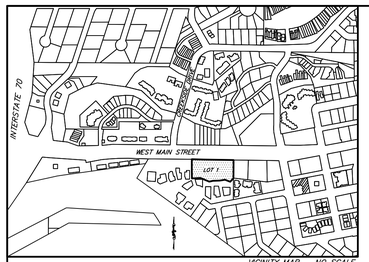
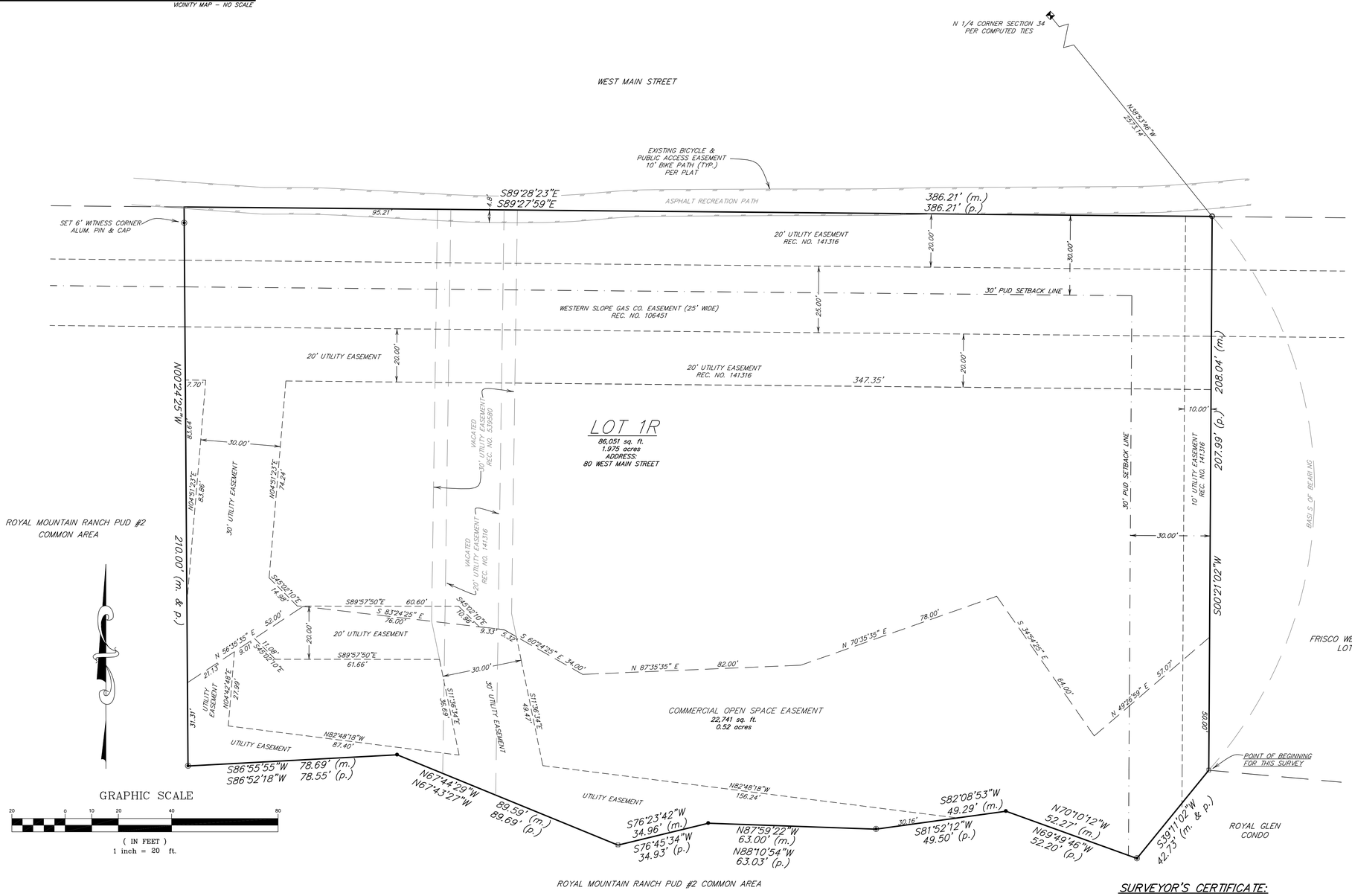
A RESUBDIVISION PLAT OF
COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH P.U.D.
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



VICINITY MAP – NO SCALE



OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: THAT WHITE PINE RESIDENCES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
ACCORDING TO THE PLAT RECORDED MAY 23, 1997 AT RECEPTION NO. 539580
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

UNDER THE NAME AND STYLE OF "A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD"

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO 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 DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, SAID OWNER, WHITE PINE RESIDENCES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO HEREUNTO

BE SUBSCRIBED THIS _____ DAY OF _____, A.D. 20_____.

WHITE PINE RESIDENCES, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____

BY: _____

AS: _____

NOTARIAL:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, AD 20___, BY _____, AS _____ OF WHITE PINE RESIDENCES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

_____ MY COMMISSION EXPIRES _____

NOTARY PUBLIC

FRISCO PLANNING COMMISSION APPROVAL:

THE PLANNING COMMISSION OF FRISCO, COLORADO, REPRESENTED BY THE COMMISSION CHAIRMAN, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION

ON THIS _____ DAY OF _____, AD_____.

BY: _____
CHAIRMAN

FRISCO TOWN COUNCIL APPROVAL:

THE WITHIN PLAT OF "A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD" IS APPROVED BY THE TOWN COUNCIL OF FRISCO, COLORADO,

REPRESENTED BY THE MAYOR, FOR FILING THIS _____ DAY OF _____, AD ____.

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 MAY ADOPT A RESOLUTION ACCEPTING SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

BY:_____
MAYOR

ATTEST: _____
TOWN CLERK

TITLE COMPANY'S CERTIFICATE:

_____ TITLE 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:

_____

_____

DATED THIS _____ DAY OF _____, 20_____ .

_____
AGENT

TREASURER'S CERTIFICATE:

I THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____DAY OF_____,20_____,

SIGNATURE_____
SUMMIT COUNTY TREASURER

CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS _____ DAY OF _____, AD 20____

AND FILED FOR RECORD AT _____.M., UNDER RECEPTION NUMBER _____.

SIGNATURE _____
SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

LEGEND

- SET REBAR & PLASTIC CAP (PLS 26292)
- FOUND REBAR & PLASTIC CAP (PLS 15242)
- FOUND #4 REBAR
- FOUND REBAR & PLASTIC CAP (PLS 23901)

NOTE: 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 TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLAT NOTES:

1.) RECORDATION OF PROTECTIVE COVENANTS – PROTECTIVE COVENANTS AS RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 423832.

2.) RECORDATION OF THE P.U.D. AGREEMENT – P.U.D. AGREEMENT AS RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 423831.

3.) RECORDATION OF THE FIRST AMENDMENT TO P.U.D. AGREEMENT – FIRST AMENDMENT TO P.U.D AGREEMENT AS RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 503087.

MORTGAGE HOLDER CERTIFICATE:

_____, DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.

BY:_____ DATE:_____

NAME:_____

TITLE:_____

SURVEYOR'S CERTIFICATE:

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. STEEL PINS AND/OR BRASS CAP MONUMENTS WERE SET AT ALL BOUNDARY CORNERS.

DATED THIS _____ DAY OF _____, AD 20 ____

SIGNATURE _____
ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292

COLORADO REGISTERED
ROBERT R. JOHNS
26292
PROFESSIONAL LAND SURVEYOR

Drawn JJK	Dwg 22092PLT	Project 22092
Checked RRJ	Date 07/10/2020	Sheet 1 of 1

R A N G E W E S T
ENGINEERS & SURVEYORS INC.
P.O. Box 589
Silverthorne, CO 80498 970-468-6281