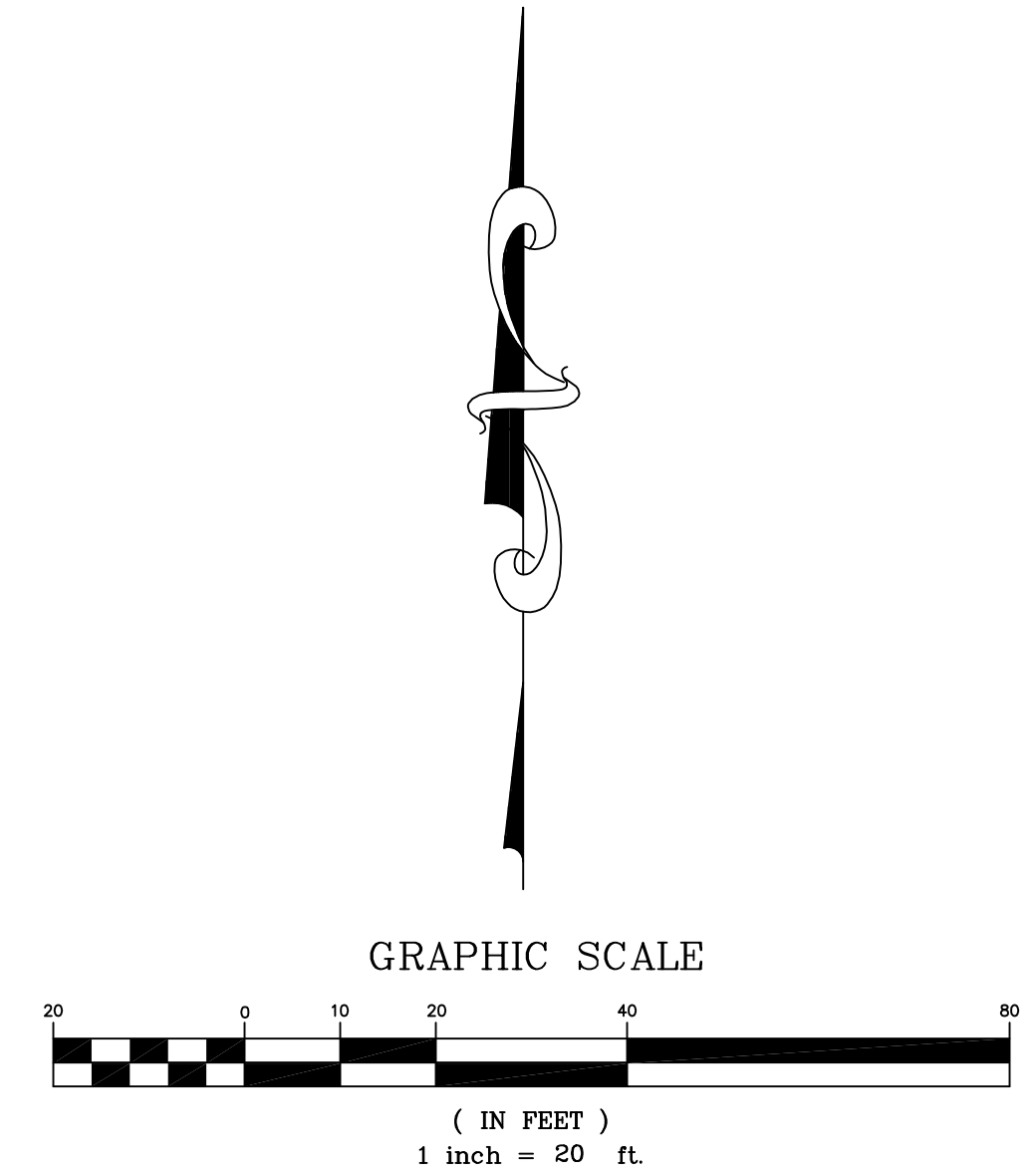
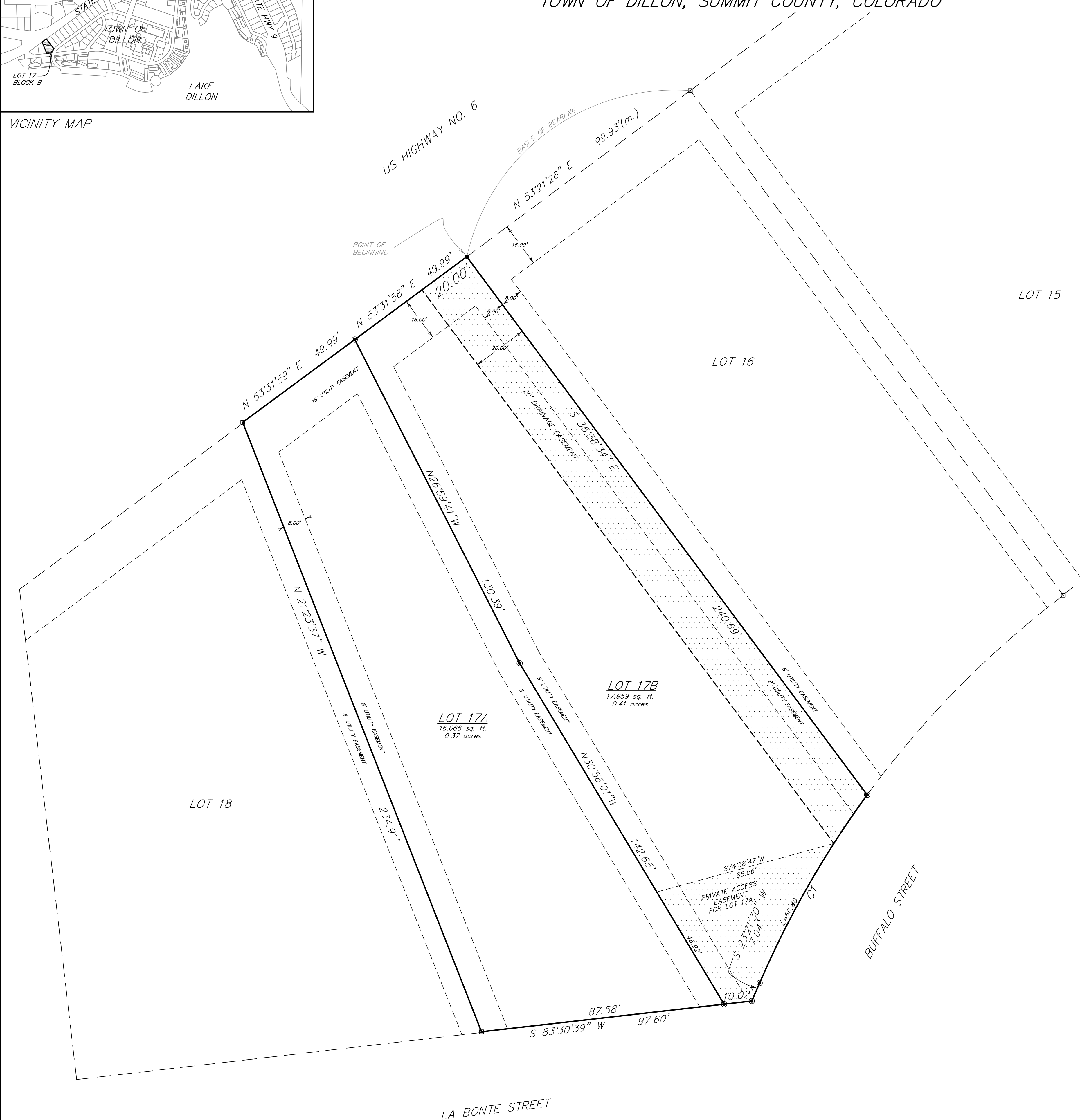


VICINITY MAP

A RESUBDIVISION OF  
**LOT 17, BLOCK B, NEW TOWN OF DILLON**  
 SECTION 7, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH P.M.  
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO



**LEGEND**

- SET REBAR & PLASTIC CAP (PLS 26292)
- PREVIOUSLY FOUND #4 REBAR
- FOUND #3REBAR

**OWNER'S CERTIFICATE AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT DAVID PFEIFER, BEING THE OWNER OF LOT 17, BLOCK B, NEW TOWN OF DILLON, LOCATED IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 17, BLOCK B, NEW TOWN OF DILLON

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF A RESUBDIVISION OF LOT 17, BLOCK B, NEW TOWN OF DILLON, 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 (AND/OR OTHER PURPOSES).

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVID PFEIFER, OWNER

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME BY: DAVID PFEIFER, AS OWNER.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 STATE OF COLORADO  
 COUNTY OF SUMMIT  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**DILLON PLANNING & ZONING COMMISSION CERTIFICATE:**

APPROVED BY THE TOWN OF DILLON PLANNING AND ZONING COMMISSION  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON

**TOWN OF DILLON CERTIFICATE:**

APPROVED BY THE TOWN OF DILLON, COLORADO  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CAROLYN SKOWYRA, MAYOR

ATTEST: \_\_\_\_\_  
 TOWN CLERK

NOTICE: PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF DILLON DOES NOT CONSTITUTE AN ACCEPTANCE OF THE 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.

**CLERK'S CERTIFICATE:**

STATE OF COLORADO )  
 ) SS.  
 TOWN OF DILLON )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ A.D., \_\_\_\_\_, AND IS DULY RECORDED.

TOWN CLERK

**SURVEYOR'S CERTIFICATE:**

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF \_\_\_\_\_ 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 AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-31-101.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_  
 ROBERT R. JOHNS  
 COLORADO REGISTRATION NO. 26292



**ENGINEER'S CERTIFICATE:**

ALL ROAD, DRAINAGE, AND OTHER PUBLIC IMPROVEMENTS ARE TO BE CONSTRUCTED ACCORDING TO PLANS THAT HAVE BEEN APPROVED FOR CONSTRUCTION BY THE DILLON TOWN ENGINEER.

DAN BURROUGHS, TOWN ENGINEER, TOWN OF DILLON

**TITLE COMPANY'S CERTIFICATE:**

\_\_\_\_\_ 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:

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

AGENT

**CLERK & RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
 ) SS.  
 COUNTY OF SUMMIT )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_, AND FILED UNDER RECEPTION NO. \_\_\_\_\_

SUMMIT COUNTY CLERK AND RECORDER

**PLAT NOTE:**

PRIVATE ACCESS EASEMENT WILL BE GRANTED BY SEPARATE INSTRUMENT BY THE OWNER OF 17B FOR THE BENEFIT OF LOT 17A AT SUCH TIME AS LOTS 17A AND 17B COME UNDER SEPARATE OWNERSHIP.

**CERTIFICATE OF TAXES PAID:**

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

SUMMIT COUNTY TREASURER OR DESIGNEE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	77.95	349.62	77.79	S29°44'37"W	124°42'21"

NOTE: 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.

Drawn RRL/ESH	Dwg 18244PLT	Project 18244
Checked RRL	Date 08/30/2022	Sheet 1 of 1

**RANGE WEST**  
 ENGINEERS & SURVEYORS INC.

P.O. Box 589  
 Silverthorne, CO 80498 970-468-6281