

Vicinity Map 1" = 400'

DILLON PINES TOWNHOMES
A replat of
DILLON PINES APARTMENTS - NORTH
a plat filed under Reception Number 99611
and
DAM SITE APARTMENTS - SOUTH
a plat filed under Reception Number 97971
New Town of Dillon
Summit County, Colorado
Section 7, T5S, R77W, 6th P.M.
(Sheet 1 of 2)

Owner's Certificate

Know all men by these presents:

That the President of the **DILLON PINES TOWNHOME ASSOCIATION** for the owners of the Townhome Units located in A Parcel of Land Lying Wholly within Section 7, T5S, R77W, of the 6th Principal Meridian, Town of Dillon, County of Summit, State of Colorado, more particularly described as follows:

DILLON PINES APARTMENTS - NORTH, a plat filed under Reception Number 99611 and DAM SITE APARTMENTS - SOUTH, a plat filed under Reception Number 97971

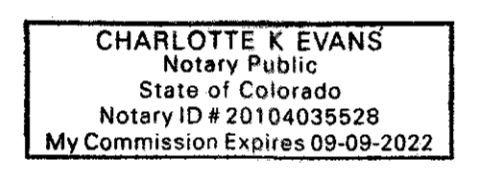
Have laid out, subdivided and platted the same into lots, tracts, streets and esements as shown hereon under the name and style of "DILLON PINES TOWNHOMES" and by these presents, do hereby set apart and dedicate to the perpetual use of the public all of the streets, alleys and other public ways and places 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, Tori Gustafson has caused her name to be hereunto subscribed this 15th day of August, A.D. 2019
Title: Board President

State of Colorado)
) SS. Tori Gustafson
County of Summit)

The foregoing instrument was acknowledged before me this 15th day of August, 2019, by Tori Gustafson, President, **DILLON PINES TOWNHOME ASSOCIATION**.

Witness my hand and official seal.
My commission expires: 09-09-2022
Mike K. G...
Notary Public



Dillon Planning and Zoning Commission Certificate

Approved this 21st day of August, A.D. 2019, Town Planning and Zoning Commission, Dillon, Colorado

Ann England
Chairman

Dillon Town Council Certificate

Approved this 6th day of August, A.D. 2019, Town Council, Dillon, Colorado. This approval does not guarantee that the size or soil or flooding conditions of any lot shown hereon are such that a building permit may be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, streetlights, street signs and sidewalks shall be financed by others and not the Town of Dillon.

ATTEST: Deanne Stuck Town Clerk
Cafay Mayor

Notice

Public Notice is hereby given that acceptance of this platted subdivision by the Town of Dillon does not constitute an acceptance of roads and rights-of-way reflected hereon for maintenance by said town. Until such roads and rights-of-way meet Town road specifications and are specifically accepted by the Town, the maintenance, construction and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within this subdivision.

Title Company Certificate

Land Title Guarantee does hereby certify that we have examined the title to all lands shown hereon and all lands herein dedicated by virtue of this Plat and title to all such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows: Those of record

Dated this 15th day of August, A.D. 2019
Randy Gibbons
Randy Gibbons, Agent

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of all taxes due and payable as of January 1st, 2019, upon parcels of real estate described on this plat are paid in full.

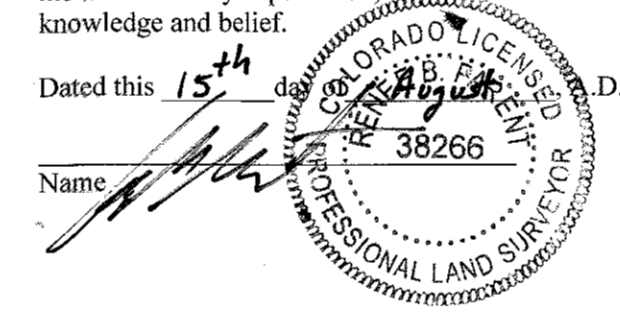
Dated this 15th day of August, 2019, A.D.
Patrick Hundley
Summit County Treasurer or designee



Surveyor's Certificate

I, Renee B. Parent, being a registered land surveyor in the State of Colorado, do hereby certify that this Plat of "DILLON PINES TOWNHOMES" was prepared by me and under my supervision from a survey made by me and under my supervision, that both this Plat and the survey are true and accurate to the best of my knowledge and belief.

Dated this 15th day of August, A.D. 2019
Name: Renee B. Parent
Professional Land Surveyor License No. 38266



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.

Clerk's Certificate

I hereby certify that this instrument was filed in my office at 11:00 O'clock, August 21, A.D. 2019 and is duly recorded.

Deanne Stuck
Town Clerk

Clerk and Recorder's Certificate

I hereby certify that this instrument was filed in my office at 3:46 pm, this 23rd day of August, A.D. 2019 and filed under Reception No. 1205887.



Kathleen Neal By Margaret Brewster
Summit County Clerk and Recorder Deputy Clerk

Blue River Land Surveying
(970) 668-3730
PO Box 2820 Breckenridge, CO 80424
www.blueriverlandsurveying.com

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Drawing Update: 01-31-2018
Drawing Update: 9-21-2017
Date: 08-20-2017 | 15584

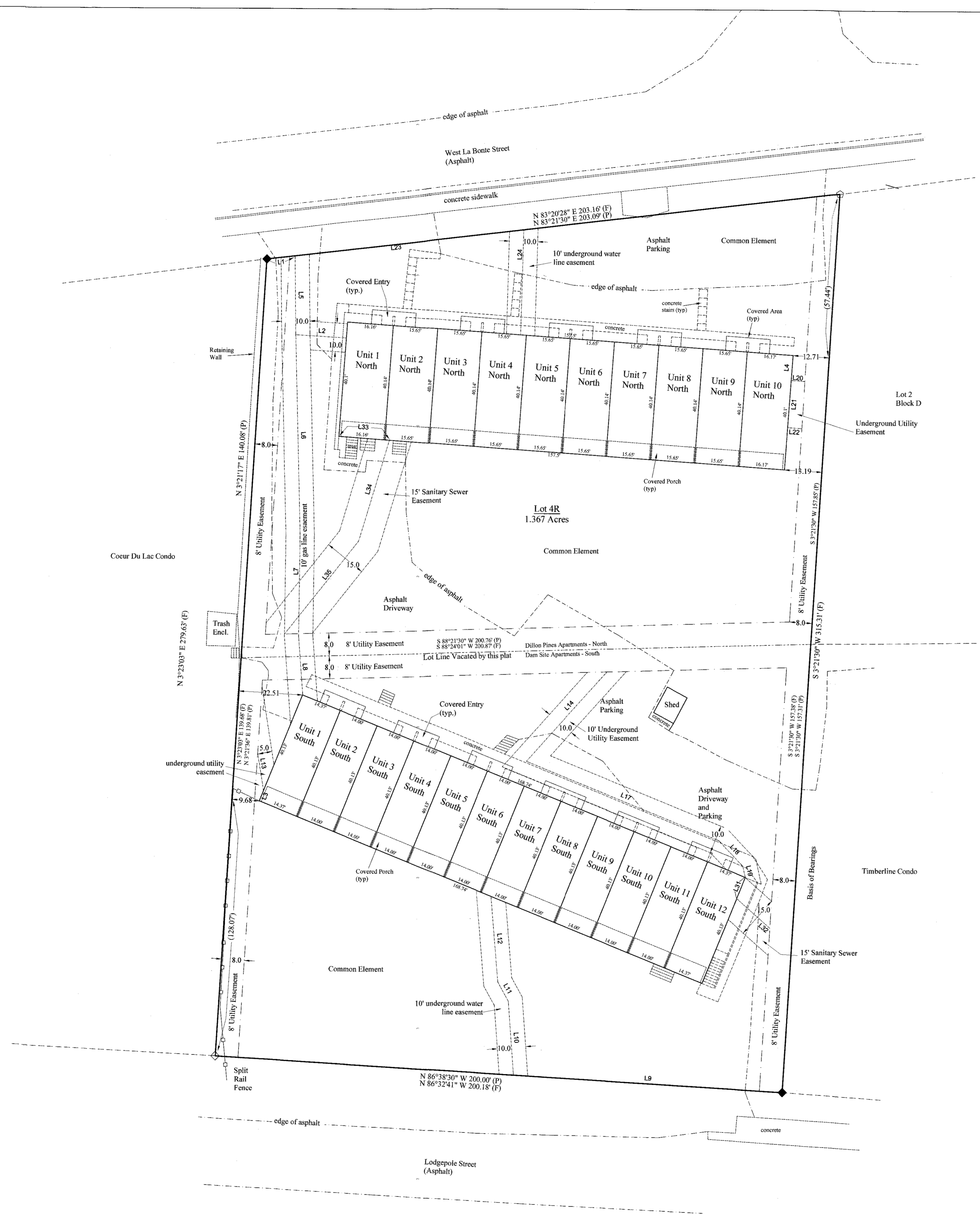
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Line Table, Centerlines of Easements created by this plat

LINE	BEARING	HORIZ. DIST.
L1	S83°20'28"W	10.08'
L2	S86°38'59"E	18.22'
L3	S22°01'28"W	3.85'
L4	N4°02'30"E	8.76'
L5	S0°49'20"E	27.62'
L6	S1°34'23"E	70.56'
L7	S0°31'09"W	35.48'
L8	S4°24'57"E	19.54'
L9	S86°32'41"E	94.97'
L10	N4°19'16"W	26.03'
L11	N29°02'48"W	7.73'
L12	N4°52'56"W	29.98'
L13	S9°01'46"E	13.56'
L14	S41°59'45"W	42.28'
L17	S67°58'02"E	73.37'
L18	S43°55'24"E	12.46'
L19	S12°22'25"E	3.97'
L20	N85°57'11"W	4.82'
L21	S4°02'44"W	16.55'
L22	S85°57'11"E	5.02'
L23	S83°20'28"W	81.00'
L24	S1°24'20"W	36.81'
L31	N22°01'42"E	7.96'
L32	S48°53'37"E	15.62'
L33	N85°57'11"W	17.86'
L34	S16°43'48"W	36.96'
L35	S38°25'55"W	53.47'



Legend

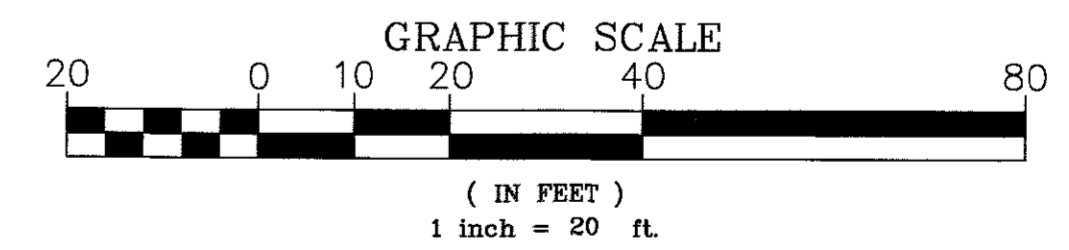
- (F) Field Measurement
- (P) Plat (Rec. No. 99611 and 97971)
- ◆ Found #5 rebar
- ◇ Found rebar w/blue cap LS illegible
- Found rebar w/yellow cap LS illegible

Notes:

- 1) Bearings are based on the east line of Dillon Pines Apartments - North and Dam Site Apartments - South. North end of said line is a rebar with yellow cap illegible; south end of said line is a #5 rebar.
- 2) Lineal Units: US Survey foot.
- 3) Total Lot Area: 1.367 Acres.
 Dillon Pines Apartment - North: 0.685 Acres
 Dam Sites Apartments - South: 0.682 Acres
- 3a) New, single lot created by this plat to be called Lot 4R.
- 4) Located underground utilities marked by others.
- 5) Sewer line locate by Snowbridge 10-19-2017.
- 6) Unit boundaries are coincident with the outside of foundation wall and party walls.
- 7) South and North buildings are both Two Story.
- 8) Broadband easements (Rec. No. 535297 and Rec. No. 679964) are not plottable.

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 Owner's Title Commitment Order Nos. M20160002-5 (306 Lodgepole St. #4) and M20151026-6 (301 W La Bonte St #9), issued by Land Title Guarantee Company.

Property is subject to exceptions as described in the title policy as referenced.



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