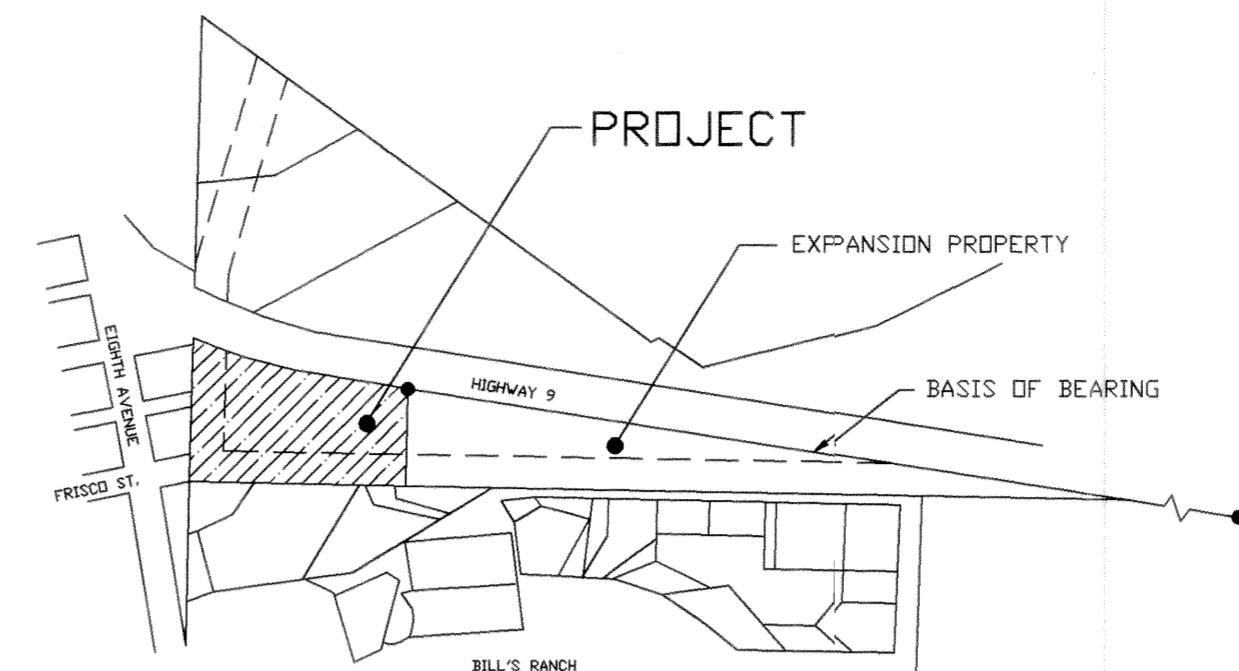


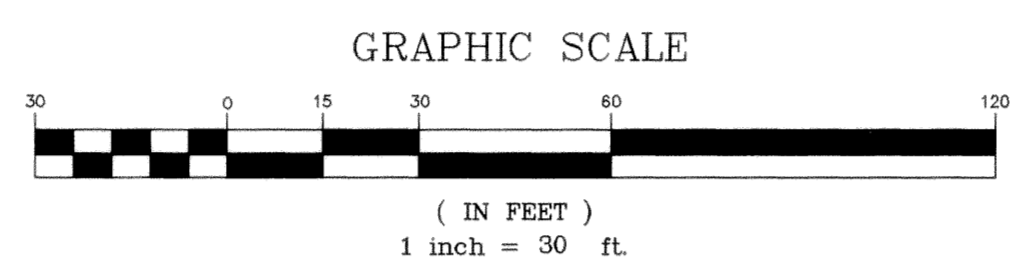
# FRISCO BAY HOMES AMENDED FILING 1

A RESUBDIVISION OF FILING 1, FRISCO BAY HOMES  
LOCATED IN THE NE 1/4 OF SECTION 35,  
T5S, R78W OF THE 6TH P.M.  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

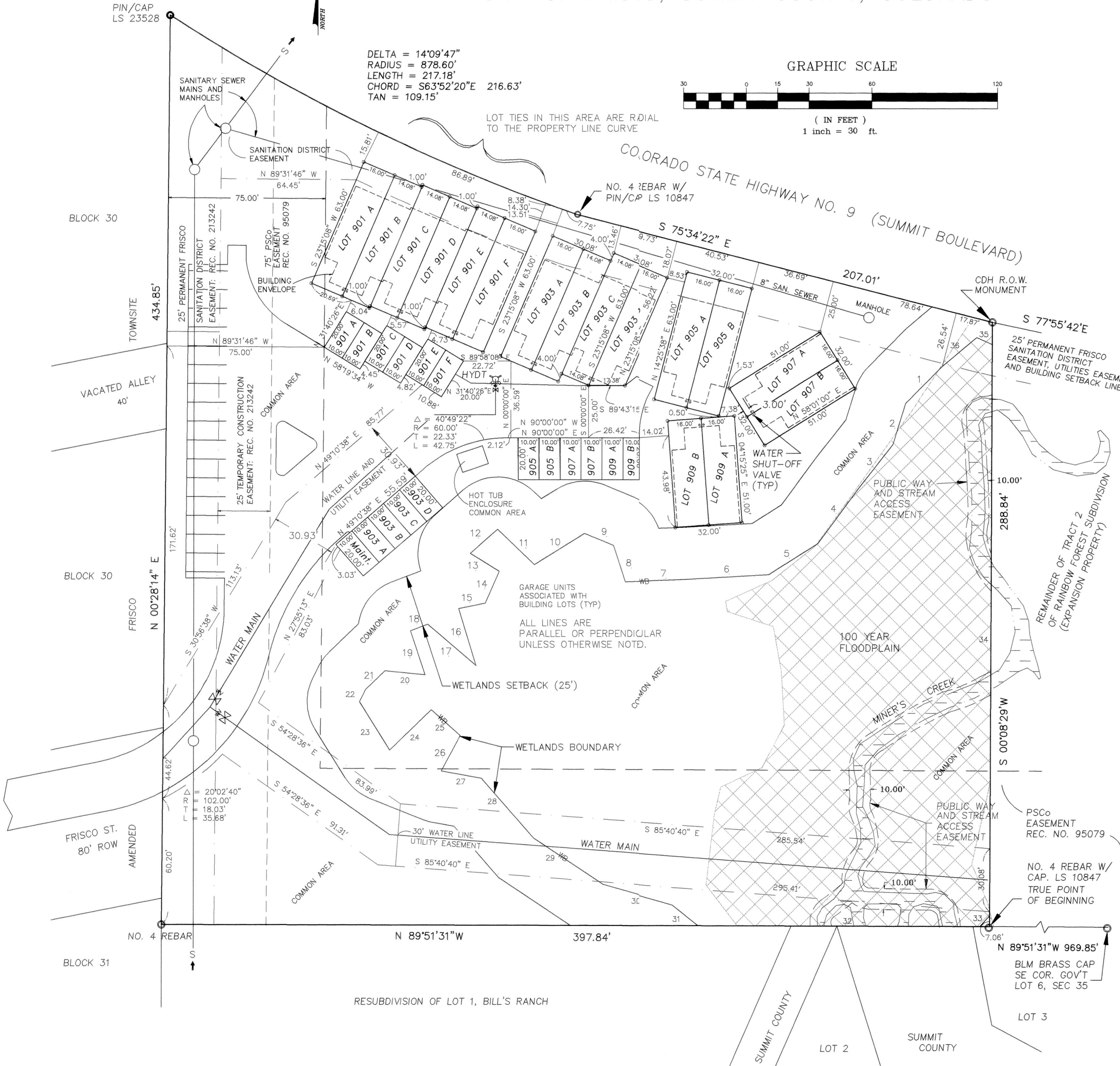


VICINITY MAP

- NOTES:
- EASEMENTS ARE GRANTED TO THE DECLARANT, OWNERS, AND HOMEOWNERS ASSOCIATION ACROSS ALL LOTS AND THE COMMON AREA FOR UTILITIES, SIDE-WALKS, PATHWAYS, EARTH BERMS, DRAINAGE AND DETENTION BASINS. SEE ARTICLE VI OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FRISCO BAY TOWNHOMES.
  - EARTH BERMS, AND DETENTION BASINS, OR OTHER IMPROVEMENTS WITHIN THE COMMON AREA OR FACILITIES FOR USE BY MORE THAN ONE OWNER WITHIN ANY EASEMENT ON A LOT MAY NOT BE ALTERED EXCEPT AS PROVIDED IN ARTICLE VI OF THE DECLARATION.
  - MOST RECENT PROPERTY DEED RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER.
  - PREPARATION DATE: MAY 5, 1993.
  - BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 9 BEARING S 77°55'42" E ACCORDING TO THE RECORD PLAT OF RAINBOW FOREST SUBDIVISION AND MONUMENT AS SHOWN HEREON.
  - THE GARAGES LABELED 901 A-F, 903 A-D, 905 A AND B, 907 A AND B, AND 909 A AND B ARE LIMITED COMMON ELEMENTS FOR THE EXCLUSIVE USE OF THE SIMILARLY NUMBERED UNIT.
  - PURSUANT TO THE REQUIREMENTS OF 38-33.3-209, COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED IN THE VICINITY MAP HEREIN (THE "EXPANSION PROPERTY") ALL AS FURTHER DESCRIBED BELOW, SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR FRISCO BAY TOWNHOMES (THE "DECLARATION"), SUCH AS DEVELOPMENT AND WITHDRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHT TO SUBJECT ALL OR A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL LOTS ON THE EXPANSION PROPERTY.



DELTA = 14°09'47"  
RADIUS = 878.60'  
LENGTH = 217.18'  
CHORD = S 63°52'20"E 216.63'  
TAN = 109.15'



### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT FRISCO BAY TOWNHOMES LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND,  
LEGAL DESCRIPTION  
A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRISCO, SUMMIT COUNTY, COLORADO, SAID TRACT BEING A PORTION OF TRACT 2, RAINBOW FOREST SUBDIVISION, A SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SE CORNER OF GOVERNMENT LOT 6 SAID SECTION 35, ALSO BEING A POINT ON THE SOUTH LINE OF SAID TRACT 2, RAINBOW FOREST SUBDIVISION, THENCE IN 89°51'31" W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 969.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 89°51'31" W A DISTANCE OF 397.84 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE AMENDED FRISCO TOWNSITE; THENCE N 00°28'14" E ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 434.85 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 9; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE; FOR THE FOLLOWING TWO COURSES:  
1) 217.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°09'47" A RADIUS OF 878.60 FEET AND A CHORD WHICH BEARS S 63°52'20" E 216.63 FEET DISTANT;  
2) S 75°34'22" E A DISTANCE OF 207.01 FEET;  
THENCE S 00°08'29" W A DISTANCE OF 288.84 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 138,079 SQUARE FEET OR 3.1699 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF "FRISCO BAY HOMES AMENDED FILING 1" HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS "EASEMENTS" FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON AND THE LAND LABELED "PUBLIC WAY" FOR THE ACCESS OF THE PUBLIC TO MINER'S CREEK.  
IN WITNESS WHEREOF, THE SAID OWNER, FRISCO BAY TOWNHOMES LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO HEREUNTO BE SUBSCRIBED THIS 15 DAY OF DECEMBER, 1993.

FRISCO BAY TOWNHOMES LIMITED LIABILITY COMPANY

*Robert R. Fulton*  
ROBERT R. FULTON

### NOTARIAL

STATE OF COLORADO )  
COUNTY OF SUMMIT )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF December, A.D. 1993, BY ROBERT R. FULTON AS MANAGER OF FRISCO BAY TOWNHOMES LIMITED LIABILITY COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC *[Signature]* ADDRESS 200 North Ridge  
Breckenridge, CO  
MY COMMISSION EXPIRES 8-11-97

DONNA J. INMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 11/1/97

WETLANDS BOUNDARY

LINE	DIRECTION	DISTANCE
1	S 44°40'07" W	24.79'
2	N 17°03'54" E	20.60'
3	S 38°07'45" W	27.79'
4	S 36°58'58" W	31.51'
5	S 57°44'49" W	27.83'
6	S 86°41'55" W	40.67'
7	S 87°59'50" W	30.07'
8	N 17°55'09" W	18.42'
9	N 67°39'38" W	14.99'
10	S 57°55'45" W	28.32'
11	N 48°00'29" W	24.44'
12	S 48°24'10" W	17.38'
13	N 57°33'29" W	16.26'
14	N 23°23'00" W	16.60'
15	S 78°33'17" W	12.92'
16	S 16°52'20" E	28.42'
17	N 49°27'31" W	30.36'
18	N 69°09'23" E	6.76'
19	S 18°22'24" E	22.11'
20	S 84°32'28" E	19.13'
21	S 45°57'50" W	12.96'
22	S 26°57'47" W	6.27'
23	S 31°59'49" E	27.33'
24	N 45°43'50" E	27.54'
25	S 48°22'29" E	18.48'
26	S 28°03'34" W	19.17'
27	N 79°44'22" W	19.56'
28	S 40°59'52" E	38.32'
29	S 56°24'28" E	39.57'
30	S 74°16'53" E	36.48'
31	S 51°48'24" E	16.04'
32	S 89°51'31" E	134.79'
33	S 41°32'42" W	6.98'
34	S 00°08'29" W	272.93'
35	N 65°15'30" W	8.14'
36	S 49°47'44" W	21.64'

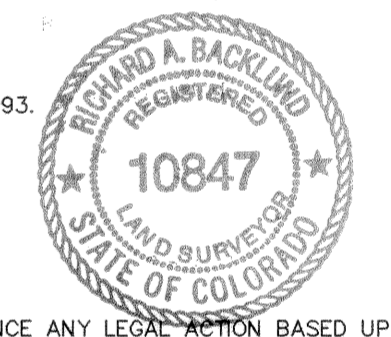
LEGAL DESCRIPTION OF EXPANSION PROPERTY:  
A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRISCO, SUMMIT COUNTY, COLORADO, SAID TRACT BEING A PORTION OF TRACT 2, RAINBOW FOREST SUBDIVISION, A SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SE CORNER OF GOVERNMENT LOT 6 SAID SECTION 35, ALSO BEING A POINT ON THE SOUTH LINE OF SAID TRACT 2, RAINBOW FOREST SUBDIVISION, THENCE N 89°51'31" W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 969.85 FEET; THENCE N 00°08'29" E A DISTANCE OF 288.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 9; THENCE S 77°55'42" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1408.01 FEET; THENCE N 89°51'01" W A DISTANCE OF 408.76 FEET TO THE POINT OF BEGINNING, CONTAINING 197,915 SQUARE FEET OR 4.5435 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF FRISCO BAY HOMES, FILING 1 WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. STEEL PINS WITH CAPS HAVE BEEN SET AT ALL BOUNDARY CORNERS UNLESS NOTED. THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY THE COLORADO COMMON INTEREST OWNERSHIP ACT, CRS 38-33.3-209.

DATED THIS 15th DAY OF December, A.D. 1993.

*Richard A. Backlund*  
RICHARD A. BACKLUND, COLORADO L.S. NO. 10847.



NOTICE: 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.

### TITLE COMPANY CERTIFICATE 12.9.93

LAND TITLE GUARANTEE 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 OWNER FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS:  
*[Signature]* 443954, 443955, 17637 +  
454936

### TOWN OF FRISCO PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF FRISCO, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 2nd DAY OF October, A.D. 1993.  
*[Signature]*  
CHAIRMAN

### TOWN COUNCIL APPROVAL

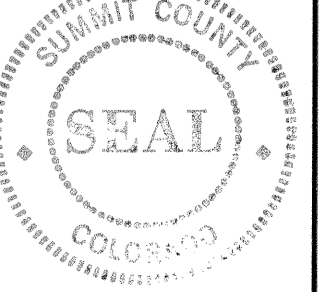
THE WITHIN PLAT OF "FRISCO BAY HOMES AMENDED FILING 1", TOWN OF FRISCO, IS APPROVED FOR FILING THIS 15th DAY OF December, 1993.  
THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNTIL SAID PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE SUBDIVIDER. UPON SUCH SATISFACTORY COMPLIANCE, THE BOARD OF TRUSTEES 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: *[Signature]* MAYOR ATTEST: *[Signature]* TOWN CLERK

### CLERK AND 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 16th DAY OF December, 1993, AT 3:38 P.M. AND DULY FILED FOR RECORD UNDER RECEPTION NO. 438447.

*[Signature]*  
SUMMIT COUNTY CLERK AND RECORDER/DEPUTY



BACKLUND LAND SURVEYS  
P.O. BOX 614  
FRISCO, COLORADO 80443