

# FRISCO BAY HOMES

## FILING 2

A RESUBDIVISION OF A PORTION OF  
TRACT 2, RAINBOW FOREST SUBDIVISION  
LOCATED IN THE NE 1/4 OF SECTION 35,  
T5S, R78W OF THE 6TH P.M.  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



### 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 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 1409.05 FEET; THENCE N 89°31'01" W A DISTANCE OF 408.76 FEET TO THE POINT OF BEGINNING, CONTAINING 197,915 SQUARE FEET OR 4.5435 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF "FRISCO BAY HOMES - FILING 2" 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 27 DAY OF Sept., 1993.

FRISCO BAY TOWNHOMES LIMITED LIABILITY COMPANY

*Robert R. Fulton*  
ROBERT R. FULTON, MANAGER

### NOTARIAL

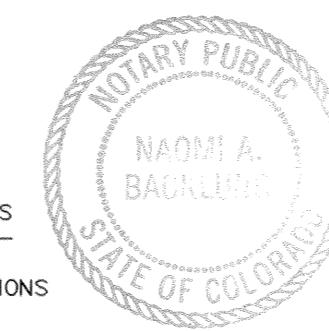
STATE OF COLORADO )  
COUNTY OF SUMMIT ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September, D. 1993, BY ROBERT R. FULTON AS MANAGER OF FRISCO BAY TOWNHOMES LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

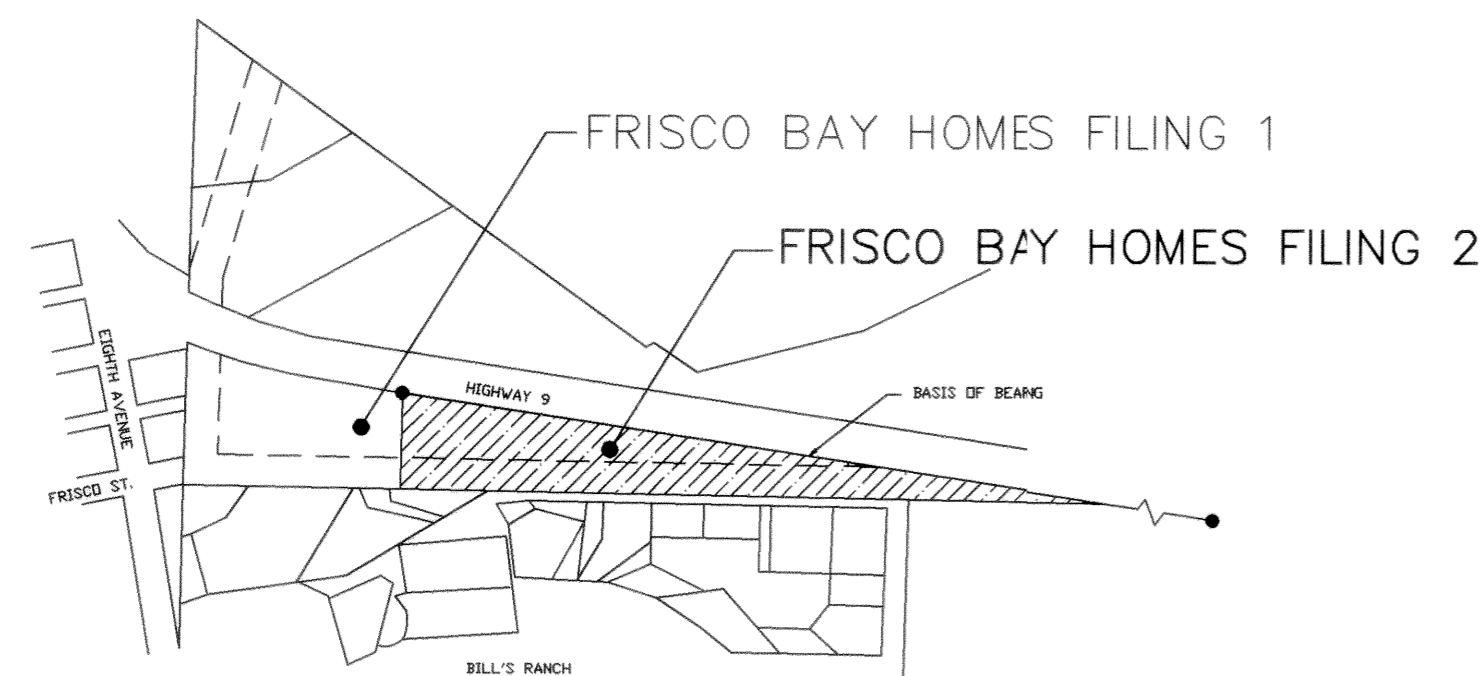
NOTARY PUBLIC *Naomi A. Backlund* ADDRESS 720 Strand  
Trinidad, CO 80443

MY COMMISSION EXPIRES 10/29/94



### 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 VII OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FRISCO BAY TOWNHOMES (THE "DECLARATION").
- 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: AUGUST 16, 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 MONUMENTED AS SHOWN HEREON.
- THE GARAGES LABELED 400 A-D, 402 A AND B, 404 A-D, 406 A-D, 408 A-D, 410 A-D, 412 A-D, 414 A-D, 416 A-D, AND 418 A-F ARE LIMITED COMMON ELEMENTS FOR THE EXCLUSIVE USE OF THE SIMILARLY NUMBERED UNIT.
- THE PROPERTY DESCRIBED IN THIS PLAT EAST OF THE WITHDRAWAL LINE ON SHEET 2/2 IS SUBJECT TO CERTAIN WITHDRAWAL RIGHTS AS PROVIDED IN THE DECLARATION.



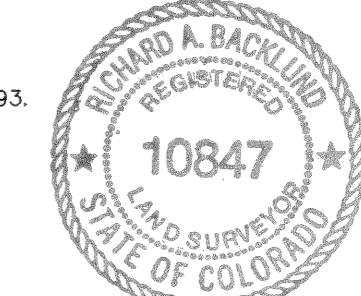
VICINITY MAP  
NOT TO SCALE

### 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 A PORTION OF TRACT 2, RAINBOW FOREST SUBDIVISION 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 38-53.3-209.

DATED THIS 27th DAY OF September, AD 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

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:

AGENT *Julia Davis* #443954  
#443955  
#71637

### 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 16th DAY OF September, AD 1993.

*Thomas J. Deane*  
CHAIRMAN

### TOWN COUNCIL APPROVAL

THE WITHIN PLAT OF "FRISCO BAY HOMES - FILING 2", TOWN OF FRISCO, IS APPROVED FOR FILING THIS 27th DAY OF September, 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: *James A. Spent*  
MAYOR

ATTEST: *Christine Jouve*  
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 16 DAY OF September, 1993 AT 2:09pm, AND DULY FILED FOR RECORD UNDER RECEPTION NO. 446189

*Doris Brill by Laura A. Russell*  
SUMMIT COUNTY CLERK AND RECORDER/DEPUTY



### RECORDATION OF PROTECTIVE COVENANTS

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FRISCO BAY TOWNHOMES IS RECORDED UNDER RECEPTION NO. 446189 AND A FIRST AMENDMENT TO THE DECLARATION IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_

RECORDATION OF FRISCO BAY HOMES FILING 1  
FRISCO BAY HOMES FILING 1 IS FILED UNDER RECEPTION NO. 446188

RECORDATION OF RAINBOW FOREST SUBDIVISION  
RAINBOW FOREST SUBDIVISION IS FILED UNDER RECEPTION NO. 198157

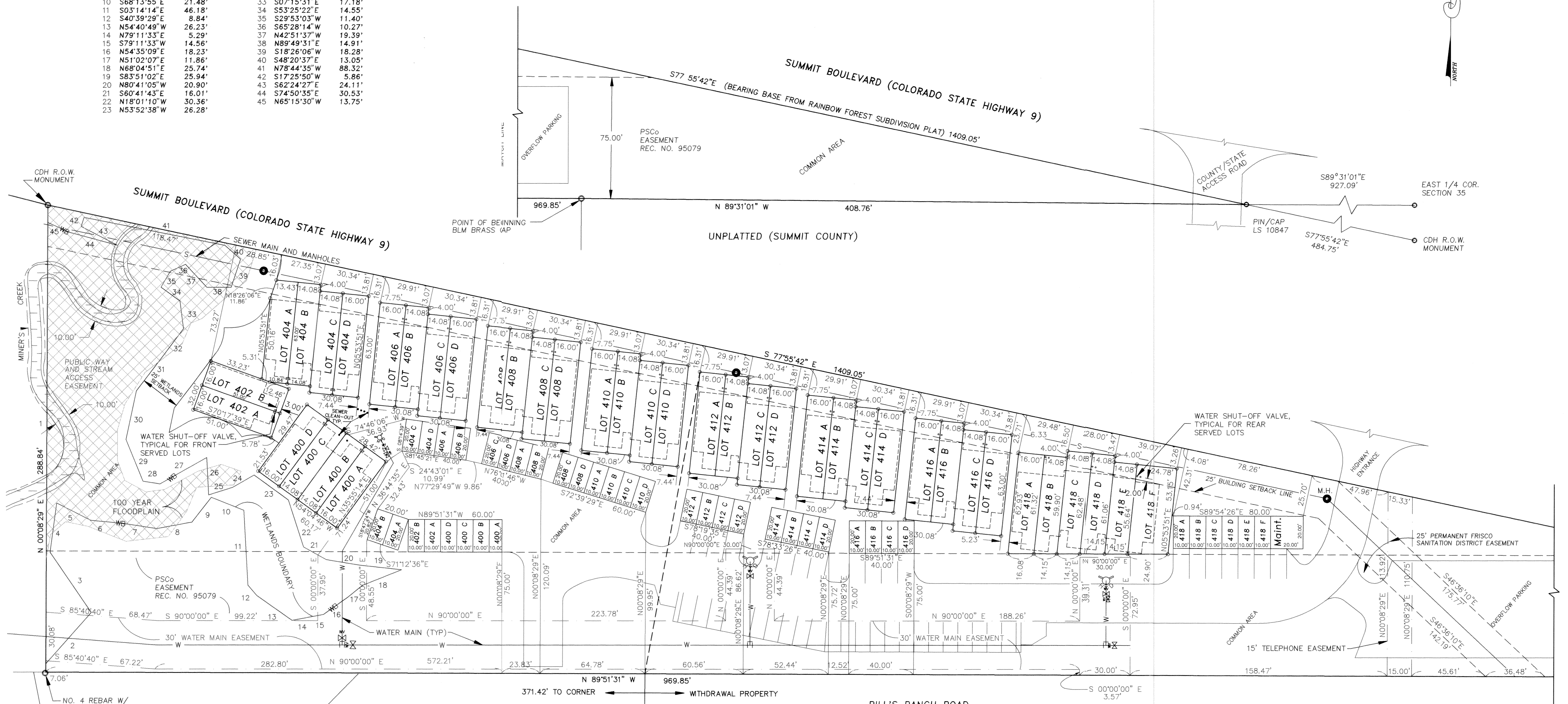
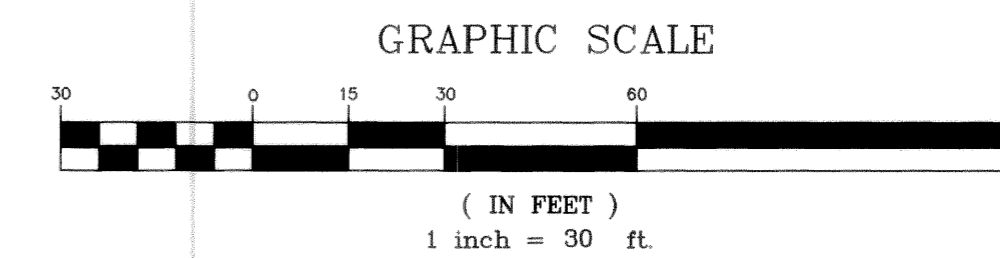
# FRISCO BAY HOMES

## FILING 2

A RESUBDIVISION OF A PORTION OF  
TRACT 2, RAINBOW FOREST SUBDIVISION  
LOCATED IN THE NE 1/4 OF SECTION 35,  
T5S, R78W OF THE 6TH P.M.  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

### WETLANDS BOUNDARY

1	S00°08'29"W	272.93'	24	S60°02'41"W	15.11'
2	N41°22'42"E	42.35'	25	S72°13'17"W	15.55'
3	N34°20'22"W	45.08'	26	N02°55'36"W	23.26'
4	N07°27'16"E	30.51'	27	S60°18'39"W	33.13'
5	S62°58'51"E	23.58'	28	S80°42'59"E	10.64'
6	S84°43'00"E	20.08'	29	S22°05'04"E	27.87'
7	S81°07'04"E	20.86'	30	N11°58'47"E	30.77'
8	N79°31'17"E	22.08'	31	S37°13'39"W	25.38'
9	N37°53'22"E	19.41'	32	S36°43'54"W	22.56'
10	S68°13'55"E	21.48'	33	S07°15'31"E	17.18'
11	S03°14'14"E	46.18'	34	S53°25'22"E	14.55'
12	S40°39'29"E	8.84'	35	S29°53'03"W	11.40'
13	N54°40'49"W	26.23'	36	S65°28'14"W	10.27'
14	N79°11'33"E	5.29'	37	N42°51'37"W	19.39'
15	S79°11'33"W	14.56'	38	N89°49'31"E	14.91'
16	N54°35'09"E	18.23'	39	S18°26'06"W	18.28'
17	N51°02'07"E	11.86'	40	S48°20'37"E	13.05'
18	N68°04'51"E	25.74'	41	N78°44'35"W	88.32'
19	S83°51'02"E	25.94'	42	S17°25'50"W	5.86'
20	N80°41'05"W	20.90'	43	S62°24'27"E	24.11'
21	S60°41'43"E	16.01'	44	S74°50'35"E	30.53'
22	N18°01'10"W	30.36'	45	N65°15'30"W	13.75'
23	N53°52'38"W	26.28'			



NOTE:  
ALL LOT LINES ARE PARALLEL OR  
PERPENDICULAR UNLESS NOTED OTHERWISE

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