



VICINITY MAP NO SCALE

A FINAL PLAT OF
WOODEN CANOE AT WATER DANCE ON LAKE DILLON
 A RESUBDIVISION OF PARCEL C, WATER DANCE
 LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO
 SHEET 1 of 2

LAND USE INFORMATION

WOODEN CANOE AT WATER DANCE ON LAKE DILLON
 TOTAL AREA = 21.03 ACRES.

SIZE OF SUBDIVISION	916,099 sq. ft.
TOTAL BUILDING ENVELOPE COVERAGE	216,478 sq. ft.
% OF PAVED SURFACE COVERAGE (ROADWAYS)	91%
TOTAL NUMBER OF SINGLE FAMILY UNITS	55
SQUARE FOOTAGE OF SINGLE FAMILY LOTS	699,599 sq. ft.
HEIGHT OF STRUCTURES	NOT TO EXCEED TOWN OF FRISCO REQUIREMENTS
DENSITY	3.11 UNITS PER ACRE
NUMBER OF PARKING SPACES	PARKING ON INDIVIDUAL LOTS SHALL CONFORM TO TOWN OF FRISCO REQUIREMENTS.
SNOW STORAGE	86,379 sq. ft.

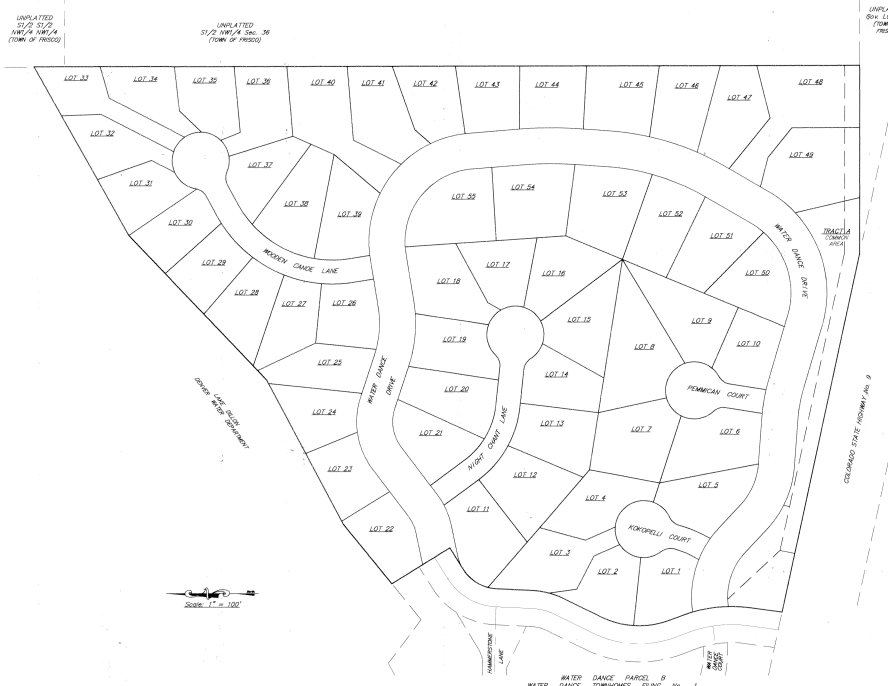
OWNER AND SUBDIVIDER: WATER DANCE LTD.
 P.O. Box 4880
 FRISCO, COLORADO 80443

DESIGNER: PETER JAMAR ASSOCIATES
 108 S FRONTAGE ROAD WEST, SUITE 204
 VAIL COLORADO 81675

ENGINEER AND SURVEYOR: RANGE WEST, INC.
 P.O. Box 589
 SILVERTHORNE, COLORADO 80498

GENERAL NOTES:

- THE COMMON INTEREST COMMUNITY DEDICATED ON THIS PLAT IS WOODEN CANOE AT WATER DANCE ON LAKE DILLON. BEING A PART OF THE MASTER COMMON INTEREST COMMUNITY KNOWN AS WATER DANCE ON LAKE DILLON (SHOWN AS "WATER DANCE" ON THE VICINITY MAP ON THIS PLAT).
- ALL PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO DEVELOPMENT RIGHTS RESERVED BY THE OWNER/DEVELOPER UNDER THE COLORADO COMMON INTEREST OWNERSHIP ACT INCLUDING THE RIGHTS TO (i) ADD REAL ESTATE TO THE COMMON INTEREST COMMUNITY; (ii) CREATE UNITS, COMMON ELEMENTS OR LIMITED COMMON ELEMENTS WITHIN THE COMMON INTEREST COMMUNITY; (iii) SUBDIVIDE UNITS INTO COMMON ELEMENTS; AND (iv) WITHDRAW REAL ESTATE FROM THE COMMON INTEREST COMMUNITY. THESE DEVELOPMENT RIGHTS ARE MORE FULLY DESCRIBED IN THE DECLARATION FOR WOODEN CANOE AT WATER DANCE ON LAKE DILLON RECORDED CONCURRENTLY WITH THIS PLAT IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO.



SEE SHEET 2 FOR PLAT DETAIL

MORTGAGE HOLDER CERTIFICATES:

JAMES M. TEMPLE DOES HEREBY CERTIFY THAT HE HAS EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT FOR WOODEN CANOE AT WATER DANCE ON LAKE DILLON.

BY: *James M. Temple*

BANK ONE, BOULDER, N.A. DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT FOR WOODEN CANOE AT WATER DANCE ON LAKE DILLON.

BY: *Patrick J. Kelly*

NAME: *Patrick J. Kelly*

TITLE: *Senior Lender*

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WATER DANCE LTD. A COLORADO CORPORATION BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL C, WATER DANCE
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO
 CONTAINING 21.0307 ACRES, MORE OR LESS

HAS LAID OUT, PLATTED AND RESUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES 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, THE SAID OWNER HAS CAUSED ITS NAME TO BE SUBSCRIBED THIS 18 DAY OF June A.D. 1996

WATER DANCE LTD., A COLORADO CORPORATION
 BY: *Jeff Temple*
 JEFF TEMPLE, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF COLORADO)
 COUNTY OF COLORADO)
 I, Summit,
 THE CLERK AND RECORDER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF June 1996 BY JEFF TEMPLE AS PRESIDENT OF WATER DANCE LTD., A COLORADO CORPORATION.

WATER DANCE
 MY COMMISSION EXPIRES: 11-17-98

TITLE COMPANY'S CERTIFICATE:

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE SOLE AND FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

414975

DATED THIS 17th DAY OF June 1996
David J. Johnson
 AGENT

SURVEYOR'S CERTIFICATE:

I, HENRY C. BARNES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. NO MONUMENTS WERE EITHER FOUND OR SET IN THE GROUND AS SHOWN HEREON, IN ACCORDANCE WITH C.R.S. 58-51-101. FURTHER, I CERTIFY THAT THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 58-103-209.

DATED THIS 7th DAY OF JULY 1996
 SIGNATURE: *Henry C. Barnes*
 HENRY C. BARNES
 COLORADO REGISTRATION NO. 15242

TOWN OF FRISCO PLANNING COMMISSION APPROVAL:

THE PLANNING COMMISSION OF FRISCO, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THE 18th DAY OF June 1996 BY John Anderson

APPROVAL BY THE TOWN COUNCIL:

THE WITHIN PLAT OF WOODEN CANOE AT WATER DANCE ON LAKE DILLON IS APPROVED FOR FILING THIS 19th DAY OF March 1996. THE DESIGNATION OF THE PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNLESS 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 DESIGNATION OF PUBLIC WAYS AND BEING RECORDED SAID ACCEPTANCE.

TOWN OF FRISCO, COLORADO
 BY: *Mark J. Bauer*
 ATTES: TOWN CLERK

CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 18th DAY OF June 1996 AND FILED FOR RECORD AT 18:19, UNDER RECEPTION NUMBER 517523.

SIGNATURE: *Doris L. Baird* BY: *Martina Guelzo*
 SUMMIT COUNTY CLERK AND RECORDER DEPUTY
 PROTECTIVE COVENANTS RECORDED UNDER RECEPTION NUMBER 517530
 SIGNATURE: *Doris L. Baird* BY: *Martina Guelzo*
 SUMMIT COUNTY CLERK AND RECORDER DEPUTY

Drawn File	Doc #40593-1	Project 13425
Checked 103	Date JUNE 3, 1996	Sheet 1 of 2

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

**A FINAL PLAT OF
WOODEN CANOE AT WATER DANCE
A RESUBDIVISION OF PARCEL C, WATER DANCE
LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO
SHEET 2 of 2**

UNPLATTED
S1/2 S1/2
NW1/4 NW1/4
(TOWN OF FRISCO)

UNPLATTED
S1/2 NW1/4 Sec. 36
(TOWN OF FRISCO)

UNPLATTED
Gov. LOT 112
(TOWN OF
FRISCO)

POINT OF BEGINNING
FOR SURVEY
E 1/4 Cor. Sec. 35
T.5S., R.78W. 616 P.M.

BASIS OF
BEARINGS



- Legend**
- ◆ FOUND B.L.M. BRASS CAP
 - ◆ FOUND O.M.W.W. BRASS CAP SET IN CONCRETE
 - ◆ FOUND No. 4 REBAR w/ YELLOW PLASTIC CAP P.L.S. 15242
 - ◆ SET No. 4 REBAR w/ RED PLASTIC CAP P.L.S. 15242
 - EXISTING WATER MAIN
 - EXISTING SEWER MAIN

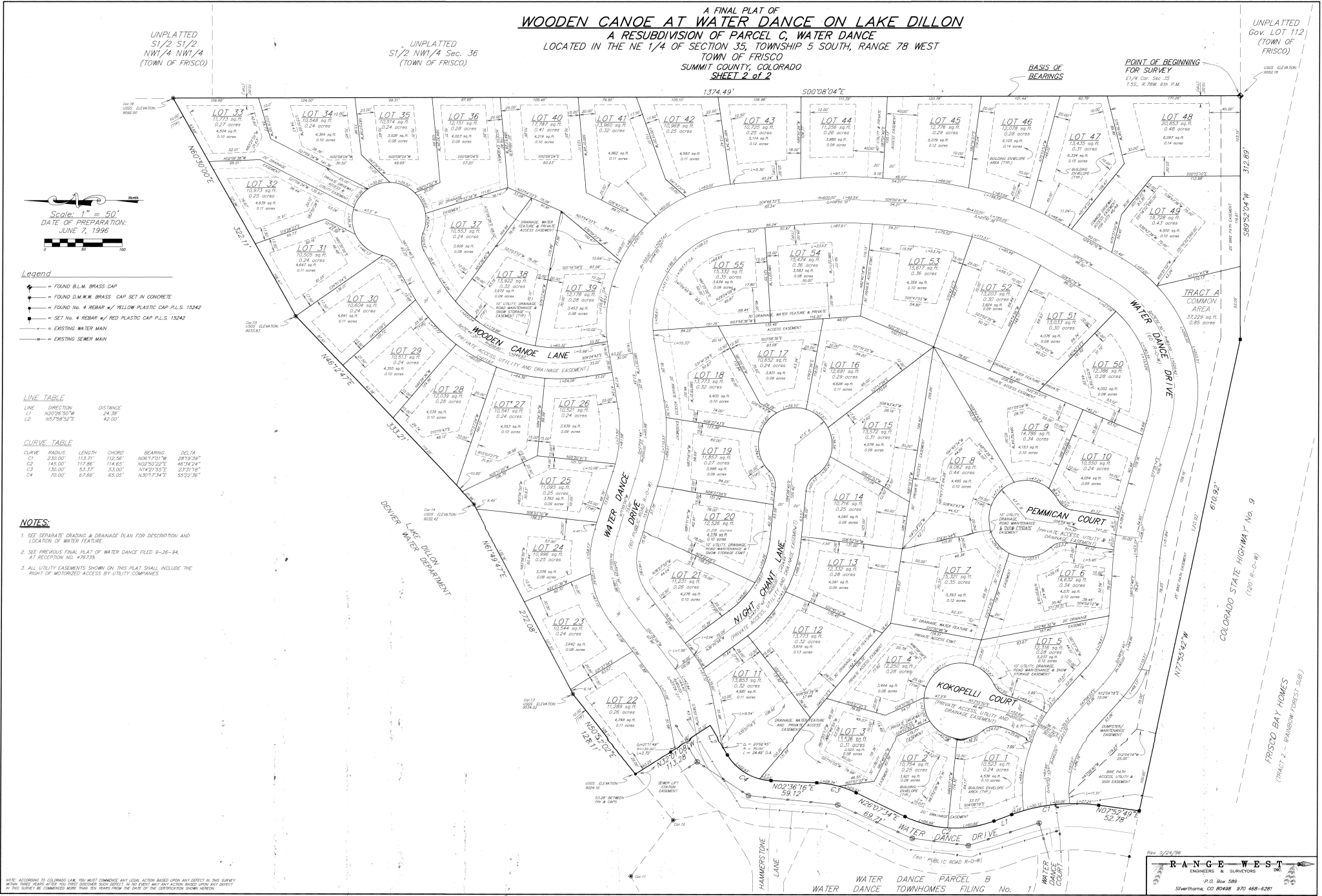
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N02°28'50"W	24.38'
L2	N07°28'50"E	40.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	230.00'	113.71'	112.36'	N06°7'01"W	28°19'39"
C2	145.00'	115.86'	114.61'	N02°50'22"E	48°34'24"
C3	150.00'	51.37'	53.00'	N14°21'55"E	23°31'16"
C4	70.00'	67.66'	65.05'	N30°17'34"E	35°22'36"

- NOTES:**
- SEE SEPARATE GRADING & DRAINAGE PLAN FOR DESCRIPTION AND LOCATION OF WATER FEATURE.
 - SEE PREVIOUS FINAL PLAT OF WATER DANCE FILED 9-26-94, AT RECEPTION NO. 478735.
 - ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL INCLUDE THE RIGHT OF MOTORIZED ACCESS BY UTILITY COMPANIES.



NOTE: ACCORDING TO COLORADO LAW, YOU MUST COME ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDING SUCH DEFECT OR THE DATE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE REPRODUCTION SHOWN HEREON.

RANGE WEST
 ENGINEERS & SURVEYORS
 P.O. Box 589
 Silverthorne, CO 80408 970 468-6261