EXHIBIT F

Panera Bread PUD Development Plan
Staff Report

CONCURRENT FINAL PLAT

FINAL PLAT

A REPLAT OF LOTS 9R-1 & 10R-1, A REPLAT OF THE RIDGE AT DILLON, ACCORDING TO THE PLAT THEREOF RECORDED 11/23/2010 AT RECEPTION No. 951921

TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO

OWNER'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS: Point at Dillon Ridge Limited, LLLP, a Colorado Limited Liability Limited Partnership, being the owner of______, located in SW 1/4 Section 7, Township 5 South, Range 77 West of the Sixth Principal Meridian, Town of Dillon, County of Summit, State of Colorado, more particularly described as follows: LOTS 9R-1 AND 10R-1, A REPLAT OF THE RIDGE AT DILLON, ACCORDING TO THE FINAL PLAT RECORDED AT NOVEMBER 23, 2010 AT RECEPTION No. 951921 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF SUMMIT, STATE OF COLORADO, AND CONTAINING 87,509 SQ FT± OR 2.009±. Have laid out, subdivided and platted the same into lots, tracts, streets and easements as shown hereon under the name and style of "A REPLAT OF 10' UTILITY EASEMENT LOTS 9R-1 AND 10R-1, A REPLAT OF THE RIDGE AT DILLON" and by these presents, do hereby set apart and dedicate to the perpetual use of the public all of the streets, alleys and other public ways and places as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. (and/or 6' PUBLIC SIDEWALK other purposes) EASEMENT IN WITNESS WHEREOF,_ caused their names to be hereunto subscribed this____ LOT 8R-1 THE RIDGE AT DILLON _____, A.D., 2019. Point at Dillon Ridge Limited, LLLP **ACKNOWLEDGMENT** State of Colorado County of Summit Town of Dillon The foregoing instrument was acknowledged before me this_____ day _ A.D., 2019, by_ POINT AT DILLON RIDGE, LLLP Witness my hand and official seal. PUBLIC PATH My commission expires ACCESS EASEMENT Notary Public LOT 9-10R 87,509 SQ FT± 2.01 ACRES± DILLON TOWN COUNCIL CERTIFICATE Approved this____ day of__ A.D., 2019, Town Council, Dillon, Colorado. This approval does not S45° 00' 00"E guarantee that the size of soil or flooding conditions of any lot shown hereon are such that a building permit may be 191.38' issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, LOT LINE TO BE VACATED BY streetlights, street signs and sidewalks shall be financed by others and not the Town of Dillon. Carolyn Skowyra, Mayor Attest: Adrianne Stuckey, Town Clerk Curve Table CHORD CHORD Length Curve # Radius BEARING LENGTH 86.96 45.53' | 029° 59' 53" | 45.01' S57° 20' 57"W

LEGEND:

FOUND #4 REBAR NO CAP

SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

| 42.31' | 015° 17' 42" | 42.19' | N64° 42' 09"E

N43° 52' 30"E

158.50' | 27.77' | 010° 02' 17" | 27.73' | N52° 02' 10"E

62.67' | 006° 17' 00" | 62.64'

96.64' 034° 36' 20" 95.17'

C2

С3

C4

C5

158.50'

160.00'

CLEDIA'S	CERTIFICATE
C	

I hereby certify that this instrument was filed in my office at 2019, and is duly recorded. Adrienne Stuckey, Town Clerk

State of Colorado County of Summit

DILLON PLANNING AND ZONING COMMISSION CERTIFICATE

, A.D., 2019, Town Planning Approved this____day of__ and Zoning Commission, Dillon, Colorado.

Teresa England, Chairperson

TITLE COMPANY CERTIFICATE

does hereby certify that we have examined the title to all lands shown hereon and all lands herein dedicated by virtue of this Plat and title to all such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows

Line Table

Direction

L3 | S63° 32' 30"W | 55.33'

L4 | N26° 58' 34"W | 6.00'

L5 | S63° 01' 26"W | 98.95'

L6 | S57° 27' 03"W | 25.61

GRAPHIC SCALE:

LINEAR UNITS ARE U.S. SURVEY FEET

N28° 39' 45"W | 78.43'

| S57°27′03"W | 36.69′

| S30° 12′ 22"W | 13.05′

| S28° 39′ 45″E | 12.00°

State of Colorado County of Summit

CERTIFICATE OF TAXES PAID

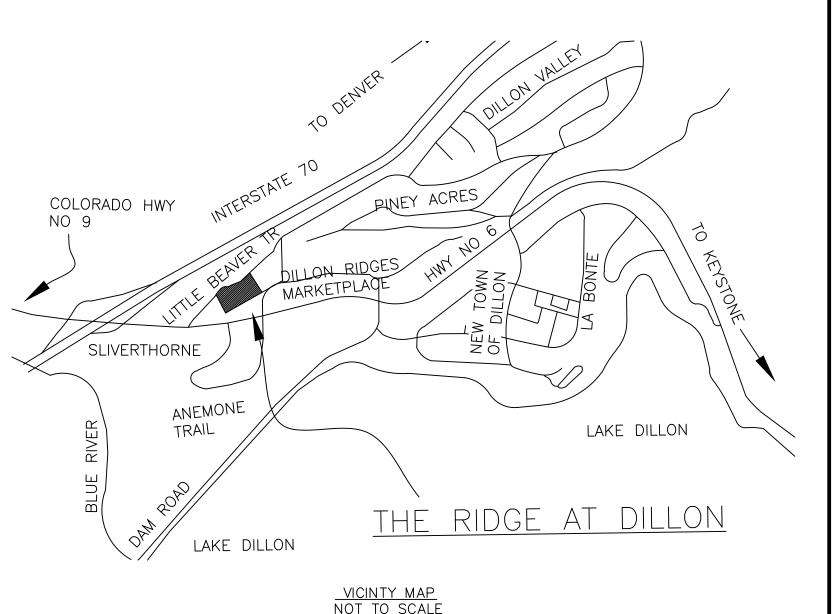
l, the undersigned, do hereby certify that the entire amount of all taxes due and payable as _, 20___, upon parcels of real estate described on this plat are paid in full.

Summit County Treasurer or designee

PLAT NOTES: 1.) Access Ingress and Egress to and from Lot 9-10R shall be provided within the development at all times. Access, Ingress and Egress to and from Lot 9—10R shall be from easement across

2.) A "Public Path Access" easement is hereby dedicated on this plat and grants to the public a permanent, perpetual, non-exclusive, public path and the sidewalk easement for the use by the general public for access, ingress and egress and travel on and across the property, through Lot 9-10R. The path shall be maintained by the property owner in perpetuity. At some point in the future, an additional easement will be granted to the Town of Dillon by the property owner, to allow public access from this easement and through Lot 9—10R to a connection point location to be determined at a later date by the Town of Dillon.

3.) Property is subject to a Reciprocal Cross Access Easement Reception No. 900108 in the records of the County of Summit, State of Colorado.



LEGAL DESCRIPTION:

LOTS 9R-1 AND 10R-1, A REPLAT THE RIDGE AT DILLON, ACCORDING TO THE FINAL PLAT RECORDED AT NOVEMBER 23, 2010 AT RECEPTION No. 951921 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF SUMMIT, STATE OF COLORADO,

AND CONTAINING 87,509 SQ FT± OR 2.009± ACRES.

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.

2. BEARINGS ARE BASED ON THE A LINE OF BETWEEN FOUND #4 REBARS LOCATED AT THE NORTHEAST AND SOUTHWEST CORNERS OF SAID LOT 9-10R. THE VALUE USED S62°57'47"W, WAS CALCULATED USING PREVIOUS PLAT FILED A REPLAT OF LOTS 9R, 10R AND 11R THE RIDGE AT DILLON RECEPTION No.951921 IN THE RECORDS OF THE COUNTY OF SUMMIT, STATE OF COLORADO

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and beliefand that the monuments were placed pursuant to C.R.S 38-51-101. This statement is not a quaranty or warranty, either expressed or implied.

FOR REVIEW

TORON

TORO COLORADO REGISTERED LAND SURVEYOR PLS #37904

FINAL PLAT

COUNTY OF SUMMIT, STATE OF COLORADO

PANERA BREAD REPLAT OF LOTS 9R-1 & 10R-1, A REPLAT OF THE RIDGE AT DILLON SW 1/4 SEC. 7 TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH P.M.

JOB #: 2018084

FIELD WORK: PO DATE: 03/06/19 DRAWING NAME: PANERA BREAD DRAWN BY: PC

POLARIS SUR VEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE (970)434-7038