EXHIBIT

LOT 8–A & 8–B, ROYAL ALPINE SUBDIVISION
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	86.47'	43.60'	43.14'	N14°26'33"W	28°53'23"
C2	241.57'	23.37'	23.36'	N75°13'42"E	5°32'30"
C3	241.57'	4.66'	4.66'	N71°54'16"E	1°06'22"
C4	341.37'	56.47'	56.40'	N76°05'24"E	9°28'39"

ALPINE DRIVE (60' R.O.W.)

WICHITA AVE. (60' R.O.W.)

EDGE ASPHALT ROAD

FOUND REBAR W/ PLAST. CAP, L.S. 15242 (typical)

FIRE HYD.

N00°00'00"W 88.01'

52.19'

1ST SETBACK LINE

N71°21'01"E 21.33'

A15°39'25"E 75.88'

S05°20'24"E 33.19'

N73°51'20"E 45.96'

4.87'

ACCESS EASEMENT

PARKING EASEMENT

24.25'

ASPHALT DRIVE

36.60'

46.92'

S73°51'20"W

10.32'

75' PUBLIC SERVICE CO. OF COLO. POWERLINE EASEMENT (BK 145/PG 2) AND PRIVATE UTILITY EASEMENT

N71°24'26"E 280.04'

S29°52'45"E 74.61'

S04°28'01"E 146.23'

LOT 8–A
11,413 SQ. FT.
0.262 ACRES

LOT 8–B
10,592 SQ. FT.
0.243 ACRES

LOT 8–C

TRACT A
COMMON OPEN SPACE

2 STORY FRAME MULTI–RESIDENCE

UPPER DECK

UPPER/LOWER DECK

LOWER DECK

CONC. PAD

CONC. WALK

GAS MTR.

ELEC. MTRS

WATER VALVE

PVC CLEANOUT

10' UTILITY EASEMENT

7.5' UTILITY EASEMENT

S42°10'58"E 92.93'

100' PUBLIC SERVICE CO. OF COLO. POWERLINE EASEMENT (BK 97/PG 145) AND PRIVATE UTILITY EASEMENT

TELE. PED.

ELEC. PED.

SEWER MANHOLE

N61°06'22"E 46.13'

S61°06'22"W 98.59'

N28°53'14"W 51.91'

HIGH TRANSMISSION ELECTRIC LINES

C1

10'

20'

0' 10' 20' 30'

SCALE 1" = 10'

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.

SUMMIT LAND SURVEYING, INC.
P.O. BOX 2336
BRECKENRIDGE, CO 80424
970–513–0156

EXHIBIT

SCALE: 1" = 10'	DATE: 07/18/2026	JOB NO. 151333
DRAWN BY: MJW	CHECKED BY: MJW	DRAWING NO.151333 RESUB LOTS 8A & 8D