

**RESOLUTION NO. PZ 03-18**  
**Series of 2018**

**A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-2 SUBDIVISION REPLAT OF LOTS 41R & 42R, PTARMIGAN TRAIL ESTATES, UNIT 1 FOR THE PURPOSES OF MATCHING EXISTING PROPERTY PIN LOCATIONS, TO ESTABLISH A SNOW STORAGE EASEMENT, AND TO DEDICATE NEW RIGHT-OF-WAY; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

**WHEREAS**, the Town of Dillon is the owner of real property located at 700 U.S. Highway 6, Dillon, Colorado and more specifically described as Lot 41R, Ptarmigan Trail Estates Unit 1 (“**Lot 41R**”), according to the Replat of Lots 41 & 42 Ptarmigan Trail Estates, Unit 1 recorded December 10, 1996 as Reception No. 529981, County of Summit, State of Colorado; and

**WHEREAS**, 817 Dillon Road, L.L.C. is the owner of real property located at 817 U.S. Highway 6, Dillon, Colorado and more specifically described as Lot 42R, Ptarmigan Trail Estates Unit 1 (“**Lot 42R**”), according to the Replat of Lots 41 & 42 Ptarmigan Trail Estates, Unit 1 recorded December 10, 1996 as Reception No. 529981, County of Summit, State of Colorado; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from 817 Dillon Road, L.L.C. and the Town of Dillon (the “**Applicants**”) for a Class S-2 subdivision replat of lots 41R & 42R, Ptarmigan Trail Estates, Unit No. 1 (“**Application**”), for the purposes of matching existing property pin locations, to establish a snow storage easement, and to dedicate new right-of-way; and

**WHEREAS**, the Planning Commission has determined that the Application is complete; and

**WHEREAS**, following the required notice, a public hearing on the Application was held on January 3<sup>rd</sup>, 2018, before the Planning Commission; and

**WHEREAS**, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application for the Class S-2 subdivision replat of lots 41R & 42R, Ptarmigan Trail Estates, Unit No. 1.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That the Planning Commission, following the required notice, held a public hearing on January 3<sup>rd</sup>, 2018 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
- C. That the Application is compatible with the Commercial Zoning District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.
- E. That the Application replats Lot 41R and 42R into two revised parcels, to be called Lots 41S and 42S, Ptarmigan Trail Estates Unit 1, Dillon, Colorado and dedicating street rights-of-way and creating a public snow storage easement on Lot 42S, as shown on the map titled “A REPLAT OF LOTS 41R & 42R PTARMIGAN TRAIL ESTATES, UNIT 1,” dated 12/8/2017 and prepared by Aztec Consultants, Inc.

Section 2. That the Planning Commission hereby recommends to the Town Council of the Town of Dillon the approval of the Application for the purposes of creating two revised parcels, to be called Lots 41S and 42S, Ptarmigan Trail Estates Unit 1, Dillon, Colorado and dedicating street rights-of-way and creating a public snow storage easement on Lot 42S.

**APPROVED AND ADOPTED THIS 3<sup>rd</sup> DAY OF JANUARY 2018 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

**PLANNING AND ZONING COMMISSION,  
TOWN OF DILLON**

By: \_\_\_\_\_  
Amy Gaddis, Chairperson

ATTEST:

By: \_\_\_\_\_  
Corrie Woloshan, Secretary to the Commission

**TOWN COUNCIL ACTION ITEM  
STAFF SUMMARY  
JANUARY 3, 2018 PLANNING AND ZONING COMMISSION MEETING**

**DATE:** December 28, 2017

**AGENDA ITEM NUMBER:** 7

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 03-18, Series of 2018; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-2 SUBDIVISION REPLAT OF LOTS 41R & 42R, PTARMIGAN TRAIL ESTATES, UNIT 1 FOR THE PURPOSES OF MATCHING EXISTING PROPERTY PIN LOCATIONS, TO ESTABLISH A SNOW STORAGE EASEMENT, AND TO DEDICATE NEW RIGHT-OF-WAY; AND, SETTING FORTH DETAILS IN RELATION THERETO.

**SUMMARY:**

The Town of Dillon is the owner of real property located at 700 U.S. Highway 6, Dillon, Colorado and more specifically described as Lot 41R, Ptarmigan Trail Estates Unit 1 (“**Lot 41R**”), according to the Replat of Lots 41 & 42 Ptarmigan Trail Estates, Unit 1 recorded December 10, 1996 as Reception No. 529981, County of Summit, State of Colorado.

817 Dillon Road, L.L.C. is the owner of real property located at 817 U.S. Highway 6, Dillon, Colorado and more specifically described as Lot 42R, Ptarmigan Trail Estates Unit 1 (“**Lot 42R**”), according to the Replat of Lots 41 & 42 Ptarmigan Trail Estates, Unit 1 recorded December 10, 1996 as Reception No. 529981, County of Summit, State of Colorado. Christy Sports currently has a building on this lot.

The Town of Dillon has received a Level IV Development Application to replat lots 41R (Town Led Sign) and 42R (Christy Sports) of the Ptarmigan Trail Estates Unit 1, for the purposes of matching existing property pin locations, to establish a snow storage easement, and to dedicate new right-of-way. The new lots will be named 41S and 42S.

The application has been submitted jointly by the Town of Dillon and 817 Dillon Road LLC.

The problem with the existing plat that created these two lots, is that the lots don’t close within acceptable surveyor tolerances. Lot 41R doesn’t close by 5’ for example. Closure is the process by which a surveyor computes the boundary of each lot by laying out the direction and length of each property line segment to determine if the start and end points match. In the new plat, both lots close in under 0.01’, which is a very good work.

Aztec Consultants, Inc. also reviewed how the Little Dam Street Connector road was created and found a few discrepancies that can best be solved by dedicating a small sliver of land to the Town of Dillon as right-of-way.

As part of the approved Christy Sports PUD, the Town also requested that the developer dedicate a 4' snow storage easement along the sidewalks on the west and south side of Lot 42S. There is already a recreation path along the north side of Lot 42S.

An additional ROW section was also created at the northeast corner of Lot 41S to put the Town's sidewalk and accessible ramp in the E. Anemone Trail Right-of-Way.

**PUBLIC NOTICE:**

The Town posted a sign of the public hearing on the site on Tuesday, December 26, 2017. A newspaper ad was ran in the Summit Daily Journal on Friday December 22, 2017, and a mailing noticing the public hearing time and date was sent out on Wednesday, December 20, 2017 to property owners within 300' of the proposed development. These dates are all within the required 7-14 day notice period before the Public hearing on January 3, 2018.

**ZONING:**

The proposed lots are located within the Commercial (C) Zone District.

**COMPLIANCE WITH DILLON COMPREHENSIVE PLAN:**

A minor replat of two existing lots to clean up the math and dimensions is in conformance with the goals of the Town of Dillon Comprehensive Plan.

**EFFECT ON THE CHRISTY SPORTS P.U.D.:**

A Planned Unit Development (PUD) for the Christy Sports store located on Lot 42R was previously approved in October 2017 by the Dillon Town Council. The proposed PUD was contemplated based on the existing property pin locations and measured boundary lengths, so there will not be any dimensional changes to the PUD.

After the lots are replatted into Lots 41S and 42S by the formal subdivision action of the Town Council, a minor PUD amendment will adjust the property description from Lot 42R to Lot 42S.

**ACTION REQUESTED:** Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

**STAFF MEMBER RESPONSIBLE:** Dan Burroughs, Town of Dillon

*p:\pnz\ressupportdocs\2017\pz10-17\_christysports\pnz\_documents\staff\_summary\_respz\_10-17\_christy\_sports\_pud\_amendment.docx*



**Town of Dillon**

275 Lake Dillon Drive  
Dillon, Colorado 80435

Public Works - GIS

Contents:

**Lot 41R & 42R**  
**Ptarmigan Trail Estates Unit #1**  
**Vicinity & Location Map**

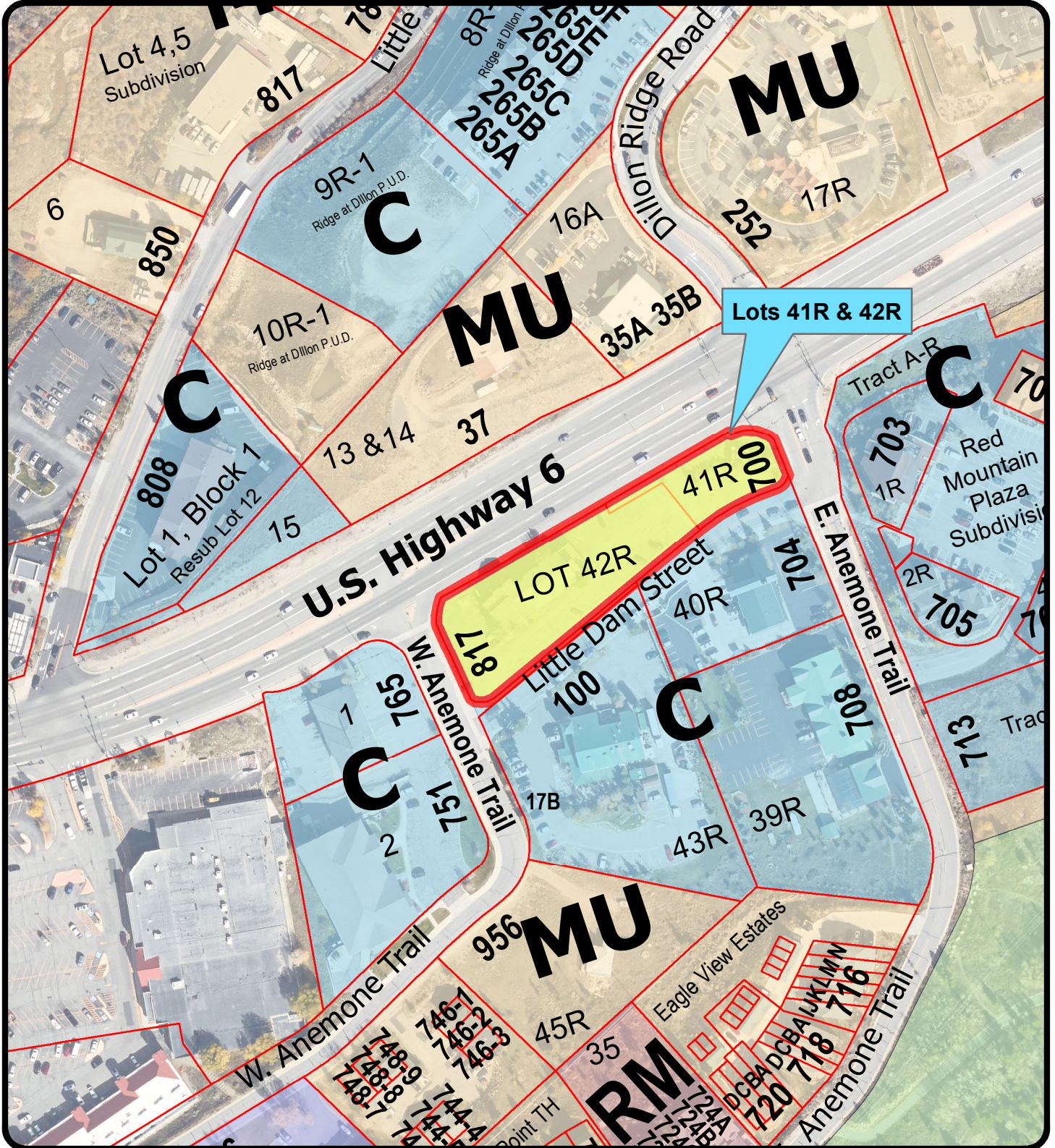
**700 & 817 US HWY 6**

Date: 28 DEC 2018

By:

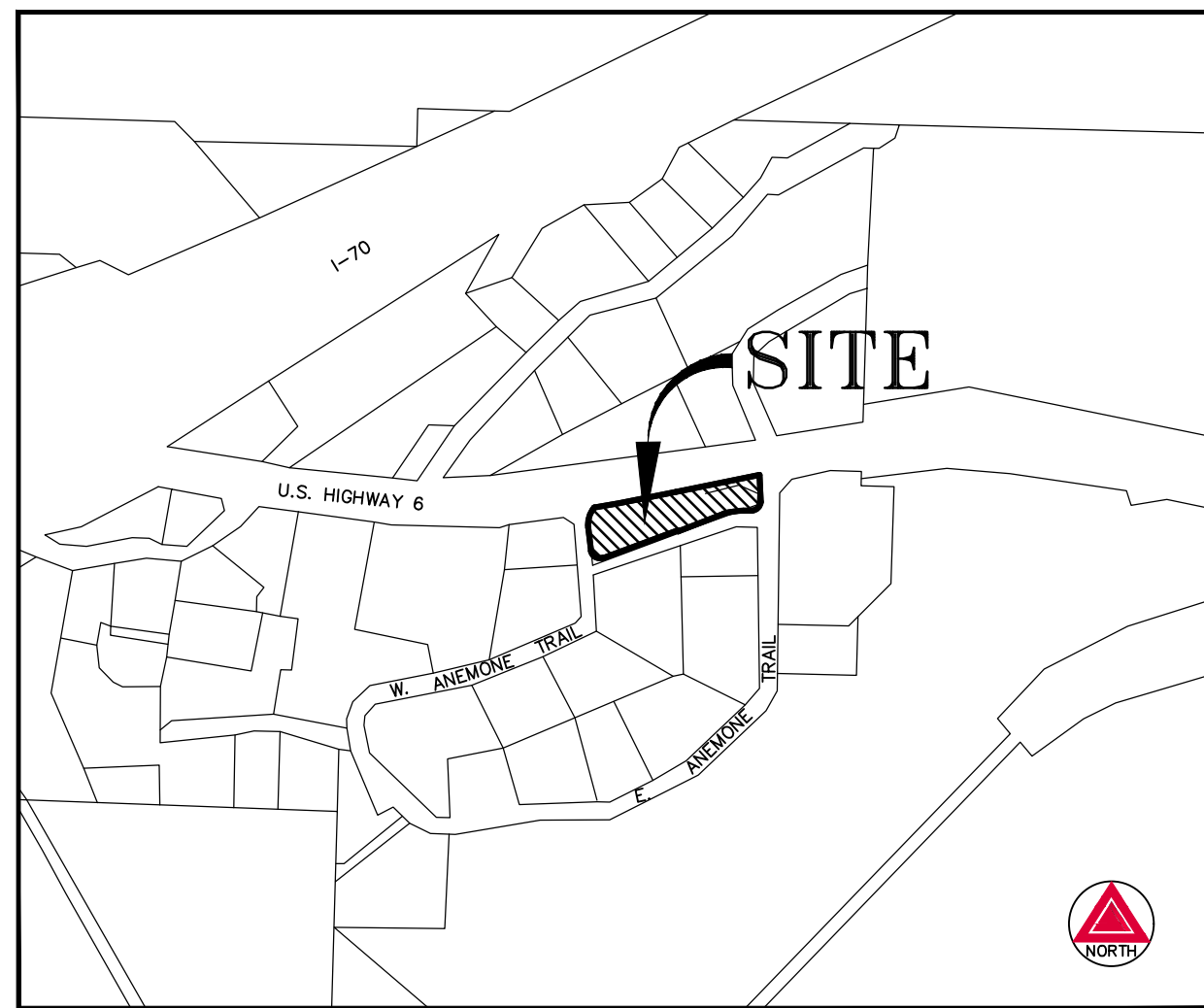
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djb



# A REPLAT OF LOTS 41R & 42R PTARMIGAN TRAIL ESTATES, UNIT 1

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO



**VICINITY MAP**  
SCALE 1" = 500'

**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: THAT 817 DILLON ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND THE TOWN OF DILLON, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING ALL OF LOTS 41R - 42R INCLUSIVE, A RE-PLAT OF LOTS 41 & 42 PTARMIGAN TRAIL ESTATES, UNIT 1 RECORDED DECEMBER 10, 1996 AT RECEPTION NO. 529981, A PORTION OF LOT 41, PTARMIGAN TRAIL ESTATES, UNIT 1 RECORDED JULY 8TH, 1958 AT RECEPTION NO. 79367, AND A PORTION OF THAT CERTAIN EXCEPTION PARCEL DESCRIBED IN WARRANTY DEED RECORDED AUGUST 17, 2000 AT RECEPTION NO. 630036, ALL BEING RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF SUMMIT, STATE OF COLORADO LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DILLON, SAID COUNTY AND STATE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER LOT 43 OF SAID PTARMIGAN TRAIL ESTATES UNIT 1, SAID POINT BEING ON THE WESTERLY BOUNDARY OF A FINAL PLAT OF A REPLAT OF LOTS 38-40 PTARMIGAN TRAIL ESTATES, UNIT 1 RECORDED OCTOBER 30, 1995 AT RECEPTION NO. 502028 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE NORTHERLY PROLONGATION THEREOF NORTH 03°42'53" WEST, A DISTANCE OF 222.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF LITTLE DAM ROAD ALSO KNOWN AS EAST-WEST CONNECTOR DESCRIBED AS BEING THAT CERTAIN EXCEPTION PARCEL DESCRIBED IN WARRANTY DEED RECORDED AUGUST 17, 2000 AT RECEPTION NO. 630036 IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 41 AND SAID NORTHERLY RIGHT-OF-WAY NORTH 68°30'33" EAST, A DISTANCE OF 131.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 220.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°17'48" EAST;

THENCE DEPARTING SAID SOUTHERLY LINE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'42", AN ARC LENGTH OF 53.03 FEET;
- NORTH 88°28'57" EAST, A DISTANCE OF 22.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°37'56", AN ARC LENGTH OF 36.93 FEET TO THE WESTERLY RIGHT-OF-WAY OF ANEMONE TRAIL AS DEPICTED ON SAID A FINAL PLAT OF A REPLAT OF LOTS 38-40 PTARMIGAN TRAIL ESTATES, UNIT 1;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY NORTH 02°19'10" WEST, A DISTANCE OF 72.32 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF US HIGHWAY 6 AS DEPICTED ON A FINAL PLAT OF RED MOUNTAIN PLAZA RECORDED DECEMBER 12, 1997 AT RECEPTION NO. 553967 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE NORTHERLY BOUNDARY OF SAID A RE-PLAT OF LOTS 41 & 42 PTARMIGAN TRAIL ESTATES, UNIT 1 THE FOLLOWING TWO (2) COURSES:

- SOUTH 78°34'19" WEST, A DISTANCE OF 384.16 FEET;
- SOUTH 80°04'49" WEST, A DISTANCE OF 67.83 FEET TO THE EASTERLY RIGHT-OF-WAY OF WEST ANEMONE TRAIL AS DEPICTED ON SAID A REPLAT OF LOTS 41 AND 42 PTARMIGAN TRAIL ESTATES, UNIT 1, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 50°25'05" EAST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID A REPLAT OF LOTS 41 AND 42 PTARMIGAN TRAIL ESTATES, UNIT 1 THE FOLLOWING TWO (2) COURSES:

SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°25'16", AN ARC LENGTH OF 59.14 FEET;

SOUTH 06°50'21" EAST, A DISTANCE OF 62.23 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LITTLE DAM ROAD ALSO KNOWN AS EAST-WEST CONNECTOR AS DESCRIBED IN WARRANTY DEED RECORDED MARCH 4, 1999 AT RECEPTION NO. 589878 IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 79°35'34" EAST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTHERLY BOUNDARY OF SAID A REPLAT OF LOTS 41 AND 42 PTARMIGAN TRAIL ESTATES, UNIT 1 THE FOLLOWING TWO (2) COURSES:

- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°15'34", AN ARC LENGTH OF 41.58 FEET;
- NORTH 69°41'27" EAST, A DISTANCE OF 215.07 FEET TO THE WESTERLY LINE OF SAID LOT 41R;

THENCE ALONG SAID WESTERLY LINE SOUTH 03°42'53" EAST, A DISTANCE OF 3.68 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.134 ACRES, (49410 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS SHOWN HEREON UNDER THE NAME AND AND STYLE OF "A REPLAT OF LOTS 41R & 42R, PTARMIGAN TRAIL ESTATES, UNIT 1" AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE TOWN STREETS RIGHT-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, PATRICK O'WINTER, MANAGER AND MEMBER OF 817 DILLON ROAD, LLC, AND KEVIN BURNS, MAYOR OF THE TOWN OF DILLON, COLORADO HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

817 DILLON ROAD, LLC,  
A COLORADO LIMITED LIABILITY CORPORATION

PATRICK O'WINTER, MANAGER AND MEMBER

STATE OF COLORADO )  
                                  ) SS.  
COUNTY OF SUMMIT )

THE FOREGOING INSTRUMENT OF "A REPLAT OF LOTS 41R & 42R, PTARMIGAN TRAIL ESTATES, UNIT 1," WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018, BY PATRICK O'WINTER, MANAGER AND MEMBER.

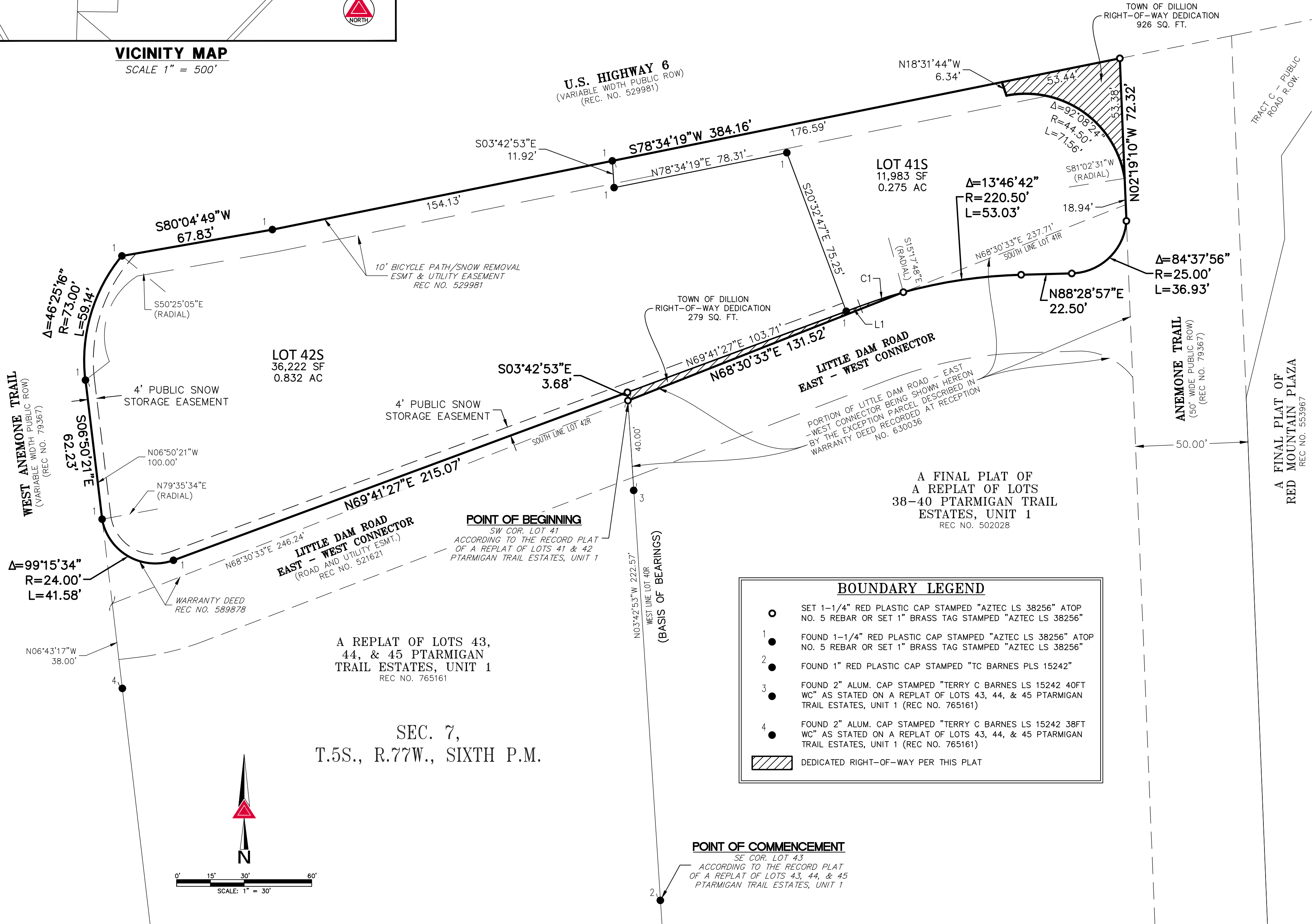
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

TOWN OF DILLON,  
A COLORADO MUNICIPAL CORPORATION

KEVIN BURNS, MAYOR

ATTEST  
JO-ANNE TYSON, TOWN CLERK  
(CORPORATE SEAL)



**BOUNDARY LEGEND**

- SET 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" ATOP NO. 5 REBAR OR SET 1" BRASS TAG STAMPED "AZTEC LS 38256"
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" ATOP NO. 5 REBAR OR SET 1" BRASS TAG STAMPED "AZTEC LS 38256"
- FOUND 1" RED PLASTIC CAP STAMPED "TC BARNES PLS 15242"
- FOUND 2" ALUM. CAP STAMPED "TERRY C BARNES LS 15242 40FT WC" AS STATED ON A REPLAT OF LOTS 43, 44, & 45 PTARMIGAN TRAIL ESTATES, UNIT 1 (REC NO. 765161)
- FOUND 2" ALUM. CAP STAMPED "TERRY C BARNES LS 15242 38FT WC" AS STATED ON A REPLAT OF LOTS 43, 44, & 45 PTARMIGAN TRAIL ESTATES, UNIT 1 (REC NO. 765161)
- ▨ DEDICATED RIGHT-OF-WAY PER THIS PLAT

| LINE TABLE |             |        | CURVE TABLE |          |         |        |
|------------|-------------|--------|-------------|----------|---------|--------|
| LINE       | BEARING     | LENGTH | CURVE       | DELTA    | RADIUS  | LENGTH |
| L1         | N69°27'13"E | 6.55'  | C1          | 5'14'57" | 220.50' | 20.20' |

**SURVEYOR'S CERTIFICATE**

I, DANIEL E. DAVIS, 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 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\_\_\_\_, A.D.

SIGNATURE \_\_\_\_\_  
DANIEL E. DAVIS  
COLORADO REGISTRATION NO. 38256

FOR REVIEW

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**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\_\_\_\_, A.D.

SUMMIT COUNTY TREASURER OR DESIGNEE

**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 "A REPLAT OF LOTS 41R & 42R PTARMIGAN TRAIL ESTATES, UNIT 1" IS RECORDED UNDER RECEPTION NO. 502028.  
THIS PLAT CREATES LOTS 41S & 42S, AND DEDICATES PORTIONS OF LITTLE DAM ROAD EAST-WEST CONNECTOR AND ANEMONE TRAIL RIGHT-OF-WAY.

**DILLON TOWN COUNCIL CERTIFICATE**

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

KEVIN BURNS, MAYOR

ATTEST  
JO-ANNE TYSON, 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.

JO-ANNE TYSON, TOWN CLERK

**TITLE COMPANY'S CERTIFICATE**

THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY THE 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 AND 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

|   |  |   |
|---|--|---|
| <p style="font-size: 8px;">300 East Mineral Ave., Suite 1<br/>Littleton, Colorado 80122<br/>Phone: (303) 713-1898<br/>Fax: (303) 713-1897<br/>www.aztecconsultants.com</p> <p style="font-size: 8px;">AZtec Proj. No.: 54817-44</p> | <p><b>DEVELOPER</b><br/>817 DILLION ROAD LLC</p> <p>875 PARFET STREET<br/>LAKEWOOD, CO 80215</p> | <p>DATE OF PREPARATION: 12-08-2017</p> <p>SCALE: 1" = 20'</p> <p>SHEET 1 OF 1</p> |
|---|--|---|