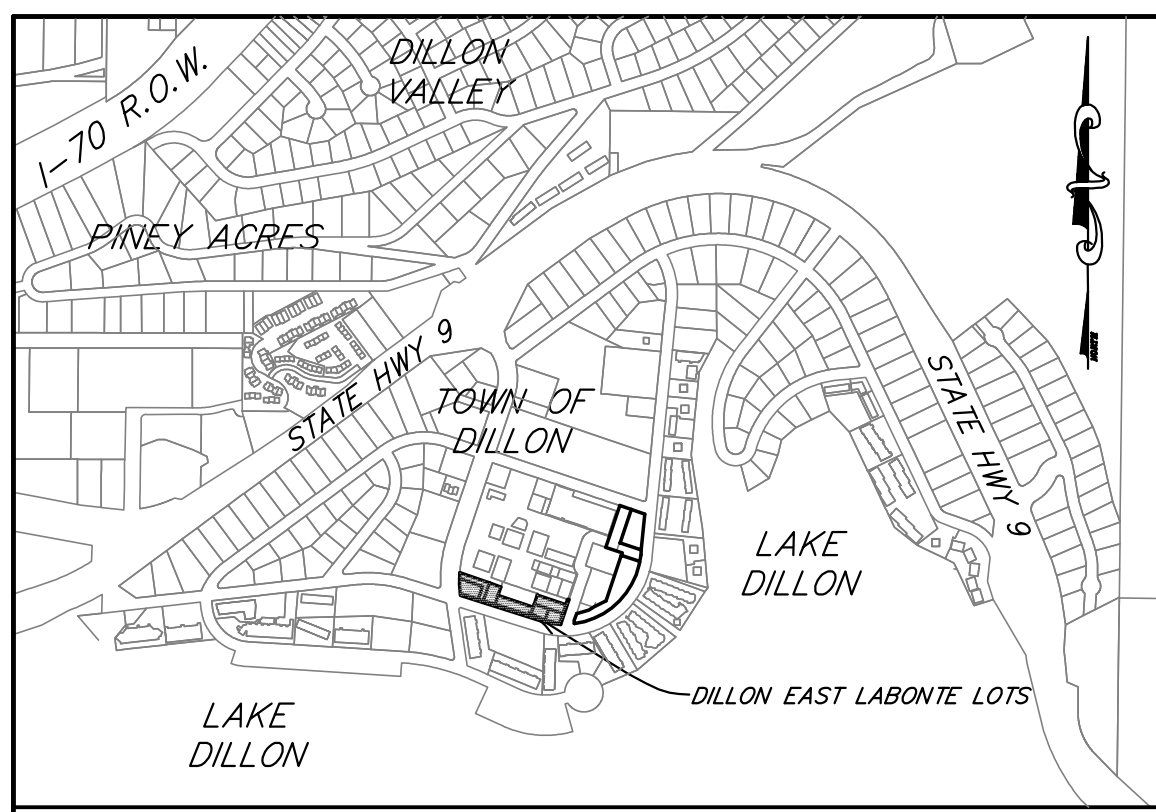
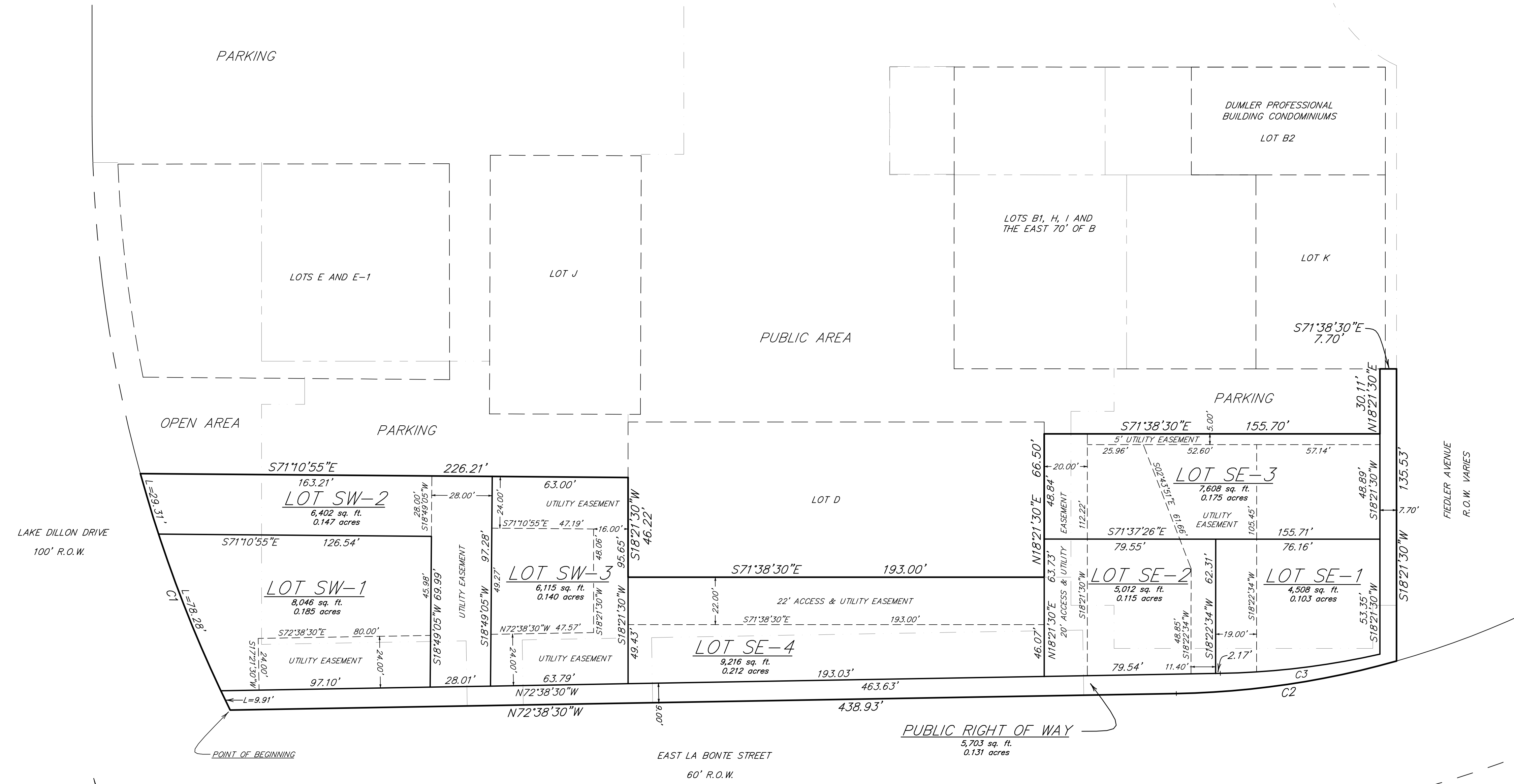


DILLON EAST LABONTE LOTS
A RESUBDIVISION OF A PORTION OF THE OPEN AREA
AND A PORTION OF THE PARKING AREA AND A PORTION OF THE PUBLIC AREA
CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
THE THIRD RESUBDIVISION OF BLOCK "A"
TOWN OF DILLON, SUMMIT COUNTY, COLORADO



VICINITY MAP



OWNER'S CERTIFICATE:
 KNOW ALL MEN BY THESE PRESENTS: THAT THE TOWN OF DILLON, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF A PORTION OF THE OPEN AREA AND A PORTION OF THE PARKING AREA AND A PORTION OF THE PUBLIC AREA, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" 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:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK "A"; THENCE 117.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 624.28 FEET, A CENTRAL ANGLE OF 10°47'03" AND A CHORD WHICH BEARS N02°25'38"W 117.33 FEET DISTANT; THENCE ALONG THE FOLLOWING 7 COURSES:
 1) S71°10'55"E A DISTANCE OF 226.21 FEET;
 2) S18°21'30"W A DISTANCE OF 46.22 FEET;
 3) S71°38'30"E A DISTANCE OF 193.00 FEET;
 4) N18°21'30"E A DISTANCE OF 66.50 FEET;
 5) S71°38'30"E A DISTANCE OF 155.70 FEET;
 6) N18°21'30"E A DISTANCE OF 30.11 FEET
 7) S71°38'30"E A DISTANCE OF 7.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FIEDLER AVENUE;
 THENCE S18°21'30"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 135.53 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST LA BONTE STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 2 COURSES:
 1) 103.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.69 FEET, A CENTRAL ANGLE OF 14°47'58" AND A CHORD WHICH BEARS N80°02'29"W 103.21 FEET DISTANT;
 2) N72°38'30"W A DISTANCE OF 438.93 FEET TO THE POINT OF BEGINNING, CONTAINING 52,609 SQUARE FEET, OR 1.208 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "DILLON EAST LABONTE LOTS"; AND BY THESE PRESENTS, DOES HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE TOWN STREET RIGHTS-OF-WAY, 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)

IN WITNESS WHEREOF, RON HOLLAND, MAYOR, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ A.D., _____

KEVIN BURNS, MAYOR
 ATTEST:
 JAN THOMAS, TOWN CLERK
 (CORPORATE SEAL)

DILLON TOWN COUNCIL CERTIFICATE:
 APPROVED THIS _____ DAY OF _____ A.D., _____ TOWN COUNCIL, DILLON, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF 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.

KEVIN BURNS, MAYOR
 ATTEST:
 JAN THOMAS, TOWN CLERK
 (CORPORATE SEAL)

DILLON PLANNING & ZONING COMMISSION CERTIFICATE:
 APPROVED THIS _____ DAY OF _____ A.D., _____ TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.

CHAIRMAN

TOWN 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.
 JAN THOMAS, TOWN CLERK

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. _____

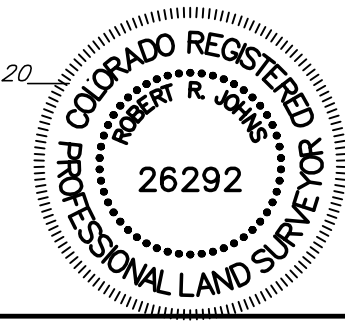
SUMMIT COUNTY CLERK AND RECORDER

Drawn RRJ	Dwg PLAT-SOUTH	Project 21444
Checked RRJ	Date 07/28/15	Sheet 1 of 1
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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.

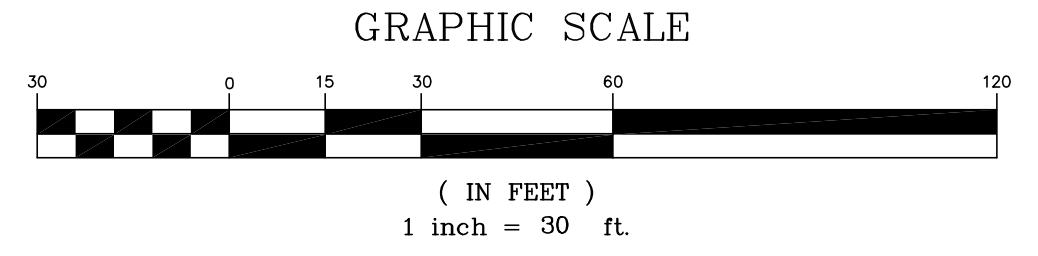
PLAT NOTES:
 THE PLAT OF "CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" IS RECORDED UNDER REC. NO. 163118
 THIS PLAT CREATES LOTS SW-1, SW-2, SW-3, SE-1, SE-2, SE-3, AND SE-4.

SURVEYOR'S CERTIFICATE:
 I, ROBERT R. JOHNS, 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, 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 38-51-101.
 DATED THIS _____ DAY OF _____, 20____
 SIGNATURE _____
 ROBERT R. JOHNS
 COLORADO REGISTRATION NO. 26292



LEGEND
 ● SET REBAR & YELLOW PLASTIC CAP (PLS 26292) AT ALL SUBDIVISION BOUNDARY CORNERS

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	117.50'	624.28'	021.54'	N02°25'38"W	117.33'
C2	103.50'	400.69'	14°47'58"	N80°02'29"W	103.21'
C3	74.62'	365.00'	11°43'19"	N78°30'09"W	74.54'



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.

E:\RRJ\21444\21444.dwg, PLAT-SOUTH, 7/28/2015 1:07:14 PM, RRJ