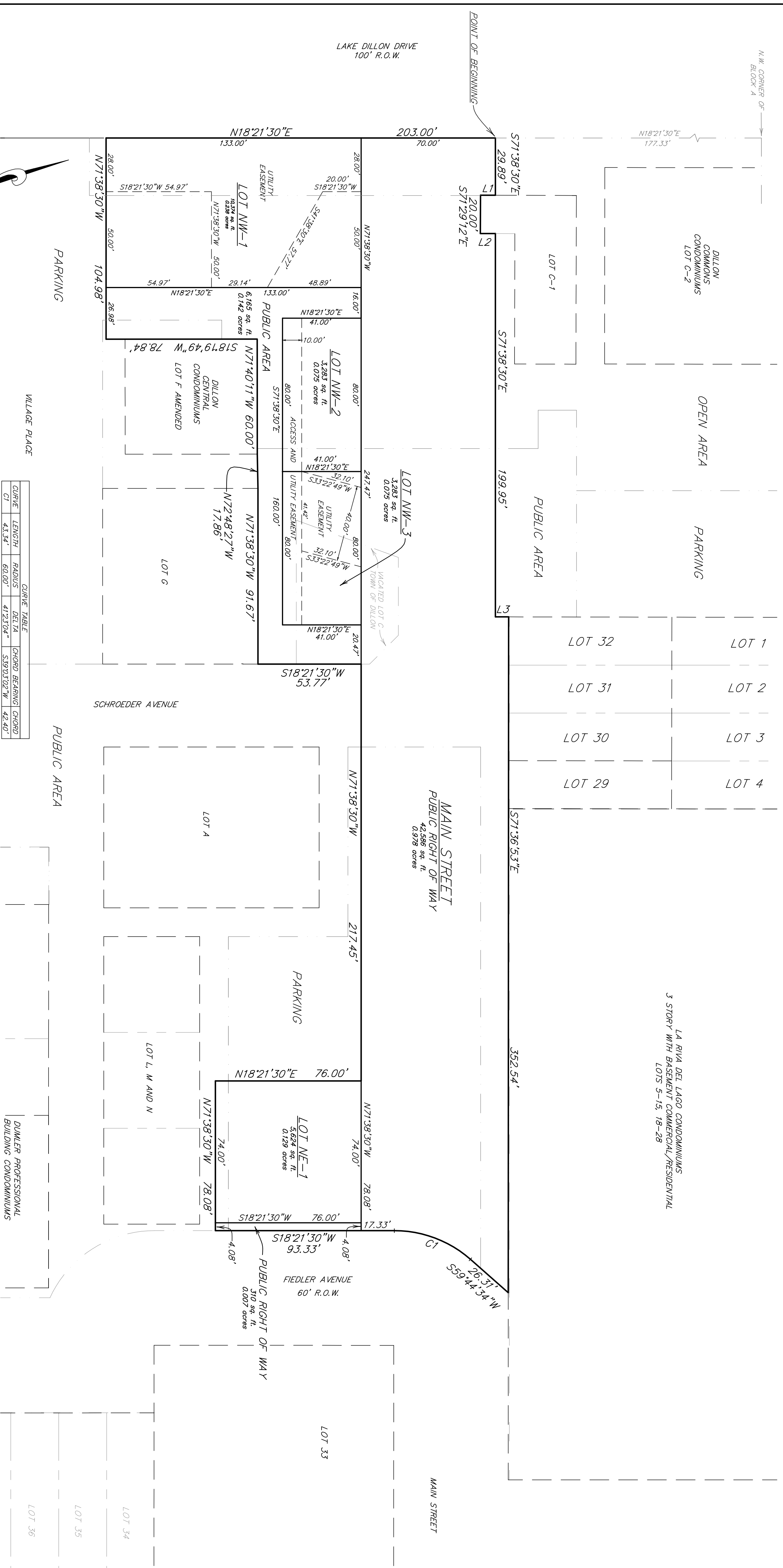


DILLON MAIN STREET LOTS

A RESUBDIVISION OF A PORTION OF THE OPEN AREA, A PORTION OF PUBLIC AREA AND A PORTION OF THE PARKING AREA

CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON THE THIRD RESUBDIVISION OF BLOCK "A" TOWN OF DILLON, SUMMIT COUNTY, COLORADO



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	43.54'	60.00'	41°23'04"	53.9333' W
C2	43.54'	60.00'	41°23'04"	53.9333' W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S18°30'48"W	7.75'
L2	N18°30'48"E	7.81'
L3	N18°21'30"E	6.80'

LEGEND

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

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 RELETED HEREON FOR MAINTENANCE BY SAID TOWN. ROADS 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 COLORADO REGISTRATION NO. 26292

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 TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE KNOWLEDGE WAS PLACED PURSUANT TO CRS 38-51-101.



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 PUBLIC AREA AND A PORTION OF THE CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A" LOCATED IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF SUMMIT, STATE OF COLORADO, HAVE PARTICULARLY DESCRIBED AS FOLLOWS THE PORTION OF SAID BLOCK "A" TO BE RESUBDIVIDED INTO THE FOLLOWING 6 COURSES:

- 1) S71°38'30"E A DISTANCE OF 29.89 FEET;
- 2) S71°29'12"E A DISTANCE OF 20.00 FEET;
- 3) N18°30'48"E A DISTANCE OF 7.81 FEET;
- 4) S71°38'30"E A DISTANCE OF 19.95 FEET;
- 5) N18°21'30"E A DISTANCE OF 6.80 FEET TO THE SOUTHWEST CORNER OF LOT 32, CONDOMINIUMS 571°38'30"W A DISTANCE OF 352.54 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FIEDLER AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR 1) 55.94 FEET, 2) A DISTANCE OF 28.31 FEET, 3) 43.54 FEET ALONG THE ARC OF A CURVE OF A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 41°23'04" AND A CHORD WHICH BEARS S39°02'02"W 42.40 FEET DISTANT, A DISTANCE OF 63.33 FEET;
- 6) THENCE N18°21'30"W A DISTANCE OF 76.00 FEET; THENCE W17°38'30"W A DISTANCE OF 217.45 FEET; THENCE S18°21'30"W A DISTANCE OF 76.00 FEET TO THE NE CORNER OF LOT 6; THENCE N17°38'30"W A DISTANCE OF 91.67 FEET TO THE NE CORNER OF THE N18°21'30"W A DISTANCE OF 217.45 FEET TO THE NE CORNER OF LOT F (DILLON CENTRAL CONDOMINIUMS); THENCE S18°19'49"W A DISTANCE OF 78.84 FEET; THENCE N18°21'30"E A DISTANCE OF 104.98 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF SAID LAKE DILLON DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 203.00 FEET TO THE POINT OF BEGINNING CONTAINING 71,619 SQUARE FEET OR 1.644 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND PUBLIC AREAS AS SHOWN HEREON UNDER THE NAME AND STATE OF "DILLON MAIN STREET 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 RIGHTS AND PLACES SHOWN HEREON AS SUCH THAT A BUILDING PERMIT MAY BE ISSUED, THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVED IN 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 HERETO UNTO SUBSCRIBED THIS _____ DAY OF _____, A.D., _____

DILLON TOWN COUNCIL CERTIFICATE:

ROBERT R. JOHNS, MAYOR
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)
TOWN OF DILLON)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ A.M., AND IS DULY RECORDED.
JAN THOMAS, TOWN CLERK

TITLE COMPANY'S CERTIFICATE:

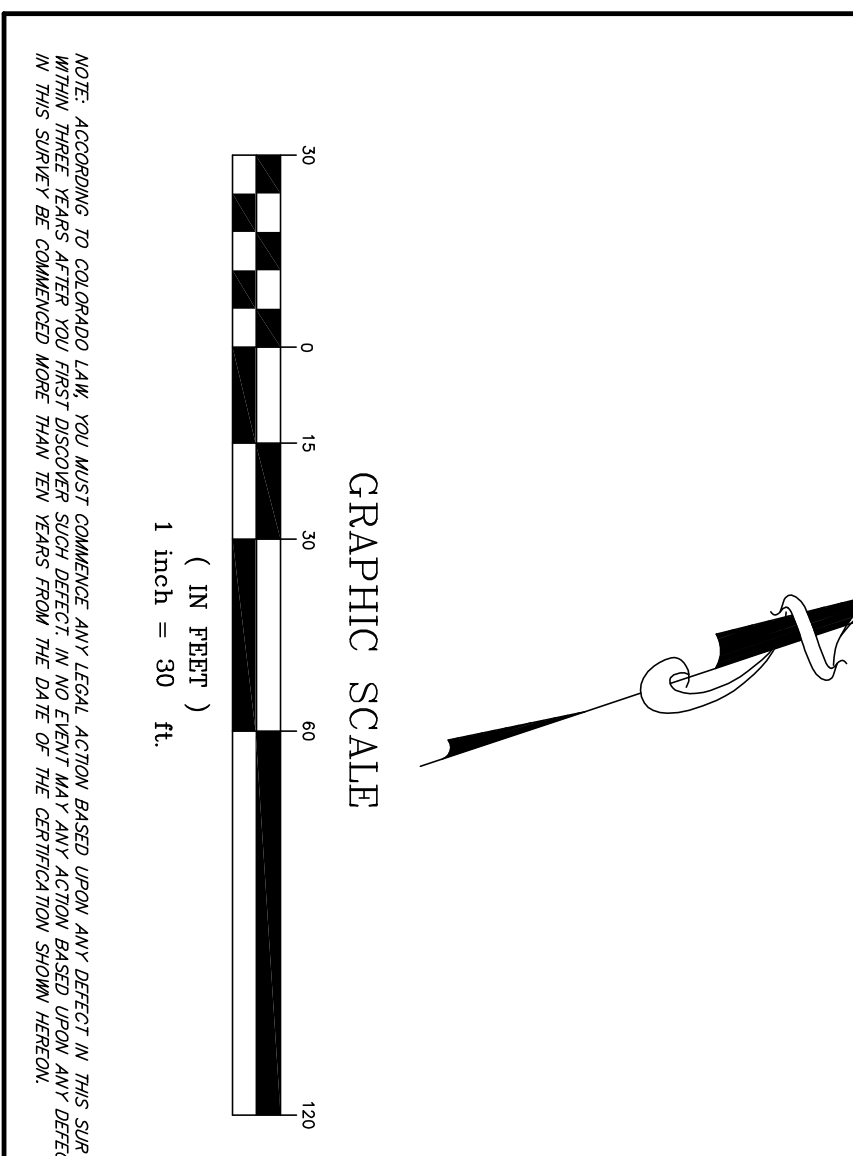
DOES HEREBY CERTIFY THAT HE/HAVE EXAMINED THE TITLE TO ALL INTERESTS SHOWN HEREON AND ALL LANDS HEREIN DEPICTED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
DATED THIS _____ DAY OF _____, A.D., _____

CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ DAY OF _____ THIS _____, A.D., _____ AND FILED UNDER REGISTRATION NO. _____
SUMMIT COUNTY CLERK AND RECORDER

Down RRU	Dwg 21442PLT	Project 21442
Checked RRU	Date 07/28/15	Sheet 1 of 1

R-A-N-C-B-W-B-S-T
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6261



NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS INSTRUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS INSTRUMENT BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE INSTRUMENT'S RECORDATION.