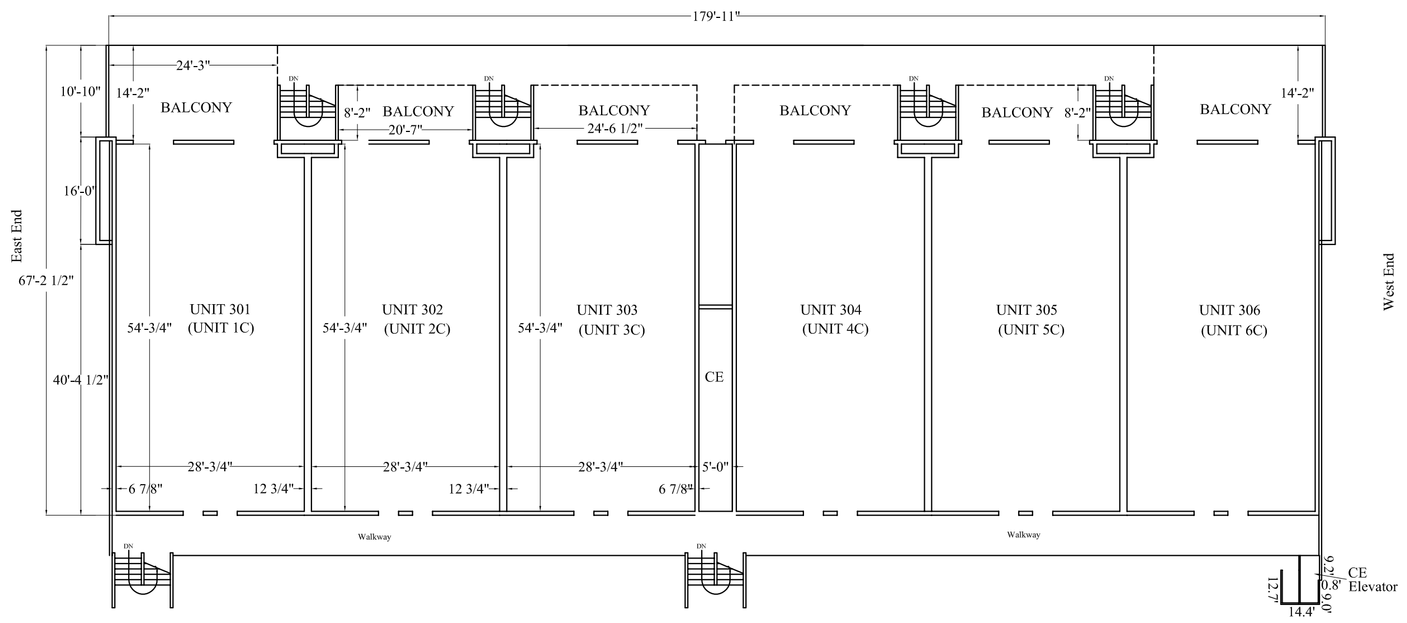
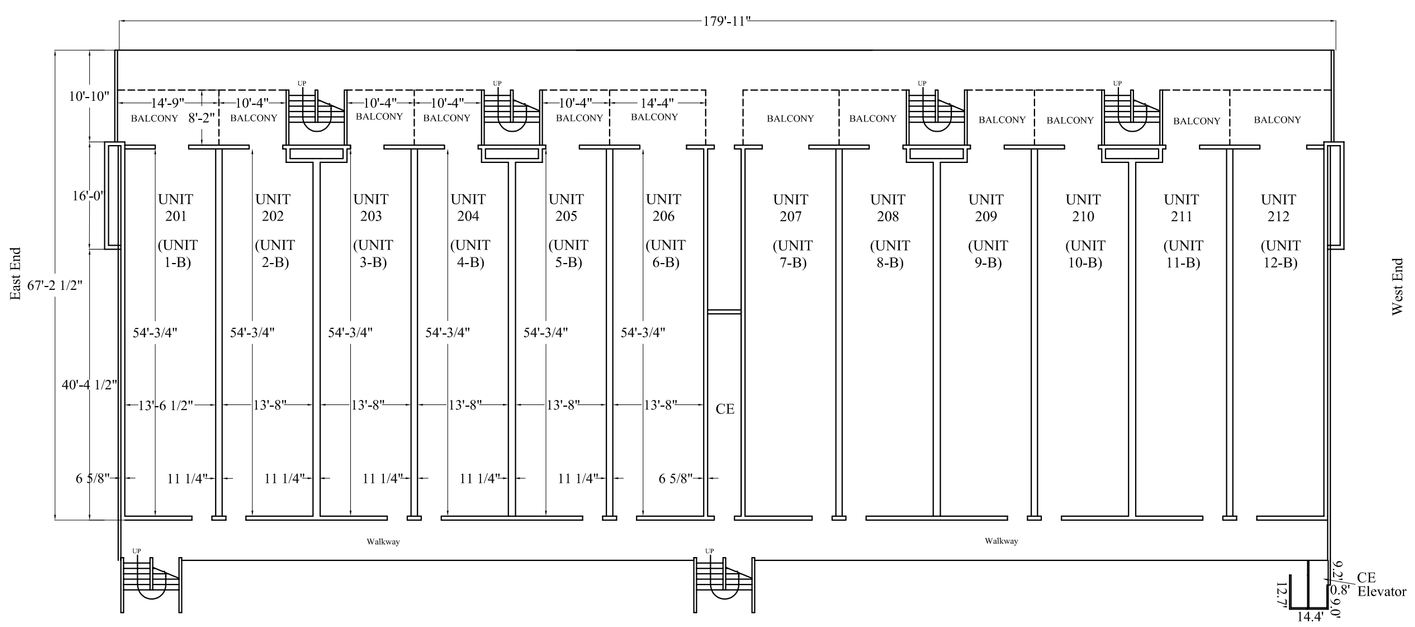
Amended and Restated Map of
Lake Dillon Condominiums
Town of Dillon, Summit County, Colorado

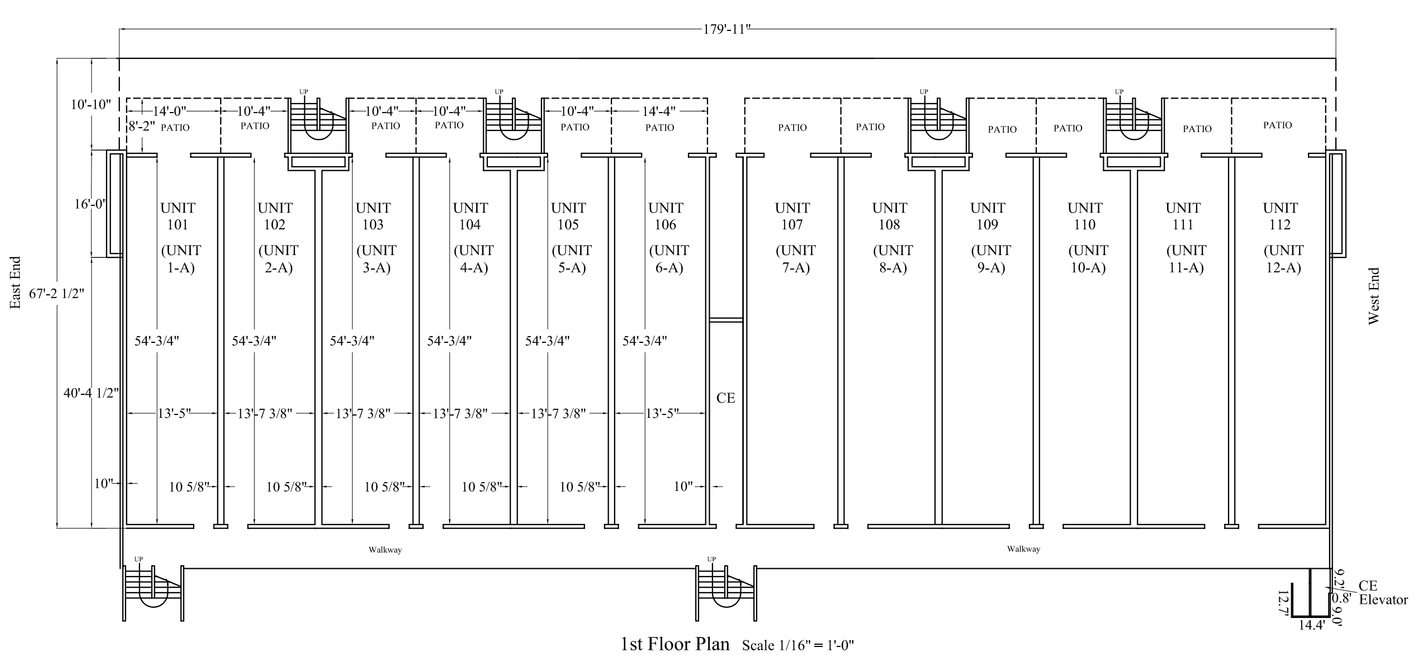
A Parcel of Land Lying Wholly within the SE 1/4 Sec 7, TWP. 5S, R77W of the 6th Principal Meridian



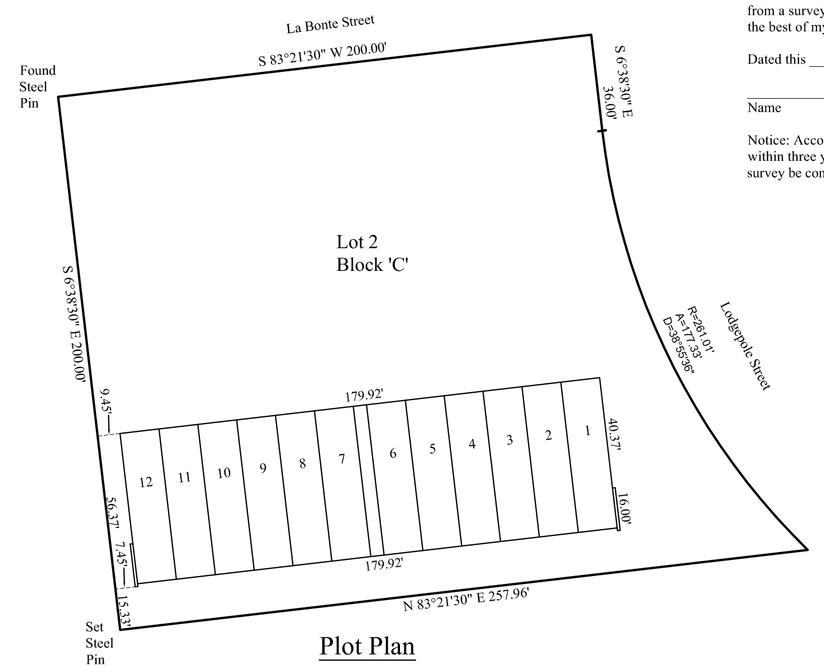
3rd Floor Plan Scale 1/16" = 1'-0"



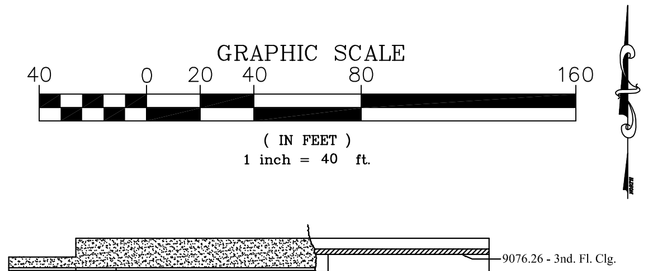
2nd Floor Plan Scale 1/16" = 1'-0"

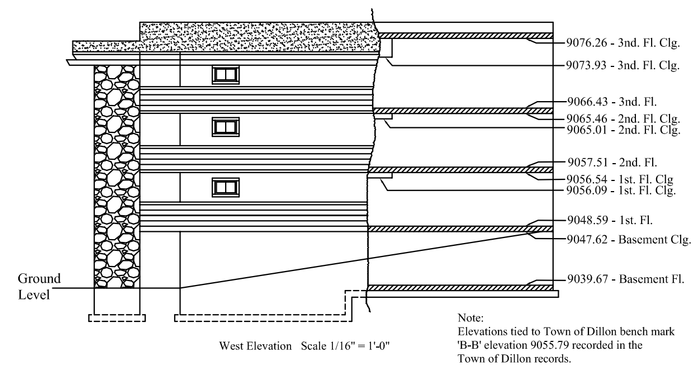


1st Floor Plan Scale 1/16" = 1'-0"



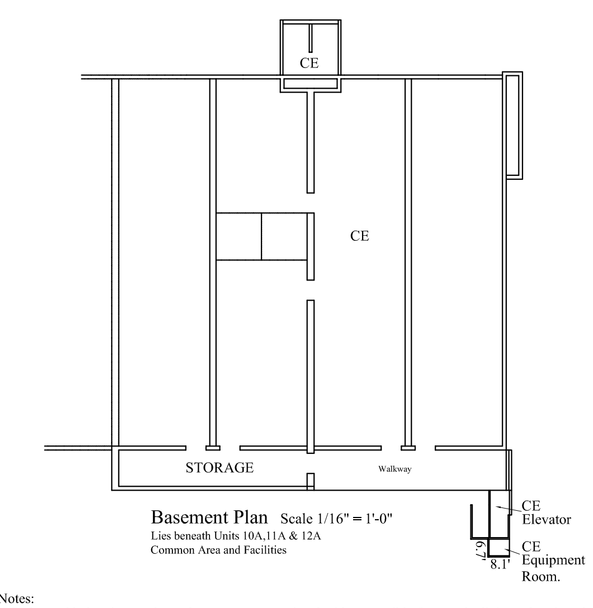
Plot Plan



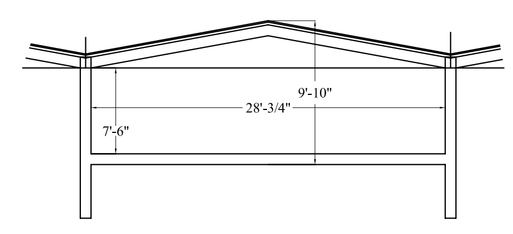


West Elevation Scale 1/16" = 1'-0"

Note:
Elevations tied to Town of Dillon bench mark "B-8" elevation 9055.79 recorded in the Town of Dillon records.



Basement Plan Scale 1/16" = 1'-0"
Lies beneath Units 10A,11A & 12A
Common Area and Facilities



South Elevation
(typical of units 301 thru 306)
(Units 1C thru 6C)

Surveyor's Certificate

I, Renee B. Parent, being a registered land surveyor in the State of Colorado, do hereby certify that this Plat of "Amended and Restated Map of Lake Dillon Condominiums" 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.

Dated this _____day of_____, A.D., _____.

_____
Name

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.

Vicinity Map 1" = 1500'

Owner's Certificate

Know all men by these presents:

That Lake Dillon Condominiums, Inc. as attorney-in-fact for the Owners of the Condominium Units located in A Parcel of Land Lying Wholly within the SE 1/4 Sec 7, TWP. 5S, R77W of the 6th Principal Meridian, Town of Dillon, County of Summit, State of Colorado, more particularly described as follows:

Amended and Restated Map of Lake Dillon Condominiums

Have laid out, subdivided and platted the same into lots, tracts, streets and esements as shown hereon under the name and style of "Amended and Restated Map of Lake Dillon Condominiums" 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 s shown hereon.

In Witness Whereof, _____has caused his name to be hereunto subscribed this _____day of _____, A.D._____.
Title:_____

State of Colorado)
) SS.
County of Summit)

The foregoing instrument was acknowledged before me this _____day of _____, _____, by _____, _____,Lake Dillon Condominiums, Inc..

Witness my hand and official seal.
My commission expires:_____

_____
Notary Public

Dillon Planning and Zoning Commission Certificate

Approved this _____day of _____, A.D., _____, Town Planning and Zoning Commission, Dillon , Colorado

_____
Chairman

Notice

Public Notice is hereby given that acceptance of this platted subdivision by the Town of Dillon does not constitute an acceptance of road 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.

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:_____.

Dated this _____day of _____, A.D., _____.

_____
Agent

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

Clerk's Certificate

I hereby certify that this instrument was filed in my office at _____O'Clock, _____, A.D., _____, and is duly recorded.

_____
Town Clerk

Clerk and Recorder's Certificate

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

Notes:
1) Patios and balconies, as shown hereon, area associated with, accessible from and adjoin each unit and are Limited Common Elements reserved for the exclusive use of the owner of that unit.
2) Not less than 2/3 of the Unit Owners and all mortagees holding security interests in the Units have approved this Map as more fully set forth in the Amended and restated Condominium Declaration of Lake Dillon Condominiums recorded on _____ under Rec. No. _____.
3) This Amended and Restated Map completely restates the original Map of the Project recorded January 12, 1967 under Rec. No. 108438 and all references in recorded documents to such original Map will automatically also refer to this Amended and Restated Map. Unit numbers from the original map are indicated in parentheses.

Surveyor's Notes:
4) This Amended and Restated Map was prepared for the owners for the purpose of adding the elevator as a Common Element (CE) and updating the title and several labels. No other certification is implied hereon.
5) No verification of building location or dimensions, unit layout or dimensions, easements or parcel boundary was done by this surveyor. Said information remains as shown on the record Map filed under Reception Number 108438. The only location and dimensions verified are those for the elevator.

NOTE: NO TITLE RESEARCH WAS PERFORMED. THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY BLUE RIVER LAND SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

Blue River Land Surveying
(970) 668-3730
PO Box 1800 Frisco, CO 80443
www.blueriverlandsurveying.com

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Town of Dillon, Summit County, Colorado
A Parcel of LandLying Wholly within the
SE 1/4 Sec 7, TWP. 5S, R77W of the 6th Principal Meridian

Drawing Date:	07/15/2015	
Survey Date:	06/17/2015	15196