

336544 03/08/2005 02:04P Weld County, CO  
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

# CONDOMINIUM MAP OF THE CLARK PLAZA BUSINESS OFFICES CONDOMINIUM DEVELOPMENT

LOTS 1 THROUGH 12, BLOCK 23, TOWN OF FREDERICK  
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31,  
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD,  
STATE OF COLORADO

### LEGAL DESCRIPTION:

LOTS 1 THROUGH 12, BLOCK 23, TOWN OF FREDERICK  
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31,  
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD,  
STATE OF COLORADO

### OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE CLARK PLAZA BUSINESS OFFICES CONDOMINIUM DEVELOPMENT, BEING THE OWNER OF THE DESCRIBED REAL PROPERTY, TO WIT LOTS 1 THROUGH 12, BLOCK 23, ORIGINAL TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS CONDOMINIUM MAP TO BE KNOWN AS THE CLARK PLAZA BUSINESS OFFICES CONDOMINIUM DEVELOPMENT IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION OF THE CLARK PLAZA CONDOMINIUM BUSINESS OFFICES DEVELOPMENT RECORDED WITH THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO ON \_\_\_\_\_

2005, UNDER RECEPTION NO. SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN SAID DECLARATION AND ALL AMENDMENTS AND SUPPLEMENTS, IF ANY, THERETO, ALL IN THE COUNTY OF WELD, STATE OF COLORADO.

IN WITNESS WHEREOF, I HERETOBY SET MY HAND THIS 7<sup>TH</sup> DAY OF March 2005.

THE CLARK PLAZA BUSINESS OFFICES CONDOMINIUM DEVELOPMENT

*Ernest A. Rowe*  
ERNEST A. ROWE, PRESIDENT

STATE OF COLORADO ) SS  
COUNTY OF

THE FOREGOING INSTRUMENT TERMED OWNER'S CERTIFICATE FOR THE CLARK PLAZA BUSINESS OFFICES CONDOMINIUM DEVELOPMENT, WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF March, 2005 BY ERNEST A. ROWE, AS PRESIDENT.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: May 17, 2008

*Ernest A. Rowe*  
ADDRESS: 401 Acoust  
Frederick, CO 80530



### NOTES:

1. EXTERIOR BUILDING DIMENSIONS AND BUILDING TIES ARE TO THE OUTSIDE FINISHED WALL EXCEPT AS NOTED. TIES TO THE BUILDINGS ARE AT RIGHT ANGLES.
2. ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES OF WALLS AND CEILINGS AND TO UNFINISHED FLOORS.
3. ALL EXTERIOR WALLS AND WALLS BETWEEN CONDOMINIUM UNITS ARE COMMON ELEMENTS. ALL INTERIOR WALLS WHICH ARE SCARING WALLS OR CONTAIN PLUMBING AND/OR ELECTRICAL WIRING SERVING MORE THAN ONE UNIT (UTILITY WALLS) ARE COMMON ELEMENTS.
4. ELEVATIONS ARE BASED ON TOWN OF FREDERICK BENCHMARK BEING THE TOP BACK OF WALK AT THE SOUTH P.C.R. AT THE NORTHWEST CORNER OF THIRD AND ELM STREET AS BEING 4968.36 U.S.G.S. 1929 DATUM.

### SURVEYOR'S CERTIFICATE:

I, RONALD W. ADAMS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DIVISION OF THE AIR SPACE OF THE ABOVE DESCRIBED PARCEL WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS THE LAYOUT, MEASUREMENTS, AND THE LOCATION OF ALL UNITS TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION AND IMPROVEMENTS, AND CONTAINS ALL THE INFORMATION REQUIRED BY APPLICABLE STATUTES.

*Ronald W. Adams*  
RONALD W. ADAMS, COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 13446

### RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

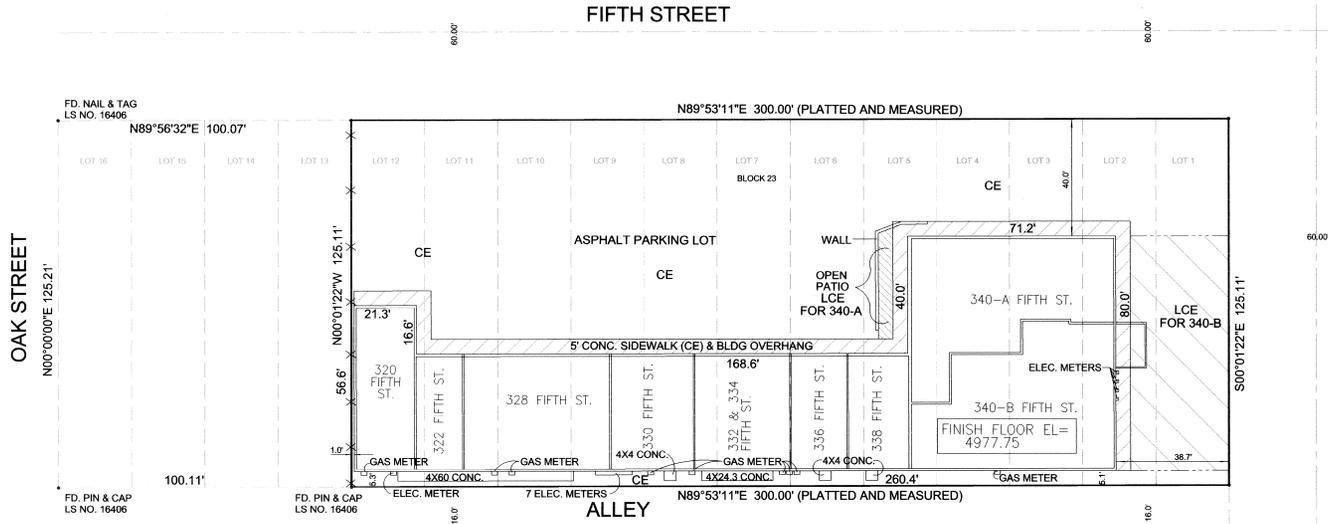
2005 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_  
RECEPTION NO. \_\_\_\_\_

WELD COUNTY CLERK AND RECORDER

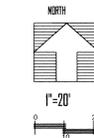
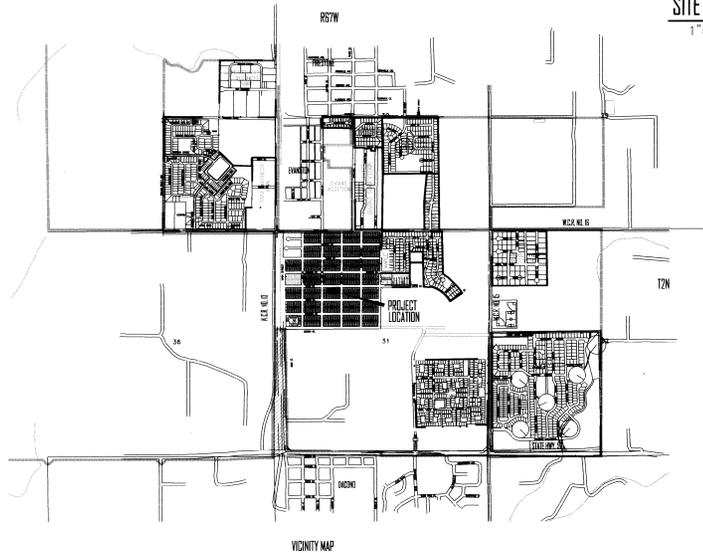
LOTS 1 THRU 12, BLOCK 23, TOWN OF FREDERICK, WELD COUNTY, COLORADO  
**THE CLARK PLAZA BUSINESS OFFICES  
CONDOMINIUM DEVELOPMENT**

RONALD W. ADAMS  
PROFESSIONAL LAND SURVEYOR  
11856 N. COUNTY ROAD NO. 2  
BERTHOUD, CO 80535 (970) 532-3381

DATE: 2-23-05 1 OF 2



**SITE PLAN**  
1"=20'



**BASIS OF BEARINGS:**  
ASSUMED NORTH 00°00'00" WEST ALONG THE WEST LINE OF LOT 16 BETWEEN MONUMENTS SHOWN HEREON

- LEGEND:**
- \*—\*— EXISTING FENCE
  - ▨ CONCRETE WALK AND BUILDING OVERHANG
  - CONTROL MONUMENTS FOUND AS NOTED
  - SET NO. 5 REBAR WITH PLASTIC CAP LS NO. 13446
  - CE COMMON ELEMENT



