

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 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 other purposes)

IN WITNESS WHEREOF, _____ and _____ have caused their names to be hereunto subscribed this _____ day of _____, A.D., 2019.

Point at Dillon Ridge Limited, LLLP

BY: _____

AS: _____

ACKNOWLEDGMENT

State of Colorado)
County of Summit) ss.
Town of Dillon)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 2019, by _____, as _____ of POINT AT DILLON RIDGE, LLLP

Witness my hand and official seal.
My commission expires _____

Notary Public

DILLON TOWN COUNCIL CERTIFICATE

Approved this _____ day of _____, A.D., 2019, Town Council, Dillon, Colorado. This approval does not guarantee that the size of soil or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, streetlights, street signs and sidewalks shall be financed by others and not the Town of Dillon.

Carolyn Skowrya, Mayor

Attest:

Adrianne Stuckey, Town Clerk

CLERK'S CERTIFICATE

I hereby certify that this instrument was filed in my office at _____ o'clock, _____, A.D., 2019, and is duly recorded.
Adrianne Stuckey, Town Clerk

State of Colorado)
County of Summit) ss.

DILLON PLANNING AND ZONING COMMISSION CERTIFICATE

Approved this _____ day of _____, A.D., 2019, Town Planning 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

Dated this _____ day of _____, A.D., 2019.

Agent

State of Colorado)
County of Summit) ss.

CERTIFICATE OF TAXES PAID

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

Dated this _____ day of _____, 2019, A.D.

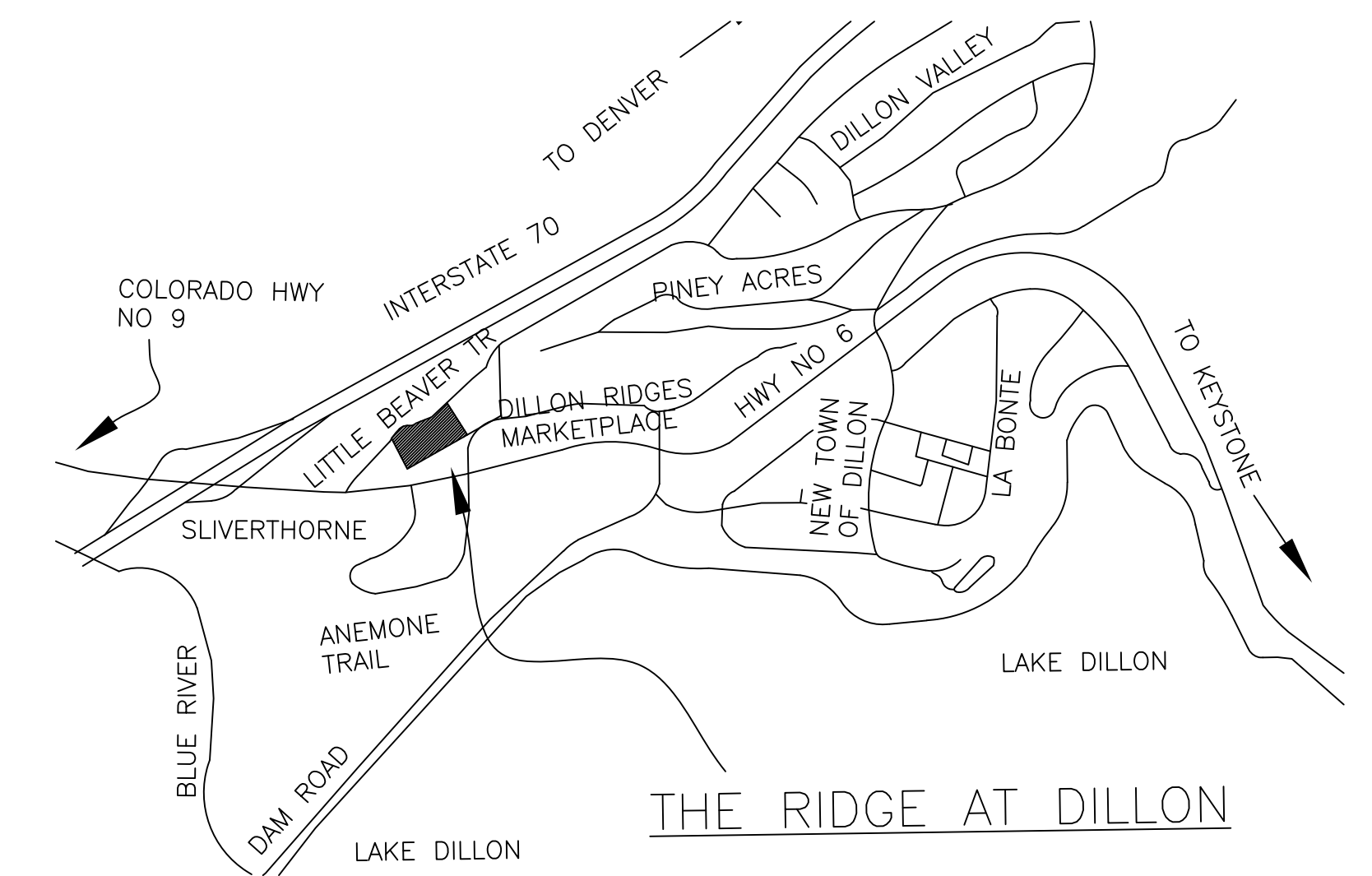
Summit County Treasurer or designee

PLAT NOTES:

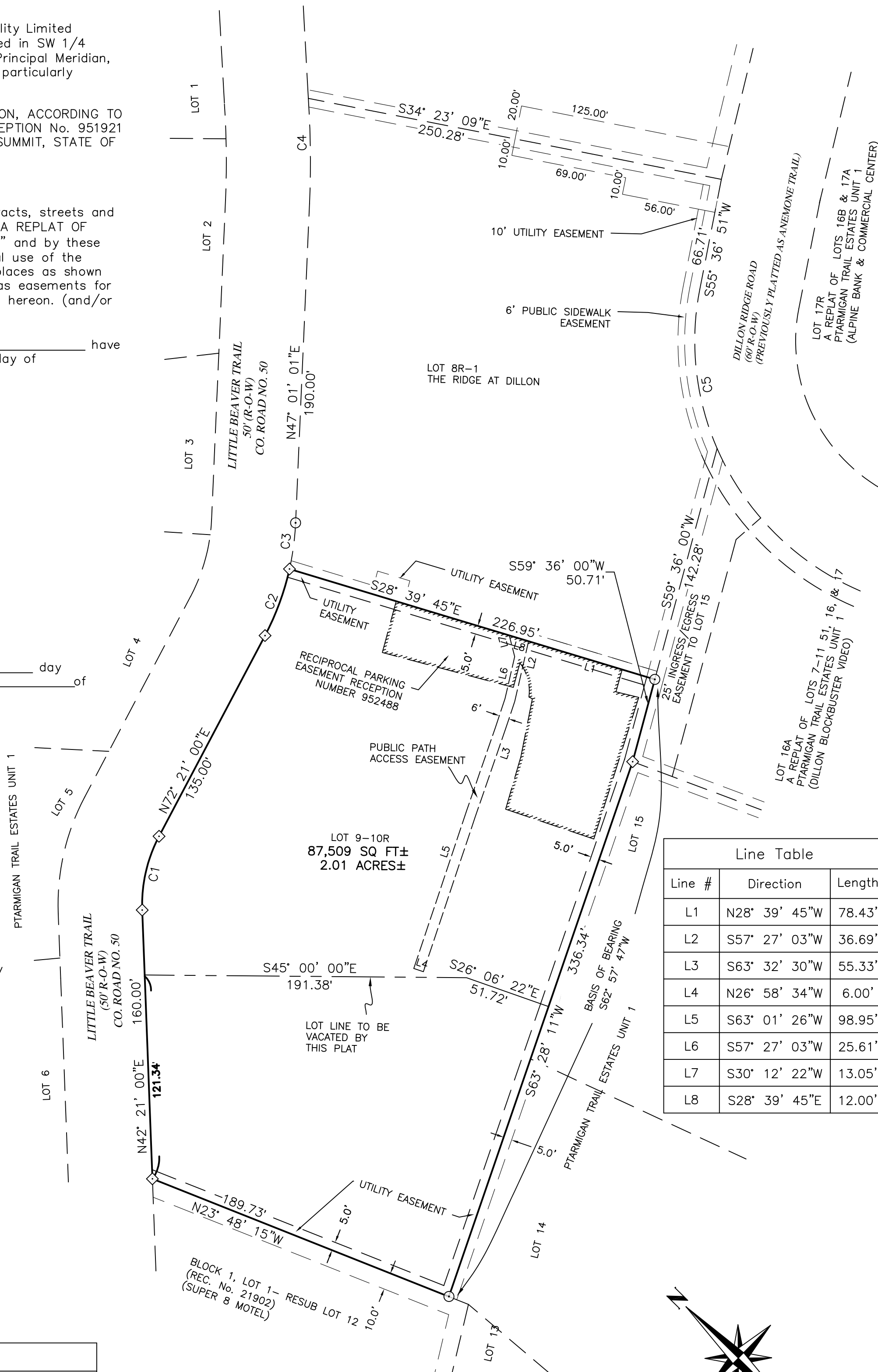
1.) Access Ingress and Egress to and from Lot 9-10R shall be provided within the development at all times. Access, Ingress and Egress to and from Lot 9-10R shall be from easement across Lots 7R-1 and 8R-1.

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.



VICINITY MAP
NOT TO SCALE



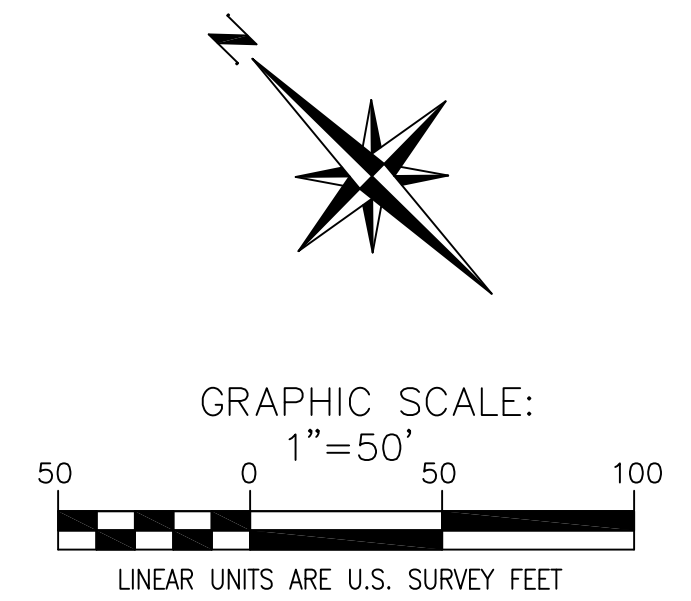
Line #	Direction	Length
L1	N28° 39' 45"W	78.43'
L2	S57° 27' 03"W	36.69'
L3	S63° 32' 30"W	55.33'
L4	N26° 58' 34"W	6.00'
L5	S63° 01' 26"W	98.95'
L6	S57° 27' 03"W	25.61'
L7	S30° 12' 22"W	13.05'
L8	S28° 39' 45"E	12.00'

Curve #	Radius	Length	Delta	CHORD LENGTH	CHORD BEARING
C1	86.96'	45.53'	029° 59' 53"	45.01'	S57° 20' 57"W
C2	158.50'	42.31'	015° 17' 42"	42.19'	N64° 42' 09"E
C3	158.50'	27.77'	010° 02' 17"	27.73'	N52° 02' 10"E
C4	571.50'	62.67'	006° 17' 00"	62.64'	N43° 52' 30"E
C5	160.00'	96.64'	034° 36' 20"	95.17'	S38° 18' 41"W

LEGEND:

FOUND #4 REBAR NO CAP

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



FOR REVIEW
PURPOSES ONLY

COLORADO REGISTERED LAND SURVEYOR PLS #37904

FINAL PLAT
PANERA BREAD
A 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.
COUNTY OF SUMMIT, STATE OF COLORADO

JOB #: 2018084 FIELD WORK: PC
DATE: 03/06/19 DRAWING NAME: PANERA BREAD DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038