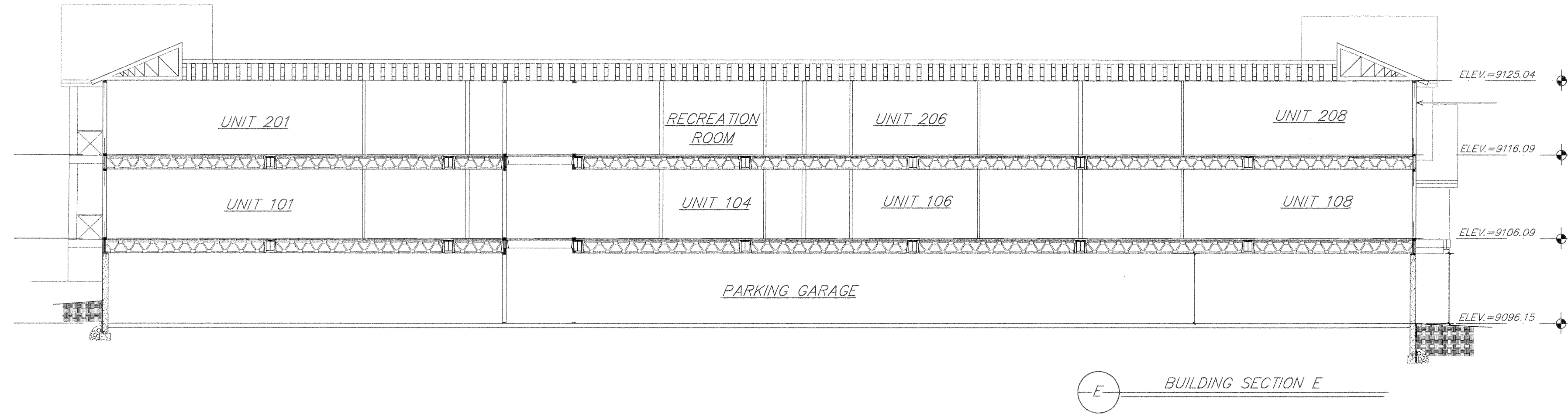


2ND FLOOR

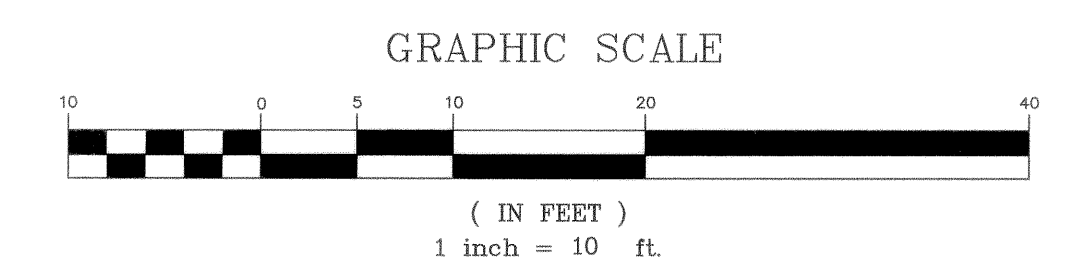


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TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
SHEET 5 OF 5



SECTIONS

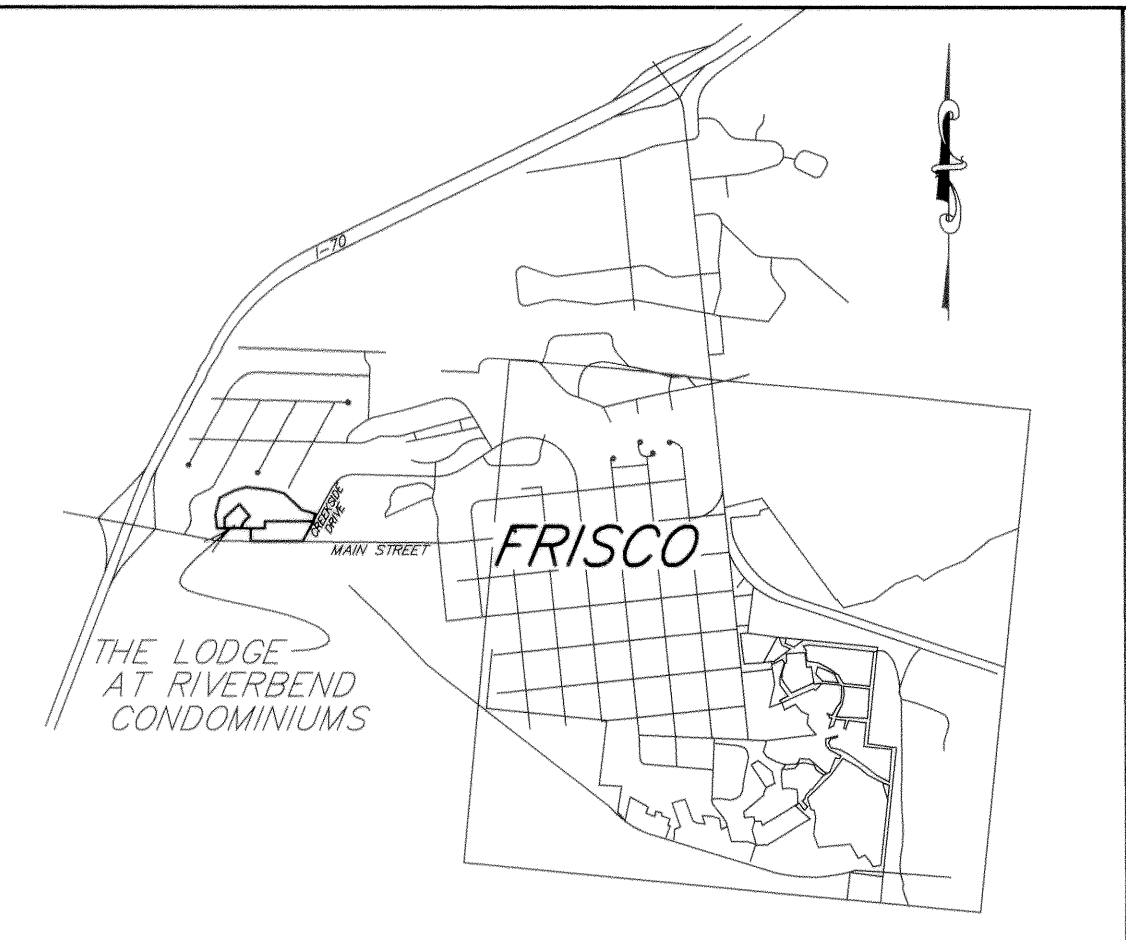


Drawn RRU	Dwg SECTIONS	Project 17180
Checked	Date 06/11/03	Sheet 5 of 5
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

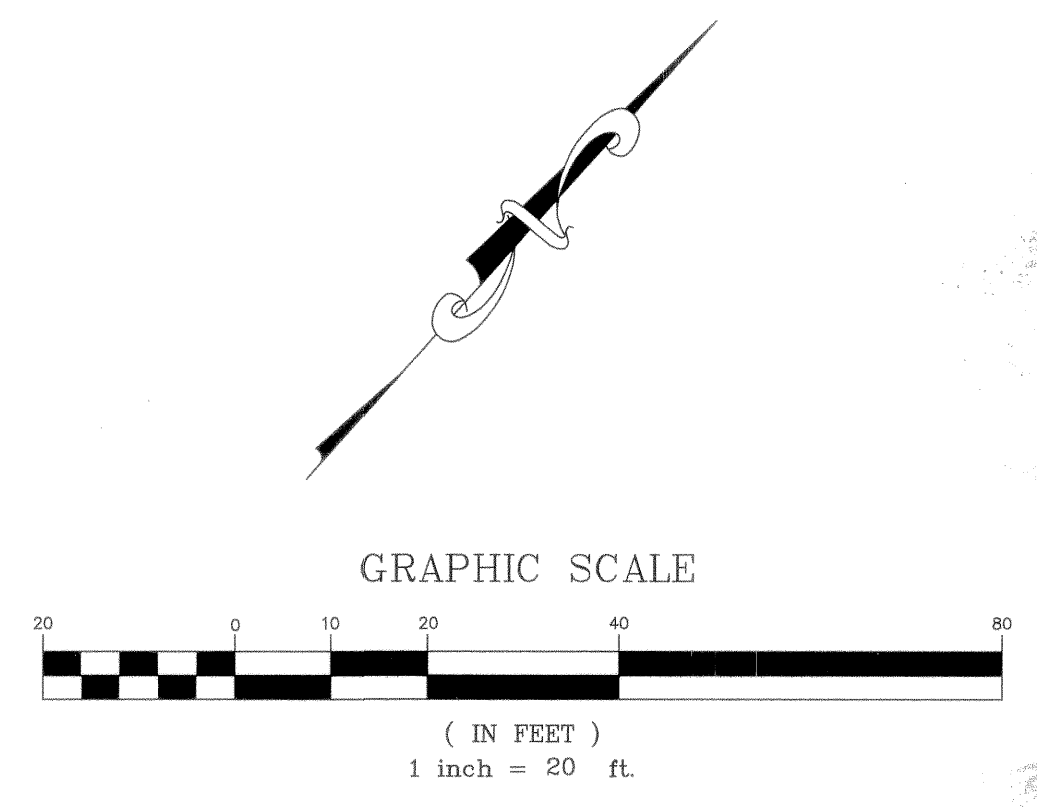
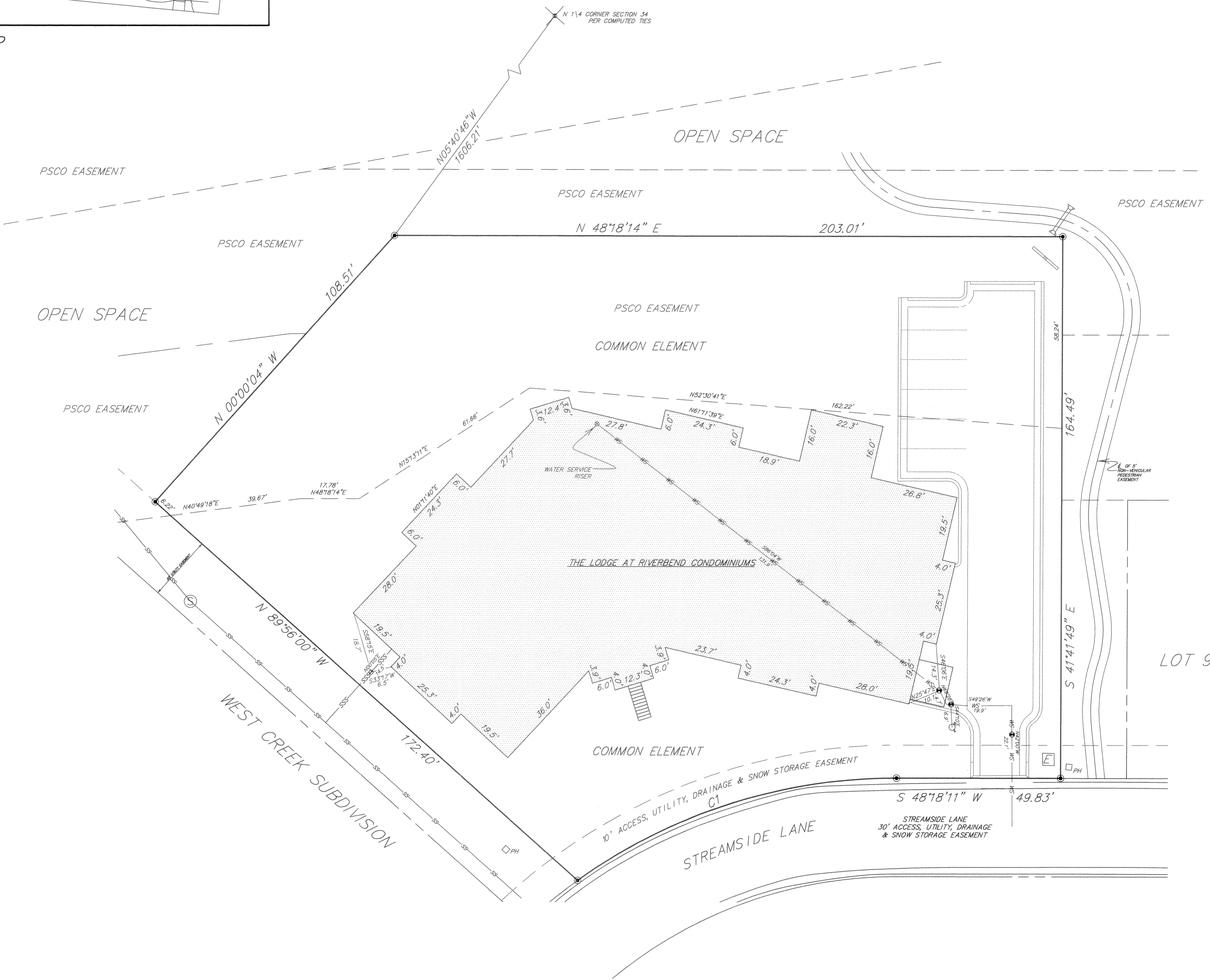
H 23-B 5 of 6

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A UTILITY MAP OF
THE LODGE AT RIVERBEND CONDOMINIUMS
A RESUBDIVISION OF LOT 14, THE CREEK AT FRISCO
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
SHEET 1 OF 1



VICINITY MAP



- LEGEND**
- FOUND REBAR & PLASTIC CAP (PLS 26292)
 - ⊕ FIRE HYDRANT
 - ⊙ GATE VALVE
 - SEWER CLEANOUT
 - WS — WS — WATER SERVICE LINE
 - SSS — SSS — SEWER SERVICE LINE
 - SS — SS — SEWER MAIN
 - [E] ELECTRIC TRANSFORMER
 - [PH] PHONE PEDESTAL

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	165.00'	103.41'	53.47'	101.73'	S 30°20'54" W	35°54'35"

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Drawn RRI	Dwg UTILMAP	Project 17180
Checked	Date 06/12/03	Sheet 1 of 1

RANGE WEST
ENGINEERS & SURVEYORS INC.
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

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