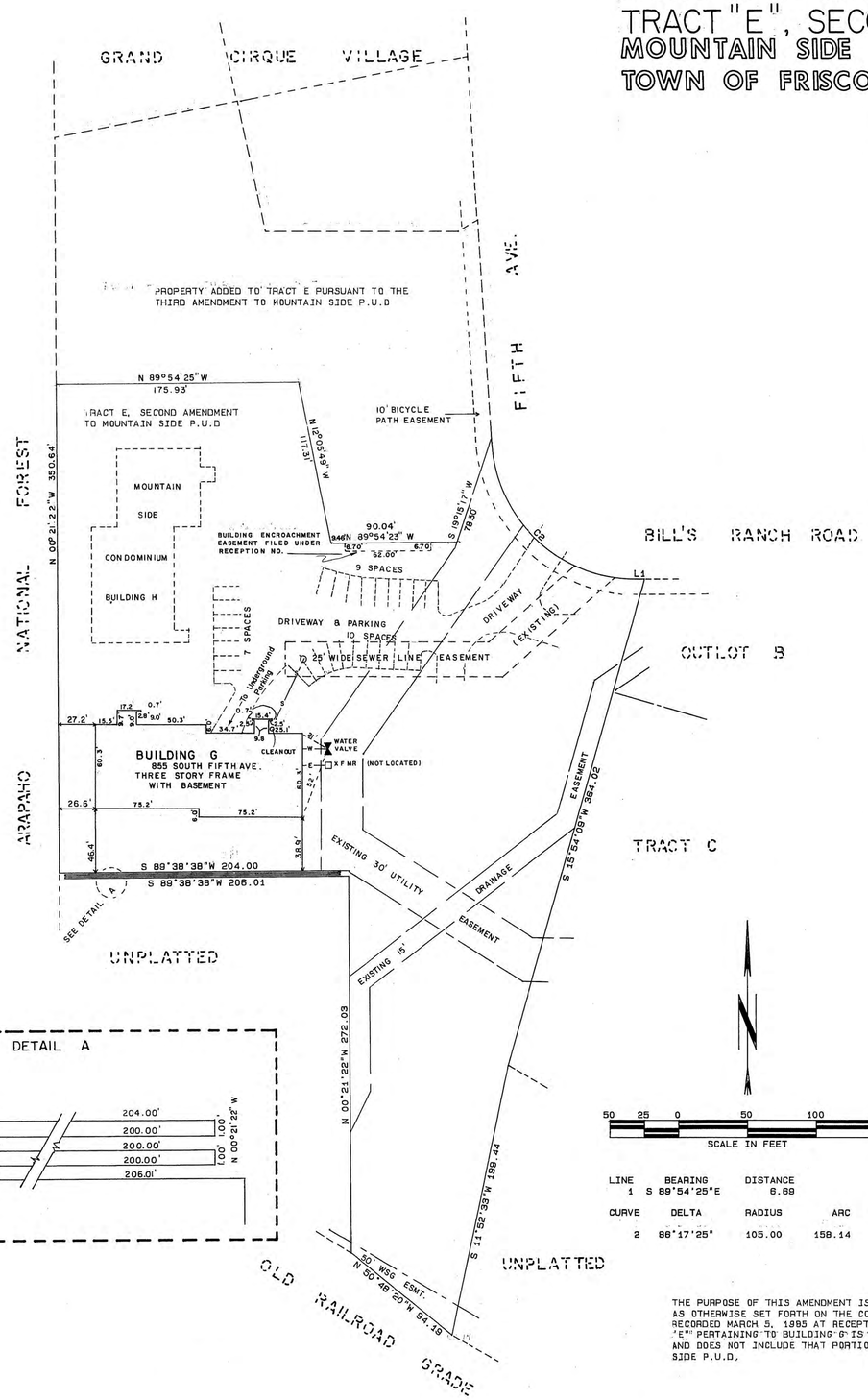
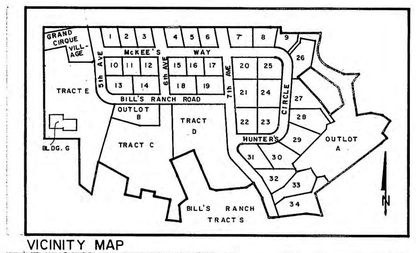
88655

AMENDED CONDOMINIUM MAP FOR
MOUNTAIN SIDE CONDOMINIUM BUILDING G
ALSO KNOWN AS 855 SOUTH FIFTH AVENUE
LOCATED ON A PORTION OF
TRACT "E", SECOND AMENDMENT TO MOUNTAIN SIDE P.U.D.,
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



LINE	BEARING	DISTANCE
1	S 89°54'25"E	6.69

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
2	86°17'25"	105.00	158.14	98.41	143.61	S 46°45'42"E



VICINITY MAP

NOTES:

GCE --- GENERAL COMMON ELEMENT

LCE --- LIMITED COMMON ELEMENT

(F) --- FIREPLACE (LCE)

ALL INTERIOR WALLS ARE 0.39 FEET THICK UNLESS OTHERWISE NOTED

EL. = ELEVATIONS: U.S.G.S. SEA LEVEL DATUM OF 1929. BENCH MARK DISC DESIGNATED 9097 IN FACE OF LARGE ROCK ALONG RAILROAD GRADE NEAR THE SOUTHWEST CORNER OF THE TOWN OF FRISCO, COLORADO.

BENCH MARK ELEVATION = 9095.47 FEET

BEARINGS ARE REFERENCED TO THE SECOND AMENDMENT TO MOUNTAIN SIDE P.U.D., THE WEST LINE BEARING S 00°21'22" E.

MONUMENTS LOCATED AS PER C.R.S. (1973) 38-51-101.

PREPARATION DATE: 2/10/86

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX 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.

THE PURPOSE OF THIS AMENDMENT IS TO AMEND AND CLARIFY THE LEGAL DESCRIPTION FOR TRACT "E" AS OTHERWISE SET FORTH ON THE CONDOMINIUM MAP FOR MOUNTAIN SIDE CONDOMINIUM, BUILDING G, RECORDED MARCH 5, 1985 AT RECEPTION NO. 293212. THE CORRECT LEGAL DESCRIPTION FOR TRACT "E" PERTAINING TO BUILDING G IS SET FORTH IN THE SECOND AMENDMENT TO MOUNTAIN SIDE P.U.D. AND DOES NOT INCLUDE THAT PORTION OF TRACT "E" ADDED BY THE THIRD AMENDMENT TO MOUNTAIN SIDE P.U.D.

MORTGAGE HOLDERS CERTIFICATE AND ACKNOWLEDGEMENT

COLORADO NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

BY:_____

STATE OF COLORADO)
) ss
COUNTY OF DENVER)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____, 198__ , BY_____OF COLORADO NATIONAL BANK, A NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
ADDRESS

MY COMMISSION EXPIRES:_____

OWNER'S CERTIFICATE

THE DECLARANT, MINERS CREEK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, BY FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP, BY LAWRENCE FELDMAN, GENERAL PARTNER, BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

TRACT "E",
SECOND AMENDMENT TO MOUNTAIN SIDE P.U.D,
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

DOES HEREBY CERTIFY THAT THIS AMENDED CONDOMINIUM MAP FOR MOUNTAIN SIDE CONDOMINIUM, BUILDING G, ALSO KNOWN AS 855 SOUTH FIFTH AVENUE, HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR MOUNTAIN SIDE CONDOMINIUM DATED_____AND FILED FOR RECORD UNDER RECEPTION NO. _____IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER.

MINERS CREEK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP
BY FELDMAN AND SIMPSON INVESTMENTS, A COLORAD GENERAL PARTNERSHIP

_____
LAWRENCE FELDMAN, GENERAL PARTNER OF FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss
COUNTY OF _____)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____198__, FOR MINERS CREEK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, BY FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP, BY LAWRENCE FELDMAN, GENERAL PARTNER.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

_____
ADDRESS

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED CONDOMINIUM MAP FOR MOUNTAIN SIDE CONDOMINIUM, BUILDING G, ALSO KNOWN AS 855 SOUTH FIFTH AVENUE, SHOWING THE SURVEY WITH BUILDING LOCATION AND IMPROVEMENTS, UNIT DESIGNATIONS, DIMENSIONS AND ELEVATIONS, ALL OBTAINED AFTER SUBSTANTIAL COMPLETION, ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATIONS OF ALL IMPROVEMENTS KNOWN AS MOUNTAIN SIDE CONDOMINIUM, BUILDING G, AMENDED, ALSO KNOWN AS 855 SOUTH FIFTH AVENUE, LOCATED ON A PORTION OF TRACT E, SECOND AMENDMENT TO MOUNTAIN SIDE P.U.D., TOWN OF FRISCO, SUMMIT COUNTY, COLORADO. THIS MAP ALSO REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR KNOWN TO ME AND THERE EXIST NO ENCROACHMENTS BY OR ON TRACT "E", EXCEPT AS SET FORTH ON THIS MAP.

DATED THIS_____DAY OF _____, 198__ .

_____
RICHARD A BACKLUND, COLORADO L.S. NO. 10847

TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS AS SHOWN ON THIS CONDOMINIUM MAP, AND TITLE TO SUCH LANDS IS IN THE THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

AGENT_____ DATE _____

PLANNING COMMISSION APPROVAL

THIS CONDOMINIUM MAP HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FRISCO ON THIS___DAY OF_____ . 198__.

_____
CHAIRMAN

TOWN BOARD APPROVAL

THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO, DOES HEREBY APPROVE THIS CONDOMINIUM MAP AT A MEETING OF SAID BOARD ON THIS_____DAY OF_____, 198__.

_____ ATTEST:_____
MAYOR TOWN CLERK

RECORDER'S ACCEPTANCE

THIS CONDOMINIUM MAP HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS_____ DAY OF_____, 198__, AT____M, AND DULY FILED UNDER RECEPTION NO._____ .

_____
SUMMIT COUNTY CLERK AND RECORDER / DEPUTY

BACKLUND LAND SURVEYS
P. O. BOX 614
FRISCO, CO 80443
PHONE (303) 668-3730

SHEET 1 OF 5

5725-5

88655

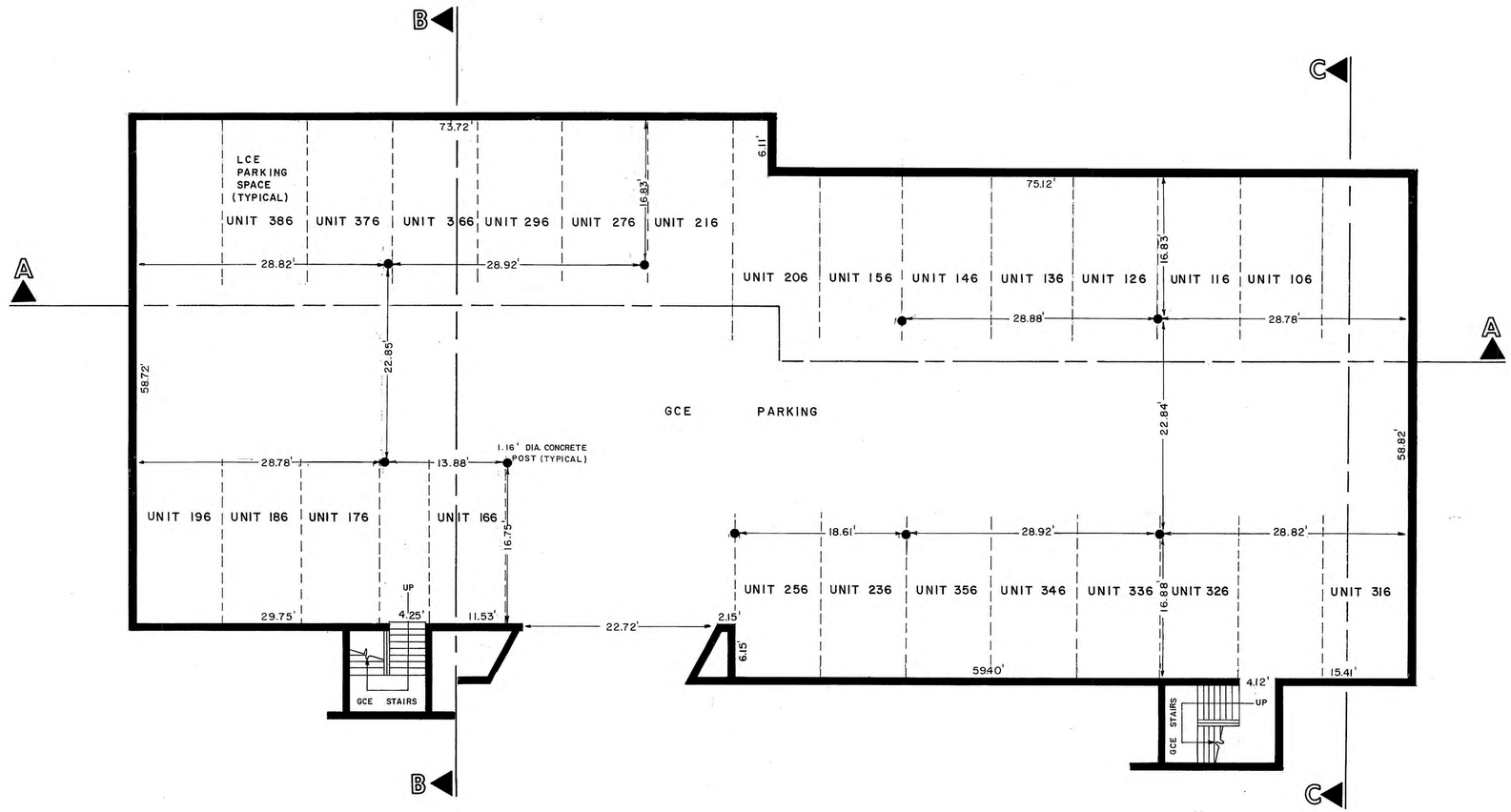
AMENDED CONDOMINIUM MAP FOR

MOUNTAIN SIDE CONDOMINIUM

BUILDING G

ALSO KNOWN AS

855 SOUTH FIFTH AVENUE



PARKING LEVEL

SCALE 1/8" = 1'

SHEET 2 OF 5

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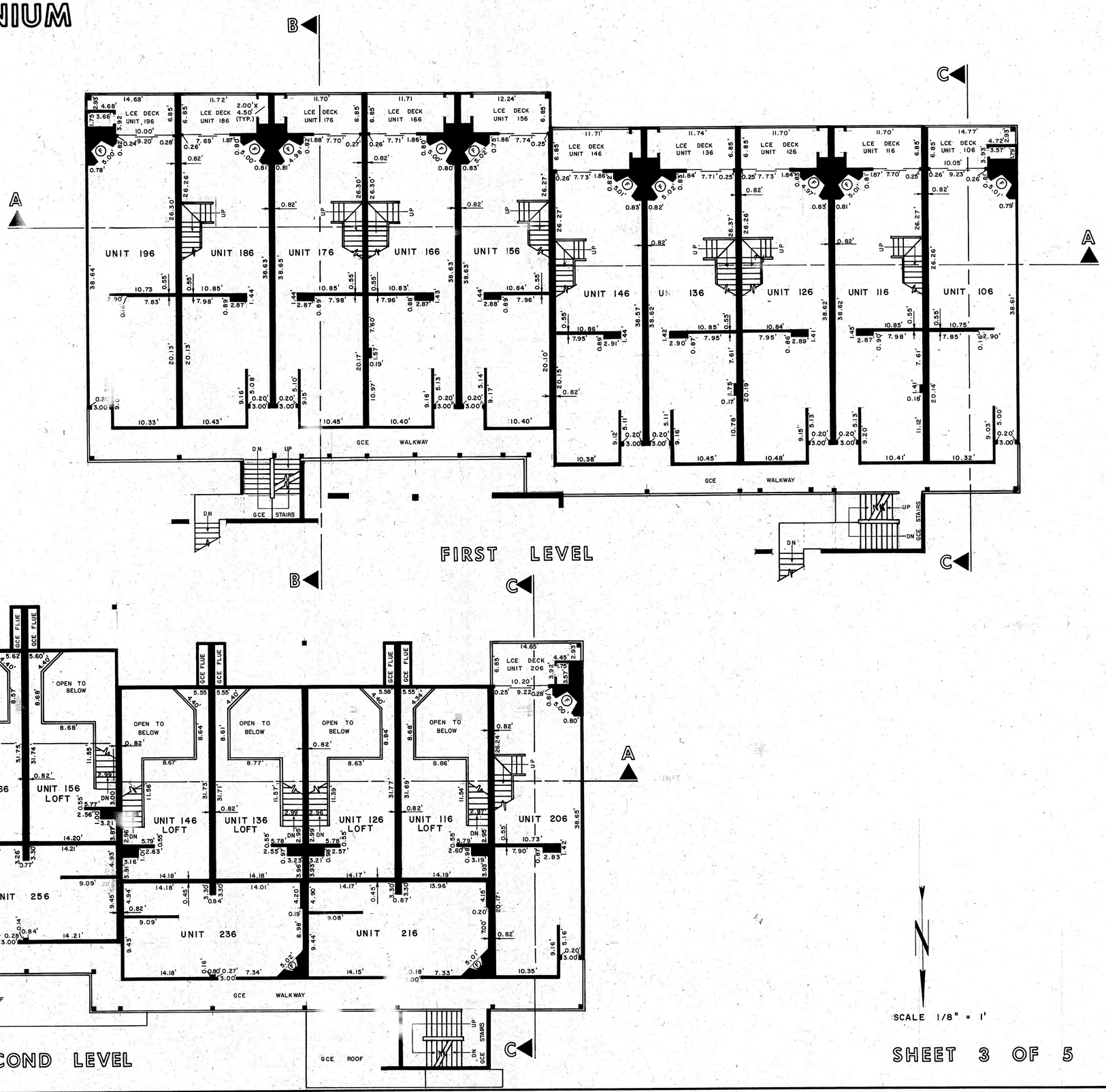

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SHEET 3 OF 5

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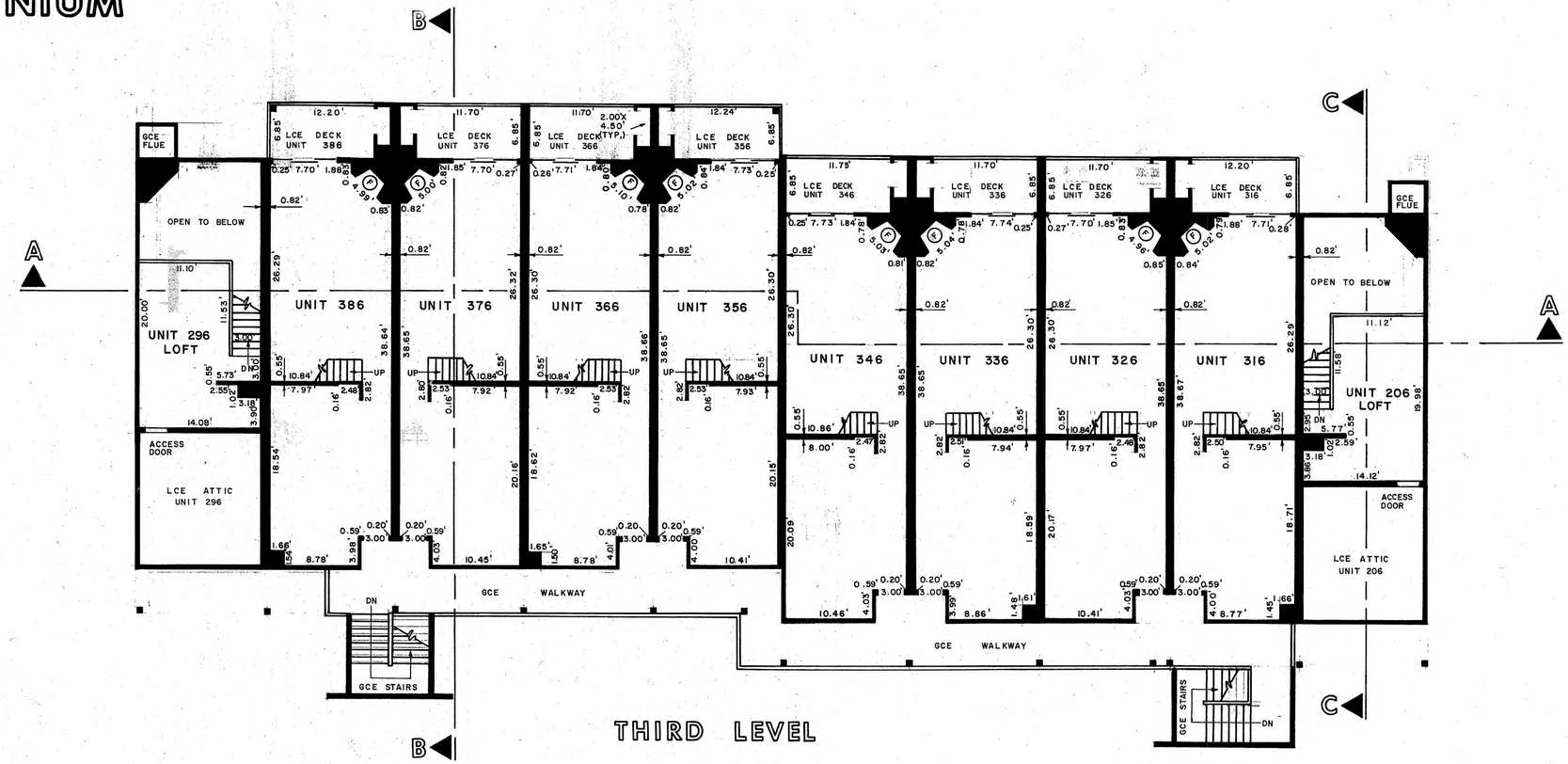
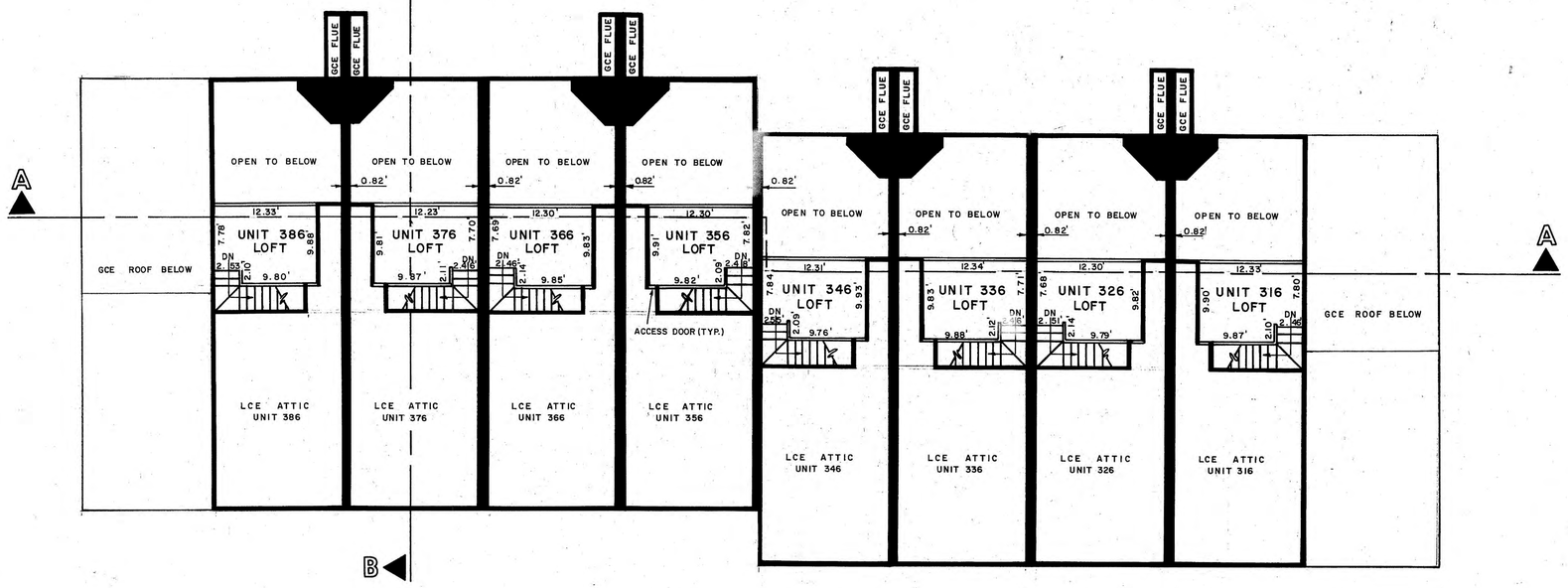


THIRD LEVEL



LOFT LEVEL

SCALE 1/8" = 1'

SHEET 4 OF 5

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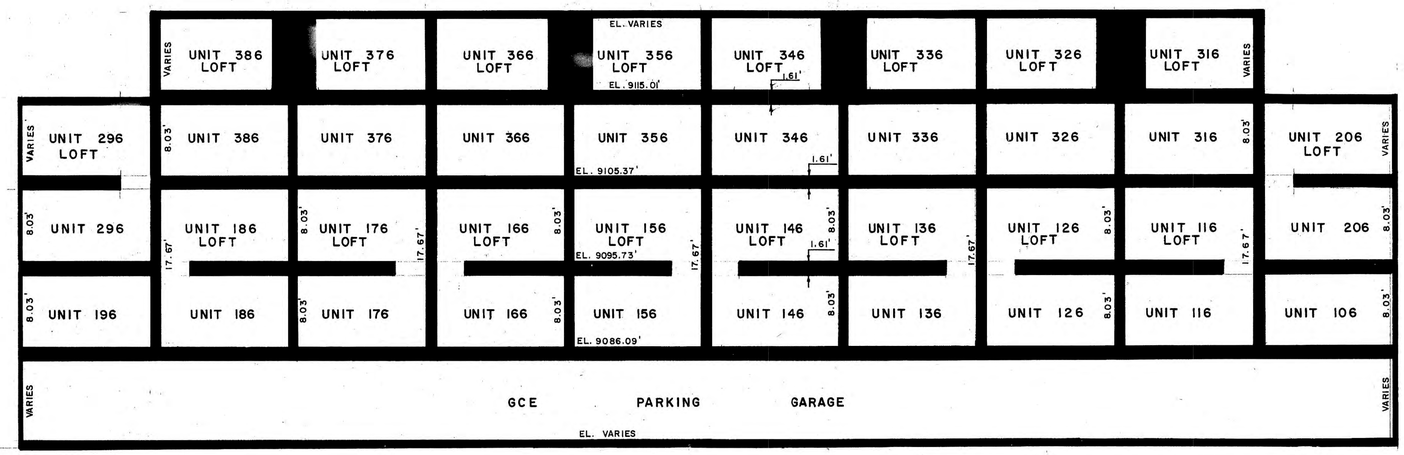
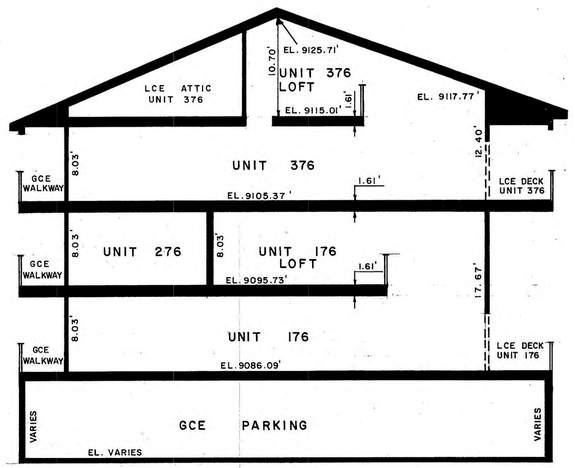
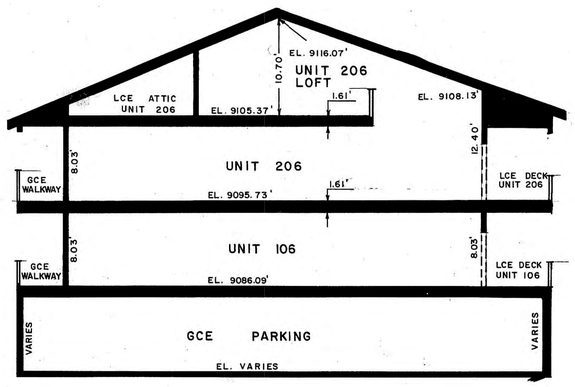


SECTION A·A



SECTION B·B



SECTION C·C

SCALE 1/8" = 1'

SHEET 5 OF 5

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