

**Improvement Survey Plat /  
Topographic Survey**  
Lot 1  
**Summit Stage Transit Center**  
Town of Frisco  
Summit County, Colorado  
Section 26, T5S, R78W, 6th P.M.  
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**Notes:**

- 1) Bearings are based on a line between 2 Survey Control Points, N09°23'09"E. The bearing was calculated using State Plane Coordinates for each control point. The State Plane Coordinates were determined by Static GPS Observations. The Control Points are rebar with aluminum caps stamped "Survey Control".
- 2) Lineal Units: US Survey foot.
- 3) Lot Area: 6.209 Acres, 270456 Square feet
- 4) Underground utilities shown are based on locate flags and markings placed by others.
- 5) File coordinates are State Plane Coordinates scaled to ground. Coordinates obtained from 2 Static GPS observations. TBM as shown near the southwest property corner.
- 6) Elevation based on Static GPS measurement at location shown. NAVD88 computed using GEOID12B.
- 7) One foot contour interval.
- 8) Plats reviewed for survey work include the following: 133802, 178502, 207880, 544828, 596112, 178502, 315389, and 1046458.
- 9) Utilities physically attached to the west side of the commercial building (on the face of the building), said building located easterly from Meadow Drive, not located/not included in this survey.
- 10) 10' x 20' Fire Hydrant Easement, Rec. No. 315389 and Rec. No. 576960.
- 11) Centerline Rec. No. 210981, PSCO Easement (underground power line) as shown on Rec. No. 315389.
- 12) Copies of the following documents were not provided/could not determine if they impact the subject area: Book 283 Page 417, Book 250 Page 775, Book 276 Page 97, Rec. No. 210982.
- 13) Omitted.
- 14) Drawing updated 11-25-15 with the following:
  - a) Added ridge and finish floor elevations on building.
  - b) Extended edge of water for pond to south.
  - c) Located road markings on south road as shown on drawing.
  - d) Located and added part of water line on east side of building.
  - e) Added sanitary sewer invert data for manhole to the south.
- 15) Sanitary sewer lines are shown between manholes. These lines were not marked or verified.

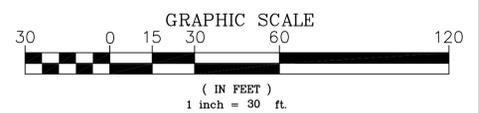
This survey does not constitute a title or ownership search by Blue River Land Surveying. All ownership, easement and public record information was based on the following:

- a) Owner's Title Commitment Order No. M20131636-7, issued by Land Title Guarantee of Summit County. This Commitment is for Lot 2A, A Resubdivision of Lot 2, Block A, Discovery Interchange West (Rec. No. 1046458). Property is subject to exceptions as described in the title policy as referenced.
- b) Owner's Title Commitment Order No. M20150860, issued by Land Title Guarantee of Summit County. This Commitment is for Condominium Unit No. 24, Frisco Station Commercial Condominiums (Rec. No. 576960). Property is subject to exceptions as described in the title policy as referenced.
- c) Owner's Title Commitment Order No. M20120313, issued by Land Title Guarantee of Summit County. This Commitment is for Lot 1, A Resubdivision of Lot 2, Block B, Discovery Interchange West (Rec. No. 207880). Property is subject to exceptions as described in the title policy as referenced.
- d) Documents provided by the client: Rec. No. 1057436 "Transfer Center Agreement".

I, Renee B. Parent, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared by me and under my supervision from a survey made by me and under my supervision and that both the plat and the survey are true and correct to the best of my knowledge and belief.



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.



- Legend**
- (F) Field Measurement
  - (P) Plat, Rec. No. 544828
  - (C) Calculated from record plat
  - HC Handicap Parking
  - CE Covered Entry
  - Aspen Groups
  - Boulder
  - Hydrant
  - Found number 5 rebar
  - Found rebar with yellow cap LS10847
  - Found rebar with red cap LS26626
  - Found rebar with aluminum cap LS18974
  - Set number 5 rebar with purple cap LS38266
  - Flow Line
  - Flow Line in concrete pan
  - Asphalt
  - Concrete
  - Light Post
  - Water Valve
  - Irrigation Equipment
  - Bollards

- Sign Legend**
- VP Visitor Parking; No Overnight Parking
  - TC Transit Center Summit Stage
  - S Stop
  - NP No Parking
  - HC Handicap Parking
  - 15 15 Min Parking, Loading Zone
  - PC Pedestrian Crossing
  - SP Speed Limit
  - BP Bike Path
  - NLT No Left Turn
  - NRT No Right Turn
  - DNE Do Not Enter
  - BD Building Directory

- Sanitary Sewer Manhole Data**
- |  |   |   |   |
|--|---|---|---|
| MH1<br>Rim: 9065.96'<br>Invert In West: 9057.56'<br>Invert Out South: 9057.44' | MH2<br>Rim: 9.65.38'<br>Invert In North: 9056.68'<br>Invert In East: 9056.68'<br>Invert Out South: 9056.60' | MH3<br>Rim: 9064.26'<br>Invert In North: 9055.36'<br>Invert In West: 9055.46'<br>Invert Out South: 9055.26' | MH4<br>Rim: 9063.9'<br>Invert In : 9056.88'<br>Invert Out: 9056.83' |
|--|---|---|---|

This Land Survey Plat was accepted for deposit on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is filed under Land Survey Plat Reception no. \_\_\_\_\_, in the office of the Summit County Clerk and Recorder.

Signed \_\_\_\_\_  
Summit County Surveyor

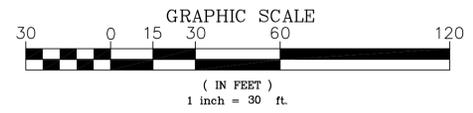
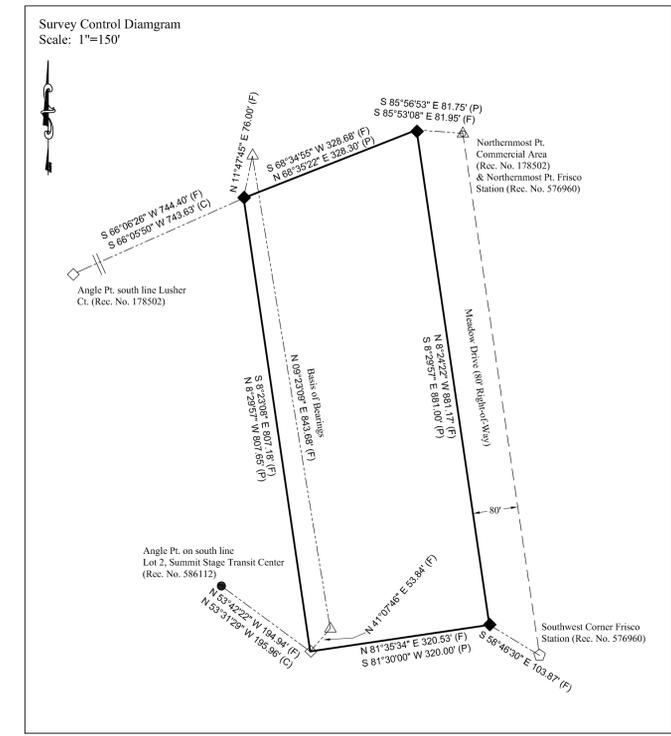
**Blue River  
Land Surveying**  
(970) 668-3730  
PO Box 1800 Frisco, CO 80443  
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Revised 11-25-15  
Date: 11-10-2015 15273

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