

# Chalet Village Addition No 3

SNOWFALL

## ATTORNEY'S OPINION

I, David Leinsdorf, being an attorney at law duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands shown upon this Plat and that title to such lands is in Sabo Family Trust and Clarence Petree Family Trust free and clear of all liens, taxes and encumbrances, except as follows:

1. The lien for 1997 real property taxes and assessments;
2. United States Patent recorded in Book 101 at Page 449;
3. Setback and other restrictions set forth on the Plat of Chalet Village Addition No. 3;
4. The right to push down fences or other obstructions for snow removal purposes as reserved on the Plat of Chalet Village Addition No. 3;
5. Utility easements 8 feet wide along all side and rear lot lines as reserved on the Plat of Chalet Village Addition No. 3;
6. Taxes, fees, assessments or charges by reason of the inclusion of the subject property within the Town of Mt. Crested Butte Water and Sanitation District and the Town of Mt. Crested Butte Special Improvement District;
7. Statements of Lien recorded in Book 789 at Page 462 and at Reception # 474070.

Dated this 1st day of December, 1997.

*David Leinsdorf*  
 David Leinsdorf, Attorney at Law  
 Supreme Court Registration No. 2740



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Sabo Family Trust and Clarence Petree Family Trust, being the owners of the following described real property, hereby declare and execute this Townhouse Plat of SKYVIEW TOWNHOUSES, Town of Mt. Crested Butte, County of Gunnison, State of Colorado as follows:

1. **DESCRIPTION.** The property description of the real property laid out and shown on this Townhouse Plat as SKYVIEW TOWNHOUSES is:  
  
Lot 33 CHALET VILLAGE ADDITION NO. 3, Town of Mt. Crested Butte, County of Gunnison, State of Colorado.
2. **TOWNHOUSE DECLARATION.** The real property laid out as SKYVIEW TOWNHOUSES, Town of Mt. Crested Butte, County of Gunnison, Colorado, is platted and dedicated pursuant to the terms and conditions of the TOWNHOUSE DECLARATION FOR SKYVIEW TOWNHOUSES dated December 1, 1997 and recorded                     , 1997 as Reception No.                      of the records of Gunnison County, Colorado.

IN WITNESS WHEREOF, Sabo Family Trust and Clarence Petree Family Trust have executed this Declaration as of the 1st day of December, 1997.

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