

# FINAL PLAT RIVERVIEW CONDOMINIUMS

BEING A SUBDIVISION OF THE METES AND BOUNDS PARCEL DESCRIBED AT RECEPTION NO. 2014-008780  
SITUATED IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT FROZEN, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY SITUATED IN THE TOWN OF FRASER, GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST ONE-QUARTER SOUTHWEST ONE-QUARTER (SE1/4SW1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER SOUTHWEST ONE-QUARTER (SE1/4SW1/4);  
THENCE SOUTH 00°26' EAST, ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER SOUTHWEST ONE-QUARTER (SE1/4SW1/4), 259.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40;  
THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 607.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER SOUTHWEST ONE-QUARTER (SE1/4SW1/4);  
THENCE NORTH 89°45' EAST, ALONG SAID NORTH LINE, 539.35 FEET TO THE POINT OF BEGINNING.

COUNTY OF GRAND, STATE OF COLORADO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS RIVERVIEW CONDOMINIUMS WHICH CONTAINS THE BUILDING FOOTPRINTS FOR RIVERVIEW CONDOMINIUMS AND THE SURROUNDING PROPERTY THEREOF (OUTLOT A) THAT IS SUBJECT TO A CONDOMINIUM REGIME, AND HAS CAUSED THE REMAINING REAL PROPERTY TO BE LAID OUT AND SURVEYED AS PARCEL 1, AND DOES HEREBY DEDICATE THE RECIPROCAL ACCESS EASEMENT FOR THE USE OF THE PUBLIC AND DOES HEREBY DEDICATE THE INGRESS/EGRESS EASEMENTS #1 & #2 AND THE UTILITY EASEMENT TO THE TOWN OF FRASER (ALL GRAPHICALLY SHOWN HEREIN) AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS

IN WITNESS WHEREOF, SAID FROZEN, LLC HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FROZEN, LLC

BY:

EDWARD C. CARNEY, MEMBER  
(A.K.A. EDWARD CASEY CARNEY)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY EDWARD C. CARNEY AS A MEMBER OF FROZEN, LLC

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES:

NOTARY PUBLIC

IN WITNESS WHEREOF, SAID FROZEN, LLC HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FROZEN, LLC

BY:

BOBBIE L. CARNEY, MEMBER  
(A.K.A. BOBBIE LYNN CARNEY)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY BOBBIE L. CARNEY AS A MEMBER OF FROZEN, LLC

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES:

NOTARY PUBLIC

**LIEN HOLDER'S CERTIFICATE**

BANK OF THE WEST, AS A MORTGAGEE OF THE ABOVE PROPERTY (RECEPTION No. 2014-008781), HEREBY JOINS IN THIS FINAL PLAT AND ALL DEDICATIONS.

AUTHORIZED AGENT & TITLE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF BANK OF THE WEST.  
(AUTHORIZED AGENT) (TITLE)

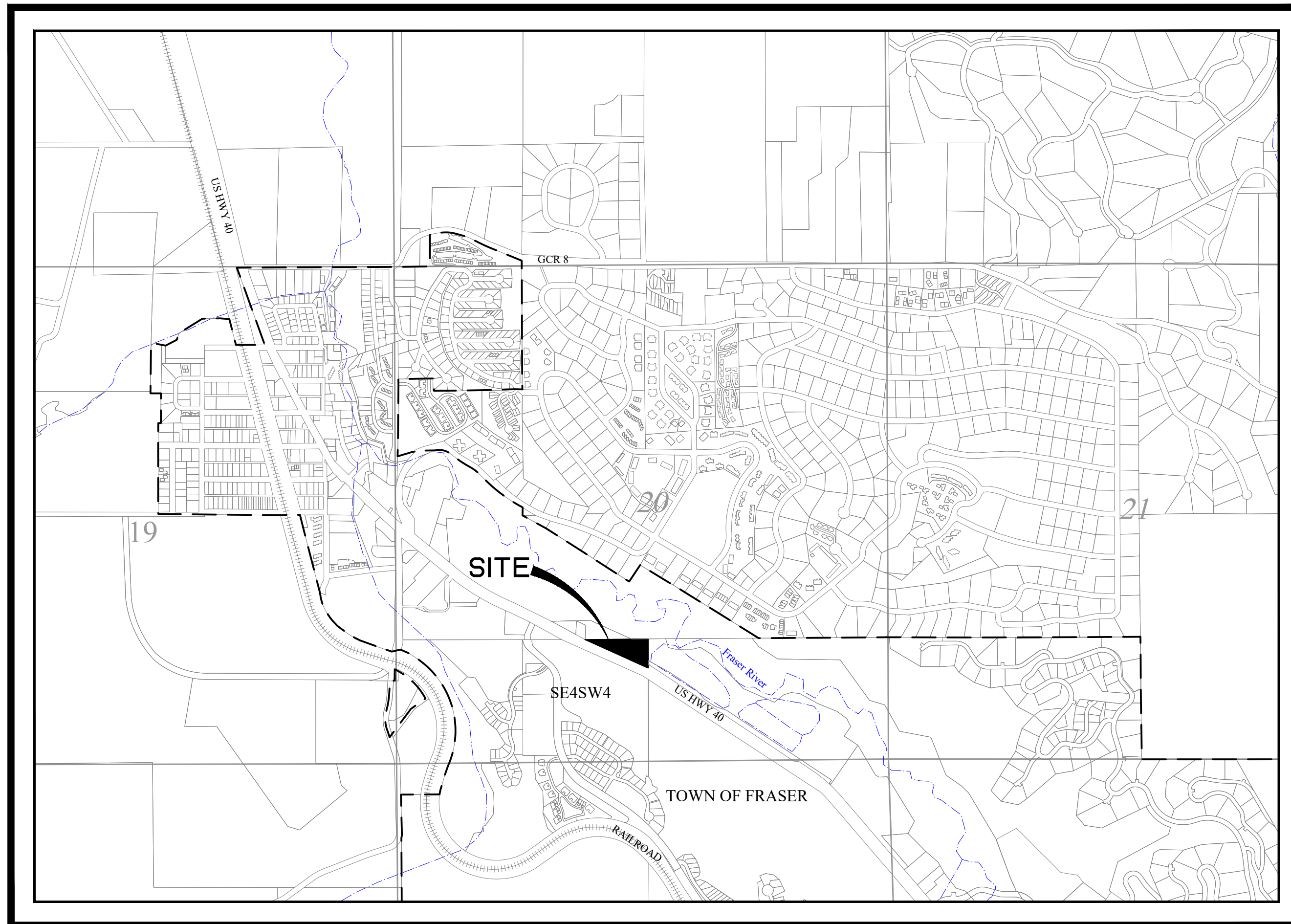
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES:

NOTARY PUBLIC

**CERTIFICATE FOR APPROVAL BY THE BOARD OF TRUSTEES**

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE FRASER TOWN BOARD. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF THE INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN OF FRASER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

BY: PHILIP VANDERNAIL  
MAYOR, TOWN OF FRASER



**CONTACT INFORMATION**

OWNER: FROZEN, LLC  
ATTN: TED CARNEY  
PO BOX 130  
GRAND LAKE, CO 80447-0130  
970-726-5006

ENGINEER: JVA, INCORPORATED  
PO BOX 1860  
47 COOPER CREEK WAY  
SUITE 328  
WINTER PARK, CO 80482  
970-722-7677

**NOTES**

- THE SUBJECT PROPERTY IS VESTED TO FROZEN, LLC, BY QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2014-008780.
- THE BASIS OF BEARINGS IS ASSUMED TO BEAR N 89°56'34" W AS MEASURED ALONG THE NORTH LINE OF SUBJECT PROPERTY AS EVIDENCED BY A #5 REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED "C-C ST/16 S20 1997 PLS 11415" AT THE CENTER-SOUTH ONE-SIXTEENTH (C-S 1/16) CORNER OF SECTION 20 AND A REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 25971" AT THE NORTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN HEREON.
- DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 1118303-C, EFFECTIVE DATE OF MARCH 07, 2019 PREPARED BY TITLE COMPANY OF THE ROCKIES AS AN AGENT FOR WESTCOAST LAND TITLE INSURANCE COMPANY FOR EASEMENT AND RIGHT OF WAY INFORMATION.
- PER THIS PLAT, A BLANKET EASEMENT IS GRANTED FOR THE SERVICE, INSTALLATION AND MAINTENANCE OF DRY UTILITIES ACROSS THE SUBJECT PROPERTY. SAID EASEMENT SHALL BE SUBORDINATE TO ANY AND ALL PLANNED OR EXISTING IMPROVEMENTS OR STRUCTURES AND IS FOR THE BENEFIT OF ALL PROVIDERS OF SUCH UTILITIES.
- PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE SUBJECT PROPERTY IS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES. WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC.
- EASEMENTS GRANTED BY PLAT NOTES 5 & 6 ARE "IN ADDITION TO" THE RECIPROCAL ACCESS EASEMENT (TO THE PUBLIC) AND THE UTILITY EASEMENT (TO THE TOWN OF FRASER) SPECIFIED WITHIN THE DEDICATION.
- THE RECIPROCAL ACCESS EASEMENT IS FOR THE BENEFIT OF BOTH PARCEL 1, RIVERVIEW CONDOMINIUMS AND THE PROPERTY OWNER TO THE EAST-CURRENTLY GRAND COUNTY WATER AND SANITATION DISTRICT #1.
- NUMERICAL PARKING SPACES ARE LIMITED COMMON ELEMENTS (LCE) FOR EACH RESPECTIVE CORRESPONDING CONDOMINIUM UNIT.
- ONLY LICENSED VEHICLES THAT CAN BE LEGALLY DRIVEN ON A HIGHWAY ARE ALLOWED TO USE PARKING SPACES.
- CONDOMINIUM UNITS 1-10 ARE ON THE FIRST FLOOR AND CONDOMINIUM UNITS 11-20 ARE ON THE SECOND FLOOR.
- A RECIPROCAL TRAIL EASEMENT SHALL BE PROVIDED ACROSS PARCEL 1 AND RIVERVIEW CONDOMINIUMS TO PROVIDE INGRESS-EGRESS TO THE FUTURE "WESTERN TRAIL". AT THIS TIME, THE LOCATION OF SAID TRAIL EASEMENT IS UNDETERMINED, CONSEQUENTLY IT IS NOT DEPICTED HEREIN, HOWEVER, WHEN CONSTRUCTED, THE LOCATION SHALL BE SUBORDINATE TO ANY EXISTING AND PLANNED IMPROVEMENTS AND SHALL BE FOR THE BENEFIT OF BOTH PARCEL 1 AND RIVERVIEW CONDOMINIUMS.
- PER THIS PLAT THE DRAINAGE EASEMENT IS GRANTED FOR THE EXISTING DRAINAGE FEATURES LOCATED ON THE SUBJECT PROPERTY. THE USERS OF SAID DRAINAGE FEATURES ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
- APPROVAL AND RECORDED OF THE AS-BUILT PLAT ALLOWS THE SALES OF THE SUBDIVISION TO PROCEED.
- CONDOMINIUM/ TOWNHOME DECLARATIONS RECORDED AT RECEPTION NO. \_\_\_\_\_, GRAND COUNTY RECORDS.
- INGRESS/EGRESS EASEMENTS #1 & #2 ARE DEDICATED TO THE TOWN OF FRASER BY THIS PLAT. EASEMENT NO. 1'S PURPOSE IS TO PROVIDE FOR THE WIDENING OF U.S. HIGHWAY 40, IF AND WHEN THAT SHOULD OCCUR IN THE FUTURE. SUCH EASEMENT NO. 1 MAY BE TRANSFERRED AND CONVEYED BY FRASER TO THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) FOR THAT PURPOSE. EASEMENT NO. 2'S PURPOSE IS TO PROVIDE FOR SHARED ACCESS TO AND FROM PROPERTIES PRESENTLY IDENTIFIED BY GRAND COUNTY ASSESSOR PARCEL NO. 1587-030-00-010, ADDRESS 76837 U.S. HIGHWAY 40, AND BY GRAND COUNTY ASSESSOR PARCEL NO. 1587-030-00-002, ADDRESS 76827 U.S. HIGHWAY 40 ("BENEFITTED PROPERTIES") IN THE EVENT THAT IN THE FUTURE CDOT REQUIRES SHARED HIGHWAY ACCESS FOR THE BENEFITTED PROPERTIES AND PARCEL 1 AND RIVERVIEW CONDOMINIUMS AS SHOWN ON THIS PLAT. THE LOCATION OF THESE EASEMENTS MAY BE AMENDED BY AGREEMENT BETWEEN THE OWNERS OF THE BENEFITTED PROPERTIES, THE OWNERS OF PARCEL 1, THE RIVERVIEW CONDOMINIUMS ASSOCIATION, CDOT AND THE TOWN OF FRASER. IT IS THE RESPONSIBILITY OF THE OWNERS OF PARCEL 1 AND THE RIVERVIEW CONDOMINIUMS ASSOCIATION TO MAKE ARRANGEMENTS WITH THE OWNERS OF THE BENEFITTED PROPERTIES AND CDOT FOR ANY IMPROVEMENTS OR RELOCATIONS REQUIRED TO ALLOW FOR SUCH SHARED ACCESS AND/OR HIGHWAY WIDENING, INCLUDING WITHOUT LIMITATION, ADJUSTING THE LOCATION OF THE IMPROVEMENTS LYING WITHIN THE EASEMENTS (I.E., EXISTING ELECTRIC VAULT AND EXISTING DETENTION POND); AND THE TOWN OF FRASER SHALL HAVE NO RESPONSIBILITY WITH RESPECT THERETO.
- PER THIS PLAT, AN EASEMENT IS GRANTED FOR THE RE-LOCATION OF THE EXISTING ELECTRICAL VAULT RECORDED AT RECEPTION NO. 2015-004709. THE SPECIFIC LOCATION (WHERE THE VAULT WILL BE RELOCATED) IS NOT KNOWN AT THIS TIME, CONSEQUENTLY THE NEW LOCATION IS NOT DEPICTED HEREIN. THE RELOCATION MUST BE OUTSIDE OF EASEMENT #1 AND WILL BE SUBJECT TO THE CONDITIONS PREVIOUSLY STATED IN PLAT NOTE 6. THE FINAL LOCATION WILL BE DEDICATED AND DEPICTED ON THE AS-BUILT PLAT.
- PARCEL 1 IS A SEPARATE AND DISTINCT PARCEL FROM THE RIVERSIDE CONDOMINIUMS. EXCEPT FOR THE RECIPROCAL RIGHTS CREATED HEREUNDER, PARCEL 1 SHALL NOT BE ENCUMBERED OR SUBJECT TO THE RIVERSIDE CONDOMINIUM REGIME, THE OWNERSHIP INTERESTS CONTAINED THEREIN, OR ANY OF THE COVENANTS, CONDITIONS OR RESTRICTIONS AFFECTING RIVERSIDE CONDOMINIUMS.
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- SHEET 1: VICINITY MAP, DEDICATION, NOTES, LEGAL DESCRIPTION & SIGNATURES
- SHEET 2: BOUNDARY, PARKING, SETBACKS, AND LAND USE TABLES
- SHEET 3: EASEMENTS AND SNOW STORAGE

**LAND SURVEYOR'S CERTIFICATION**

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF RIVERVIEW CONDOMINIUMS REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF FRASER. SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

DATED THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_

TIMOTHY R. SHENK, COLORADO P.L.S. #31942  
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

TIM SHENK  
LAND SURVEYING INC.  
P.O. BOX 1670  
GRANBY, CO 80446  
(970) 887-1046

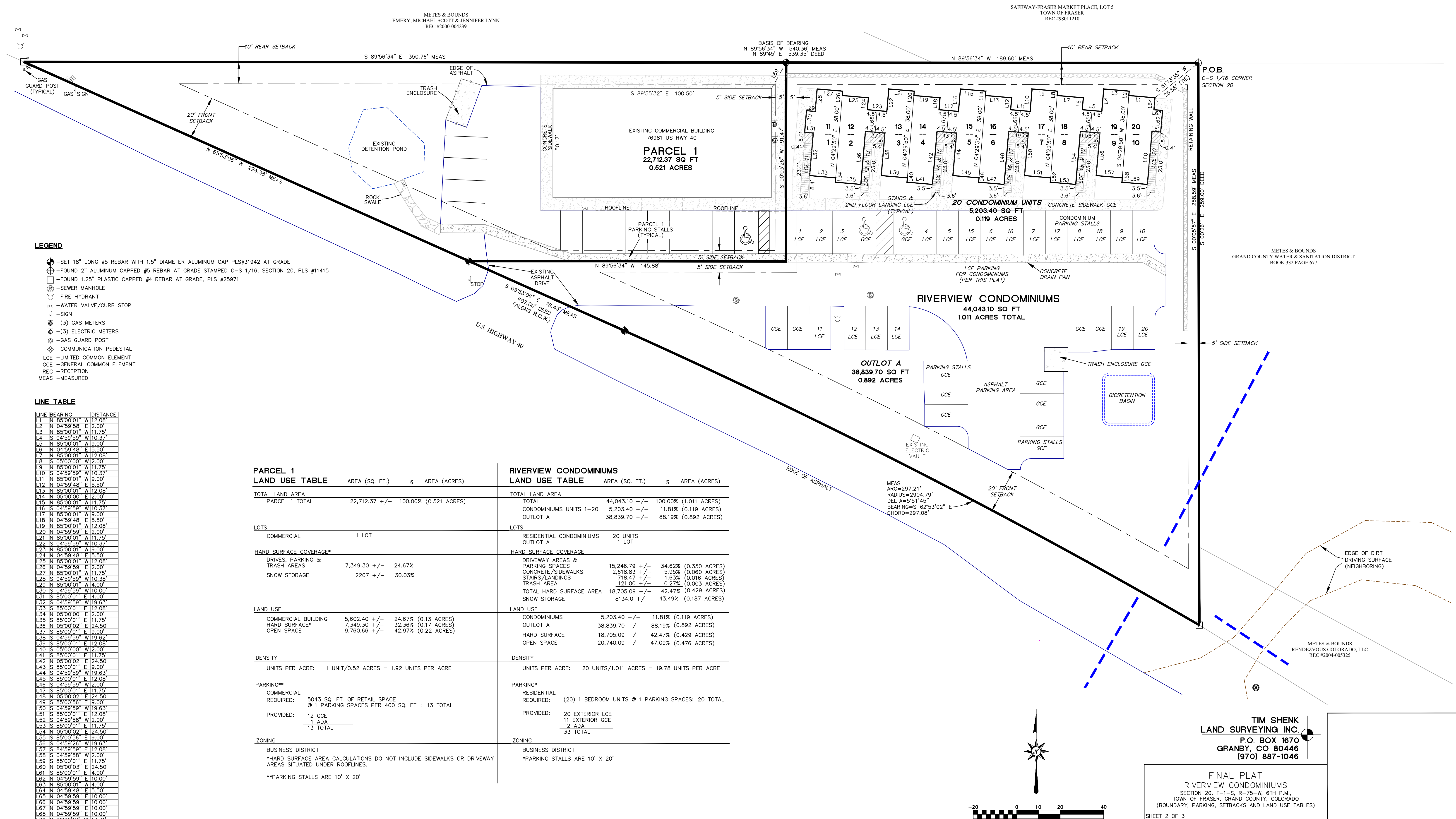
FINAL PLAT  
RIVERVIEW CONDOMINIUMS  
SECTION 20, T-1-S, R-75-W, 6TH P.M.,  
TOWN OF FRASER, GRAND COUNTY, COLORADO

SHEET 1 OF 3

JOB: 19032	CRD: 19032.09 DWG: 19032.FP.13	DATE: 6/29/2021	DRAWN BY: CT/JL
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# FINAL PLAT RIVERVIEW CONDOMINIUMS

BEING A SUBDIVISION OF THE METES AND BOUNDS PARCEL DESCRIBED AT RECEPTION NO. 2014-008780  
SITUATED IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO  
(BOUNDARY, PARKING, SETBACKS AND LAND USE TABLES)



- LEGEND**
- ⊕ - SET 18" LONG #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP PLS#31942 AT GRADE
  - ⊕ - FOUND 2" ALUMINUM CAPPED #5 REBAR AT GRADE STAMPED C-S 1/16, SECTION 20, PLS #11415
  - ⊕ - FOUND 1.25" PLASTIC CAPPED #4 REBAR AT GRADE, PLS #25971
  - ⊕ - SEWER MANHOLE
  - ⊕ - FIRE HYDRANT
  - ⊕ - WATER VALVE/CURB STOP
  - ⊕ - SIGN
  - ⊕ - (3) GAS METERS
  - ⊕ - (3) ELECTRIC METERS
  - ⊕ - GAS GUARD POST
  - ⊕ - COMMUNICATION PEDESTAL
  - LCE - LIMITED COMMON ELEMENT
  - GCE - GENERAL COMMON ELEMENT
  - REC - RECEPTION
  - MEAS - MEASURED

**LINE TABLE**

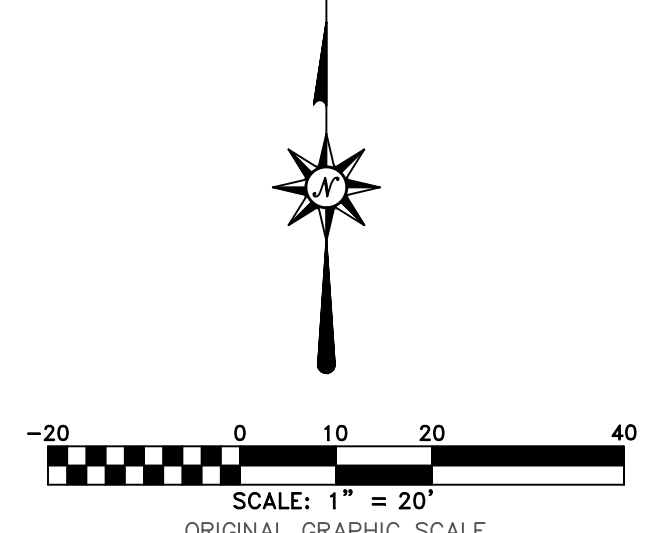
LINE	BEARING	DISTANCE
L1	N 85°00'01" W	12.08'
L2	N 04°59'58" E	2.00'
L3	N 85°00'01" W	11.75'
L4	S 04°59'59" E	110.37'
L5	N 85°00'01" W	9.00'
L6	N 04°59'48" E	5.50'
L7	N 85°00'01" W	12.08'
L8	S 05°00'00" E	2.00'
L9	N 85°00'01" W	11.75'
L10	S 04°59'59" E	110.37'
L11	N 85°00'01" W	9.00'
L12	N 04°59'44" E	5.50'
L13	N 85°00'01" W	12.08'
L14	N 05°00'00" E	2.00'
L15	N 85°00'01" W	11.75'
L16	S 04°59'59" E	110.37'
L17	N 85°00'01" W	9.00'
L18	N 04°59'48" E	5.50'
L19	N 85°00'01" W	12.08'
L20	N 04°59'59" E	2.00'
L21	N 85°00'01" W	11.75'
L22	S 04°59'59" E	110.37'
L23	N 85°00'01" W	9.00'
L24	N 04°59'48" E	5.50'
L25	N 85°00'01" W	12.08'
L26	N 04°59'59" E	2.00'
L27	N 85°00'01" W	11.75'
L28	S 04°59'59" E	110.38'
L29	N 85°00'01" W	4.00'
L30	S 04°59'59" E	110.00'
L31	N 85°00'01" E	4.00'
L32	S 04°59'59" E	119.63'
L33	N 85°00'01" E	12.08'
L34	N 05°00'00" E	2.00'
L35	N 85°00'01" E	11.75'
L36	N 05°00'02" E	24.50'
L37	N 85°00'01" E	9.00'
L38	S 04°59'59" E	119.62'
L39	N 85°00'01" E	12.08'
L40	S 05°00'00" E	2.00'
L41	N 85°00'01" E	11.75'
L42	N 05°00'02" E	24.50'
L43	N 85°00'01" E	9.00'
L44	S 04°59'59" E	119.63'
L45	N 85°00'01" E	12.08'
L46	S 04°59'59" E	2.00'
L47	N 85°00'01" E	11.75'
L48	N 05°00'02" E	24.50'
L49	N 85°00'56" E	9.00'
L50	S 04°59'59" E	119.63'
L51	N 85°00'01" E	12.08'
L52	S 04°59'58" E	2.00'
L53	N 85°00'01" E	11.75'
L54	N 05°00'02" E	24.50'
L55	N 85°00'56" E	9.00'
L56	S 04°59'26" E	119.63'
L57	S 04°59'59" E	12.08'
L58	S 04°59'58" E	2.00'
L59	N 85°00'01" E	11.75'
L60	N 05°00'03" E	24.50'
L61	N 85°00'01" E	4.00'
L62	N 04°59'59" E	110.00'
L63	N 85°00'01" W	4.00'
L64	N 04°59'48" E	5.50'
L65	N 04°59'59" E	110.00'
L66	N 04°59'59" E	110.00'
L67	N 04°59'59" E	110.00'
L68	N 04°59'59" E	110.00'
L69	S 29°20'16" W	113.71'

**PARCEL 1 LAND USE TABLE**

LAND USE	AREA (SQ. FT.)	% AREA (ACRES)
TOTAL LAND AREA	22,712.37 +/-	100.00% (0.521 ACRES)
LOTS	1 LOT	
COMMERCIAL	1 LOT	
HARD SURFACE COVERAGE*		
DRIVES, PARKING & TRASH AREAS	7,349.30 +/-	24.67%
SNOW STORAGE	2207 +/-	30.03%
LAND USE		
COMMERCIAL BUILDING	5,602.40 +/-	24.67% (0.13 ACRES)
HARD SURFACE*	7,349.30 +/-	32.36% (0.17 ACRES)
OPEN SPACE	9,760.66 +/-	42.97% (0.22 ACRES)
DENSITY		
UNITS PER ACRE:	1 UNIT/0.52 ACRES =	1.92 UNITS PER ACRE
PARKING**		
COMMERCIAL REQUIRED:	5043 SQ. FT. OF RETAIL SPACE	
	⊕ 1 PARKING SPACES PER 400 SQ. FT. : 13 TOTAL	
PROVIDED:	12 GCE	
	1 ADA	
	13 TOTAL	
ZONING		
BUSINESS DISTRICT		
*HARD SURFACE AREA CALCULATIONS DO NOT INCLUDE SIDEWALKS OR DRIVEWAY AREAS SITUATED UNDER ROOFLINES.		
**PARKING STALLS ARE 10' X 20'		

**RIVERVIEW CONDOMINIUMS LAND USE TABLE**

LAND USE	AREA (SQ. FT.)	% AREA (ACRES)
TOTAL LAND AREA	44,043.10 +/-	100.00% (1.011 ACRES)
CONDOMINIUMS UNITS 1-20	5,203.40 +/-	11.81% (0.119 ACRES)
OUTLOT A	38,839.70 +/-	88.19% (0.892 ACRES)
LOTS	20 UNITS	
RESIDENTIAL CONDOMINIUMS	20 UNITS	
OUTLOT A	1 LOT	
HARD SURFACE COVERAGE		
DRIVEWAY AREAS & PARKING SPACES	15,246.79 +/-	34.62% (0.350 ACRES)
CONCRETE/SIDEWALKS	2,618.83 +/-	5.95% (0.060 ACRES)
STAIRS/LANDINGS	718.47 +/-	1.63% (0.016 ACRES)
TRASH AREA	121.00 +/-	0.27% (0.003 ACRES)
TOTAL HARD SURFACE AREA	18,705.09 +/-	42.47% (0.429 ACRES)
SNOW STORAGE	8134.0 +/-	43.49% (0.187 ACRES)
LAND USE		
CONDOMINIUMS	5,203.40 +/-	11.81% (0.119 ACRES)
OUTLOT A	38,839.70 +/-	88.19% (0.892 ACRES)
HARD SURFACE	18,705.09 +/-	42.47% (0.429 ACRES)
OPEN SPACE	20,740.09 +/-	47.09% (0.476 ACRES)
DENSITY		
UNITS PER ACRE:	20 UNITS/1.011 ACRES =	19.78 UNITS PER ACRE
PARKING*		
RESIDENTIAL REQUIRED:	(20) 1 BEDROOM UNITS ⊕ 1 PARKING SPACES: 20 TOTAL	
PROVIDED:	20 EXTERIOR LCE	
	11 EXTERIOR GCE	
	2 ADA	
	33 TOTAL	
ZONING		
BUSINESS DISTRICT		
*PARKING STALLS ARE 10' X 20'		



**TIM SHENK  
LAND SURVEYING INC.**  
P.O. BOX 1670  
GRANBY, CO 80446  
(970) 887-1046

FINAL PLAT  
RIVERVIEW CONDOMINIUMS  
SECTION 20, T-1-S, R-75-W, 6TH P.M.,  
TOWN OF FRASER, GRAND COUNTY, COLORADO  
(BOUNDARY, PARKING, SETBACKS AND LAND USE TABLES)

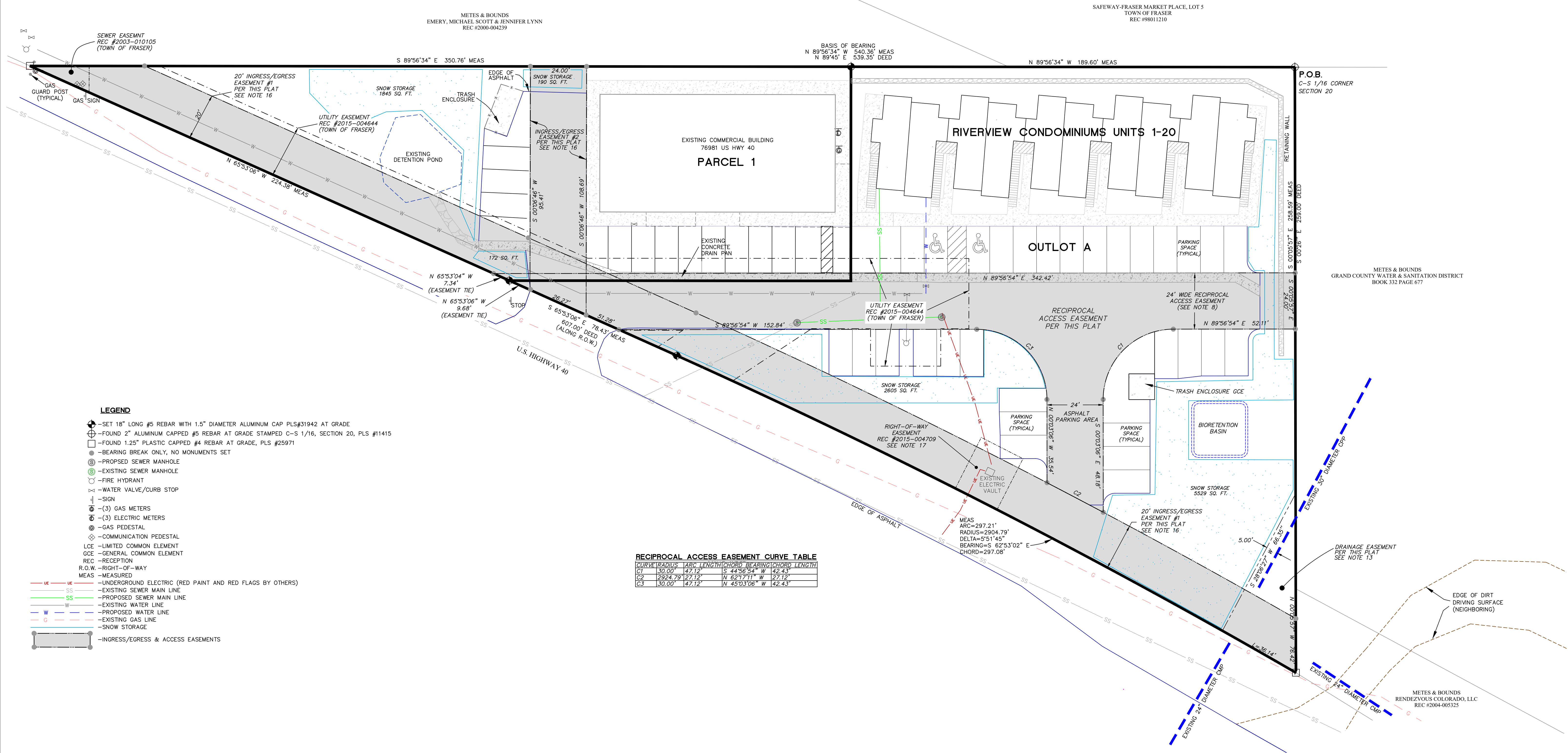
SHEET 2 OF 3

JOB: 19032	CRD: 19032.09 DWG: 19032.FP-13	DATE: 6/29/2021	DRAWN BY: CT/JL
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# FINAL PLAT RIVERVIEW CONDOMINIUMS

BEING A SUBDIVISION OF THE METES AND BOUNDS PARCEL DESCRIBED AT RECEPTION NO. 2014-008780  
SITUATED IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO

(EASEMENTS AND SNOW STORAGE)



POB  
C-S 1/16 CORNER  
SECTION 20

METES & BOUNDS  
GRAND COUNTY WATER & SANITATION DISTRICT  
BOOK 332 PAGE 677

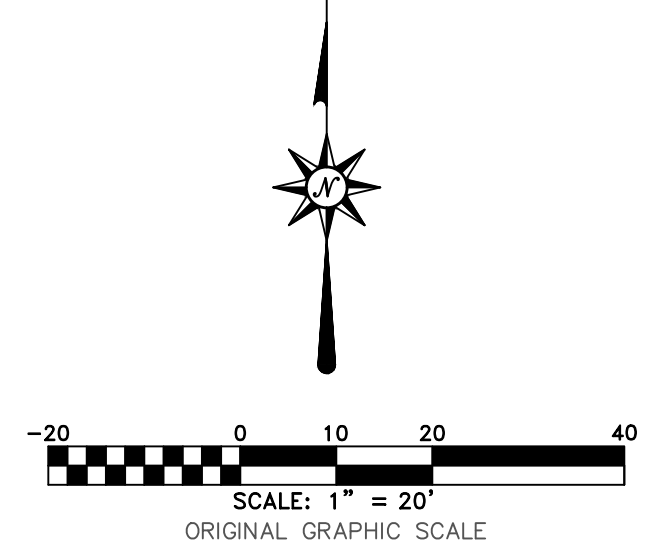
METES & BOUNDS  
RENDEZVOUS COLORADO, LLC  
REC #2004-005325

**LEGEND**

- ⊕ - SET 18" LONG #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP PLS#31942 AT GRADE
- ⊕ - FOUND 2" ALUMINUM CAPPED #5 REBAR AT GRADE STAMPED C-S 1/16, SECTION 20, PLS #11415
- ⊕ - FOUND 1.25" PLASTIC CAPPED #4 REBAR AT GRADE, PLS #25971
- ⊕ - BEARING BREAK ONLY, NO MONUMENTS SET
- ⊕ - PROPOSED SEWER MANHOLE
- ⊕ - EXISTING SEWER MANHOLE
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE/CURB STOP
- ⊕ - SIGN
- ⊕ - (3) GAS METERS
- ⊕ - (3) ELECTRIC METERS
- ⊕ - GAS PEDESTAL
- ⊕ - COMMUNICATION PEDESTAL
- LCE - LIMITED COMMON ELEMENT
- GCE - GENERAL COMMON ELEMENT
- REC - RECEPTION
- R.O.W. - RIGHT-OF-WAY
- MEAS - MEASURED
- UE - UNDERGROUND ELECTRIC (RED PAINT AND RED FLAGS BY OTHERS)
- SS - EXISTING SEWER MAIN LINE
- SS - PROPOSED SEWER MAIN LINE
- W - EXISTING WATER LINE
- W - PROPOSED WATER LINE
- G - EXISTING GAS LINE
- G - SNOW STORAGE
- - INGRESS/EGRESS & ACCESS EASEMENTS

**RECIPROCAL ACCESS EASEMENT CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	47.12'	S 44°56'54" W	42.43'
C2	2924.79'	27.12'	N 62°17'11" W	27.12'
C3	30.00'	47.12'	N 45°03'06" W	42.43'



**TIM SHENK  
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FINAL PLAT  
RIVERVIEW CONDOMINIUMS  
SECTION 20, T-1-S, R-75-W, 6TH P.M.,  
TOWN OF FRASER, GRAND COUNTY, COLORADO  
(EASEMENTS AND SNOW STORAGE)