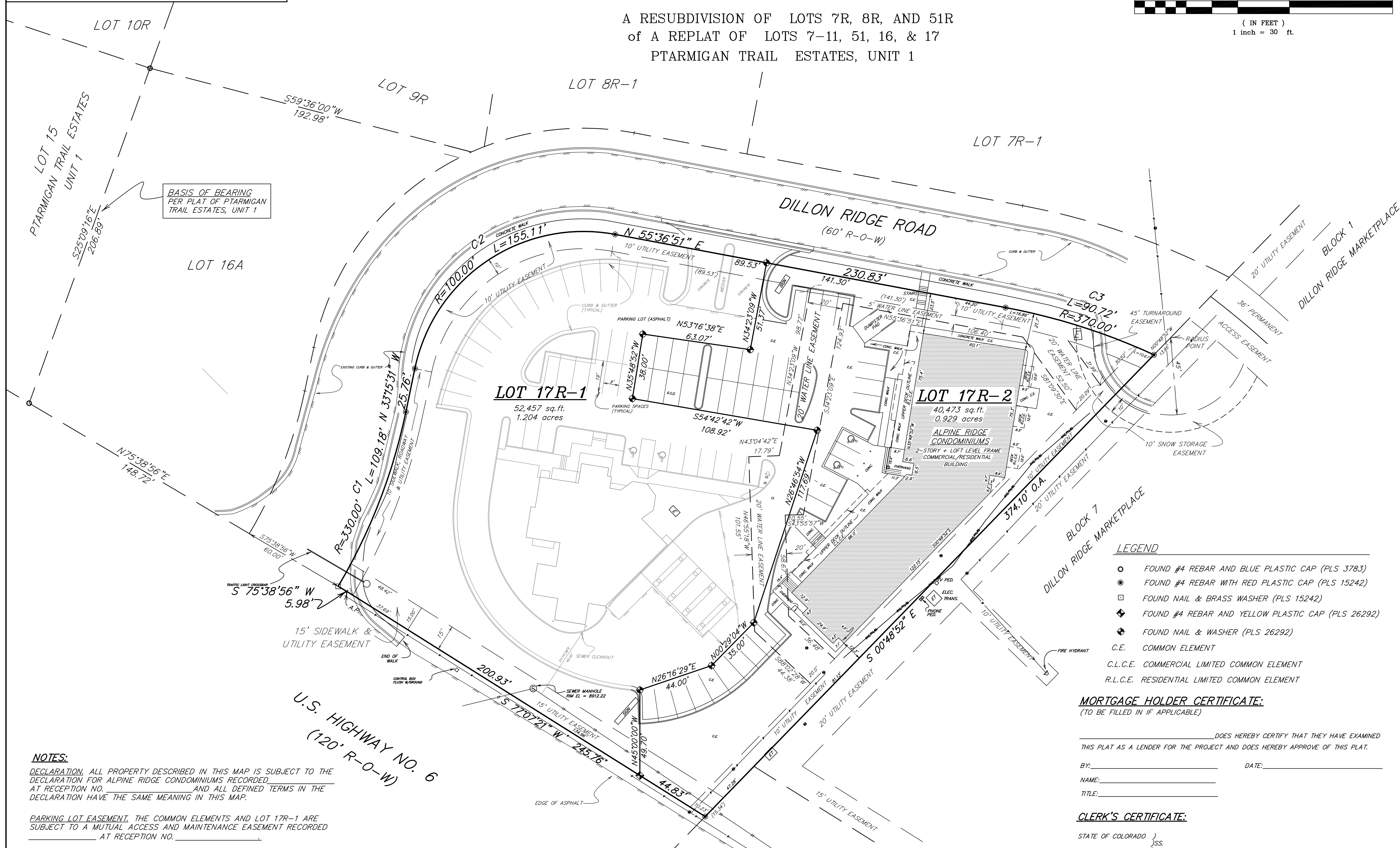
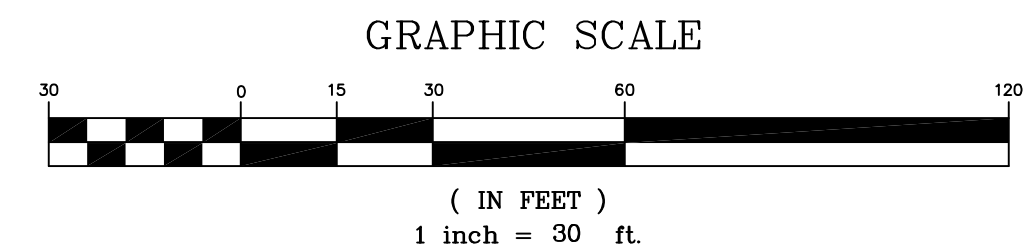
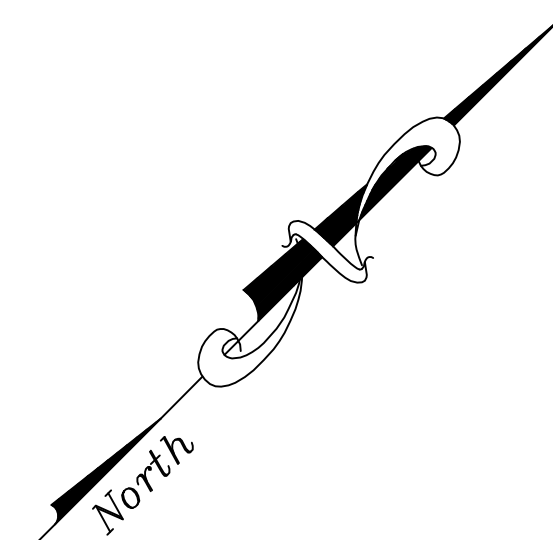


# A CONDOMINIUM MAP OF ALPINE RIDGE CONDOMINIUMS A RESUBDIVISION OF LOT 17R-2 of A RESUBDIVISION OF LOT 17R PTARMIGAN TRAIL ESTATES, UNIT 1

ACCORDING TO THE PLAT RECORDED \_\_\_\_\_ AT REC. NO. \_\_\_\_\_  
TOWN OF DILLON, SUMMIT COUNTY, COLORADO

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



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

U.S. HIGHWAY NO. 6  
(120' R-O-W)

**NOTES:**  
DECLARATION. ALL PROPERTY DESCRIBED IN THIS MAP IS SUBJECT TO THE DECLARATION FOR ALPINE RIDGE CONDOMINIUMS RECORDED AT RECEPTION NO. \_\_\_\_\_ AND ALL DEFINED TERMS IN THE DECLARATION HAVE THE SAME MEANING IN THIS MAP.  
PARKING LOT EASEMENT, THE COMMON ELEMENTS AND LOT 17R-1 ARE SUBJECT TO A MUTUAL ACCESS AND MAINTENANCE EASEMENT RECORDED AT RECEPTION NO. \_\_\_\_\_

**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:  
LOT 17R-2, A REPLAT OF LOT 17R, PTARMIGAN TRAIL ESTATES, UNIT No. 1, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON \_\_\_\_\_ UNDER RECEPTION NUMBER \_\_\_\_\_  
THE TRACT IS LOCATED IN TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO AND CONTAINS A TOTAL OF 0.929 ACRES.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "ALPINE RIDGE CONDOMINIUMS A RESUBDIVISION OF LOT 17R-2" 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\_\_\_\_.

DILLON RIDGE SOUTHWEST, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: \_\_\_\_\_ AS, \_\_\_\_\_

**ACKNOWLEDGEMENT:**  
STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ OF DILLON RIDGE SOUTHWEST, LLC, A COLORADO LIMITED LIABILITY COMPANY  
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



**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 \_\_\_\_\_ SUMMIT COUNTY CLERK AND RECORDER BY: \_\_\_\_\_ DEPUTY

- 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)
  - ◆ FOUND #4 REBAR AND YELLOW PLASTIC CAP (PLS 26292)
  - ◇ FOUND NAIL & WASHER (PLS 26292)
  - C.E. COMMON ELEMENT
  - C.L.C.E. COMMERCIAL LIMITED COMMON ELEMENT
  - R.L.C.E. RESIDENTIAL LIMITED COMMON ELEMENT

**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: \_\_\_\_\_

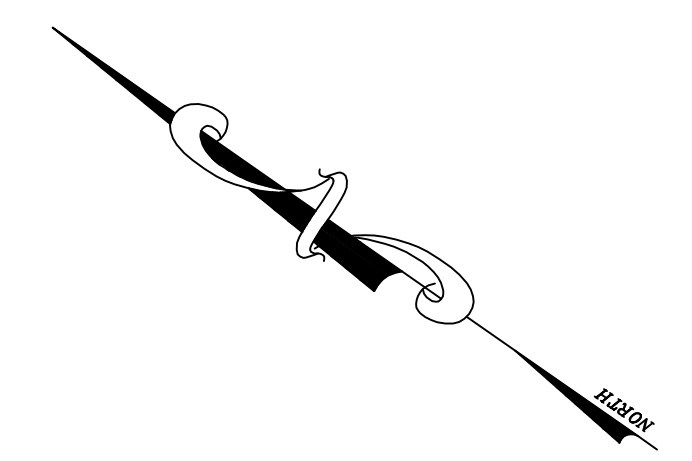
**CLERK'S CERTIFICATE:**  
STATE OF COLORADO }  
TOWN OF DILLON } SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ A.D., \_\_\_\_\_ AND IS DULY RECORDED.  
TOWN CLERK \_\_\_\_\_

Drawn TCB/JKK	Dwg 19759SH1R.DWG	Project 19759
Checked RRJ	Date 08/20/18	Sheet 1 of 1

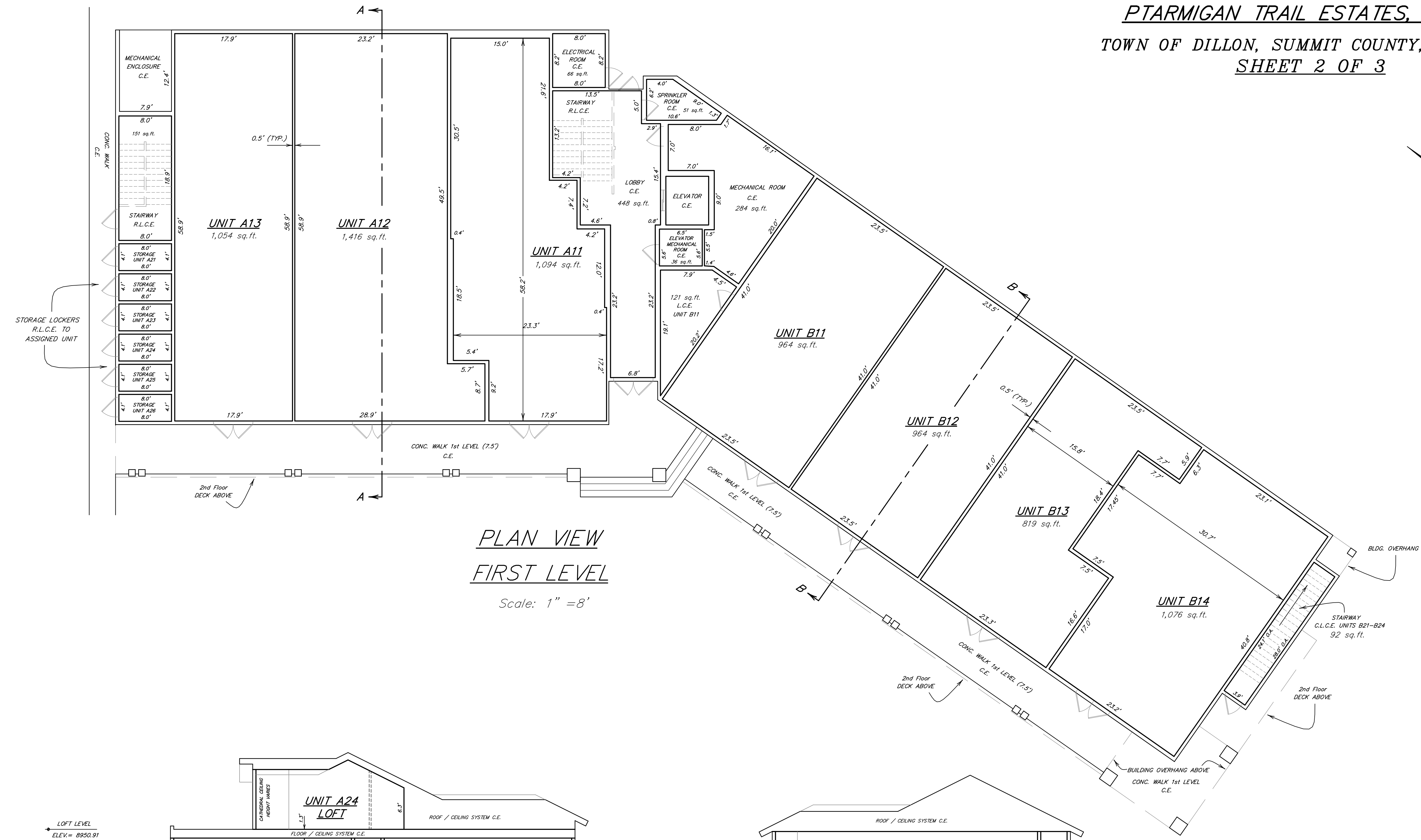
**R-A-N-G-E-W-E-S-T**  
ENGINEERS & SURVEYORS  
P.O. Box 589  
Silverthorne, CO 80498 970-468-6281

# A CONDOMINIUM MAP OF **ALPINE RIDGE CONDOMINIUMS**

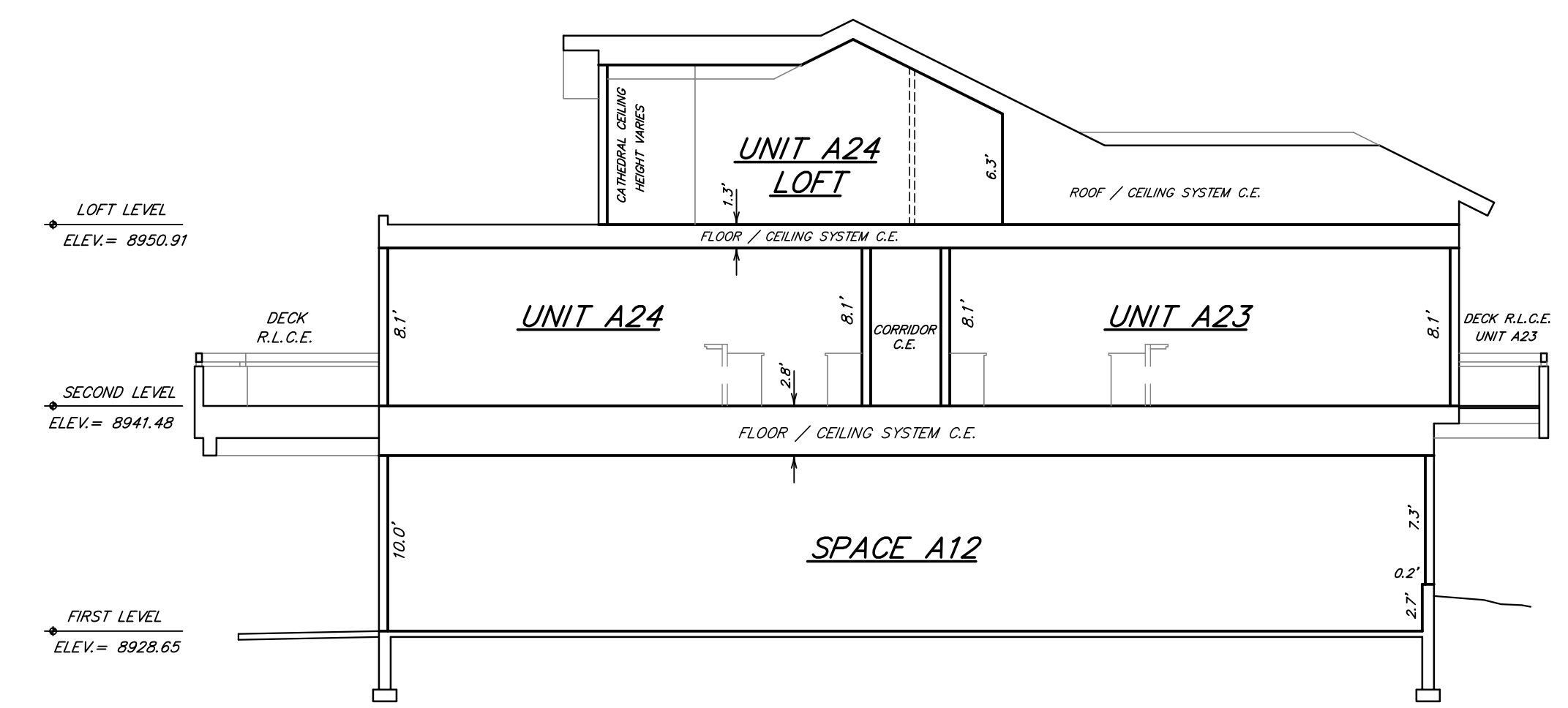
LOT 17R-2, A RESUBDIVISION OF LOT 17R  
OF A REPLAT OF LOTS 7-11, 51, 16, & 17  
PTARMIGAN TRAIL ESTATES, UNIT 1  
TOWN OF DILLON, SUMMIT COUNTY, COLORADO  
SHEET 2 OF 3



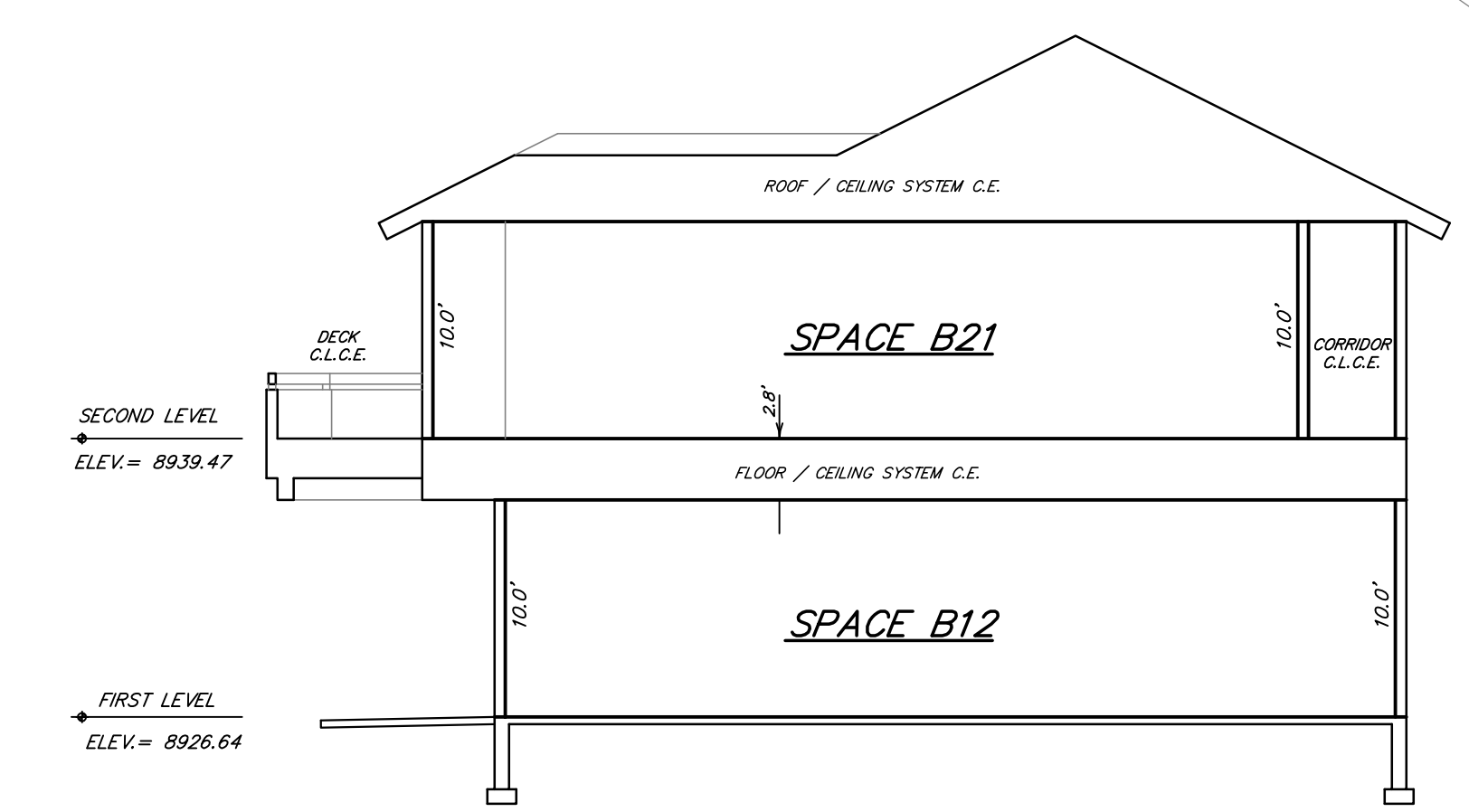
**LEGEND**  
 C.E. = COMMON ELEMENT  
 C.L.C.E. = COMMERCIAL LIMITED COMMON ELEMENT APPURTENANT TO UNITS DESIGNATED  
 R.L.C.E. = RESIDENTIAL LIMITED COMMON ELEMENT APPURTENANT TO UNITS DESIGNATED



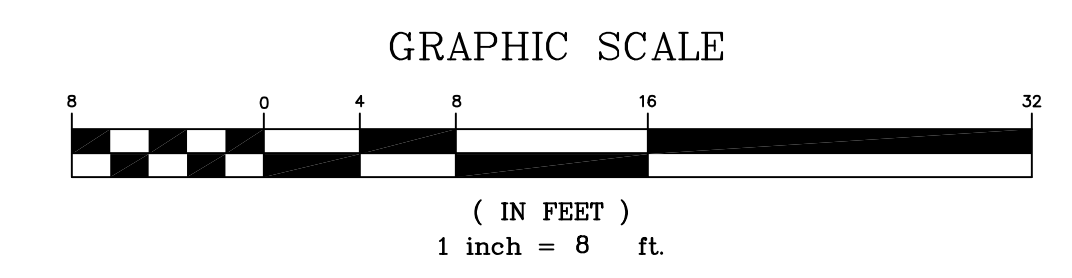
**PLAN VIEW  
FIRST LEVEL**  
Scale: 1" = 8'



**SECTION A-A**  
Scale: 1" = 8'



**SECTION B-B**  
Scale: 1" = 8'

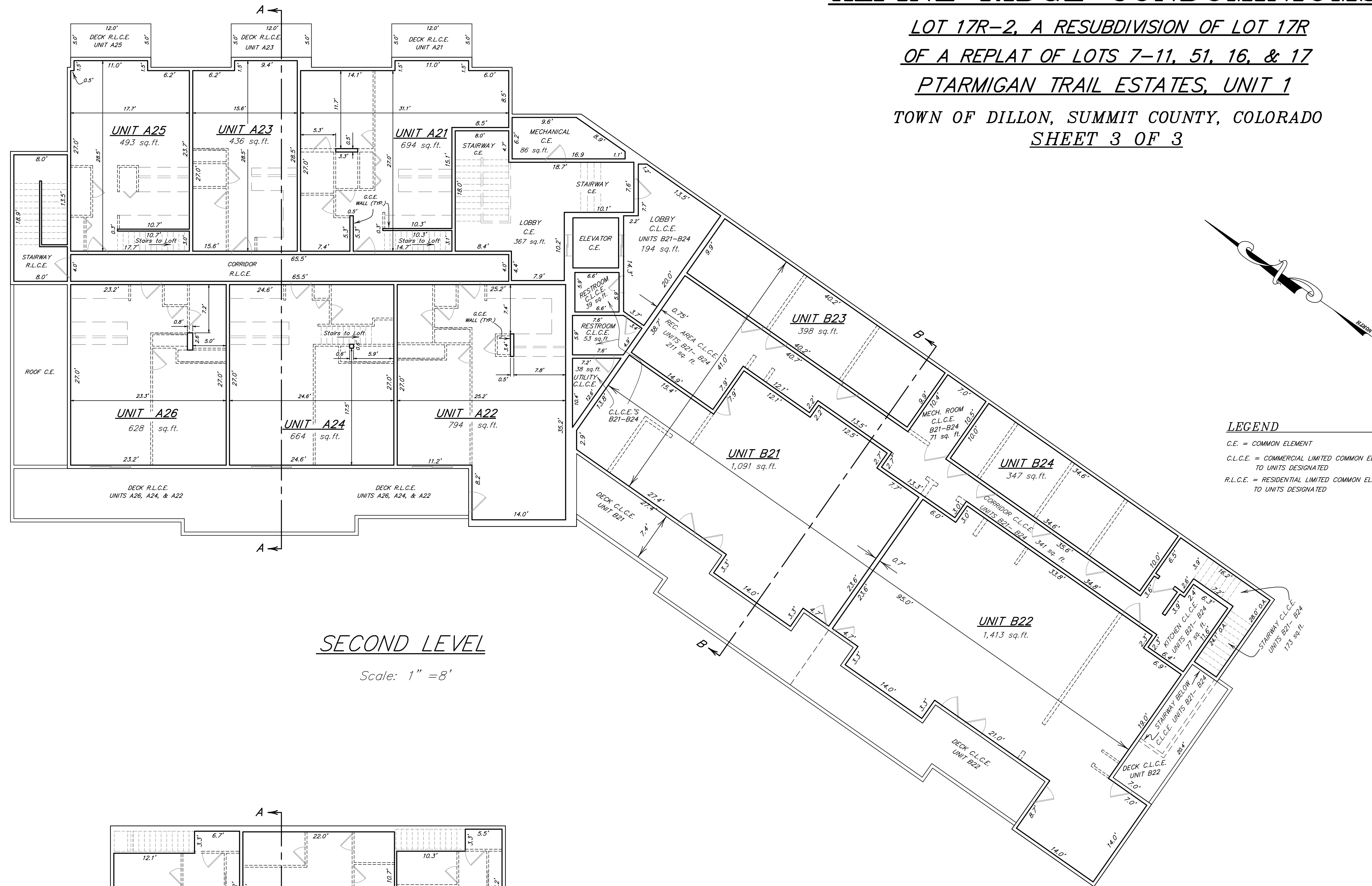


Drawn TCB/JKK	Dwg 19759SH2.DWG	Project 19759
Checked RRJ	Date 08/20/18	Sheet 2 of 3
<b>RANGE WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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.

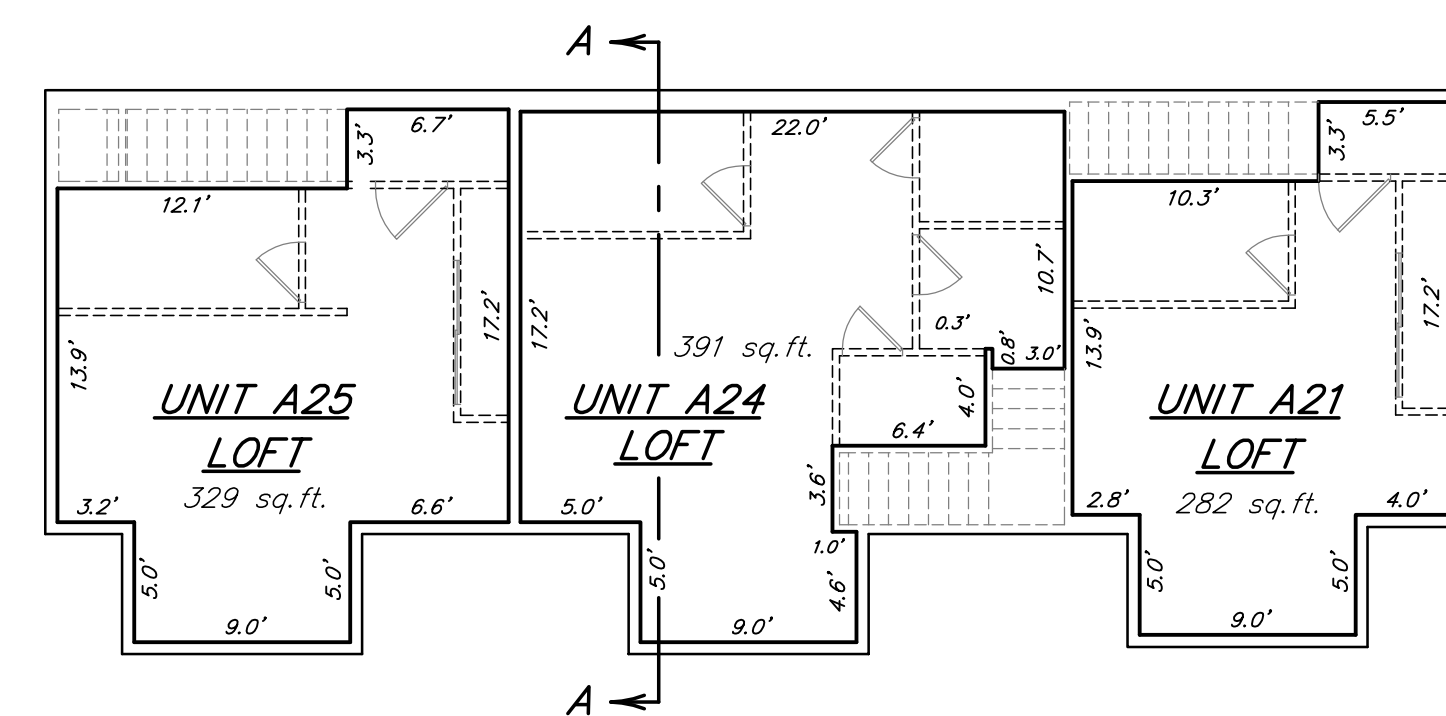
# A CONDOMINIUM MAP OF ALPINE RIDGE CONDOMINIUMS

LOT 17R-2, A RESUBDIVISION OF LOT 17R  
OF A REPLAT OF LOTS 7-11, 51, 16, & 17  
PTARMIGAN TRAIL ESTATES, UNIT 1  
TOWN OF DILLON, SUMMIT COUNTY, COLORADO  
SHEET 3 OF 3



SECOND LEVEL

Scale: 1" = 8'



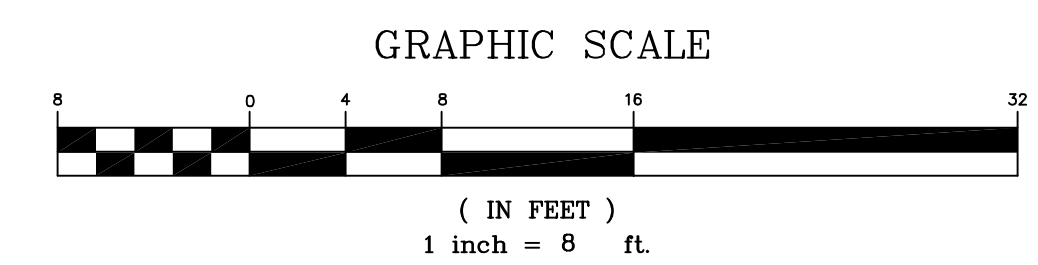
LOFT LEVEL

Scale: 1" = 8'

PLAN VIEWS

LEGEND

- C.E. = COMMON ELEMENT
- C.L.C.E. = COMMERCIAL LIMITED COMMON ELEMENT APPURTENANT TO UNITS DESIGNATED
- R.L.C.E. = RESIDENTIAL LIMITED COMMON ELEMENT APPURTENANT TO UNITS DESIGNATED



Drawn TCB/JKK	Dwg 19759SH3.DWG	Project 19759
Checked RRJ	Date 08/20/18	Sheet 3 of 3
<b>R-ANGE-W-E-S-T</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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.