



DEDICATION:

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

A TRACT OF LAND BEING A PORTION OF PARCEL B, WATER DANCE, A SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 8 OF THE DENVER WATER DEPARTMENT PROPERTY, BEING A D.M.W.W. BRASS CAP, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL B, WATER DANCE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL B FOR THE FOLLOWING TWO (2) COURSES:

- 1.) N67°30'02"E A DISTANCE OF 339.68 FEET;
2.) N50°53'47"E A DISTANCE OF 241.29 FEET TO THE NORTHWEST CORNER OF WATER DANCE TOWNHOMES, FILING NO. 2;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID WATER DANCE TOWNHOMES, FILING NO. 2 FOR THE FOLLOWING SEVEN (7) COURSES:

- 1.) S41°20'18"E A DISTANCE OF 132.01 FEET;
2.) S30°53'32"W A DISTANCE OF 18.69 FEET;
3.) 55.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°52'13", A RADIUS OF 100.00 FEET, AND A CHORD WHICH BEARS S46°49'39"W 54.91 FEET DISTANT;
4.) S62°45'45"W A DISTANCE OF 68.70 FEET;
5.) S10°39'53"E A DISTANCE OF 69.90 FEET;
6.) S28°23'00"E A DISTANCE OF 53.50 FEET;
7.) S12°04'18"W A DISTANCE OF 148.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 9;

THENCE N77°56'42"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 508.21 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE N12°04'18"E A DISTANCE OF 58.27 FEET TO THE POINT OF BEGINNING, CONTAINING 2.824 ACRES OR 123,012 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, PLATTED AND RESUBDIVIDED SAME AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "WATER DANCE TOWNHOMES FILING NO. 2", 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 DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNER CAUSED ITS NAME TO BE SUBSCRIBED THIS 7th DAY OF March, A.D. 1995.

WATER DANCE, LTD., A COLORADO CORPORATION

BY: Jeff Temple, AS PRESIDENT

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 DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

414975, 474288, 479114

DATED THIS 8th DAY OF March, 1995.

[Signature] AGENT

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 March, 1995.

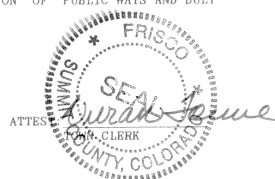
[Signature] JOY ANDERSON CHAIRMAN

APPROVAL BY THE TOWN COUNCIL:

THE WITHIN PLAT OF THE WATER DANCE TOWNHOMES FILING NO. 2 IS APPROVED FOR FILING THE 21st DAY OF March, 1995. 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 & RESOLUTION ACCEPTING THE SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

TOWN COUNCIL FRISCO, COLORADO

BY: [Signature] MAYOR

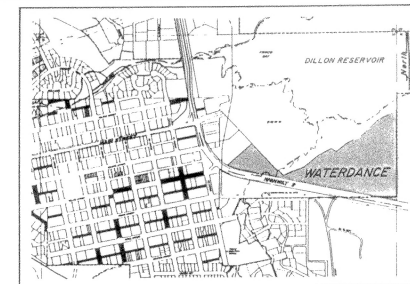
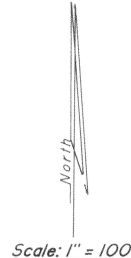


A FINAL PLAT OF WATER DANCE TOWNHOMES

FILING No. 2

A RESUBDIVISION OF A PORTION OF PARCEL B, WATER DANCE TOWN OF FRISCO SUMMIT COUNTY, COLORADO

Sheet 1 of 2



VICINITY MAP NO SCALE

FRISCO SANITATION DISTRICT

PARCEL A

WATER DANCE TOWNHOMES FILING No. 2 (A PORTION OF PARCEL B) SEE SHEET 2

LAKE DILLON DENVER WATER DEPARTMENT

PARCEL C (FUTURE DEVELOPMENT)

UNPLATTED (TOWN OF FRISCO)

ACKNOWLEDGEMENT:

STATE OF COLORADO ) COUNTY OF Boulder

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April, 1995, BY JEFF TEMPLE AS PRESIDENT OF WATER DANCE LTD., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 3-1-99

MORTGAGE HOLDER CERTIFICATES:

RAINBOW FOREST LIMITED LIABILITY COMPANY, A WYOMING LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT FOR WATER DANCE TOWNHOMES, FILING NO. 2

BY: [Signature] JAMES M. TEMPLE, AS MANAGER

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 WATER DANCE TOWNHOMES, FILING NO. 2.

BY: [Signature]

NAME: Robert J. Gaddis

TITLE: Vice President

NOTES:

- 1. AGREEMENT FOR BIKE AND RECREATION PATH DEDICATION IS RECORDED AT RECEPTION NO. 472197
2. WATER LINE EXTENSION CONTRACT AND AGREEMENT FOR GRANT OF UTILITY ACCESS IS RECORDED AT RECEPTION NO. 472197
3. NEW AGREEMENT FOR DEDICATION OF BIKE PATH IS RECORDED AT RECEPTION NO. 481093
4. THE LOTS SHOWN HEREON ARE TOWNHOME LOTS. THE REMAINING PORTIONS OF PARCEL B OUTSIDE OF THESE TOWNHOME LOTS ARE OWNED BY THE WATER DANCE ON LAKE DILLON MASTER ASSOCIATION.
5. ALL PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO DEVELOPMENT RIGHTS UNDER THE COLORADO COMMON INTEREST OWNERSHIP ACT, WHICH RIGHTS ARE MORE FULLY DESCRIBED IN THE HOMEOWNERS DECLARATION OF WATER DANCE ON LAKE DILLON RECORDED WITH THIS PLAT IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO.
6. LOCATIONS OF DRIVEWAYS AS SHOWN HEREON ARE APPROXIMATE ONLY AND WERE NOT COMPLETELY CONSTRUCTED AT TIME OF SURVEY.
7. THE FOLLOWING UTILITIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY: SEWER MANHOLES, FIRE HYDRANTS, CURB STOPS, SEWER CLEAN OUTS, TRANSFORMERS AND WATER VALVES. THE LOCATIONS OF SEWER AND WATER SERVICE LINES AND WATER MAINS AS SHOWN HEREON ARE APPROXIMATE ONLY AND ARE BASED ON A COMBINATION OF THE ACTUAL LOCATIONS OF THE ABOVE ITEMS AND ON THE ENGINEERING PLANS.

SURVEYOR'S CERTIFICATE:

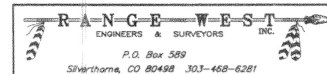
I, TERRY C. BARNES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WAS PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT THIS PLAT AND SURVEY CONTAINS ALL THE INFORMATION REQUIRED BY COLORADO REVISED STATUTES NO. 38-33.3-209 OF THE COMMON INTEREST OWNERSHIP ACT.

DATED THIS 16th DAY OF March, 1995.

SIGNATURE: Terry C. Barnes TERRY C. BARNES, P.L.S. COLORADO REGISTRATION # 15242



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 FIVE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 23rd DAY OF March, 1995, AND FILED FOR RECORD AT 4:33 P.M., UNDER RECEPTION NUMBER 488295

THE FINAL PLAT OF WATER DANCE IS RECORDED AT RECEPTION NUMBER 481090

HOMEOWNERS DECLARATION OF WATER DANCE ON LAKE DILLON IS RECORDED AT RECEPTION NO. 481091

MASTER DECLARATION FOR WATER DANCE ON LAKE DILLON IS RECORDED AT RECEPTION NO. 481092

SIGNATURE: Doris L. Buell SUMMIT COUNTY CLERK AND RECORDER

BY: Vicki K. Stecklein DEPUTY

