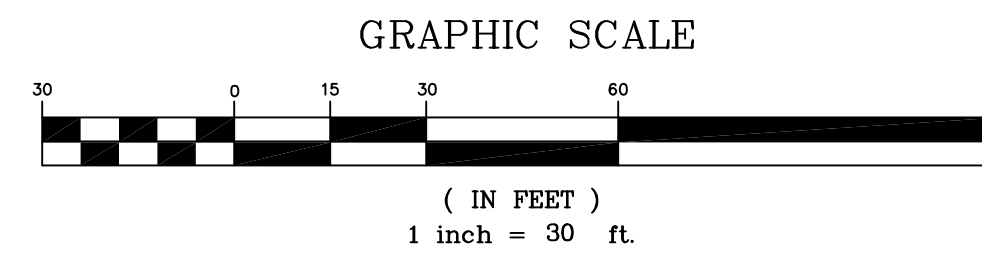
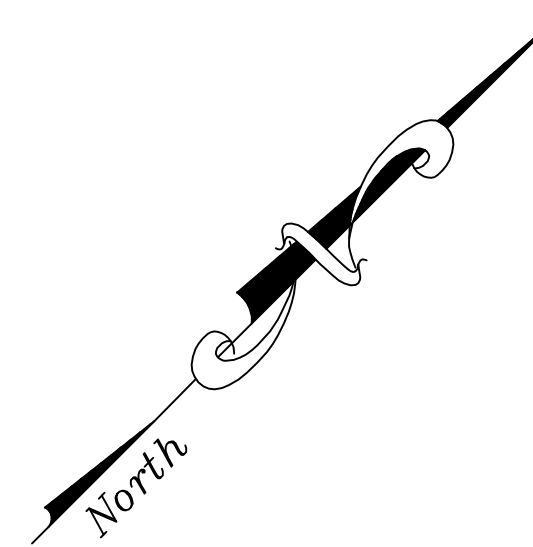


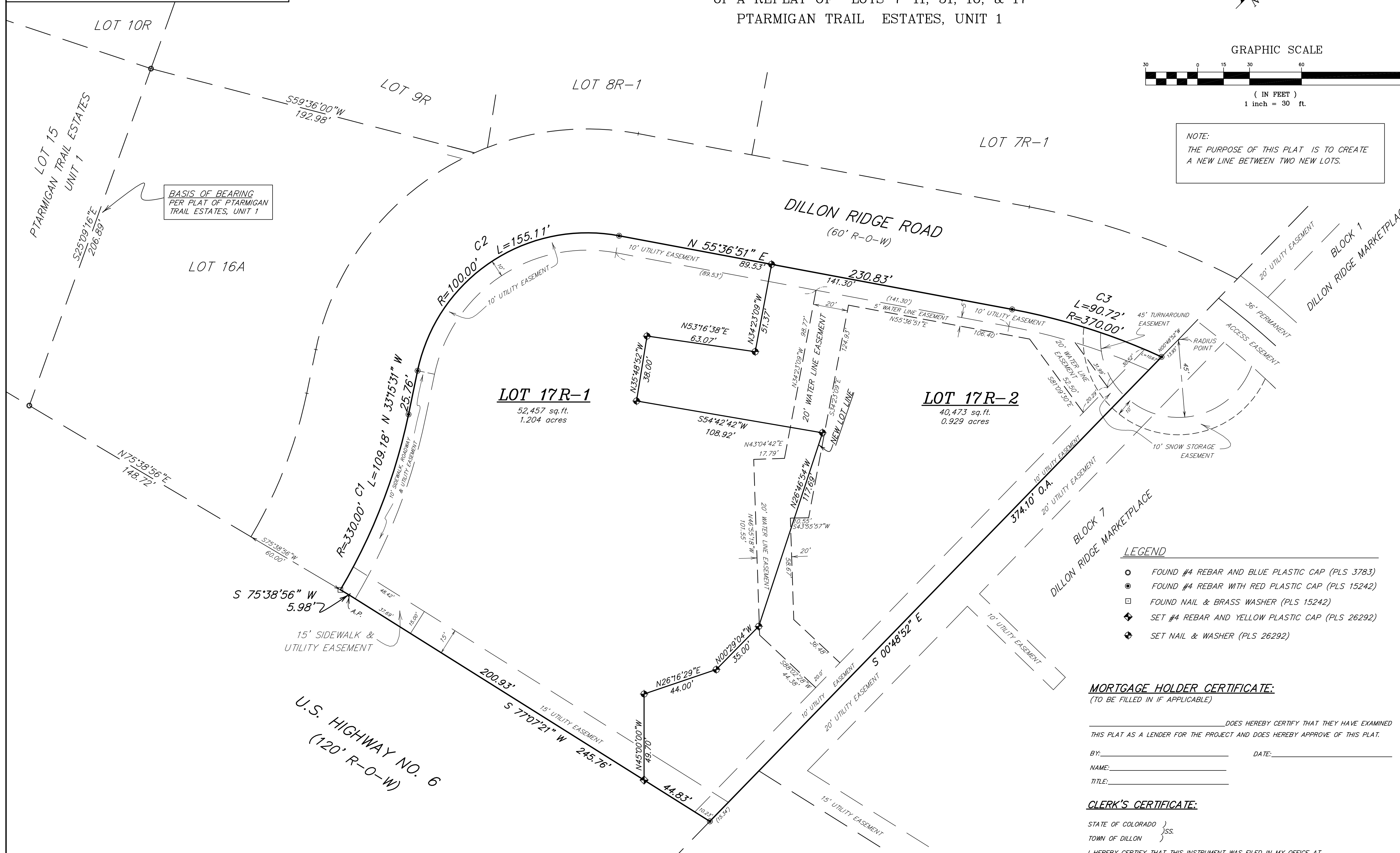
A RESUBDIVISION PLAT OF  
**LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1**  
 of A REPLAT AND LOT LINE VACATION OF LOTS 16B & 17A  
**PTARMIGAN TRAIL ESTATES, UNIT 1**

ACCORDING TO THE PLAT RECORDED 10/17/2013 AT REC. NO. 1039769  
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO

A RESUBDIVISION OF LOTS 7R, 8R, AND 51R  
 of A REPLAT OF LOTS 7-11, 16, & 17  
 PTARMIGAN TRAIL ESTATES, UNIT 1



NOTE:  
 THE PURPOSE OF THIS PLAT IS TO CREATE  
 A NEW LINE BETWEEN TWO NEW LOTS.



BASIS OF BEARING  
 PER PLAT OF PTARMIGAN  
 TRAIL ESTATES, UNIT 1

**LOT 17R-1**  
 52,457 sq. ft.  
 1.204 acres

**LOT 17R-2**  
 40,473 sq. ft.  
 0.929 acres

- LEGEND**
- FOUND #4 REBAR AND BLUE PLASTIC CAP (PLS 3783)
  - FOUND #4 REBAR WITH RED PLASTIC CAP (PLS 15242)
  - FOUND NAIL & BRASS WASHER (PLS 15242)
  - ◆ SET #4 REBAR AND YELLOW PLASTIC CAP (PLS 26292)
  - ◆ SET NAIL & WASHER (PLS 26292)

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	330.00'	109.18'	108.69'	N 23°46'48" W	18°57'24"
C2	100.00'	155.11'	140.02'	N 11°10'40" E	88°52'22"
C3	370.00'	90.72'	90.50'	N 62°38'19" E	14°02'55"

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**OWNER'S CERTIFICATE:**  
 KNOW ALL PERSONS BY THESE PRESENTS,  
 THAT DILLON RIDGE SOUTHWEST, LLC, A COLORADO LIMITED LIABILITY COMPANY,  
 BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:  
 ALL OF LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT 1, A REPLAT AND LOT LINE VACATION  
 OF LOTS 16B & 17A, PTARMIGAN TRAIL ESTATES, UNIT 1, ACCORDING TO THE PLAT  
 RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND  
 RECORDER ON OCTOBER 17, 2013 UNDER RECEPTION NUMBER 1039769.  
 THE TRACT IS LOCATED IN TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF  
 COLORADO AND CONTAINS A TOTAL OF 2.113 ACRES.

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 PLAT  
 OF LOT 17R, UNIT 1" 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, THE SAID OWNER HAS CAUSED ITS NAME TO HEREUNTO  
 BE SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ALPINE BANK  
 BY: \_\_\_\_\_, AS \_\_\_\_\_

**ACKNOWLEDGEMENT:**  
 STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_, BY LARRY REAVIS, AS REGIONAL PRESIDENT OF  
 ALPINE BANK.  
 WITNESS MY HAND AND OFFICIAL SEAL:  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**TITLE COMPANY'S CERTIFICATE:**  
 TITLE COMPANY DOES HEREBY CERTIFY THAT IT  
 HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH  
 LANDS IS IN THE DEDICATOR'S FREE AND CLEAR OF ALL LIENS, TAXES, AND  
 ENCUMBRANCES, EXCEPT AS FOLLOWS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AGENT  
**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, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE  
 FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.  
 ATTEST: \_\_\_\_\_ TOWN CLERK \_\_\_\_\_ MAYOR

**DILLON PLANNING & ZONING COMMISSION CERTIFICATE:**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_,  
 TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.  
 CHAIRMAN \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,  
 DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER  
 MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.  
 MONUMENTS WERE EITHER FOUND OR SET IN THE GROUND AS SHOWN HEREON IN  
 ACCORDANCE WITH C.R.S. 38-51-101.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 SIGNATURE: \_\_\_\_\_  
 ROBERT R. JOHNS  
 COLORADO REGISTRATION NO. 26292



**MORTGAGE HOLDER CERTIFICATE:**  
 (TO BE FILLED IN IF APPLICABLE)  
 \_\_\_\_\_ DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED  
 THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**CLERK'S CERTIFICATE:**  
 STATE OF COLORADO }  
 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 \_\_\_\_\_

**CLERK & RECORDER'S ACCEPTANCE:**  
 THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK  
 AND RECORDER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND FILED FOR  
 RECORD AT \_\_\_\_\_ M., UNDER RECEPTION NUMBER \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ BY: \_\_\_\_\_  
 SUMMIT COUNTY CLERK AND RECORDER DEPUTY

Drawn TCB/JKK	Dwg 19759PLT.R.DWG	Project 19759
Checked RRJ	Date 08/09/18	Sheet 1 of 1

**R-A-N-G-E-W-E-S-T**  
 ENGINEERS & SURVEYORS INC.  
 P.O. Box 589  
 Silverthorne, CO 80498 970-468-6281