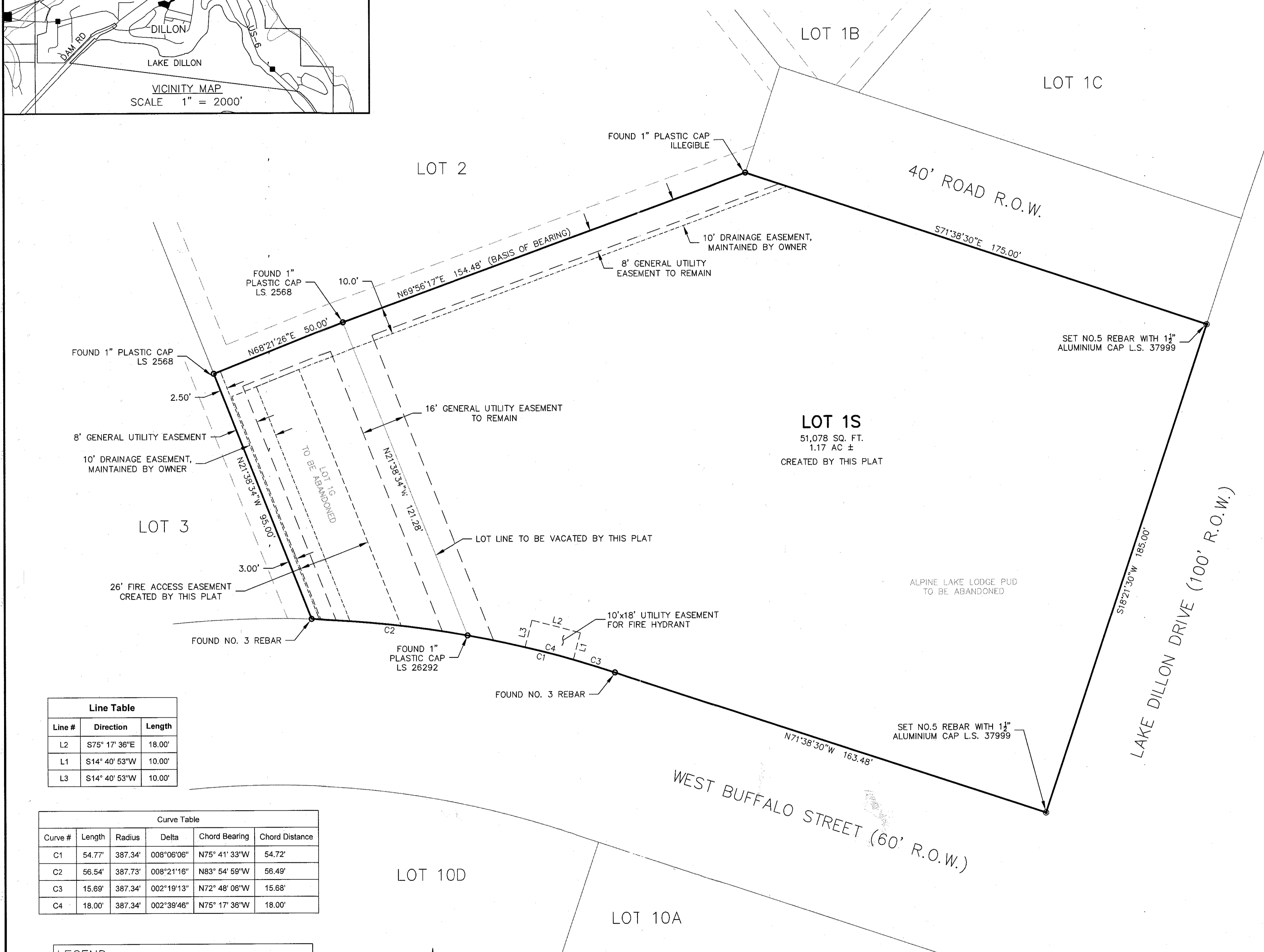
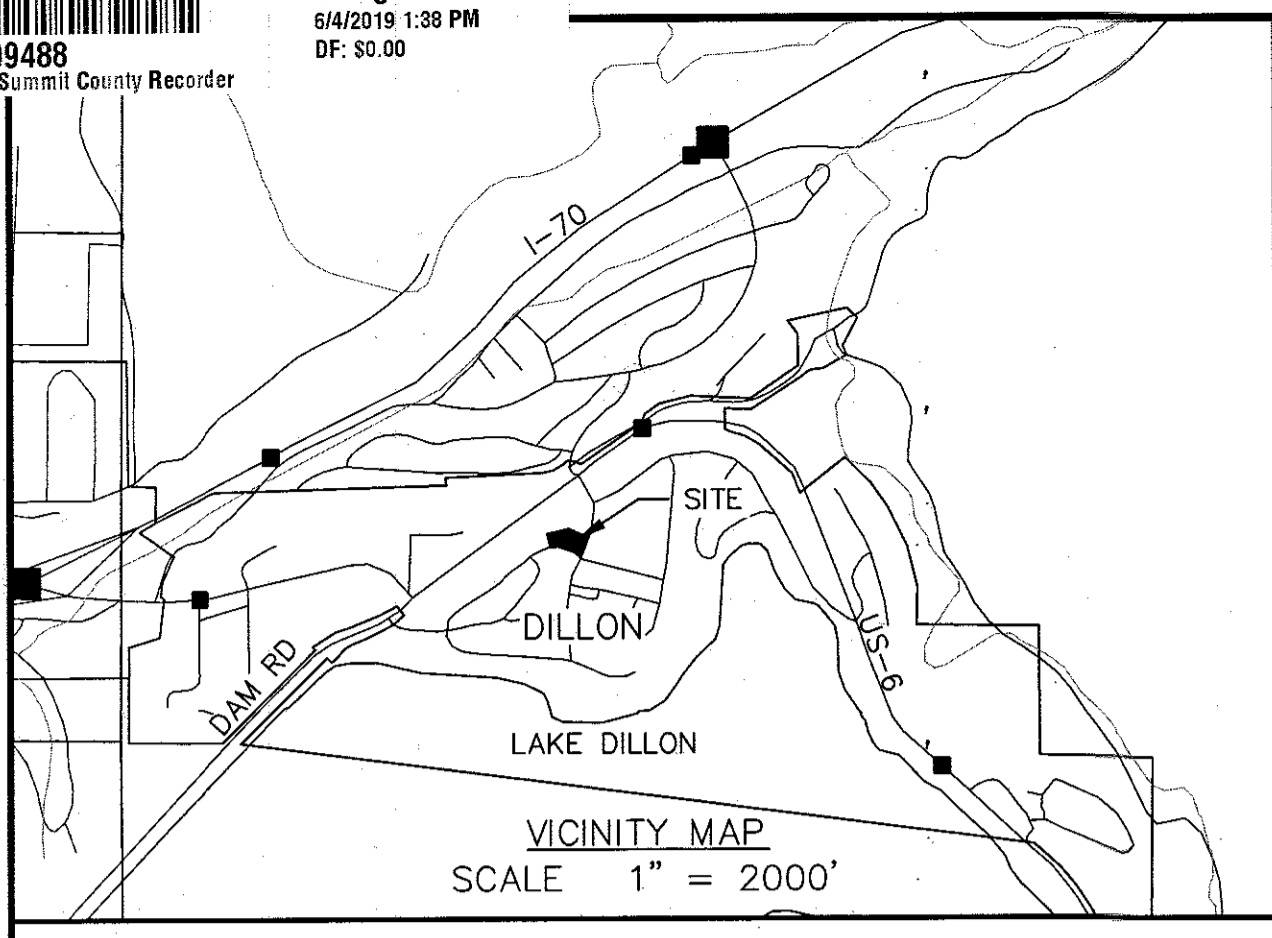


FINAL PLAT

UPTOWN 240 DEVELOPMENT PLAN

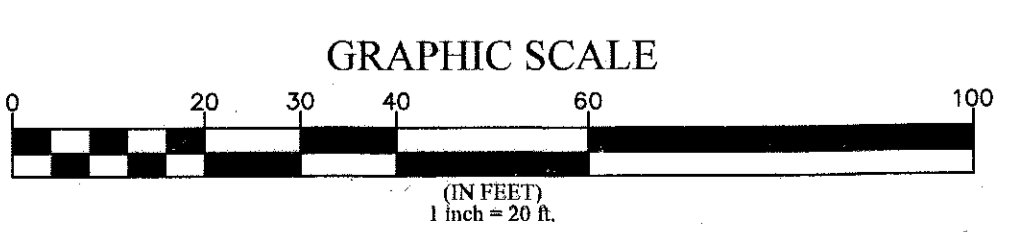
A RESUBDIVISION OF ALPINE LAKE LODGE PUD AND LOT 1G, BLOCK B, NEW TOWN OF DILLON
SE 1/4 SECTION 7, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN
Town of Dillon, County of Summit, State of Colorado



Line #	Direction	Length
L2	S75° 17' 36"E	18.00'
L1	S14° 40' 53"W	10.00'
L3	S14° 40' 53"W	10.00'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	54.77'	387.34'	008° 06' 06"	N75° 41' 33"W	54.72'
C2	56.54'	387.73'	008° 21' 16"	N83° 54' 59"W	56.49'
C3	15.69'	387.34'	002° 19' 13"	N72° 48' 06"W	15.68'
C4	18.00'	387.34'	002° 39' 46"	N75° 17' 36"W	18.00'

LEGEND:
 ○ FOUND MONUMENT AS DESCRIBED
 ● SET NO.5 REBAR WITH 1 1/2" ALUMINUM CAP L.S. 37999



- General Notes:**
- The purpose of this plat is to vacate the common lot line of 1G and Alpine Lake Lodge PUD and create Lot 1S.
 - Dedicate a Public utility easement for a fire hydrant owned and operated by the Town of Dillon.
 - Dedicate a Drainage Easement between the 40' R.O.W. and the Buffalo Street R.O.W. to allow for overflow drainages to flow from the 40' R.O.W. through this parcel to Buffalo Street. The property owner shall maintain the drainage improvements within the drainage easement in perpetuity.

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

OWNER'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 That Uptown 240 LLC, being the owner of ALPINE LAKE LODGE PUD and LOT 1G, BLOCK B, NEW TOWN OF DILLON, 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:
 Parcel A
 Alpine Lake Lodge PUD, Block B, New Town of Dillon, containing 45,710 square feet or 1.05 acres, more or less
 Parcel B
 Lot 1G, Block B, New Town of Dillon, containing 5,368 square feet or 0.12 acres, more or less

Have laid out, subdivided and platted the same into lots, tracts, streets and easements as shown hereon under the name and style of UPTOWN 240 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 "General Utility Easements" for the installation and maintenance of public utilities as shown hereon, and hereby dedicate those portions of land labeled as "Fire Access Easements" for the use of emergency vehicles as shown hereon. Fire Access Easements shall be kept clear of debris, snow, and vehicles at all times.
 IN WITNESS WHEREOF, Danilo Ottoborgo, President, has caused his name to be hereunto subscribed this
 22nd day of April A.D. 2019
Danilo Ottoborgo
 President or other officer

ACKNOWLEDGMENT
 State of Colorado }
 County of Summit } ss.
 Town of Dillon }
 The foregoing instrument was acknowledged before me this 22nd day of April A.D. 2019 by
 Danilo A. Ottoborgo as President and _____ as Secretary of Uptown 240 LLC a Colorado corporation.
 Witness my hand and official seal.
 My commission expires: _____
[Signature]
 Notary Public

DILLON PLANNING AND ZONING COMMISSION CERTIFICATE
 Approved this 23rd day of April A.D. 2019, Town Planning and Zoning Commission, Dillon, Colorado.
Teresa England
 Teresa England, Chairperson

DILLON TOWN COUNCIL CERTIFICATE
 Approved this 24th day of April A.D. 2019, 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.
Carolyn Skowron
 Carolyn Skowron, Mayor
 Attest
Jo Anne Tyson
 Jo Anne Tyson, CMC/MMC, Town Clerk
 (Corporate Seal)

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.

SURVEYOR'S CERTIFICATE
 I, THOMAS S. MARCIN, being a registered land surveyor in the State of Colorado, do hereby certify that this Plat of UPTOWN 240 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 19th day of APRIL A.D., 2019

Name: Thomas Marcin

TITLE COMPANY 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:
1112902, 1164324, 1194381
 Dated this 23rd day of April A.D. 2019
 Agent: *[Signature]*

CLERK AND RECORDER'S CERTIFICATE
 State of Colorado }
 County of Summit } ss.
 Town of Dillon }
 I hereby certify that this instrument was filed in my office at 1:38 P.M. this 4th day of JUNE A.D. 2019 and filed under Reception No. 1199488
Kathleen Neal
 Deputy
 Summit County Clerk and Recorder

CERTIFICATE OF TAXES PAID
 I, the undersigned, do hereby certify that the entire amount of all taxes due and payable as of January 1, 2019, upon parcels of real estate described on this plat are paid in full.
 Dated this 7th day of MAY 2019 A.D.
ADMIN [Signature]
 Summit County Treasurer or designee

FINAL PLAT UPTOWN 240 PUD DEVELOPMENT PLAN Town of Dillon, Summit County State of Colorado	
DRAWN BY: RME	DATE: 04/18/19
CHECKED BY: TSM	DRAWING NO.: PLAT
JOB NO: 17087	SHEET: 1 OF 1

MARCIN ENGINEERING LLC

130 SKI HILL RD, #235
P.O. BOX 6008
BRECKENRIDGE, CO 80424
(970) 771-3459

H-126