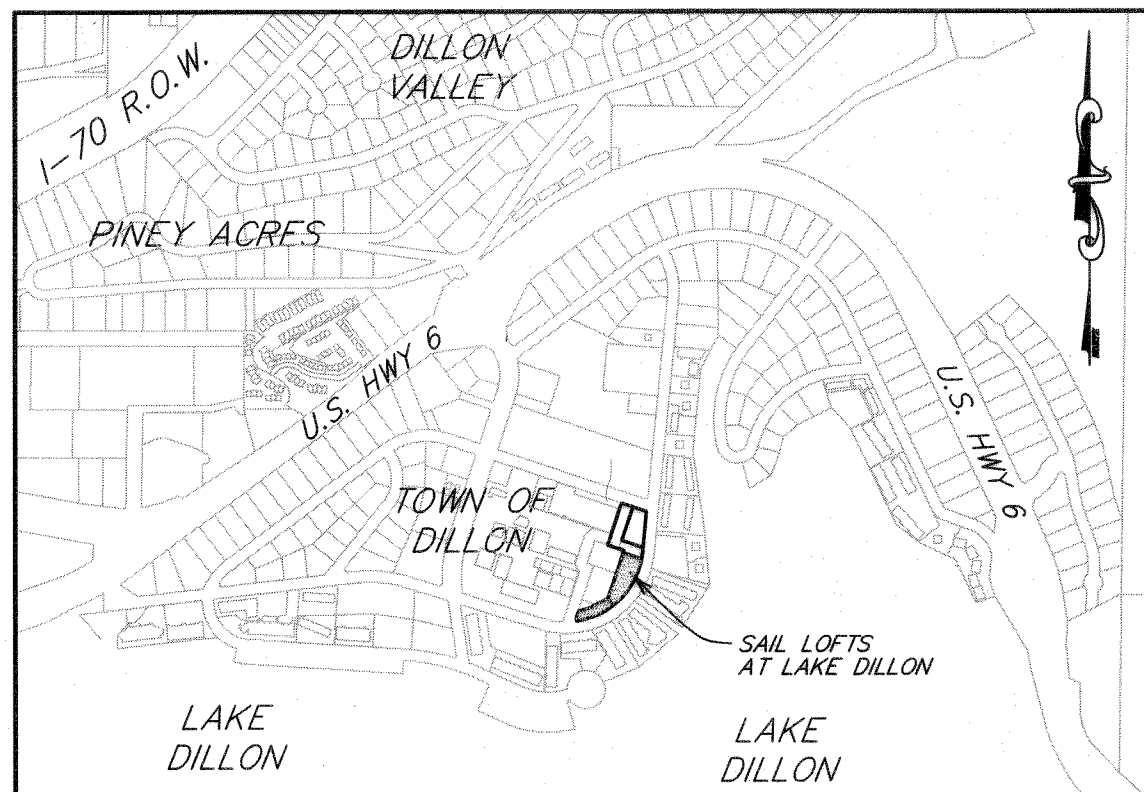


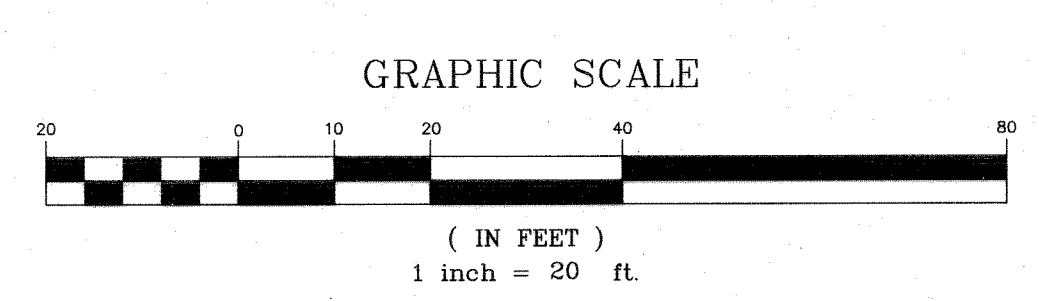
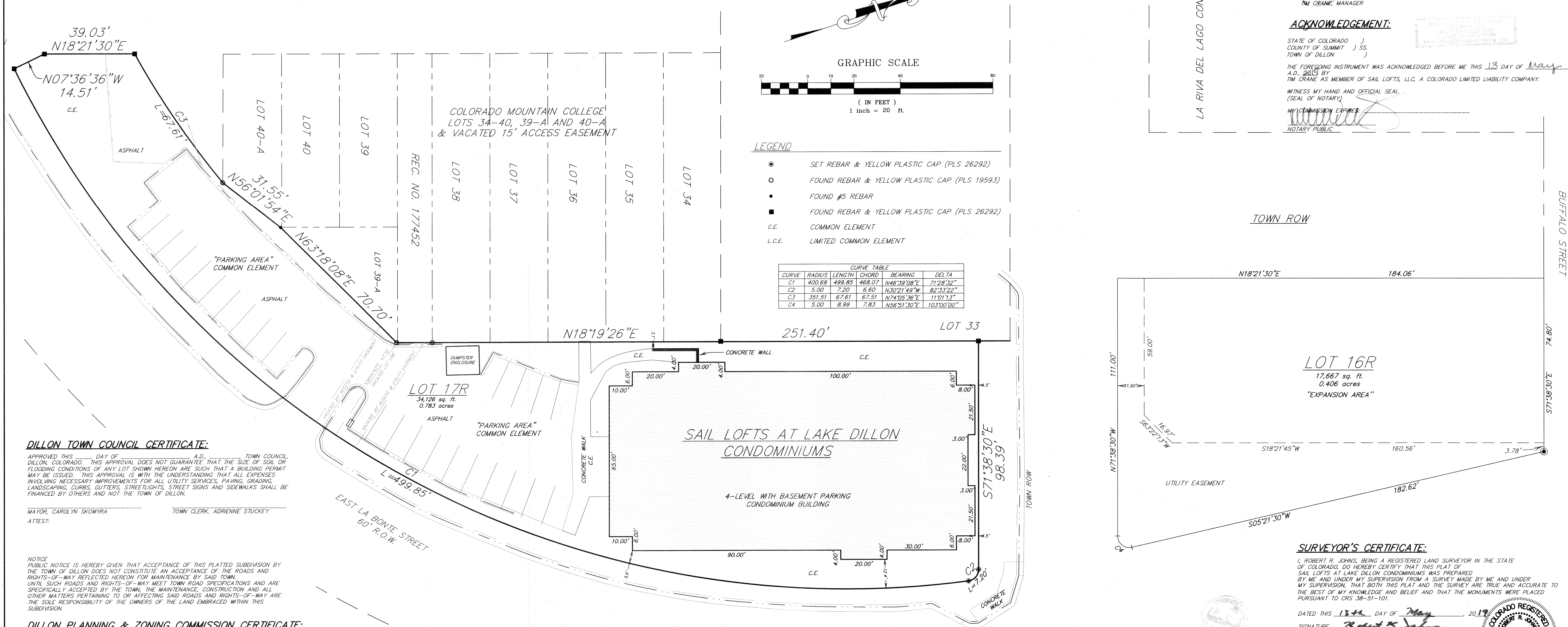
**A FINAL PLAT AND CONDOMINIUM MAP OF
SAIL LOFTS AT LAKE DILLON CONDOMINIUMS**

**A REPLAT OF LOTS 17A & 17B
A RESUBDIVISION OF LOTS 16, 17 AND A PORTION OF THE OPEN AREA AND A PORTION OF FIEDLER AVE.**

**CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
THE THIRD RESUBDIVISION OF BLOCK "A"
SECTION 8, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF DILLON, SUMMIT COUNTY, COLORADO**



VICINITY MAP



- LEGEND**
- SET REBAR & YELLOW PLASTIC CAP (PLS 26292)
 - FOUND REBAR & YELLOW PLASTIC CAP (PLS 19593)
 - FOUND #5 REBAR
 - FOUND REBAR & YELLOW PLASTIC CAP (PLS 26292)
 - C.E. COMMON ELEMENT
 - L.C.E. LIMITED COMMON ELEMENT

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.69	499.85	468.07	N46°39'08"E	71°28'32"
C2	5.00	7.20	6.60	N30°21'49"W	82°33'22"
C3	391.51	67.61	67.51	N24°05'36"E	11°01'13"
C4	5.00	8.99	7.83	N56°51'30"E	103°00'00"

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, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF DILLON.

MAYOR, CAROLYN SKOWYRA
TOWN CLERK, ADRIENNE STUCKEY
ATTEST:

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 RELECTED 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.

DILLON PLANNING & ZONING COMMISSION CERTIFICATE:
APPROVED THIS _____ DAY OF _____ A.D., _____ TOWN PLANNING AND ZONING COMMISSION, DILLON, COLORADO.

CHAIRPERSON, TERESA ENGLAND

CLERK'S CERTIFICATE:
STATE OF COLORADO)
) SS.
) 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

ENGINEERS CERTIFICATE:
ALL ROAD AND DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED ACCORDING TO ROAD AND DRAINAGE PLANS THAT HAVE BEEN APPROVED FOR CONSTRUCTION BY DILLON TOWN ENGINEER.

TOWN ENGINEER, DAN BURROUGHS, P.E.

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.

- MAP NOTES:**
- DECLARATION. ALL PROPERTY DESCRIBED IN THIS MAP IS SUBJECT TO THE DECLARATION FOR SAIL LOFTS AT LAKE DILLON CONDOMINIUMS RECORDED AT RECEPTION NO. _____ AND ALL DEFINED TERMS IN THE DECLARATION HAVE THE SAME MEANING IN THIS MAP.
 - DEVELOPMENT RIGHTS. AS PROVIDED IN ARTICLE 8 OF THE DECLARATION, DECLARANT EXPRESSLY RESERVES THE RIGHT TO ADD TO THE PROJECT ALL OR ANY PORTION OF LOT 16R, THE EXPANSION AREA, TO DEVELOP ADDITIONAL UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS. DECLARANT MAY EXERCISE SUCH DEVELOPMENT RIGHTS ON ALL OR ANY PORTION OF THE EXPANSION AREA IN WHATEVER ORDER OF DEVELOPMENT DECLARANT, IN ITS SOLE DISCRETION, DETERMINES. DECLARANT IS NOT OBLIGATED TO EXPAND THE COMMUNITY BEYOND THE LOTS CREATED BY THIS MAP, BUT MAY EXPAND THE COMMUNITY TO INCLUDE A MAXIMUM OF 48 UNITS. THE CONSENT OF OWNERS OR THEIR LENDERS WILL NOT BE REQUIRED FOR ANY SUCH EXPANSION.
 - SIX (6) OF THE EXTERIOR PARKING SPACES ARE PERMANENTLY RESERVED AND DEDICATED TO THE USE OF THE CONDOMINIUM ADDITION LOCATED ON LOT 16R PER PLANNING AND ZONING COMMISSION RESOLUTION PZ11-17, SERIES OF 2017, DATE SEPTEMBER 6, 2017.

MORTGAGE HOLDER CERTIFICATE:
FIRST BANK OF COLORADO, DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.

BY: *[Signature]*
NAME: MIKE SHAMBERGER
TITLE: EXECUTIVE VICE PRESIDENT

CERTIFICATE OF TAXES PAID:
I, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ 2019 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 2019.

SIGNATURE: *[Signature]*
SUMMIT COUNTY TREASURER (ADMIN)

TITLE COMPANY'S CERTIFICATE:
Seward Title DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREBY 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: 116 U696

DATED THIS 13 DAY OF May, A.D., 2019

[Signature]
AGENT

OWNER'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS: THAT THE SAIL LOFTS, LLC, A COLORADO LIMITED LIABILITY CORPORATION, BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:
LOTS 17A & 17B, BLOCK A, NEW TOWN OF DILLON, A RESUBDIVISION OF LOTS 16, 17 AND A PORTION OF FIEDLER AVE, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON THE THIRD RESUBDIVISION OF BLOCK "A", NEW TOWN OF DILLON SUMMIT COUNTY, COLORADO.
(RECEPTION NO. 1082321)

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "A FINAL PLAT AND CONDOMINIUM MAP OF SAIL LOFTS AT LAKE DILLON CONDOMINIUMS A REPLAT OF LOTS 17A & 17B, A RESUBDIVISION OF LOTS 16, 17 AND A PORTION OF THE OPEN SPACE AREA AND A PORTION OF FIEDLER AVE, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A", TOWN OF DILLON, SUMMIT COUNTY, COLORADO", 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. (AND/OR OTHER PURPOSES)

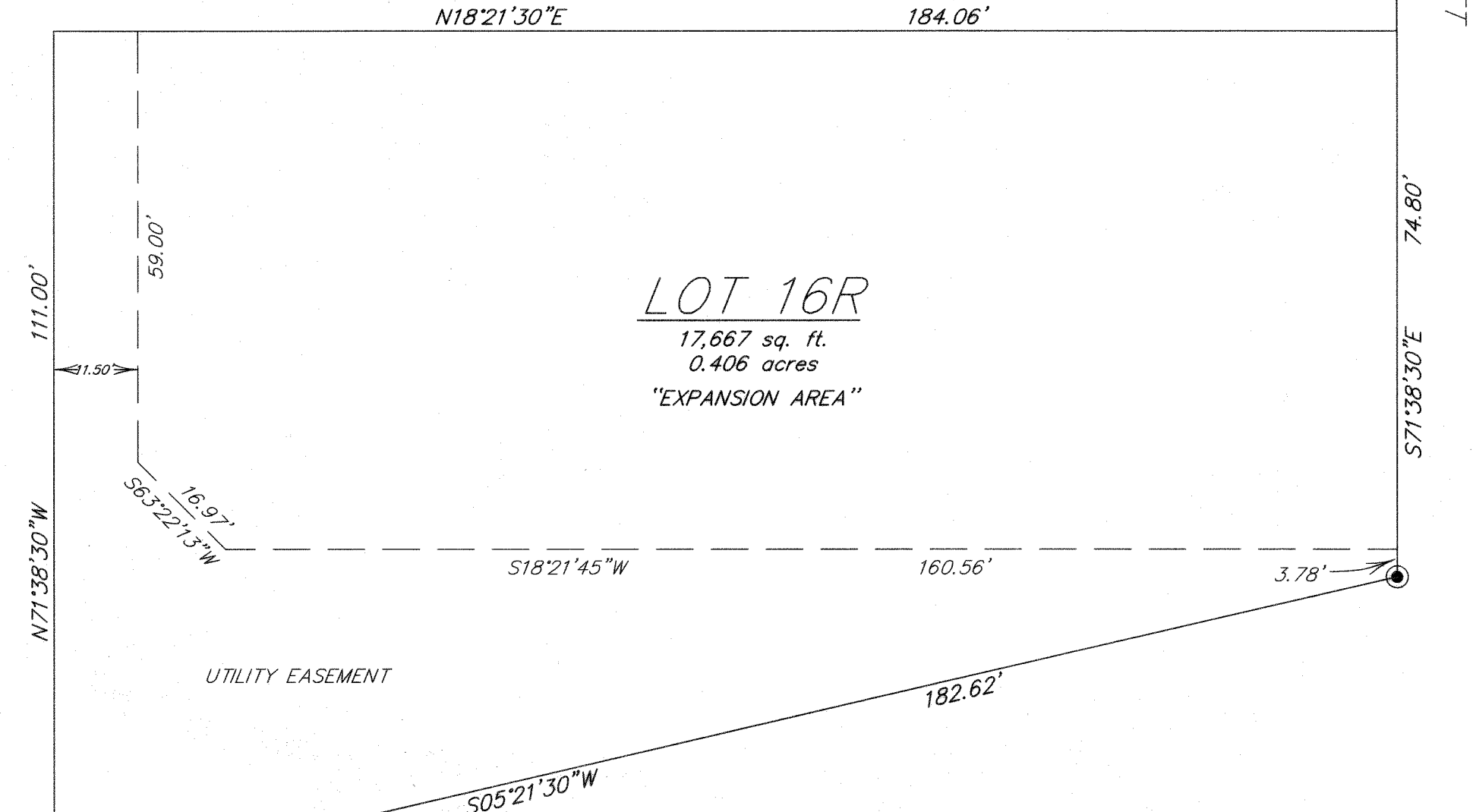
IN WITNESS WHEREOF, TIM CRANE, AS MANAGER OF SAIL LOFTS, LLC, HAS CAUSED HIS NAME TO BE HEREBY SUBSCRIBED THIS _____ DAY OF _____ A.D.,

SAIL LOFTS, LLC
BY: *[Signature]*
TIM CRANE, MANAGER

ACKNOWLEDGEMENT:
STATE OF COLORADO)
COUNTY OF SUMMIT) SS.
TOWN OF DILLON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May, A.D., 2019 BY
TIM CRANE AS MEMBER OF SAIL LOFTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
(SEAL OF NOTARY)
[Signature]
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:
I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF SAIL LOFTS AT 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 AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-101.

DATED THIS 13th DAY OF May, 2019

SIGNATURE: *[Signature]*
ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292



CLERK & RECORDER'S CERTIFICATE:
STATE OF COLORADO)
) SS.
) COUNTY OF SUMMIT)

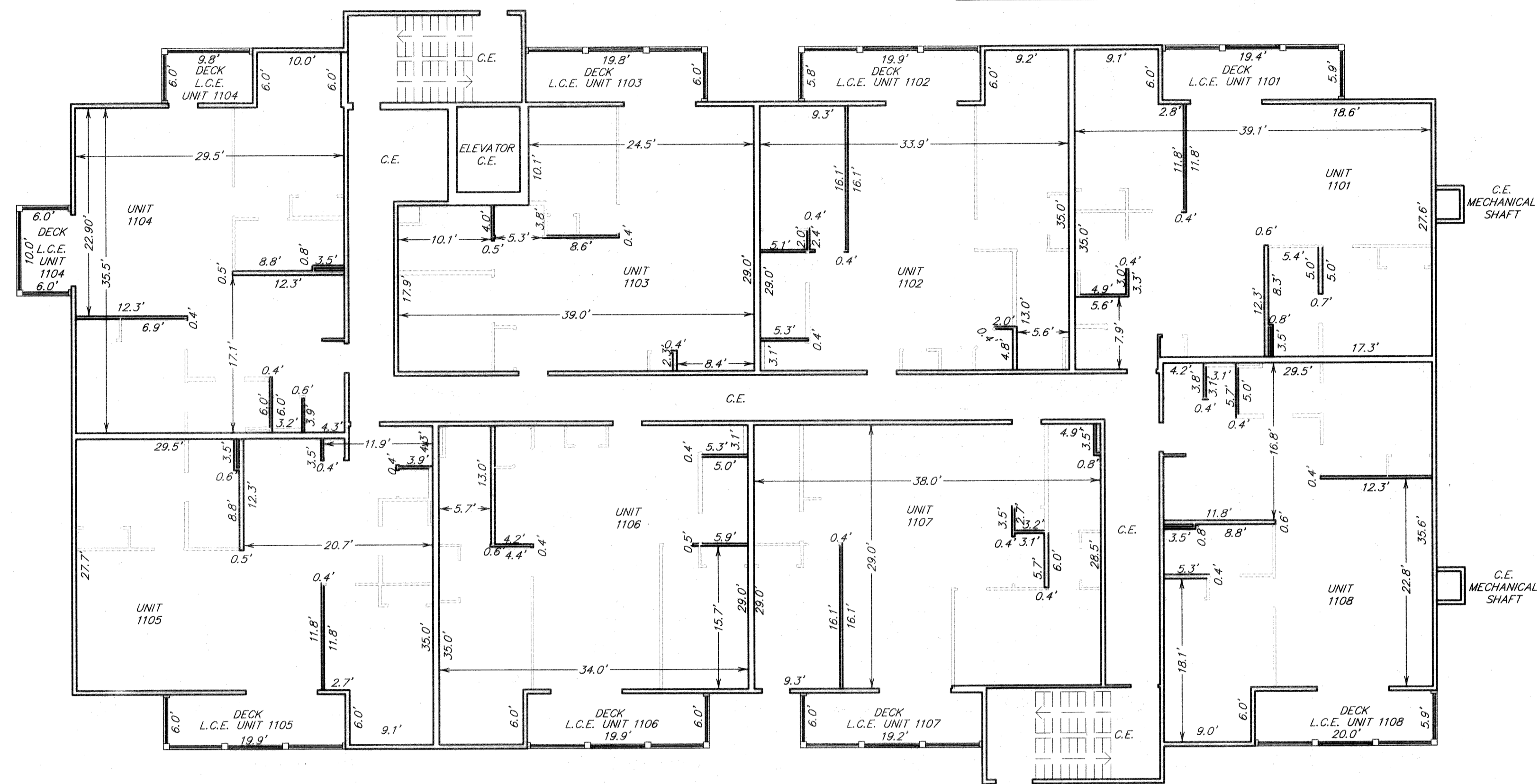
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ DAY OF _____, A.D., _____ AND FILED UNDER RECEPTION NO. _____

SUMMIT COUNTY CLERK AND RECORDER

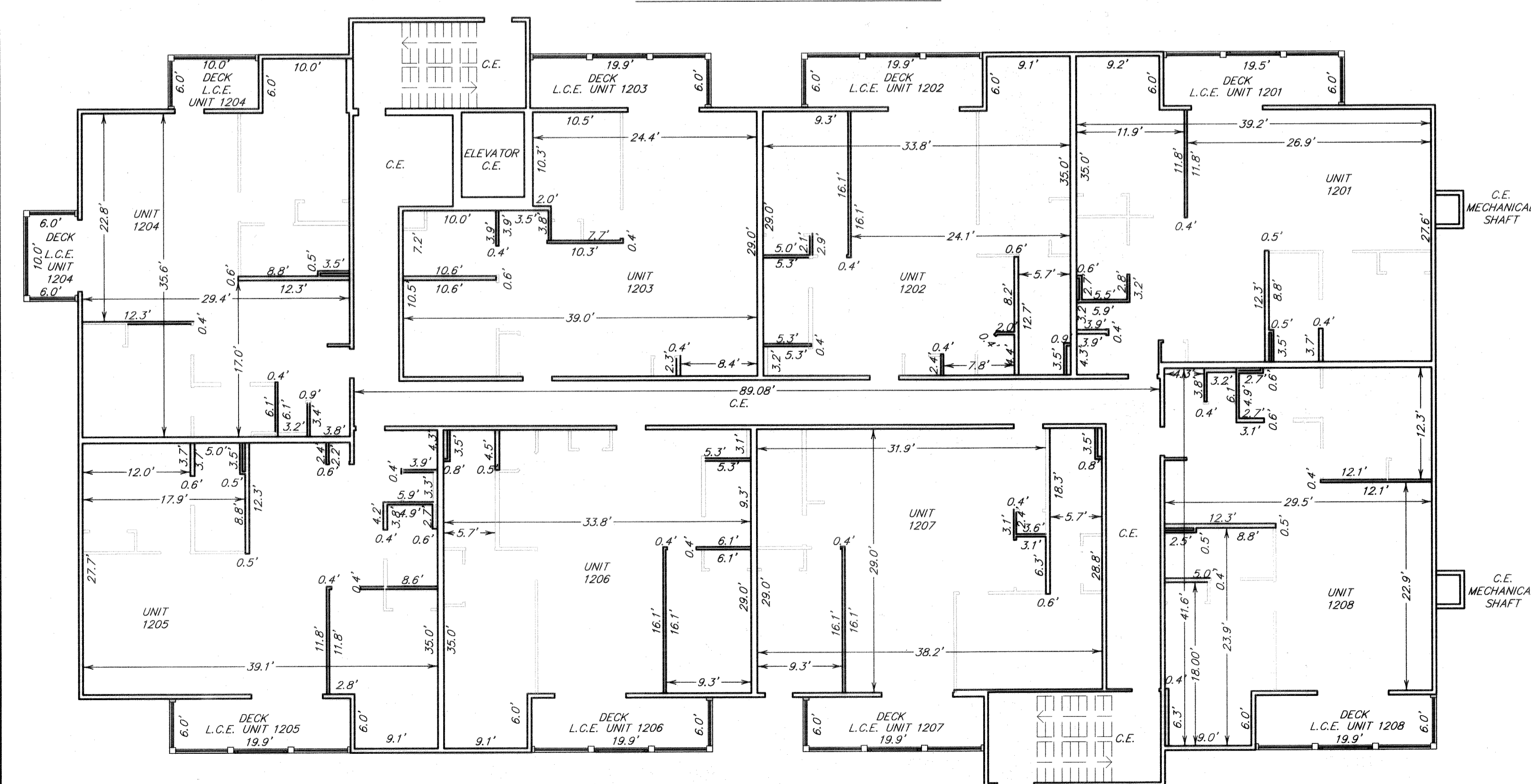
Drawn RRJ/JKK/ESH	Dwg SHEET1	Project 21410
Checked RRJ	Date 05/10/19	Sheet 1 of 3
RANGEWEST		
ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

A FINAL PLAT AND CONDOMINIUM MAP OF
SAIL LOFTS AT LAKE DILLON CONDOMINIUMS
 A REPLAT OF LOT 17A AND 17B
 A RESUBDIVISION OF LOTS 16, 17 AND A PORTION OF THE OPEN AREA
 AND A PORTION OF FIEDLER AVE.
CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
 THE THIRD RESUBDIVISION OF BLOCK "A"
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO
 SHEET 2 OF 3

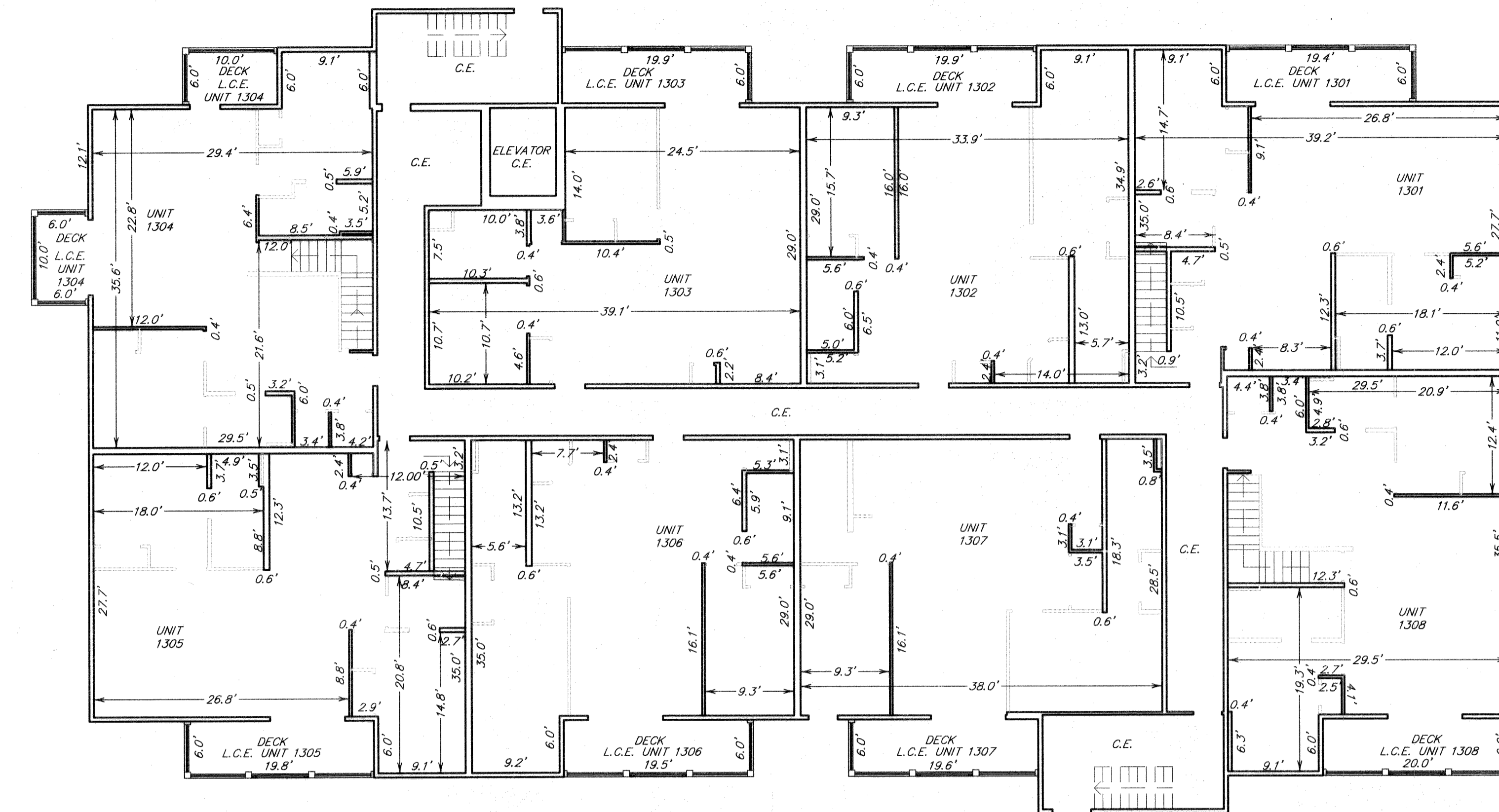
FIRST FLOOR



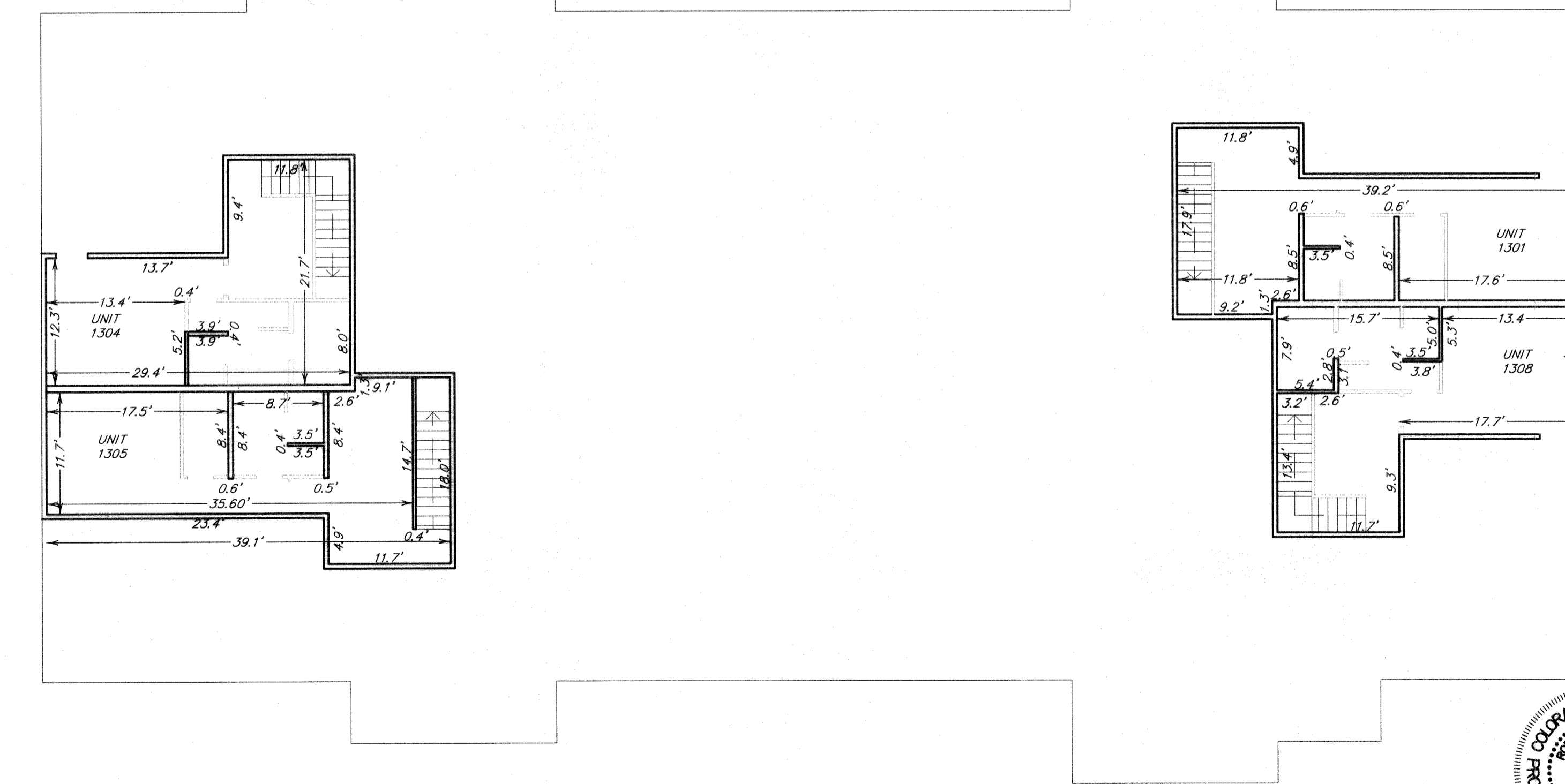
SECOND FLOOR



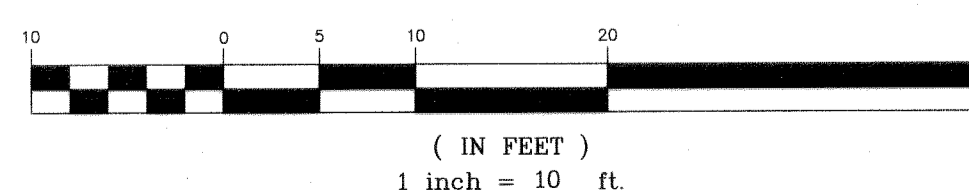
THIRD FLOOR



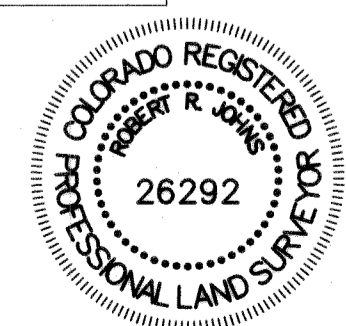
FOURTH FLOOR



GRAPHIC SCALE



NOTE: THE FACILITIES WITHIN WALLS INSIDE OF UNITS THAT ARE DIMENSIONED ARE C.E. AND UNDIMENSIONED WALLS DEPICTED IN A LIGHT LINE ARE PART OF THE UNIT.



Drawn RRR/JK/EH	Dwg SHEET_2	Project 21410
Checked RRR	Date 05/02/19	Sheet 2 of 3
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

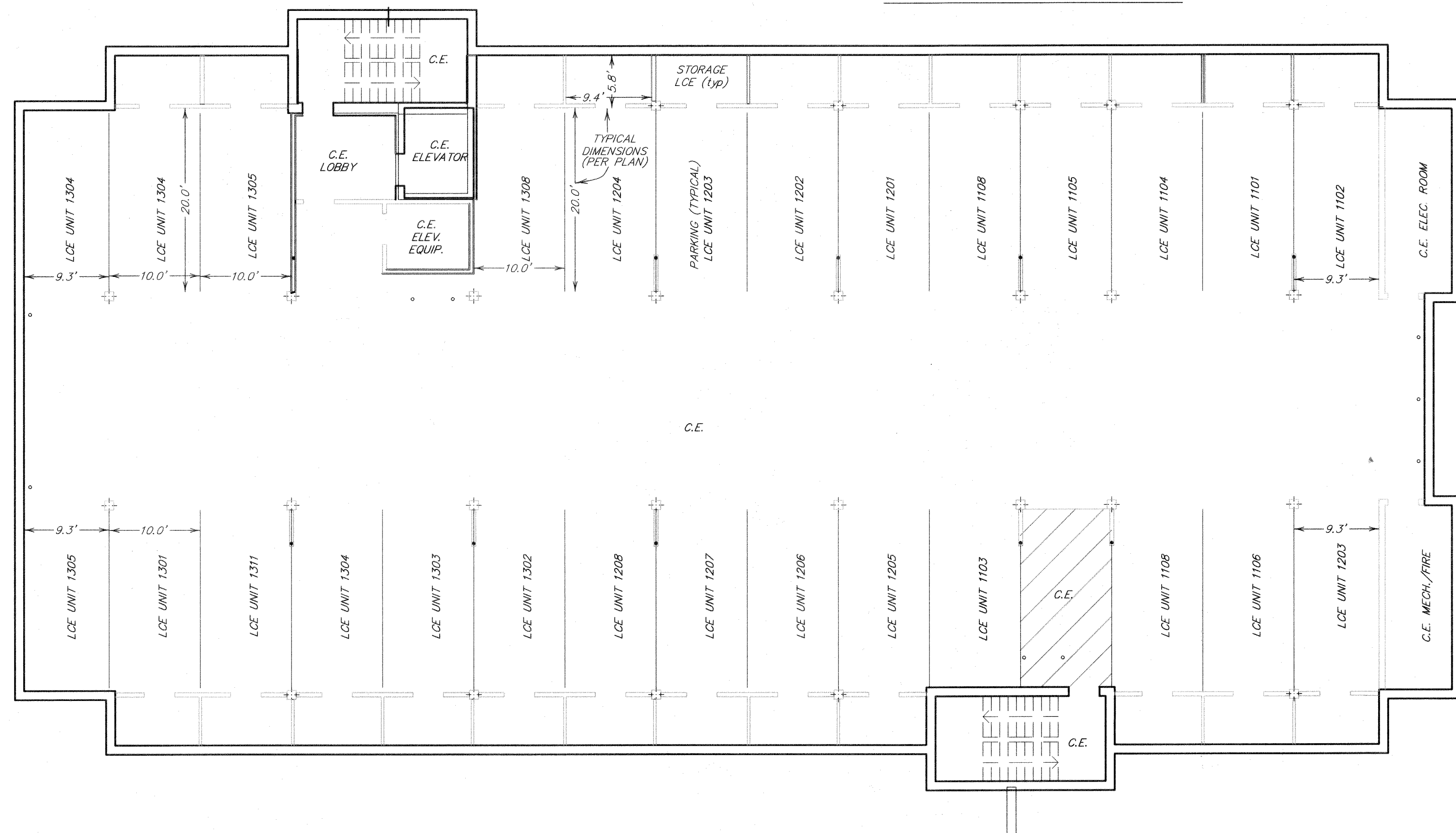
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION GIVEN HEREON.

A FINAL PLAT AND CONDOMINIUM MAP OF
SAIL LOFTS AT LAKE DILLON CONDOMINIUMS

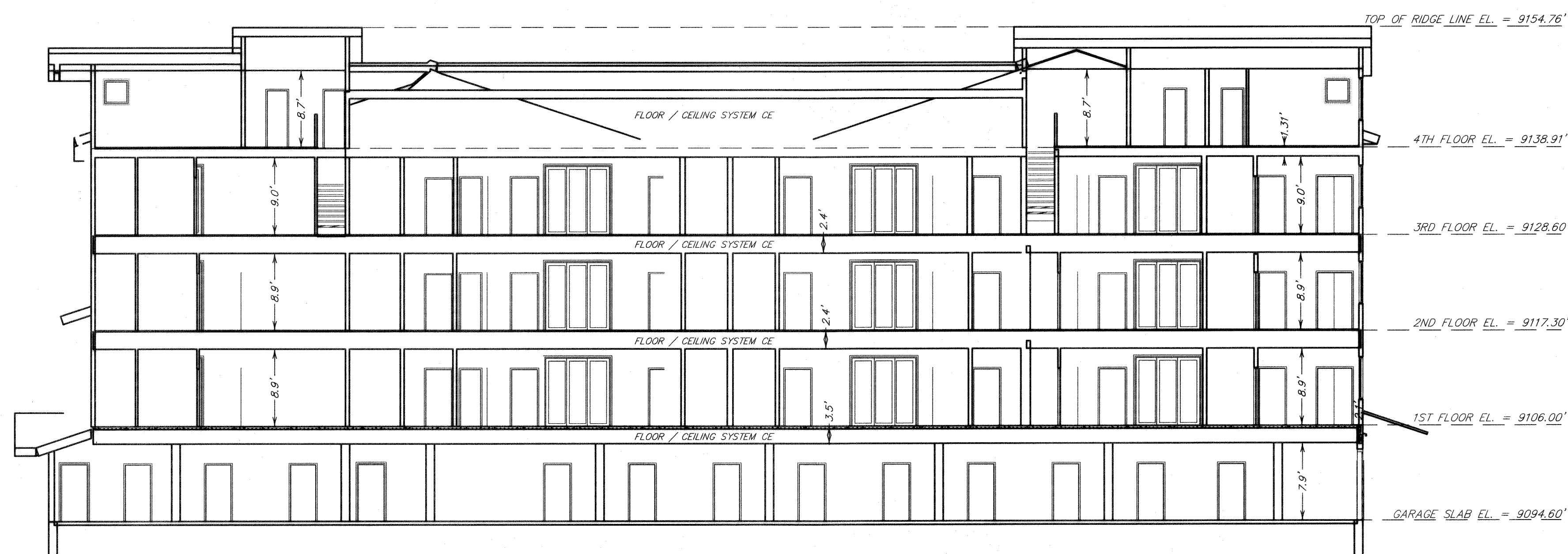
A REPLAT OF LOT 17A AND 17B
 A RESUBDIVISION OF LOTS 16, 17 AND A PORTION OF THE OPEN AREA
 AND A PORTION OF FIEDLER AVE.

CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
 THE THIRD RESUBDIVISION OF BLOCK "A"
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO
 SHEET 3 OF 3

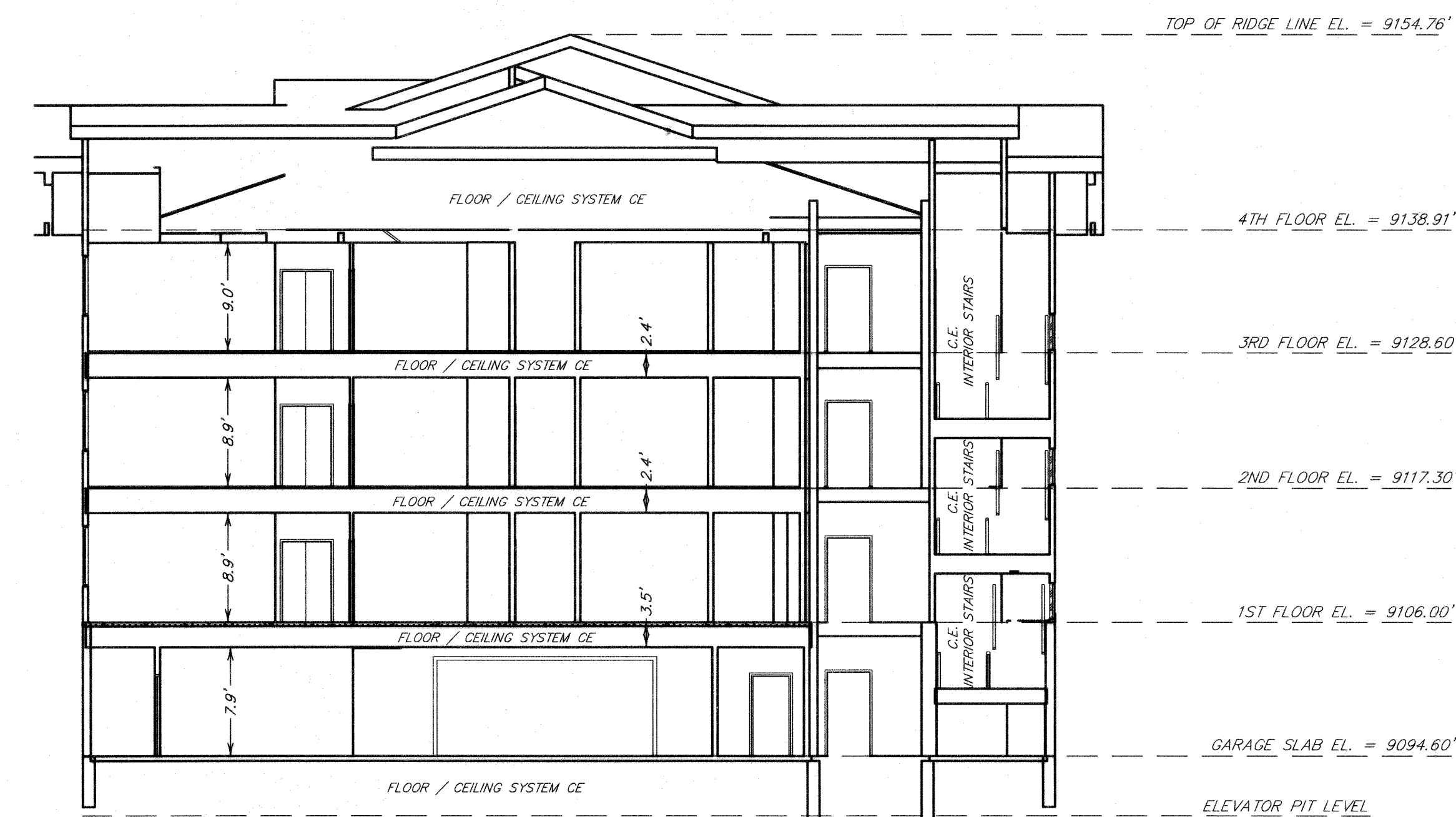
GARAGE LEVEL



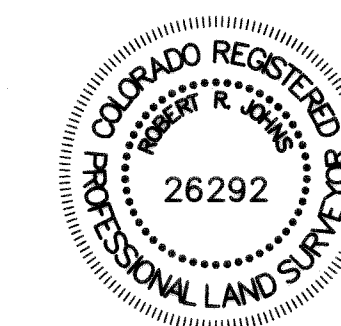
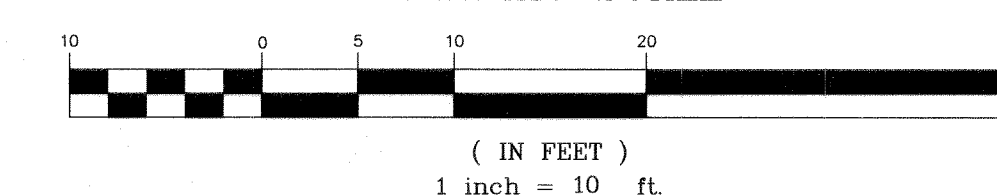
SECTION NORTH-SOUTH



SECTION EAST-WEST



GRAPHIC SCALE



Drawn RRJ/JK/EH	Dwg SHEET_3	Project 21410
Checked RRJ	Date 05/02/19	Sheet 3 of 3
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		