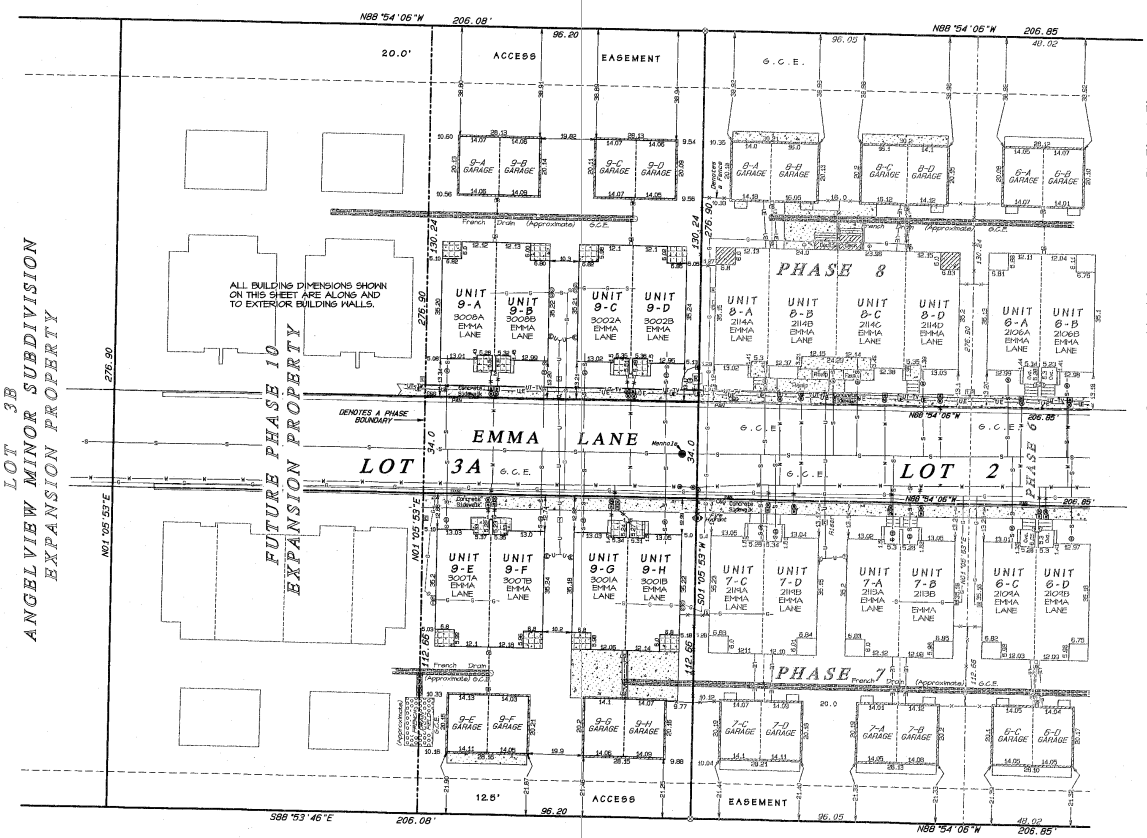
ANGELVIEW CONDOMINIUMS PHASE 9

LOCATED IN

LOT 3 A, ANGELVIEW MINOR SUBDIVISION IN THE CITY OF SALIDA

CHAFFEE COUNTY, COLORADO

SHEET 1 OF 3



CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF SALIDA:

Lot 3A, Replat of Lot 3, Angelview Minor Subdivision per re-plat recorded June 1, 2018 as Reception No. 443234. City of Salida, Chaffee County, Colorado.

UNDER THE NAME AND STYLE OF:

ANGELVIEW CONDOMINIUMS PHASE 9
UNITS 9–A, 9–B, 9–C, 9–D, 9–E, 9–F, 9–G, & 9–H
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED INTO UNITS, COMMON ELEMENTS AND EASEMENTS AS SHOWN ON THE PLAT CONTAINED HEREIN, AND THE REAL PROPERTY LAID-OUT AS ANGELVIEW CONDOMINIUMS PHASE 9 IS PLATTED AND DEDICATED PURSUANT TO THE TERMS AND CONDITIONS OF THE CONDOMINIUM DECLARATION OF ANGELVIEW CONDOMINIUMS, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, RECORDED AT RECEPTION NO. 443364 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO AS AMENDED BY THE SIXTH SUPPLEMENTAL DECLARATION DATED _____, 2021 AND RECORDED UNDER RECEPTION NO. 471768.

AND EMMA LANE IS A PRIVATE ROAD HEREBY DEDICATED FOR PUBLIC USE AS AN EASEMENT FOR INGRESS AND EGRESS AND FOR THE PLACEMENT, OPERATION, MAINTENANCE, INSPECTION, REPAIR AND REPLACEMENT OF PUBLIC UTILITY LINES. THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS SHALL BE THE RESPONSIBILITY OF THE ANGELVIEW CONDOMINIUM OWNERS ASSOCIATION, INC.

AND ON SITE SEWER, WATER, GAS, ELECTRIC, TELEPHONE, INTERNET, TELEVISION, CABLE OF SATELLITE LINES SHALL CONSTITUTE EASEMENTS AS SET FORTH IN SECTION 3.02 OF THE CONDOMINIUM DECLARATION OF ANGELVIEW CONDOMINIUMS, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO RECORDED AT RECEPTION NO. 443364.

AND PHASE 9 CARRIES WITH IT THE RIGHT TO USE THE 20.0 WIDE ACCESS EASEMENT ALONG THE NORTH BOUNDARY OF ANGELVIEW CONDOMINIUMS PHASES 5, 6 AND 8 AND THE ALLEYWAY ADJACENT TO THE WEST BOUNDARY OF ANGELVIEW CONDOMINIUMS PHASE 1.

AND PHASE 9 IS SUBJECT TO THE 20.0 FOOT WIDE ACCESS EASEMENT ALONG THE NORTH BOUNDARY OF SAID PHASE 9 AND CARRIES WITH IT THE RIGHT TO USE THE SAME AS NECCESSARY FOR ACCESS TO THE UNITS IN PHASE 9.

AND PHASE 9 CARRIES WITH IT THE RIGHT TO USE THE 20.0 WIDE ACCESS EASEMENT ALONG THE SOUTH BOUNDARY OF ANGELVIEW CONDOMINIUMS PHASE 2 AND THE 12.5 FOOT WIDE ACCESS EASEMENT ALONG THE SOUTH BOUNDARY OF ANGELVIEW CONDOMINIUMS PHASES 3, 6 & 7.

AND PHASE 9 IS SUBJECT TO THE 12.5 WIDE ACCESS EASEMENT ALONG THE SOUTH BOUNDARY THEREOF AND CARRIES WITH IT THE RIGHT TO USE SAID EASEMENT ALONG THE SOUTH BOUNDARY OF THE ANGELVIEW CONDOMINIUM PROJECT TO DEZI DRIVE.

ACKNOWLEDGEMENT:

IN WITNESS HEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 24 DAY OF June, 2021.

HARDER DIESSLIN HOLDINGS, LLC
A COLORADO LIMITED LIABILITY COMPANY

WALTER HARDER IV, MANAGING MANAGER

HIGH COUNTRY BANK (MORTAGEE)

JOE SMITH, VICE PRESIDENT

STATE OF COLORADO } SS
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT HAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF June, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 5/15/2024

NOTARY PUBLIC:
ADDRESS:

RICHARD MANCUSO
Notary Public
State of Colorado
Notary ID # 20204017125
My Commission Expires 05-15-2024

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, BRETT W. EAKINS, A LICENSED TITLE INSURANCE AGENT REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THESE PLATS, AND FOUND TITLE VESTED IN HARDER DIESSLIN HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: Effective June 23, 2021 at 7:47 a.m. – Deed of Trust #463469

BRETT W. EAKINS

LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THESE PLATS WERE PREPARED BY ME AND THAT SHEETS 1, 2 & 3 CONTAINED HEREIN CONTAIN ALL THE INFORMATION REQUIRED BY SECTION 38-33.3-209, COLORADO REVISED STATUTES 2013 WHICH PERTAINS TO THIS SPECIFIC CONDOMINIUM PLATTING.

DATED THIS 23rd DAY OF June, 2021.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR MICHAEL K. HENDERSON 6/23/21 16117

MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

1) PROPERTY DESCRIPTION & RECORD EASEMENT RESEARCH IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 21-15263TBD ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE JUNE 11, 2021.
2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE FILED REPLAT OF LOT 3, ANGELVIEW MINOR SUBDIVISION, AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ON THE PLATS CONTAINED HEREIN.
4) THE LOCATIONS OF THE UTILITY LINES SHOWN HEREON ARE APPROXIMATE AND ARE THOSE AS CONSTRUCTED AS OF JUNE 18, 2021.
5) MAJOR AND MINOR IMPROVEMENTS SHOWN HEREON ARE THOSE AS CONSTRUCTED AS OF JUNE 18, 2021.
6) SEE SHEETS 2 & 3 FOR PHASE 9 LIMITED COMMON ELEMENTS.

CITY ADMINISTRATOR APPROVAL:

THIS PLAT IS APPROVED BY THE SALIDA CITY ADMINISTRATOR ON THIS 24th DAY OF June, 2021.

CITY ADMINISTRATOR, CITY OF SALIDA

471769
471769 6/25/2021 8:05 AM Lori A Mitchell
1 of 3 PLAT R$33.00 D$0.00 Chaffee County Clerk

N
W E
S

GRAPHIC SCALE 1"=20'
0 20 40 60

DIRECTIONS ARE BASED ON THE BEARING S88°54'06"E BETWEEN RECOVERED REBAR MONUMENTS AT THE NW AND NE CORNERS OF LOT 1, ANGELVIEW MINOR SUBDIVISION, AS SHOWN AND DESCRIBED ON THIS PLAT.

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 SURVEYOR'S STATEMENT CONTAINED HEREON.

LEGEND:

- DENOTES A RECOVERED 5/8"REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'LS 16117'.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED '6753'.
- DENOTES AN ELECTRIC BOX ATTACHED TO BUILDING WALL.
- DENOTES A SEWER CLEAN-OUT.
- DENOTES AN ELECTRIC RISER.
- DENOTES AN ELECTRIC METER & BREAKER.
- DENOTES A COMBINED UTILITY (E-T-TV) "IN" TO INDICATED UNIT.
- DENOTES A GAS "IN" TO INDICATED UNIT.
- DENOTES A GAS METER.
- DENOTES A WATER SHUT-OFF VALVE.
- DENOTES A WATER METER.
- DENOTES A TELECOMMUNICATIONS CANNISTER.
- DENOTES A TELECOMMUNICATIONS RISER.
- DENOTES APPROXIMATE LOCATION OF A WATER LINE.
- DENOTES APPROXIMATE LOCATION OF A SEWER LINE.
- DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND ELECTRIC LINES.
- DENOTES APPROXIMATE LOCATIONS OF UNDERGROUND TELEPHONE AND TELEVISION LINES.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND UTILITY LINES (ELECTRIC, TELEPHONE & TELEVISION) LOCATED IN COMMON TRENCH.
- DENOTES APPROXIMATE LOCATION OF A GAS LINE.
- DENOTES A FENCE LINE.
- G.C.E. DENOTES A GENERAL COMMON ELEMENT.
- L.C.E. DENOTES A LIMITED COMMON ELEMENT.
- CGG DENOTES CURB AND GUTTER.
- HD DENOTES A GUTTER DOWN SPOUT.
- DENOTES A DRAIN WITHOUT AGUTTER DOWN SPOUT.
- LB DENOTES A LIGHT PEDISTAL AND LIGHT-G.C.E.

LOT 4
ANGELVIEW MINOR SUBDIVISION

STREET AND UTILITY MAINTENANCE NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT DEZI DRIVE AND EMMA LANE WILL NOT BE MAINTAINED BY THE CITY OF SALIDA. PUBLIC UTILITIES (WATER AND SEWER MAINS) WILL NOT BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE DEVELOPER CONSTRUCTS SUCH UTILITIES TO CITY STANDARDS AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A UTILITY FOR MAINTENANCE, THE UTILITY SHALL BECOME PUBLIC AND THE DEVELOPER HAS NO FURTHER OBLIGATION IN REGARDS TO THAT PARTICULAR UTILITY.

PURSUANT TO CITY OF SALIDA SUBDIVISION REVIEW STANDARDS (SECTION 16-6-120), OPEN SPACE, FEES FOR EACH OF THE 8 UNITS IN PHASE 9 WERE PAID ON JULY 6, 2020.

PURSUANT TO CITY OF SALIDA SUBDIVISION REVIEW STANDARDS (SECTION 16-6-140), FAIR CONTRIBUTIONS TO SCHOOLS, FEES WERE PAID FOR EACH OF THE 8 UNITS IN PHASE 9 ON JULY 6, 2020.

COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT 8:05A M. ON THIS 25th DAY OF June, A.D., 2021.

RECEPTION NO. 471769

Patricia Travnicek (Deputy)
CHAFFEE COUNTY CLERK & RECORDER

SHEET 1 OF 3

ADDITIONS & REVISIONS: 6/23/21 M.K.H.

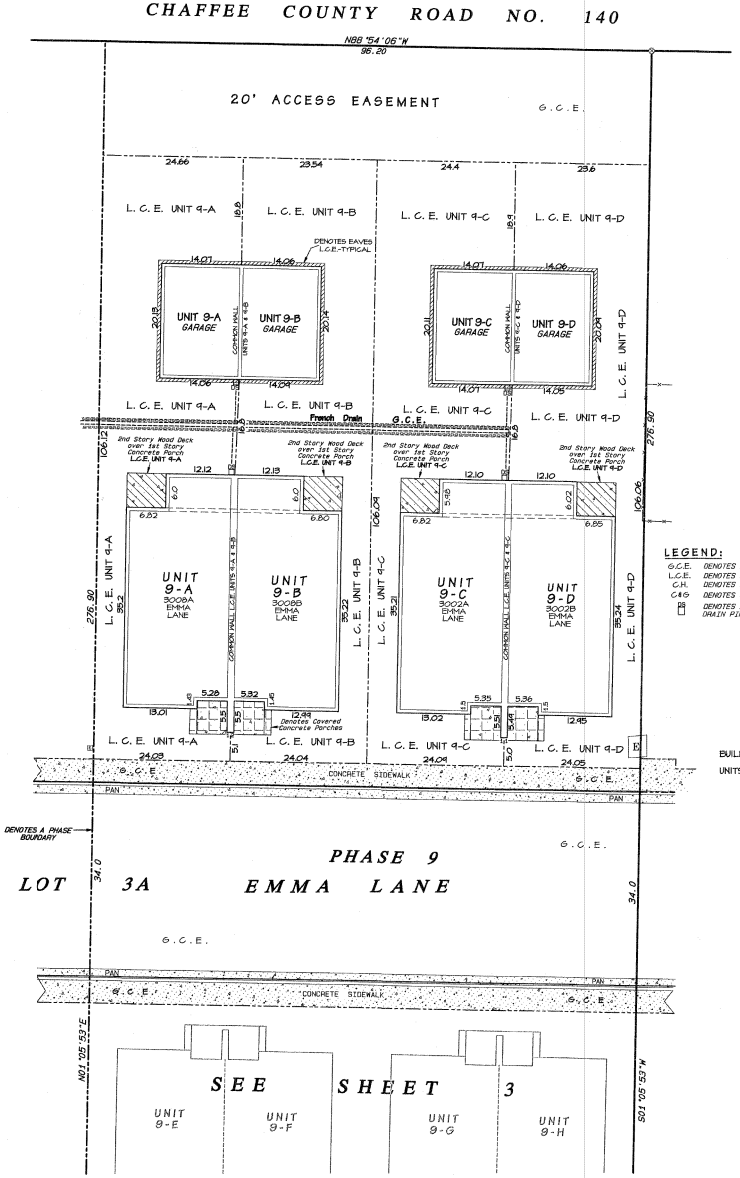
SAL 567 A	**ANGELVIEW CONDOMINIUMS PHASE 9** Located in LOT 3 A, ANGELVIEW MINOR SUBDIVISION in the CITY of SALIDA CHAFFEE COUNTY COLORADO	
	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO	
	Job Number: J-21-056 TPC FILE: J-17-201 DRAWN BY: M.K.H. TWO CADD CHECKED: D.S.H. Field Book: S31B, Pages 35-37, QC 1263 & 68	DATE: 6/18/21 / DRAWING NO. L-21-34

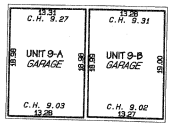
ANGELVIEW CONDOMINIUMS PHASE 9

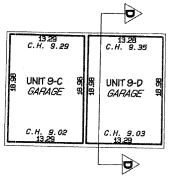
LOCATED IN
LOT 3A, ANGELVIEW MINOR SUBDIVISION IN THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 3

PHASES 9, UNITS 9-A - 9D AND COMMON ELEMENTS

SCALE: 1 INCH = 10 FEET
BUILDING DIMENSIONS ARE ALONG EXTERIOR WALLS

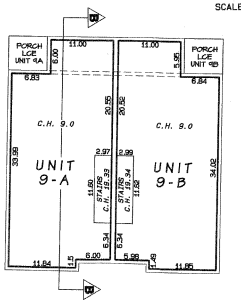


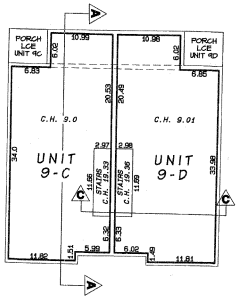




UNITS 9-A, 9-B, 9-C & 9-D FIRST FLOOR

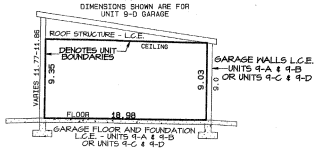
SCALE: 1 INCH = 10 FEET





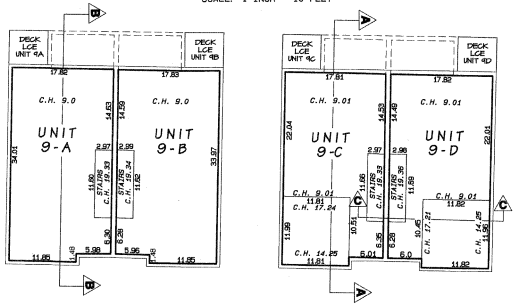
SECTION D-D

TYPICAL GARAGE SECTION
NOT TO SCALE
DIMENSIONS SHOWN ARE FOR UNIT 9-D GARAGE



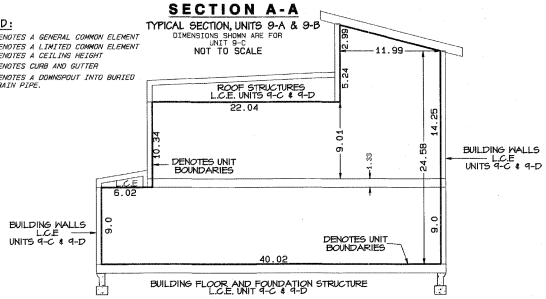
UNITS 9-A, 9-B, 9-C & 9-D FIRST FLOOR

SCALE: 1 INCH = 10 FEET



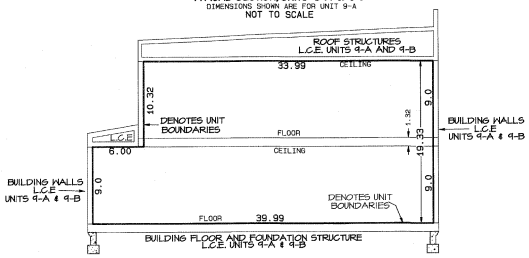
SECTION A-A

TYPICAL SECTION, UNITS 9-A & 9-B
DIMENSIONS SHOWN ARE FOR UNIT 9-C
NOT TO SCALE



SECTION B-B

TYPICAL SECTION, UNITS 9-A & 9-B
DIMENSIONS SHOWN ARE FOR UNIT 9-A
NOT TO SCALE

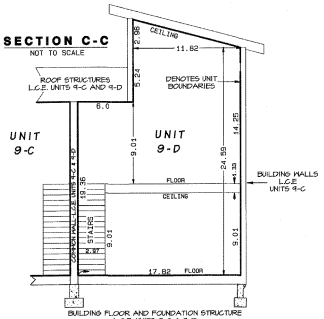


LEGEND:

G.C.E.	DENOTES A GENERAL COMMON ELEMENT
L.C.E.	DENOTES A LIMITED COMMON ELEMENT
C.H.	DENOTES A CEILING HEIGHT
C&G	DENOTES CURB AND GUTTER
⊡	DENOTES A DOWNSPOUT INTO BURIED DRAIN PIPE.

SECTION C-C

NOT TO SCALE



UNIT AREA / VOLUME TABLE			
UNIT	LIVING AREA	GARAGE	TOTAL UNIT AREAS
9-A	1260.6 Sq.Ft. 12140.2 Cu.Ft.	252.5 Sq.Ft. 2316.5 Cu.Ft.	1512.9 Sq.Ft. 14448.7 Cu.Ft.
9-B	1259.8 Sq.Ft. 12137.5 Cu.Ft.	252.2 Sq.Ft. 2311.4 Cu.Ft.	1512.0 Sq.Ft. 14448.9 Cu.Ft.
9-C	1260.1 Sq.Ft. 13089.4 Cu.Ft.	252.2 Sq.Ft. 2309.9 Cu.Ft.	1512.3 Sq.Ft. 15399.3 Cu.Ft.
9-D	1259.3 Sq.Ft. 13089.5 Cu.Ft.	252.1 Sq.Ft. 2316.8 Cu.Ft.	1511.4 Sq.Ft. 15406.3 Cu.Ft.

471769
471769 6/25/2021 8:05 AM Lori A Mitchell
2 of 3 PLAT $33.00 D$0.00 Chaffee County Clerk

CONDOMINIUM OWNERSHIP NOTES:

1) UNIT SHALL MEAN THE PHYSICAL PORTION OF EACH ANGELVIEW CONDOMINIUM BUILDING DESIGNATED FOR SEPERATE OWNERSHIP BY INDIVIDUALS OR ENTITIES OF WHICH THE BOUNDARIES OF THE UNITS IN ANGELVIEW CONDOMINIUMS, PHASE 9 ARE SHOWN ON THESE PLATS, TOGETHER WITH (A) ALL FIXTURES AND IMPROVEMENTS CONTAINED WITHIN SUCH BOUNDARIES; (B) THE INNER DECORATED OR FINISHED SURFACES OF ALL WALLS, FLOORS, CEILINGS WHICH CONSTITUTE SUCH BOUNDARIES; (C) ALL EXTERIOR DOORS AND WINDOWS AND (D) ALL SPACE AND INTERIOR NON-SUPPORTING WALLS CONTAINED WITHIN SUCH BOUNDARIES.

2) OWNERS OF UNITS IN ANGELVIEW CONDOMINIUMS PHASE 9 SHALL BE DEEMED TO OWN THE INNER AIRSPACES OF THE GARAGES DESIGNATED TO EACH UNIT, AS SHOWN ON THESE PLATS.

3) WHILE A DILIGENT EFFORT WAS MADE TO MEASURE AND CALCULATE UNIT AREAS AND VOLUMES, DUE TO THE DIFFICULTIES IN MEASURING THROUGH INTERIOR WALLS AND FLOORS, SAID AREAS AND VOLUMES SHOULD BE CONSIDERED TO BE APPROXIMATE. ACTUAL UNIT OWNERSHIP SHALL BE THE AREAS DESCRIBED IN NOTES 1 AND 2 ABOVE.

4) OWNERSHIP OF EACH CONDOMINIUM UNIT SHALL BE SUBJECT TO THE CONDOMINIUM DECLARATION OF ANGELVIEW CONDOMINIUMS, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO.

5) EACH UNIT OWNER, TENNANT OR THE OCCUPANT OF A UNIT SHALL COMPLY WITH THE PROVISIONS OF SAID CONDOMINIUM DECLARATIONS, AS WELL AS THE BY-LAWS OF THE ANGELVIEW CONDOMINIUM OWNERS ASSOCIATION, INC.

SAL
567B

SHEET 2 OF 3

ANGELVIEW CONDOMINIUMS PHASE 9 Located in LOT 3A, ANGELVIEW MINOR SUBDIVISION IN THE CITY OF SALIDA CHAFFEE COUNTY, COLORADO	
Job Number: J-21-056 TPC FILE: J-17-201 DRAWN BY: TKD CAD CHECKED: B.S.H. Field Book: 5318, Pages 39-37; 06 1523 & 58	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO DATE: 6/19/21 DRAWING NO. L-21-34

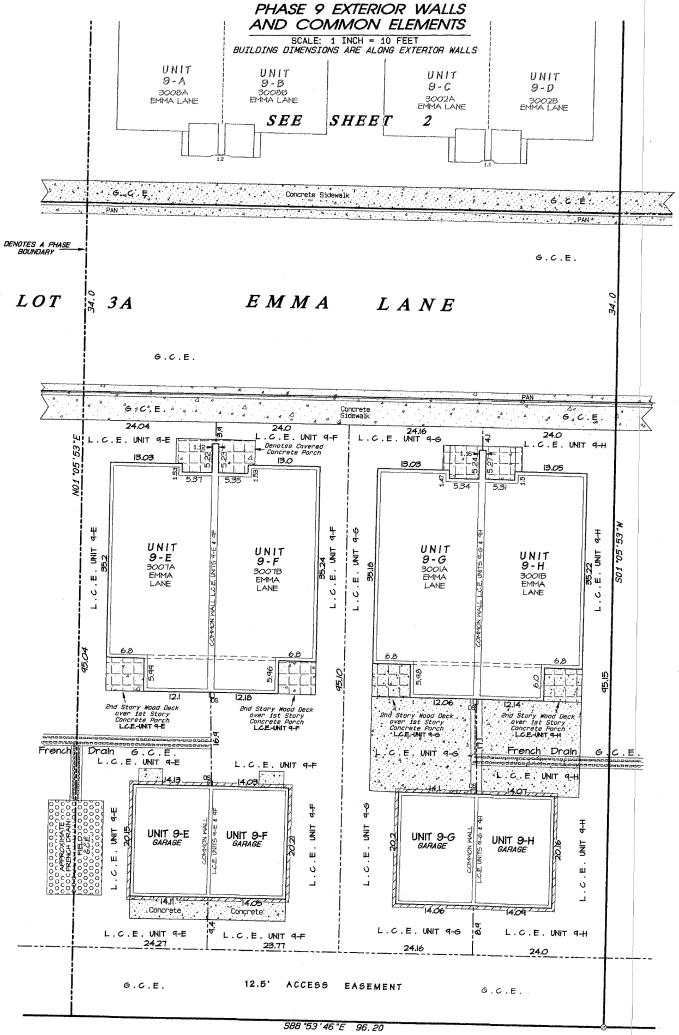
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

ANGELVIEW CONDOMINIUMS PHASE 9

LOCATED IN
LOT 3 A, ANGELVIEW MINOR SUBDIVISION IN THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 3 OF 3

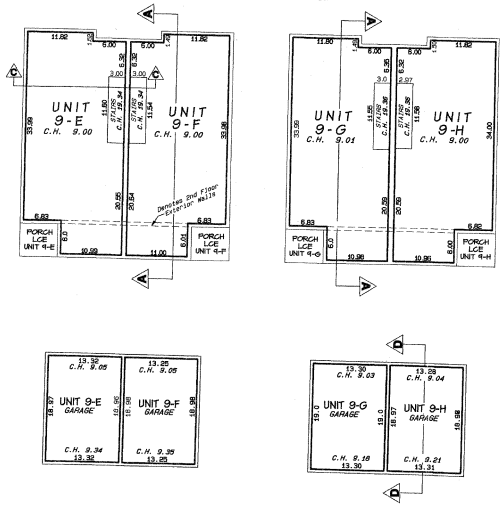
PHASE 9 EXTERIOR WALLS AND COMMON ELEMENTS

SCALE: 1 INCH = 10 FEET
BUILDING DIMENSIONS ARE ALONG EXTERIOR WALLS



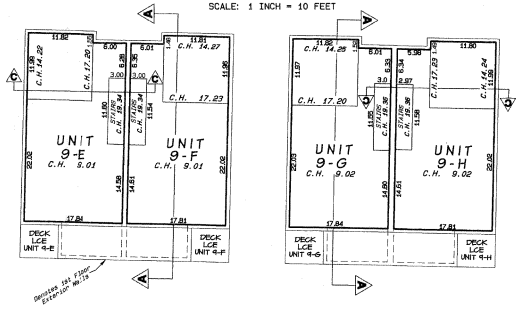
PHASE 9 FIRST FLOOR

SCALE: 1 INCH = 10 FEET



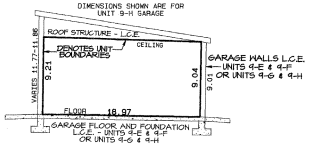
PHASE 9 SECOND FLOOR

SCALE: 1 INCH = 10 FEET



SECTION D-D

TYPICAL GARAGE SECTION
NOT TO SCALE
DIMENSIONS SHOWN ARE FOR UNIT 9-H GARAGE

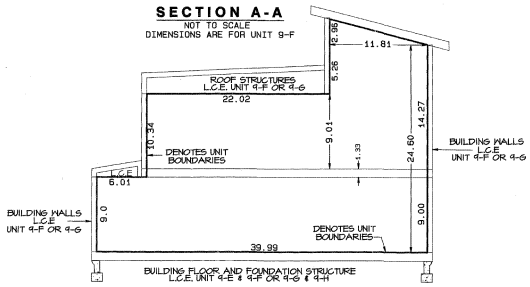


LEGEND:

- S.C.E. DENOTES A GENERAL COMMON ELEMENT
- L.C.E. DENOTES A LIMITED COMMON ELEMENT
- C.H. DENOTES A CEILING HEIGHT
- C&G DENOTES CURB AND GUTTER
- DENOTES A DOWNSPOUT INTO BURIED DRAIN PIPE.

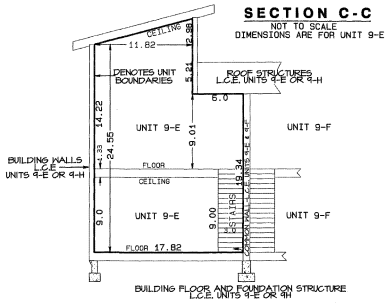
SECTION A-A

NOT TO SCALE
DIMENSIONS ARE FOR UNIT 9-F



SECTION C-C

NOT TO SCALE
DIMENSIONS ARE FOR UNIT 9-E



471769
471769 6/25/2021 8:05 AM Lori A Mitchell
3 of 3 PLAT R$33.00 D$0.00 Chaffee County Clerk

LOT 4
ANGELVIEW MINOR SUBDIVISION

UNIT AREA / VOLUME TABLE			
UNIT	LIVING AREA	GARAGE	TOTAL UNIT AREAS
9-E	1258.6 Sq.Ft. 13080.1 Cu.Ft.	252.8 Sq.Ft. 2522.2 Cu.Ft.	1512.2 Sq.Ft. 15602.3 Cu.Ft.
9-F	1255.6 Sq.Ft. 13074.4 Cu.Ft.	251.1 Sq.Ft. 2508.2 Cu.Ft.	1506.7 Sq.Ft. 15582.6 Cu.Ft.
9-G	1259.2 Sq.Ft. 13082.4 Cu.Ft.	252.7 Sq.Ft. 2200.8 Cu.Ft.	1511.9 Sq.Ft. 15283.2 Cu.Ft.
9-H	1258.3 Sq.Ft. 13070.0 Cu.Ft.	252.3 Sq.Ft. 2502.0 Cu.Ft.	1510.6 Sq.Ft. 15572.0 Cu.Ft.

CONDOMINIUM OWNERSHIP NOTES:

1) UNIT SHALL MEAN THE PHYSICAL PORTION OF EACH ANGELVIEW CONDOMINIUM BUILDING DESIGNATED FOR SEPERATE OWNERSHIP BY INDIVIDUALS OR ENTITIES OF WHICH THE BOUNDARIES OF THE UNTIS IN ANGELVIEW CONDOMINIUMS, PHASE 9 ARE SHOWN SHOWN ON THESE PLATS, TOGETHER WITH (A) ALL FIXTURES AND IMPROVEMENTS CONTAINED WITHIN SUCH BOUNDARIES; (B) THE INNER DECORATED OR FINISHED SURFACES OF ALL WALLS, FLOORS, CEILINGS WHICH CONSTITUTE SUCH BOUNDARIES; (C) ALL EXTERIOR DOORS AND WINDOWS AND (D) ALL SPACE AND INTERIOR NON-SUPPORTING WALLS CONTAINED WITHIN SUCH BOUNDARIES.

2) OWNERS OF UNITS IN ANGELVIEW CONDOMINIUMS PHASE 9 SHALL BE DEEMED TO OWN THE INNER AIRSPACES OF THE GARAGES DESIGNATED TO EACH UNIT, AS SHOWN ON THESE PLATS.

3) WHILE A DILIGENT EFFORT HAS MADE TO MEASURE AND CALCULATE UNIT AREAS AND VOLUMES, DUE TO THE DIFFICULTIES IN MEASURING THROUGH INTERIOR WALLS AND FLOORS, SAID AREAS AND VOLUMES SHOULD BE CONSIDERED TO BE APPROXIMATE. ACTUAL UNIT OWNERSHIP SHALL BE THE AREAS DESCRIBED IN NOTES 1 AND 2 ABOVE.

4) OWNERSHIP OF EACH CONDOMINIUM UNIT SHALL BE SUBJECT TO THE CONDOMINIUM DECLARATION OF ANGELVIEW CONDOMINIUMS, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO.

5) EACH UNIT OWNER, TENNANT OR THE OCCUPANT OF A UNIT SHALL COMPLY WITH THE PROVISIONS OF SAID CONDOMINIUM DECLARATIONS, AS WELL AS THE BY-LAWS OF THE ANGELVIEW CONDOMINIUM OWNERS ASSOCIATION, INC.

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 SURVEYOR'S STATEMENT CONTAINED HEREON.

SHEET 3 OF 3

SAL 567 C

ANGELVIEW CONDOMINIUMS PHASE 9 *Located in LOT 3A, ANGELVIEW MINOR SUBDIVISION in the CITY of SALIDA* COLORADO	
HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO	
Job Number: J-21-056 TPC FILE: J-17-201 DRAWN BY: M.K.H. CHECKED: B.S.H. Field Book: 518, Pages 36-37 (C 782) & 58	DATE: 6/19/21
	DRAWING NO. L-21-34