

PARCEL DESCRIPTION:

LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 2022 UNDER RECEPTION NO. 1299359, COUNTY OF SUMMIT, STATE OF COLORADO.

DECLARANT’S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: THAT WHITE PINE RESIDENCES, LLC, A COLORADO LIMITED LIABILITY COMPANY (HEREINAFTER "DECLARANT"), BEING THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON HEREBY CERTIFIES THAT THIS CONDOMINIUM MAP OF 9097’ FLATS HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION OF 9097’ FLATS ("DECLARATION") RECORDED ON _____, 202____, AS RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO.

DECLARANT:

WHITE PINE RESIDENCES, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____
TEHMINA M. MARSH AS MANAGER OF WHITE PINE RESIDENCES, LLC,
A COLORADO LIMITED LIABILITY COMPANY.

NOTARY

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING DECLARANT’S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY TEHMINA M. MARSH AS MANAGER OF WHITE PINE RESIDENCES, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WHITE PINE RESIDENCES, LLC, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 2022 UNDER RECEPTION NO. 1299359, COUNTY OF SUMMIT, STATE OF COLORADO, CONTAINING 1.976 ACRES, MORE OR LESS, HAVE LAID OUT, MAPPED AND SUBDIVIDED THE CONDOMINIUM COMMON INTEREST COMMUNITY HAVING THE NAME 9097’ FLATS AS SHOWN ON THIS MAP, AND BY THESE PRESENTS DOES 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, IF ANY, AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, WHITE PINE RESIDENCES, LLC HAS CAUSED ITS NAME TO HEREUNTO BE SUBSCRIBED THIS _____ DAY OF _____, AD 2025.

WHITE PINE RESIDENCES, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____
TEHMINA M. MARSH, MANAGER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY TEHMINA M. MARSH, MANAGER OF WHITE PINE RESIDENCES, LLC. A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

TREASURER’S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF JANUARY 1, 2025, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____ A.D., 2025.

SUMMIT COUNTY TREASURER

TITLE COMPANY’S CERTIFICATE

LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY 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:
DEED OF TRUST FOR THE BENEFIT OF UNION BANK AND TRUST COMPANY RECORDED UNDER RECEPTION NUMBER 1304763.

DATED THIS _____ DAY OF _____, 2025.

AGENT

MORTGAGE HOLDER CERTIFICATE

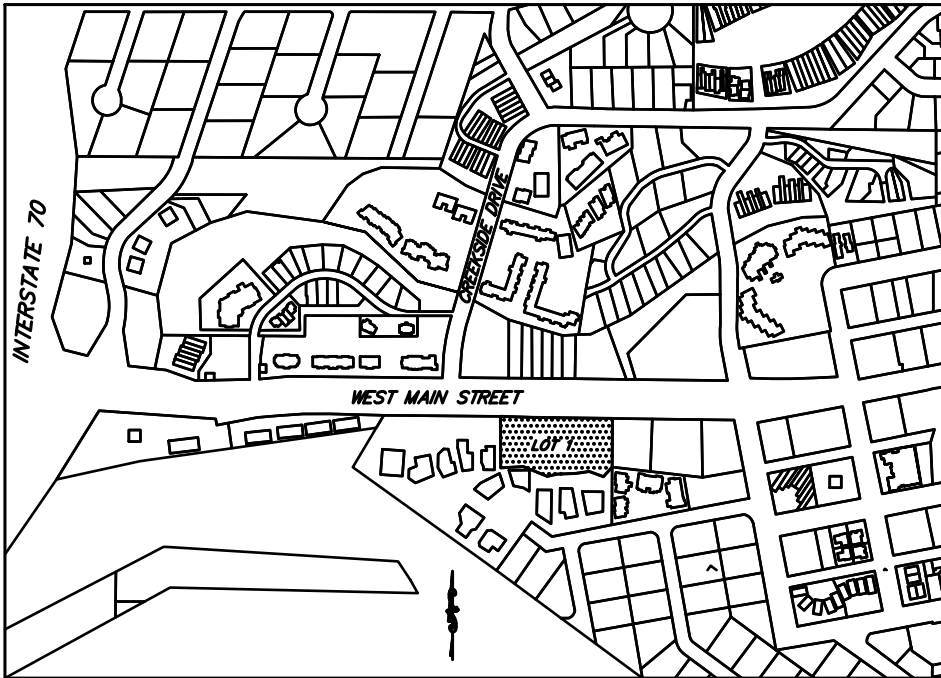
UNION BANK AND TRUST COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT

BY: _____ DATE: _____

NAME: _____ TITLE: _____

CONDOMINIUM MAP OF 9097’ FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS

VICINITY MAP
NOT TO SCALE



NOTES

1. BASIS OF BEARINGS: THE EAST LINE OF LOT 1A OF THE RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD" WAS FOUND TO BEAR S01°02'56"W, BETWEEN THE NORTHEAST PROPERTY CORNER (A FOUND AND HELD ILLEGIBLE PLASTIC CAP AND THE SOUTHEAST CORNER (A FOUND AND HELD YELLOW PLASTIC CAP "BASELINE PLS 23901") BY A GLOBAL POSITIONING SYSTEM SURVEY PERFORMED BY ZYLSTRA BAKER SURVEYING, INC. IN MARCH AND APRIL, 2025.

2. ELEVATIONS SHOWN HEREON FOR THE FINISH FLOORS ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT. THE BENCHMARK IS A 2–1/2" ALUMINUM CAP WITNESS CORNER, 6 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER. THE ELEVATION PROVIDED IS 9084.85’.

3. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ZYLSTRA BAKER SURVEYING, INC. TO DETERMINE OWNERSHIP AND/OR EASEMENTS OF RECORD. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE INSURANCE COMMITMENT ORDER NO. 20191063.1–12 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 1, 2025.

5. SUBJECT TO THE FOLLOWING:

B–2–8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 18, 1895 IN BOOK 89 AT PAGE 74. (NOT SHOWN. MAY NOT AFFECT PROPERTY. LEGAL DESCRIPTION TIED TO MINE CLAIM CORNERS AND AN ALIQUOT CORNER WITH NO MONUMENT RECORD SOME 3900 FEET FROM THE POINT OF BEGINNING.)

B–2–9. WESTERN SLOPE GAS COMPANY RIGHT OF WAY EASEMENT AS SHOWN ON THE PLAT FOR FRISCO WEST FILING NO. 1 FILED MAY 13, 1974 UNDER RECEPTION NO. 141316 AND AS CONTAINED IN DOCUMENT RECORDED FEBRUARY 02, 1967 IN BOOK 186 AT PAGE 372. (SHOWN)

B–2–10. TERMS, CONDITIONS AND PROVISIONS OF PUD AGREEMENT FOR ROYAL MOUNTAIN RANCH RECORDED JUNE 24, 1992 AT RECEPTION NO. 423831, AMENDED NOVEMBER 10, 1995 UNDER RECEPTION NO. 503087. (UNABLE TO SHOW. AFFECTS ENTIRE PROPERTY)

B–2–11. THIS ITEM WAS INTENTIONALLY DELETED.

B–2–12. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JUNE 24, 1992, UNDER RECEPTION NO. 423832, AMENDED NOVEMBER 16, 1995, UNDER RECEPTION NO. 503326, AND AMENDED MAY 23, 1996 UNDER RECEPTION NO. 515617. (UNABLE TO SHOW. AFFECTS ENTIRE PROPERTY)

B–2–13. NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE PLAT FOR SECOND FILING OF ROYAL MOUNTAIN RANCH P.U.D. RECORDED MAY 23, 1997 UNDER RECEPTION NO. 539580. (SHOWN)

B–2–14. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED JULY 30, 2021 UNDER RECEPTION NO. 1265844. (SHOWN)

B–2–15. EASEMENTS, NOTES AND DEDICATIONS AS SHOWN ON THE PLAT FOR A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH P.U.D. RECORDED OCTOBER 20, 2022 UNDER RECEPTION NO. 1299359. (SHOWN)

B–2–16. THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, AS CONTAINED IN INSTRUMENT RECORDED _____, UNDER RECEPTION NO. _____

B–2 17. NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE CONDOMINIUM MAP FOR 9097’ FLATS RECORDED _____, 2025 UNDER RECEPTION NO. _____

6. DATE OF SURVEY: MARCH AND APRIL, 2025.

7. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT ORDER NO. M20191063.1–12, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 1, 2025, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENTS OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

8. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.

9. LOT 1 CONTAINS 86,075 SQ. FT. OR 1.976 ACRES, MORE OR LESS.

10. THE DIMENSIONS ON THE COMMERCIAL UNITS ONLY ARE TO THE NON–FINISHED STUD WALLS.

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – BUILDING FOOTPRINT
SHEET 3 – GARAGE LEVEL FLOOR PLAN
SHEET 4 – GARAGE LEVEL DETAILS
SHEET 5 – GARAGE LEVEL DETAILS
SHEET 6 – FIRST FLOOR PLAN
SHEET 7 – SECOND FLOOR PLAN
SHEET 8 – THIRD FLOOR PLAN
SHEET 9 – ELEVATIONS A–A AND B–B
SHEET 10 – ELEVATIONS C–C, D–D AND E–E,
SHEET 11 – ELEVATIONS F–F AND G–G

SURVEYOR’S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, AND DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP IS TRUE, CORRECT AND COMPLETE AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH CONDOMINIUM MAP WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE HORIZONTAL AND VERTICAL LOCATION AND DIMENSIONS OF THE DWELLING AREAS, PARCELS, EASEMENTS AND STREETS OF SAID CONDOMINIUM MAP AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. FOUND MONUMENTS INDICATING BOUNDARY CORNERS ARE SHOWN ON THE MAP.

I, FURTHER STATE AND CERTIFY THAT THIS MAP ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF THE BUILDING, CONDOMINIUM UNITS AND THE COMMON ELEMENTS AND THE BUILDING’S AND EACH UNIT’S IDENTIFYING NUMBER AS SHOWN HEREON. I FURTHER STATE AND CERTIFY THAT THE PREPARATION OF THIS MAP IS BASED ON FIELD SURVEYS PERFORMED UNDER MY SUPERVISION IN MARCH AND APRIL, 2025.

I FURTHER STATE AND CERTIFY THAT THIS MAP MEETS THE REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. § 38–51–106; THIS MAP ACCURATELY SHOWS THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR DEED LINES WITHIN THE NORMAL STANDARD OF CARE; THE TOTAL SQUARE FOOT AREA WITHIN ACCEPTABLE TOLERANCES; THE LOCATION OF BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON SAID PREMISES; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON ADJOINING PREMISES EXCEPT AS SHOWN OR NOTED HEREON.

I FURTHER STATE AND CERTIFY THAT THIS MAP CONTAINS ALL INFORMATION REQUIRED BY C.R.S. SECTION 38–33.3–209 AND, PURSUANT TO C.R.S. SECTION 38–33.3–201(2), I FURTHER STATE AND CERTIFY THAT ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS DESCRIBED ON THIS MAP ARE SUBSTANTIALLY COMPLETED.

IN WITNESS THEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____ A.D., 2025.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
BRIAN L. LEFEBRE
COLORADO REGISTRATION #34579



BRIAN L. LEFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

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 2025.

BY: _____
CHAIRMAN

FRISCO TOWN COUNCIL APPROVAL

THE WITHIN PLAT OF "9097’ FLATS" IS APPROVED BY THE TOWN COUNCIL OF FRISCO, COLORADO, REPRESENTED BY THE MAYOR, FOR FILING THIS _____ DAY OF _____ AD 2025. 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

CLERK AND RECORDER’S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS _____ DAY OF _____, 2025 A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

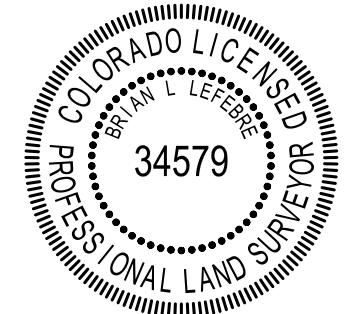
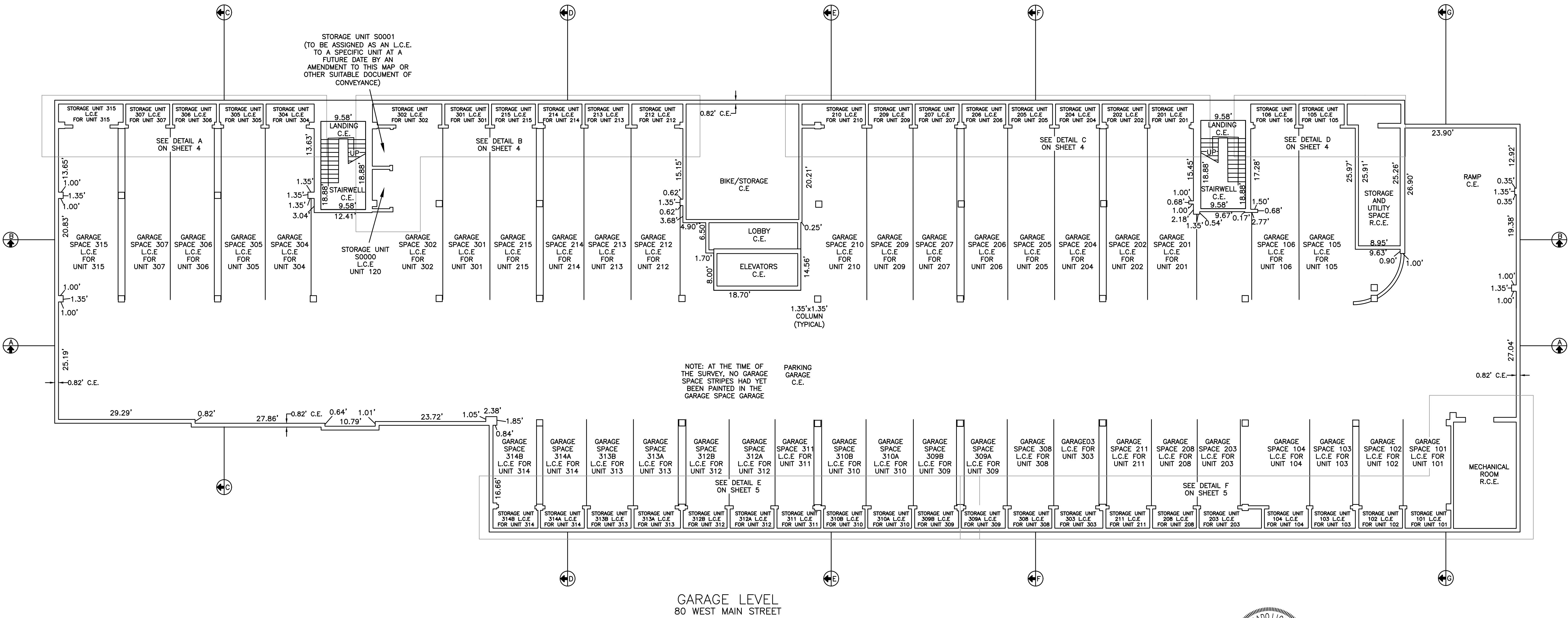


1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781–0700 FAX (303) 781–4193
E–MAIL – mail@zbsinc.net

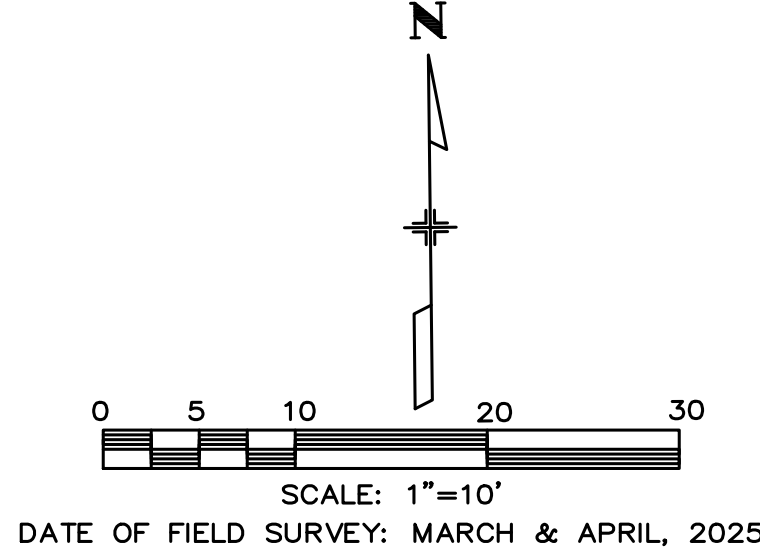
1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT			
9097’ FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025–0101
SHEET			1 OF 11

R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.

CONDOMINIUM MAP OF 9097' FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS



BRIAN L. LeFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

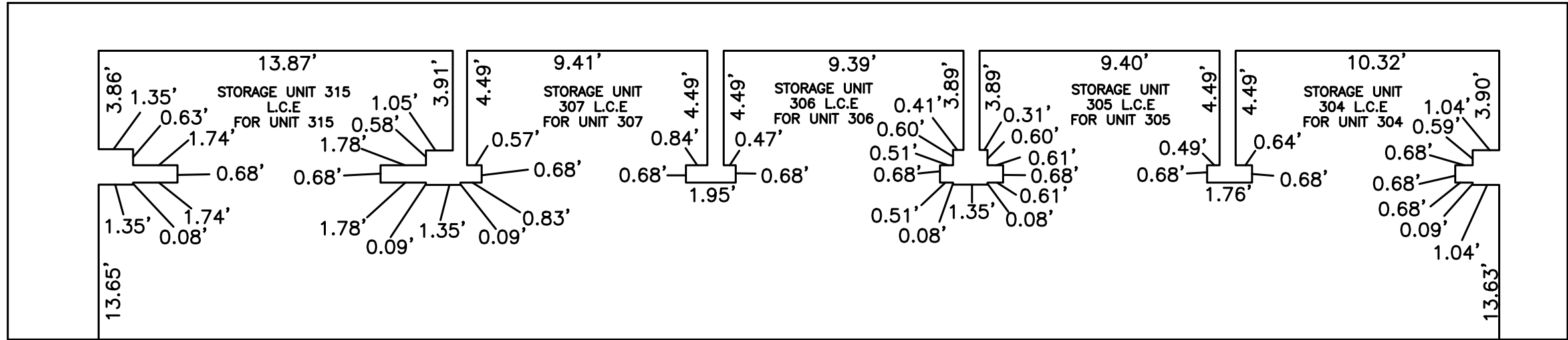


1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT			
9097' FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
SHEET			3 OF 11

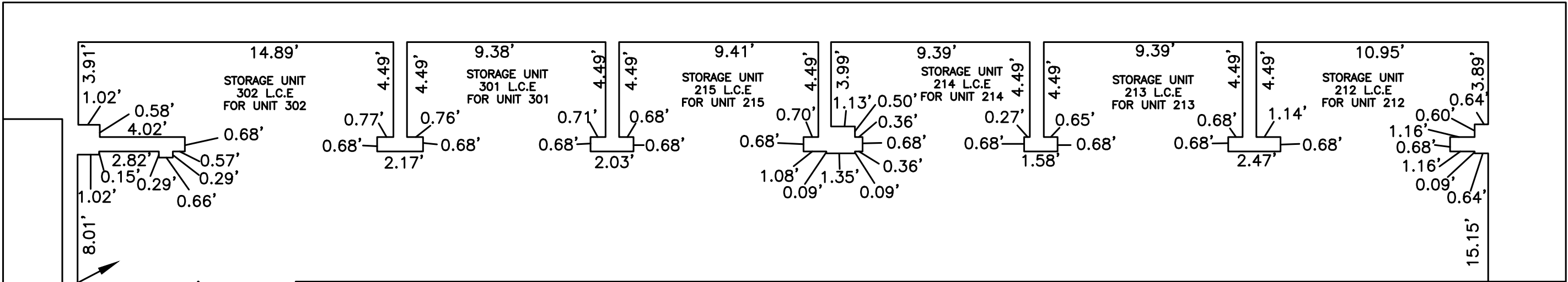
R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.

CONDOMINIUM MAP OF 9097' FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS

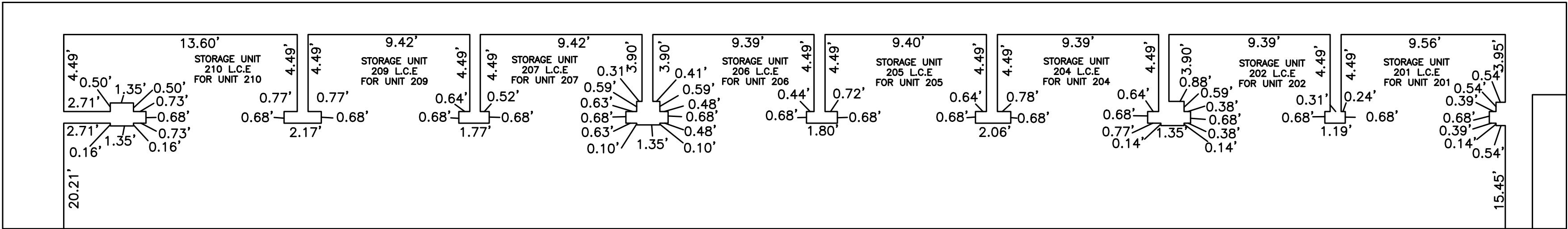


DETAIL A

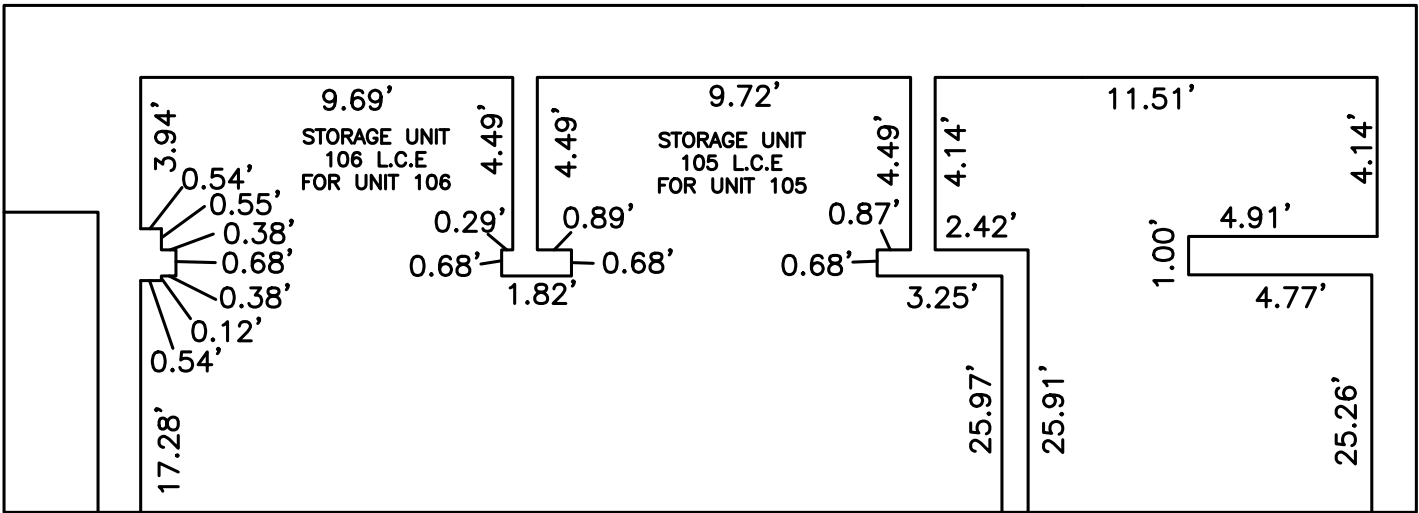
STORAGE UNIT S0001
(TO BE ASSIGNED AS AN L.C.E.
TO A SPECIFIC UNIT AT A
FUTURE DATE BY AN
AMENDMENT TO THIS MAP OR
OTHER SUITABLE DOCUMENT OF
CONVEYANCE)



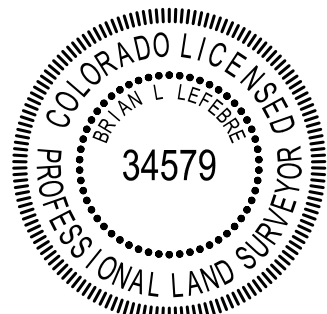
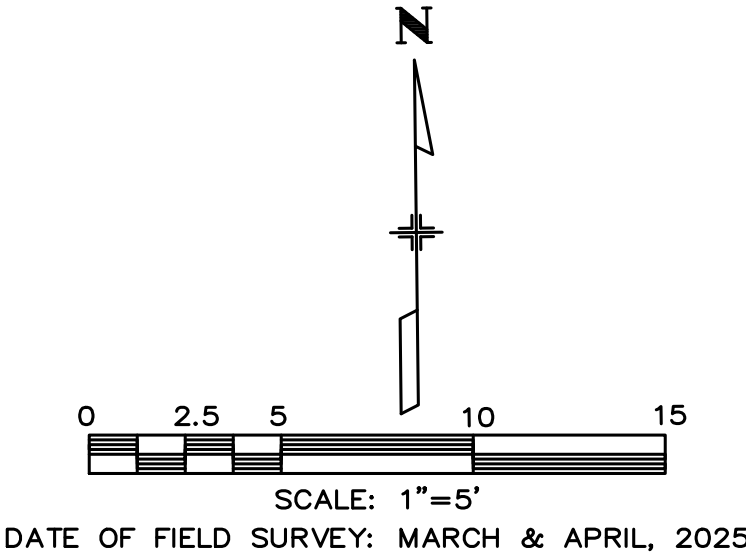
DETAIL B



DETAIL C



DETAIL D



BRIAN L. LeFEBVRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

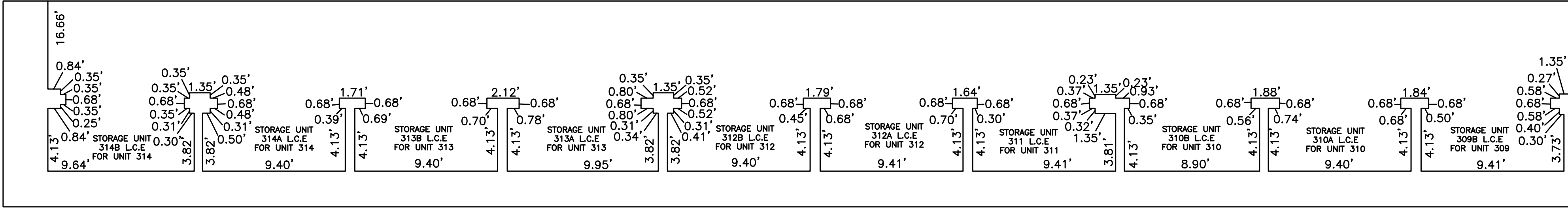
**ZYLSTRA
BAKER
SURVEYING, INC.**

1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

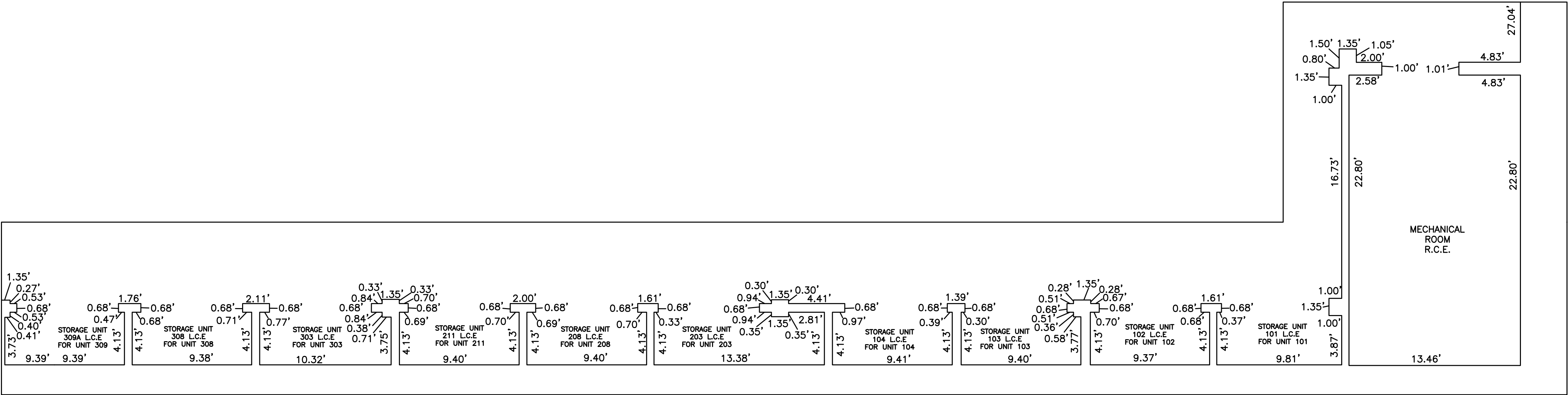
1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT			
9097' FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
SHEET			4 OF 11

CONDOMINIUM MAP OF 9097' FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS

R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.



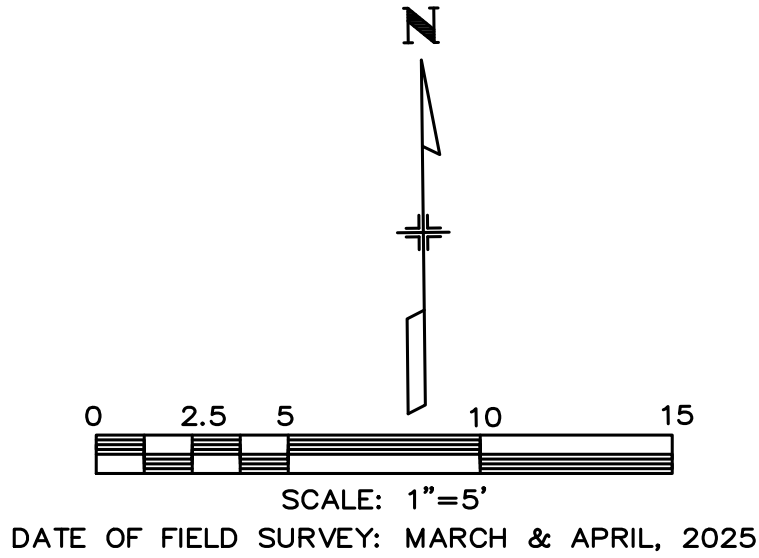
DETAIL E



DETAIL F



BRIAN L. LeFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

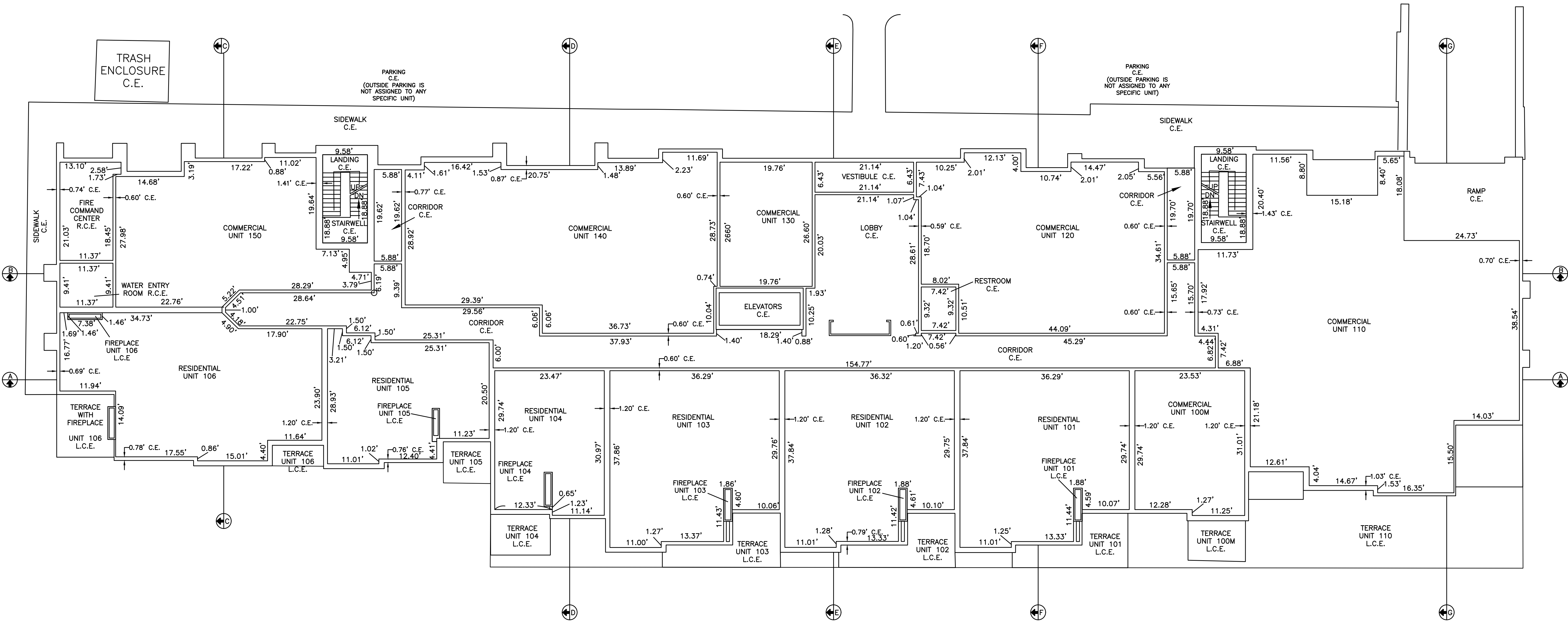


1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

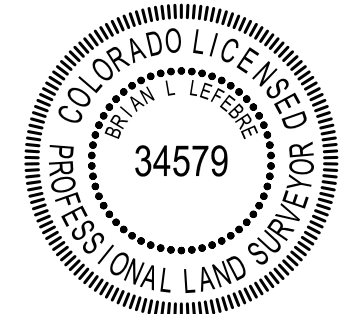
1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT			
9097' FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
SHEET		5 OF 11	

R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.

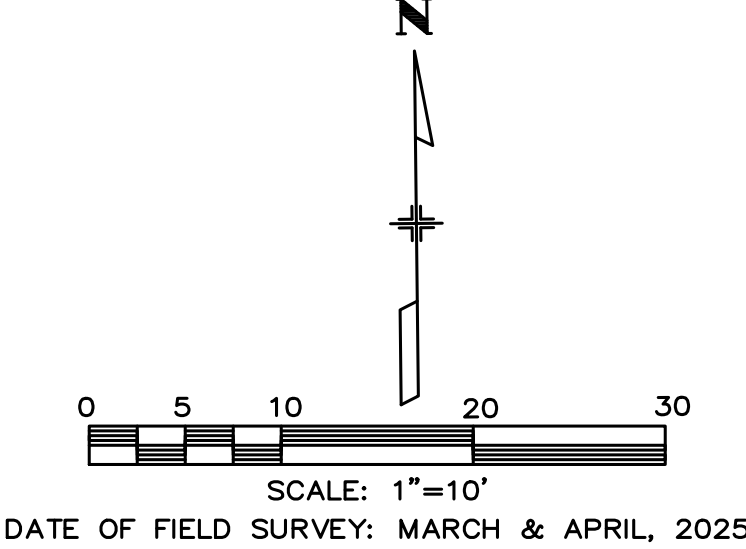
CONDOMINIUM MAP OF 9097' FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS



FIRST FLOOR
80 WEST MAIN STREET



BRIAN L. LeFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

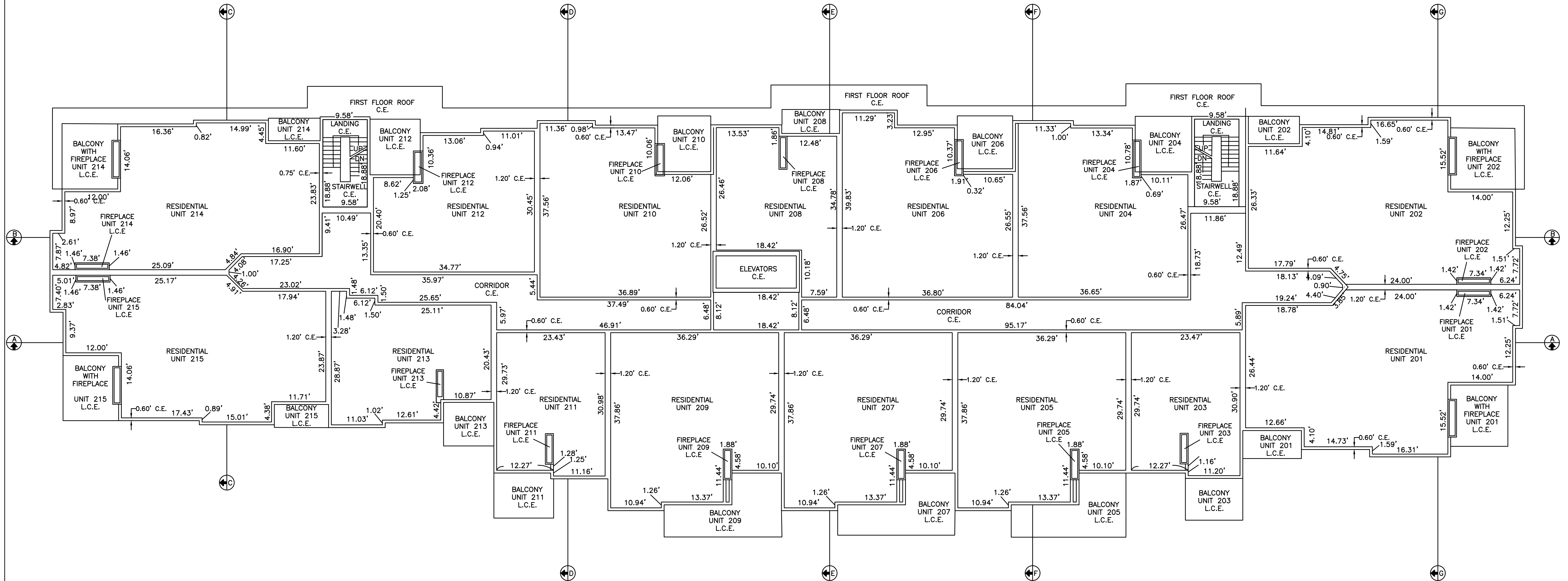


1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

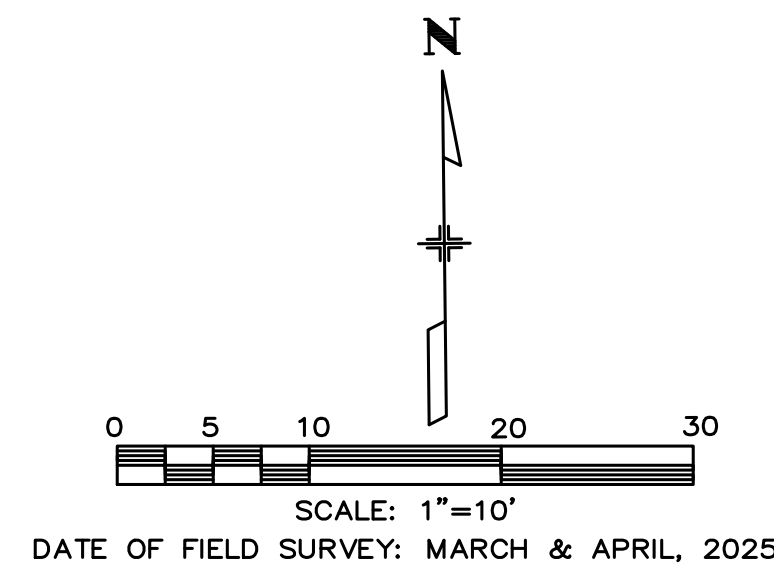
1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT			
9097' FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
SHEET			6 OF 11

CONDOMINIUM MAP OF 9097' FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS

R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.



SECOND FLOOR
80 WEST MAIN STREET



BRIAN L. LEFEBVRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579

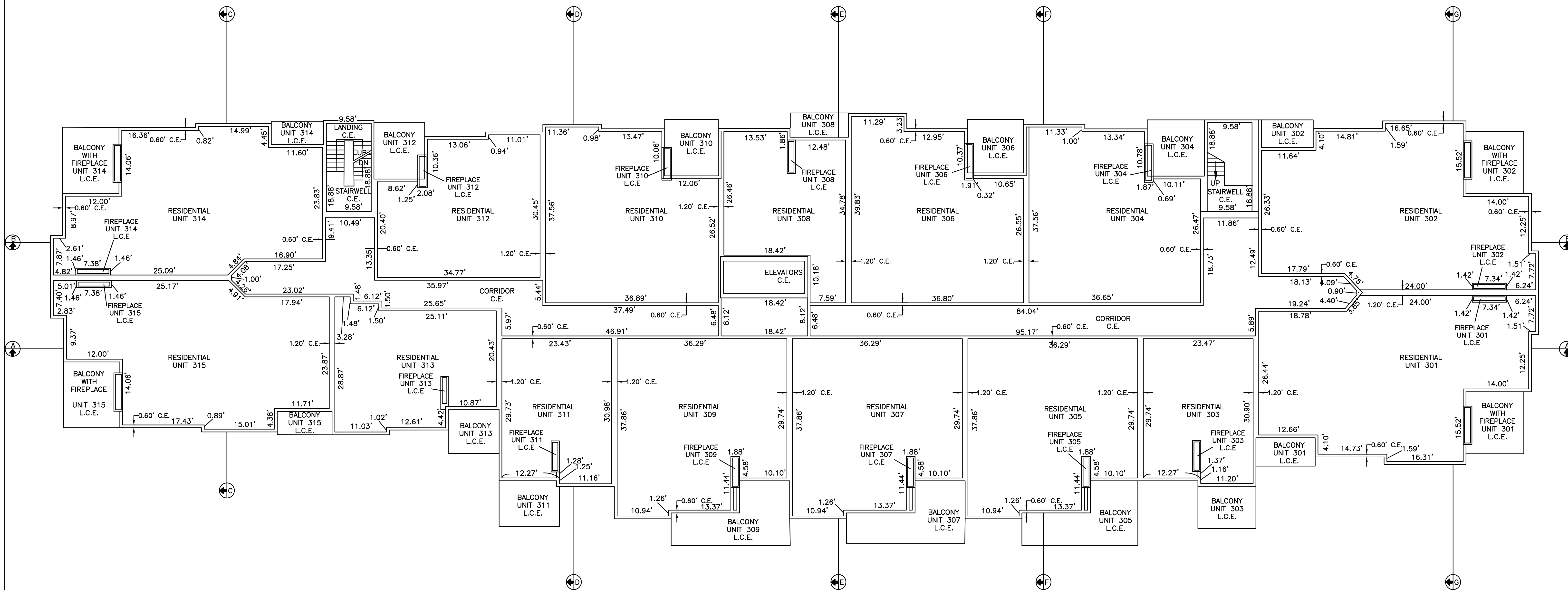


1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

NO.	DATE	REVISION	BY
1	5/5/25	REVISE PER COMMENTS	JRT
CONDOMINIUM PLAT			
9097' FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
SHEET			7 OF 11

CONDOMINIUM MAP OF 9097' FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS

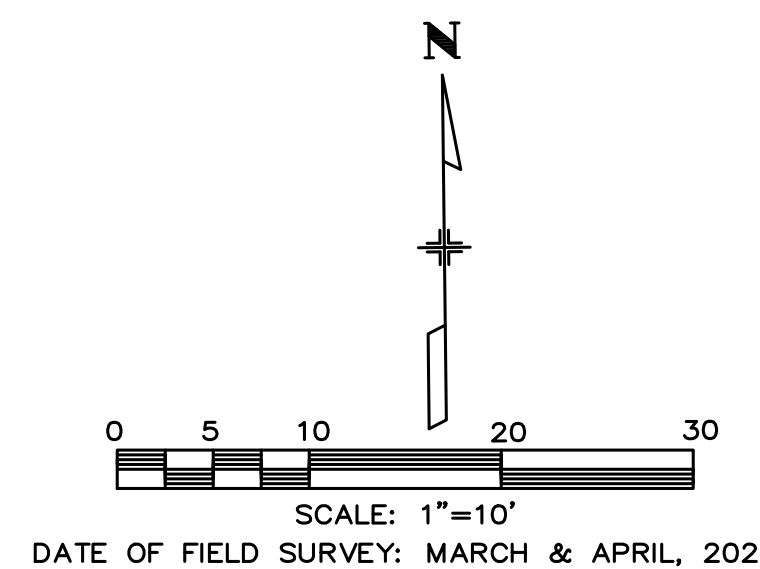
R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.



THIRD FLOOR
80 WEST MAIN STREET



BRIAN L. LeFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579



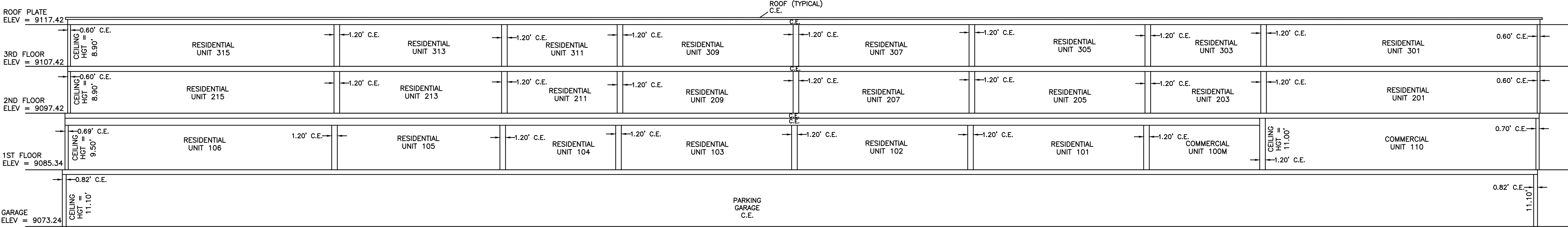
**ZYLSTRA
BAKER
SURVEYING, INC.**

1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

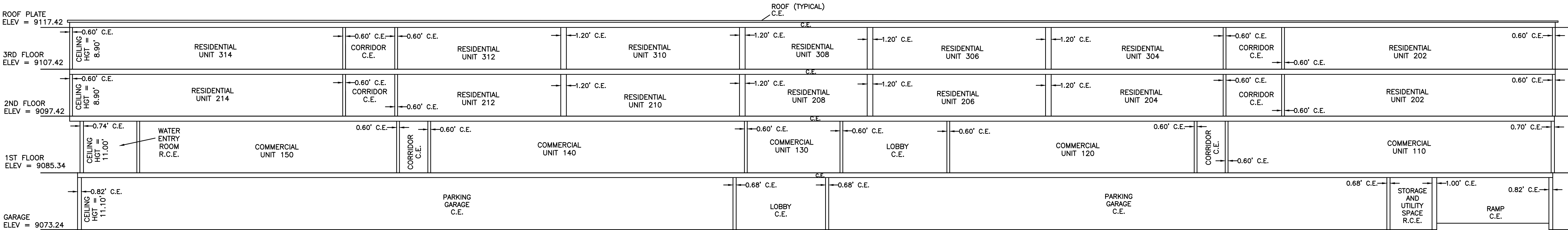
1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT			
9097' FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
SHEET			8 OF 11

CONDOMINIUM MAP OF 9097' FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS

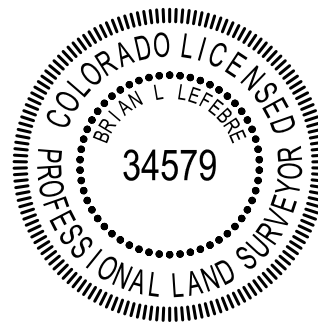
R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.



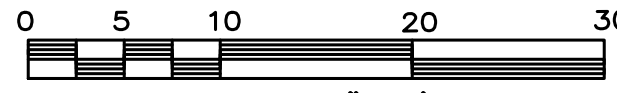
ELEVATION A-A
80 WEST MAIN STREET



ELEVATION B-B
80 WEST MAIN STREET



BRIAN L. LeFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579



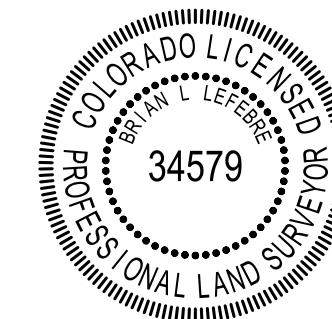
DATE OF FIELD SURVEY: MARCH & APRIL, 2025



1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT			
9097' FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
SHEET			9 OF 11

R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.



0 5 10 20 30
SCALE: 1"=10'
DATE OF FIELD SURVEY: MARCH & APRIL, 2025

1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT 909TH FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
			SHEET
			10 OF 11

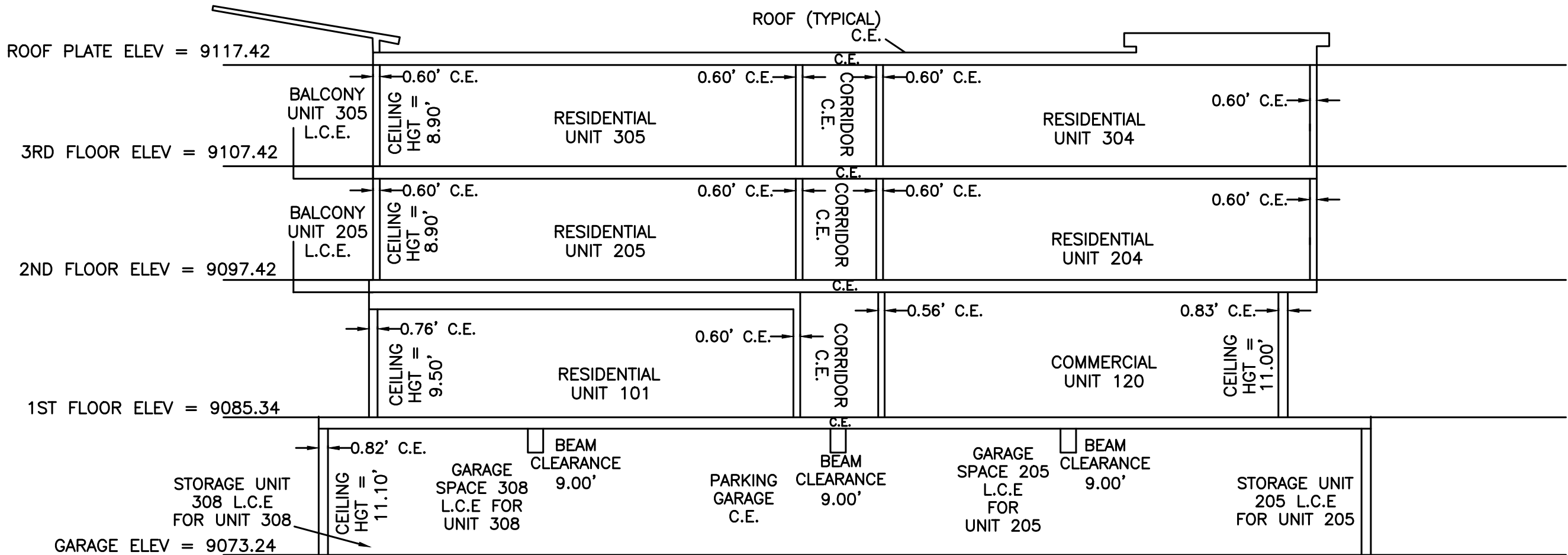


**ZYLSTRA
BAKER
SURVEYING, INC.**

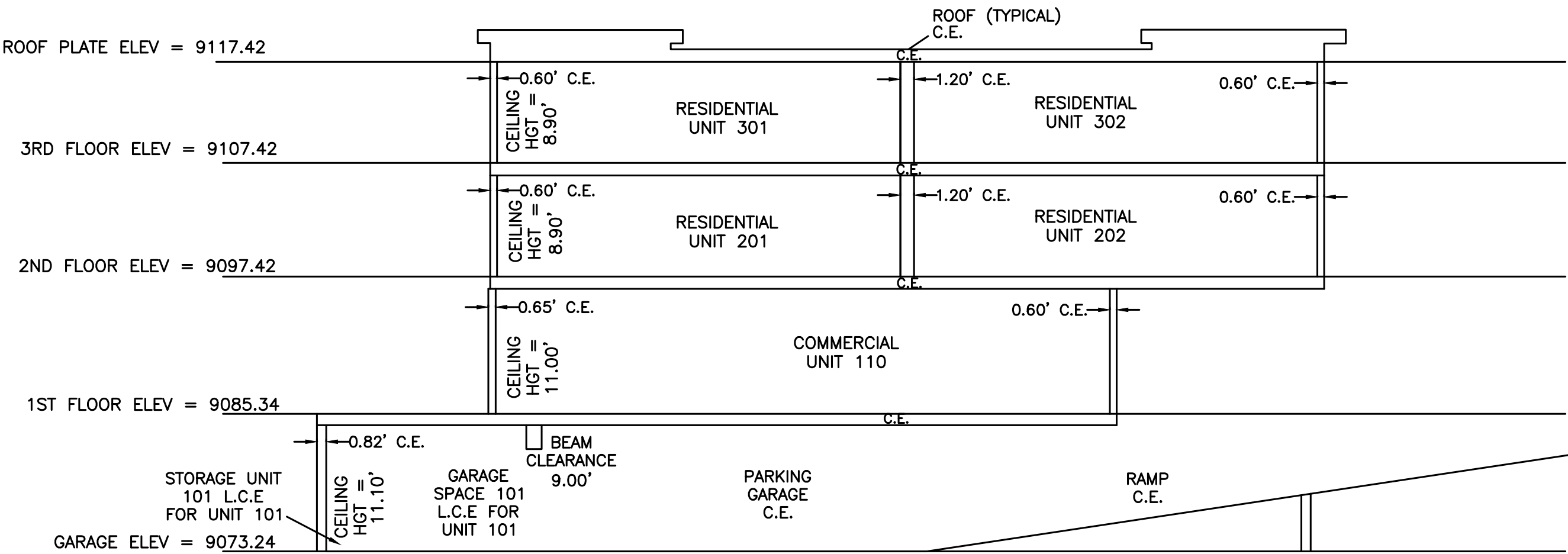
1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

R.C.E. = RESTRICTED COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
SEE CONDOMINIUM NOTES ON SHEET 2
FOR DEFINITIONS OF COMMON ELEMENTS.

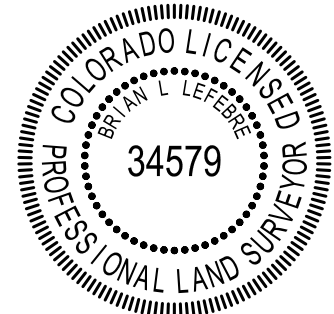
CONDOMINIUM MAP OF 9097' FLATS
LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1,
SECOND FILING OF ROYAL MOUNTAIN RANCH PUD
PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M.
TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO
42 CONDOMINIUM UNITS CONSISTING OF 36 RESIDENTIAL CONDOMINIUM UNITS
AND 6 COMMERCIAL CONDOMINIUM UNITS



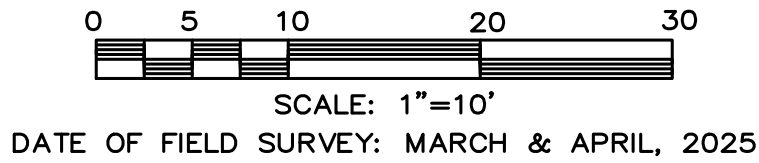
ELEVATION F-F
80 WEST MAIN STREET



ELEVATION G-G
80 WEST MAIN STREET



BRIAN L. LeFEBRE
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34579



1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4193
E-MAIL - mail@zbsinc.net

1	5/5/25	REVISE PER COMMENTS	JRT
NO.	DATE	REVISION	BY
CONDOMINIUM PLAT			
9097' FLATS LOT 1A, A RESUBDIVISION PLAT OF COMMERCIAL LOT 1, SECOND FILING OF ROYAL MOUNTAIN RANCH PUD PART OF THE NORTHEAST QUARTER, SECTION 34, T. 5 S., R. 78 W., 6TH P.M. TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO			
CLIENT: KEN MARSH			
F.B.	CK.	BLF	NO.
DR.	JRT	DATE 4/28/25	2025-0101
			SHEET 11 OF 11