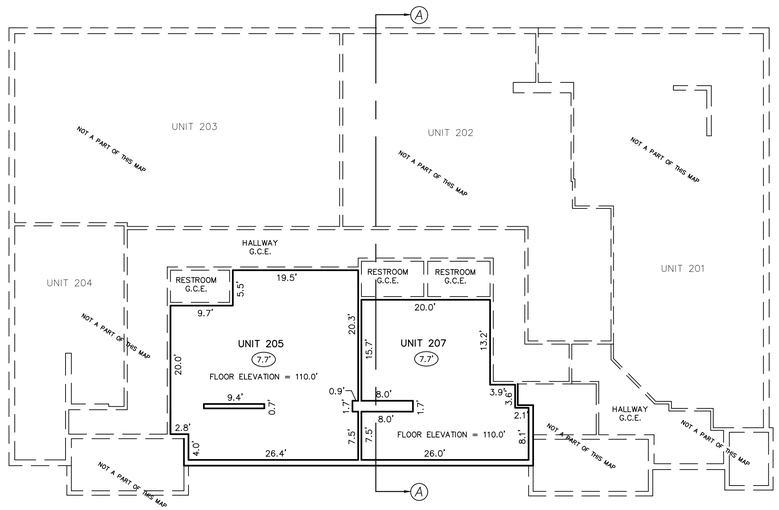
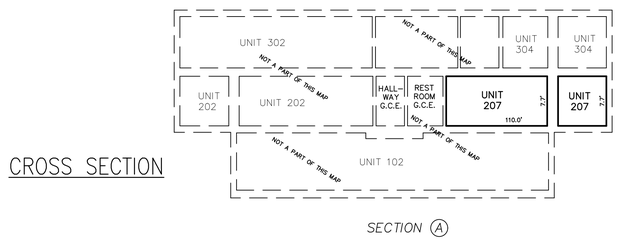
CONDOMINIUM MAP
DILLON TECH CENTER, THIRD AMENDMENT
CITY OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO

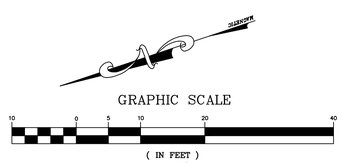
SECOND FLOOR





CROSS SECTION

SECTION (A)



Gore Range Surveying, LLC
P.O Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

Owner's Certificate

Know all persons by these presents:
That Sobotka, L.L.C., a Colorado limited liability company, being sole owner of the following real property:

Unit 205, Dillon Tech Center, per the Condominium Map thereof recorded October 1, 2004 as Reception No. 770663, Town of Dillon, County of Summit, State of Colorado.

Have laid out, platted and subdivided the same into condominium units shown on this condominium map under the name and style of

"Dillon Tech Center, Third Amendment"

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, Sobotka, L.L.C., a Colorado limited liability company, has caused their name to be hereunto subscribed this _____ day of _____, A.D., 2018.

Owner: Sobotka, L.L.C.
a Colorado limited liability company

Address: PO Box 1671
Dillon, CO 80435

By: _____

Title: _____

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____day of _____, A.D., 2018, by _____ as _____ of Sobotka, L.L.C., a Colorado limited liability company.

My Commission expires:_____

Witness my hand and official seal.

_____
Notary Public

Title Company Certificate

Stewart Title Guaranty Company 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 such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows:

_____

_____

_____

_____

Dated this _____ day of _____, A.D., 2018.

_____
Agent

Dillon Town Council Certificate

Approved this_____day of_____A.D., 2018, 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.

ATTEST _____ _____
Town Clerk Mayor

Dillon Planning and Zoning Commission Certificate

Approved this _____ day of _____ A.D., 2018, Town Planning and Zoning Commission, Dillon, Colorado.

By: _____
Chairman

Surveyor's Certificate

I, Samuel H. Ecker, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this Condominium Map of Dillon Tech Center, Third Amendment, fully and accurately depicts the improvements, including the condominium units and the common ownership areas, and identifies location, layout, dimension, and horizontal and vertical boundaries; that such map was prepared subsequent to substantial completion of the improvements; and that such map complies with, and contains all the information required by C.R.S. s38-33.3-209 and all other statutes and regulations applicable to maps of condominium common interest subdivision.

In Witness Whereof, I have set my hand and seal this 29th day of March, A.D., 2018.

_____
Samuel H. Ecker
Colorado P.L.S. No. 30091

COLORADO LICENSED SAMUEL HOYT ECKER 30091 3/29/2018 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1) DATE OF SURVEY: FEBRUARY, 2018.

2) BASIS OF ELEVATIONS: SECOND FLOOR LEVEL OF DILLON TECH CENTER; ASSUMED ELEV. = 110.0'

3) THE SOLE PURPOSE OF THIS CONDOMINIUM MAP IS TO SUBDIVIDE SAID UNIT 205 INTO UNITS 205 AND 207. ALL OTHER PORTIONS OF DILLON TECH CENTER SHALL REMAIN IN FULL FORCE AND EFFECT AND ARE NOT A PART OF THIS MAP.

4) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE 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 CERTIFICATION SHOWN HEREON.

5) LINEAL UNITS INDICATED HEREIN ARE IN U.S. SURVEY FEET.

6) DILLON TECH CENTER IS SUBJECT TO:

7) DILLON PROTECTIVE COVENANTS RECORDED SEPTEMBER 20, 1960 IN BOOK 155 AT PAGE 307 AS RECEPTION NO. 92376 AND ANY AND ALL AMENDMENTS THERETO.

8) ALL MATTERS SHOWN ON THE PLAT OF NEW TOWN OF DILLON RECORDED MARCH 19, 1962, AS RECEPTION NO. 94749 .

9) RESERVATION SET FORTH IN THE DEED RECORDED JANUARY 26, 1968 IN BOOK 190 AT PAGE 17 AS RECEPTION NO. 108516 . AGREEMENT RECORDED JULY 20, 1971 IN BOOK 208 AT PAGE 552 AS RECEPTION NO. 121386.

10) UTILITY EASEMENT RECORDED JANUARY 31, 1978 AS RECEPTION NO. 172956.

11) UTILITY EASEMENT RECORDED JANUARY 31, 1978 AS RECEPTION NO. 172957.

12) ALL MATTERS SHOWN ON THE PLATS OF A RESUBDIVISION OF BLOCK A NEW TOWN OF DILLON RECORDED: SEPTEMBER 26, 1962 AS RECEPTION NO. 96129 ; RECORDED MARCH 10, 1964 AS RECEPTION NO. 97707 ; RECORDED NOVEMBER 1, 1965 AS RECEPTION NO. 103447 AND RECORDED AUGUST 29, 1967 AS RECEPTION NO. 107618.

13) ENCROACHMENT LICENSE AGREEMENT RECORDED NOVEMBER 8, 2000 AS RECEPTION NO. 637516 AND ALL MATTERS AS SHOWN ON THE EXHIBITS A-1, A-2 AND A-3 ATTACHED THERETO.

14) TOWN OF DILLON DEVELOPMENT PERMIT RECORDED NOVEMBER 6, 2000 AS RECEPTION NO. 637517 .
20. CONDOMINIUM DECLARATION FOR DILLON TECH CENTER CONDOMINIUMS RECORDED JANUARY 25, 2001 AS RECEPTION NO. 643813 AND AMENDED CONDOMINIUM DECLARATION FOR DILLON TECH CENTER CONDOMINIUMS RECORDED MAY 29, 2003 AS RECEPTION NO. 718829 AND ANY AND ALL AMENDMENTS THERETO.

15) ALL MATTERS SHOWN ON THE CONDOMINIUM MAP RECORDED JANUARY 25, 2001 AS RECEPTION NO. 643812 AND ON THE FIRST AMENDMENT MAP RECORDED MAY 29, 2003 AS RECEPTION NO. 718830.

16) ALL MATTERS SHOWN ON THE CONDOMINIUM MAP FOR DILLON TECH CENTER, SECOND AMENDMENT RECORDED OCTOBER 1, 2004 AS RECEPTION NO. 770663 .

Clerk and Recorder's Certificate

I hereby certify that this instrument was filed in my office at _____ o'clock _____, on this _____day of _____ A.D., 2018 and filed under Reception Number _____.

_____
Summit County Clerk and Recorder

DRAWN BY: SE	DATE: 2/14/2018
CHECKED BY: SE	DRAWING NO.03-078condo3
JOB NO.: 03-078	SHEET 1 OF 1