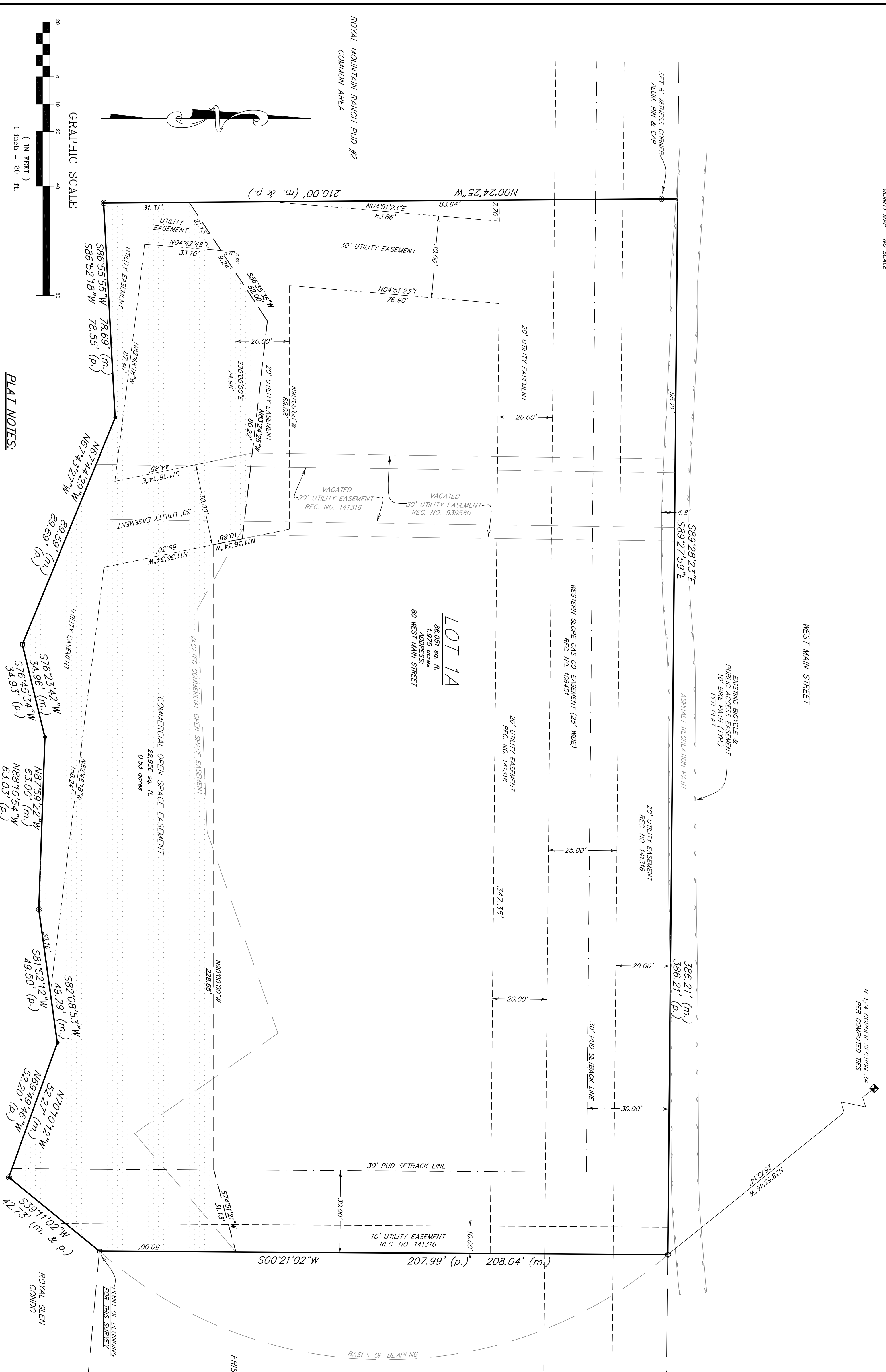
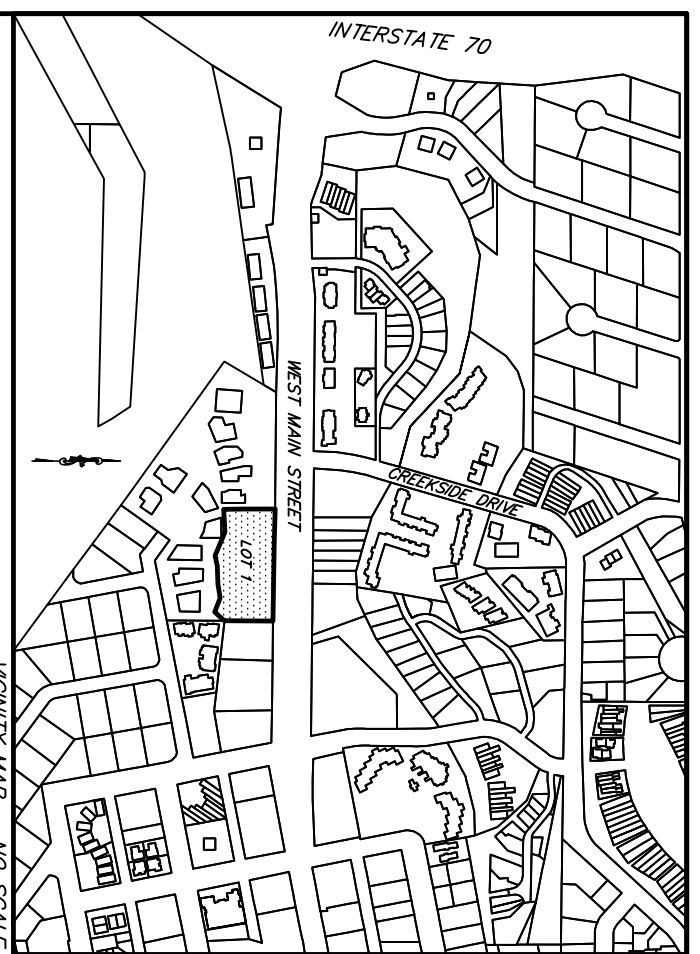


**A RESUBDIVISION PLAT OF
COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH P.U.D.
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO**



LEGEND

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

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PLAT NOTES:

- 1.) RECOGNITION OF PROTECTIVE COVENANTS - PROTECTIVE COVENANTS AS RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE ON JUNE 24, 1992 AT RECEPTION NO. 423832
- 2.) ASSIGNMENT OF PROTECTIVE COVENANTS - PROTECTIVE COVENANTS AS RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE ON NOVEMBER 16, 1995 AT RECEPTION NO. 503326
- 3.) ASSIGNMENT OF PROTECTIVE COVENANTS - PROTECTIVE COVENANTS AS RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE ON MAY 23, 1997 AT RECEPTION NO. 515817
- 4.) RECOGNITION OF THE PLAT AGREEMENT - PLAT AGREEMENT AS RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE ON JUNE 24, 1992 AT RECEPTION NO. 423831
- 5.) RECOGNITION OF THE FIRST AMENDMENT TO PLAT AGREEMENT - FIRST AMENDMENT TO PLAT AGREEMENT AS RECORDED IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE ON NOVEMBER 10, 1995 AT RECEPTION NO. 503092

MORTGAGE HOLDER CERTIFICATE:

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

DOES HEREBY CARRY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

SUPERVISOR'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, SKILL, PAINS AND/OR BRASS CAP INSTRUMENTS WERE SET AT ALL BOUNDARY CORNERS.

DATED THIS _____ DAY OF _____ AD 20 _____

SIGNATURE: _____

ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292

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 DUE 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 DEBTS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATE THIS _____ DAY OF _____ AD 20 _____

AGENT _____

TREASURER'S CERTIFICATE:

I THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSIGNMENTS DUE AND PAYABLE AS OF _____ DAY OF _____ AD 20 _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____ AD 20 _____

SIGNATURE: _____

SUMMIT COUNTY TREASURER

CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDERS ON THIS _____ DAY OF _____ AD 20 _____ AND FILED FOR RECORD AT _____ M, UNDER RECEPTION NUMBER _____

SIGNATURE: _____

SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

WHITE PINE RESIDENCES, LLC, A COLORADO LIMITED LIABILITY COMPANY
ROYAL MOUNTAIN RANCH HOMEOWNERS ASSOCIATION, A COLORADO NON-PROFIT, BEING THE BENCHMARK OF THE COMMERCIAL OPEN SPACE EASEMENT

BY: _____ AS: _____

NOTARIAL:

STATE OF _____
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:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTARIAL:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD 20 _____ BY _____ AS _____ OF ROYAL MOUNTAIN RANCH HOMEOWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTARIAL:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD 20 _____ BY _____ AS _____ OF ROYAL MOUNTAIN RANCH HOMEOWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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 RESUBDIVISION 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 SATISFACTORY 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 DUE 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 DEBTS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATE THIS _____ DAY OF _____ AD 20 _____

AGENT _____

TREASURER'S CERTIFICATE:

I THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSIGNMENTS DUE AND PAYABLE AS OF _____ DAY OF _____ AD 20 _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____ AD 20 _____

SIGNATURE: _____

SUMMIT COUNTY TREASURER

CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDERS ON THIS _____ DAY OF _____ AD 20 _____ AND FILED FOR RECORD AT _____ M, UNDER RECEPTION NUMBER _____

SIGNATURE: _____

SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

Professional Land Surveyor
26292
Colorado
Robert R. Johns

RA-N-G-E-W-E-S-T
ENGINEERS & SURVEYORS
P.O. Box 539
Silverthorne, CO 80498 970-468-6281