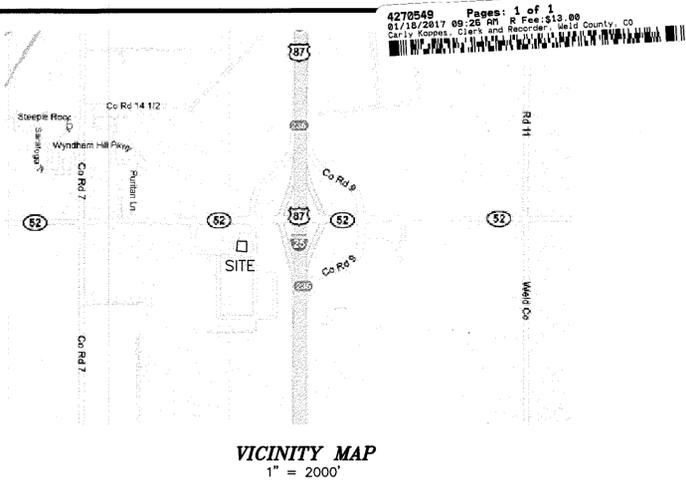
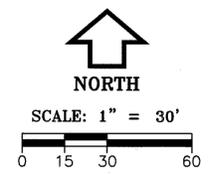


4270549 Pages: 1 of 1
 01/16/2017 09:25 AM R Fee: \$13.00
 Clerk, Recorder, Clerk and Recorder, Weld County, CO

4TH AMENDED CONDOMINIUM MAP
IMPERIAL CROSSING
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 1 OF 1

LEGEND

- - FOUND MONUMENT AS DESCRIBED
- - FOUND REBAR & CAP, LS 37885
- ⊙ - FOUND PK NAIL & BRASS DISC, LS37885
- GCE - GENERAL COMMON ELEMENT
- LCE - LIMITED COMMON ELEMENT



CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF WELD COUNTY CLERK AND RECORDER
 ON THE _____ DAY OF _____, 20____
 AT _____ O'CLOCK _____ M.
 IN FILE NO. _____ MAP _____ RECEPTION NO. _____
 COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY

MORTGAGEE'S CERTIFICATE:

CITYWIDE BANKS HEREBY CONSENTS TO THE RECORDING OF THE IMPERIAL CROSSING CONDOMINIUM AND JOINS IN THE DEDICATION HEREON TO THE EXTENT OF THEIR INTEREST THEREIN.

LENDER: CITYWIDE BANKS

Janice Fleming AVP
 CITYWIDE BANKS, TITLE

STATE OF COLORADO }
 COUNTY OF Denver }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
11th DAY OF January, 2017, AD

BY Janice Fleming AS AVP OF CITYWIDE BANKS

WITNESS MY HAND AND SEAL
[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: June 21, 2018

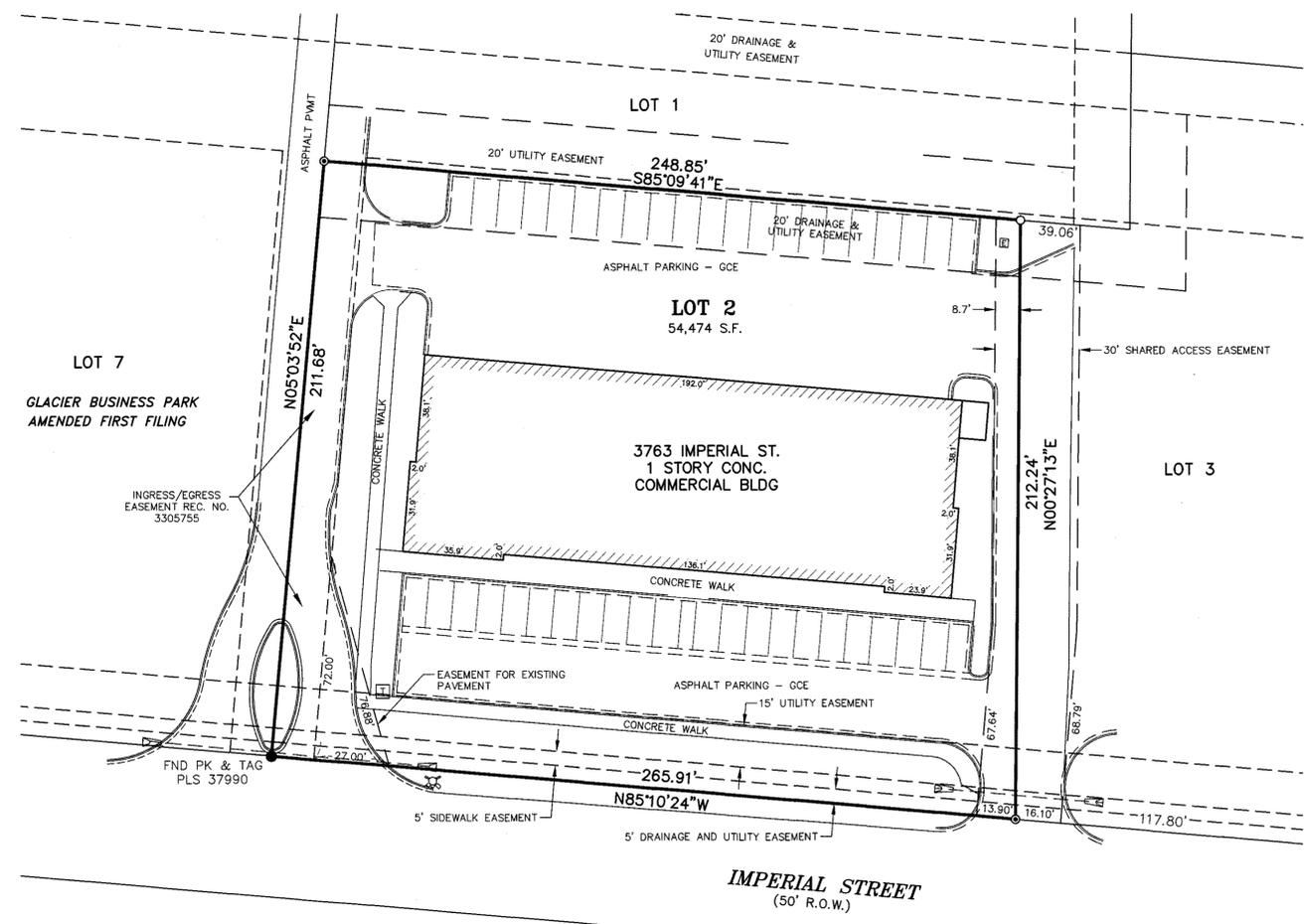
SHAYLA L. WILLIAMS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20064019602
 MY COMMISSION EXPIRES JUNE 21, 2018

1490 S. Santa Fe Dr. Denver, Co 80228
 ADDRESS

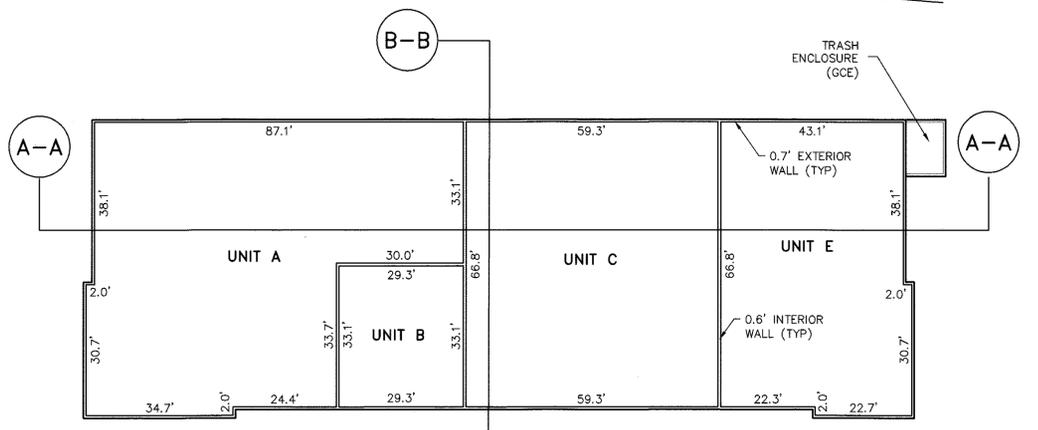
SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF EHRHART LAND SURVEYING, LLC, THAT THE CONDOMINIUM MAP OF IMPERIAL CROSSING CONDOMINIUM WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, AND ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPROMISING ANY CONDOMINIUM UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED, EXCEPT AS SHOWN, AND THAT THE MAP ACCURATELY AND PROPERLY SHOWS SAID CONDOMINIUMS AND MEETS THE PROVISIONS OF ARTICLE 33.3 TITLE 38, COLORADO REVISED STATUTES.

[Signature]
 JOHN P. EHRHART
 COLORADO P.L.S. 29414
 EHRHART LAND SURVEYING, LLC

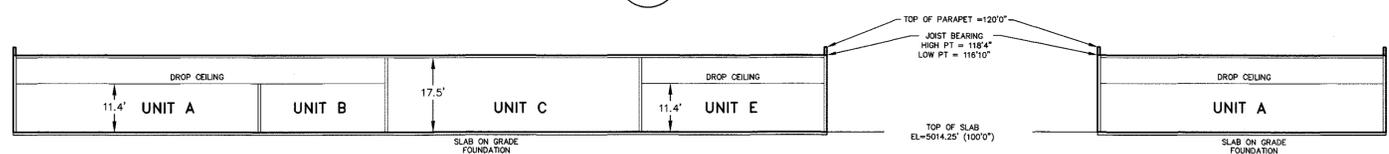


UNIT AREAS	
UNIT A	4,931 SQ. FT.
UNIT B	970 SQ. FT.
UNIT C	3,964 SQ. FT.
UNIT E	2,980 SQ. FT.



FIRST FLOOR

SCALE: 1"=20'



SECTION A-A

SCALE: 1"=20'

SECTION B-B

SCALE: 1"=20'

LEGAL DESCRIPTION:

LOT 2, IMPERIAL CROSSING, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO. CONTAINING 54,474 SQUARE FEET OR 1.251 ACRES, MORE OR LESS

NOTES:

- 1) BENCHMARK: N 1/4 CORNER, SECTION 3, T1N, R68W, 6TH PM, 3" ALUM. CAP, LS12330, ELEVATION =5009.90 (NAVD 88)
- 2) BASIS OF BEARINGS: N85°09'41"W (PLATTED) ALONG THE NORTH LINE OF LOT 8, GLACIER BUSINESS PARK AMENDED FIRST FILING.
- 3) GCE INDICATES GENERAL COMMON ELEMENTS. LCE INDICATES LIMITED COMMON ELEMENT.
- 4) EXCEPT AS PROVIDED IN THE DECLARATION, ALL UTILITIES AND UTILITY SYSTEMS ARE GENERAL COMMON ELEMENTS.
- 5) EXCEPT AS OTHERWISE PROVIDED IN THE DECLARATION ALL STRUCTURAL AND LOAD BEARING WALLS, COUNTER SUPPORT WALLS, CHASES, FLUES, DUCTS, OUTDOOR STAIRS, ROOFS AND OTHER ARCHITECTURAL AND STRUCTURAL ELEMENTS ARE GENERAL COMMON ELEMENTS.
- 6) ALL DIMENSIONS SHOWN ARE TO FINISHED WALL SURFACES. FURTHER DEFINITION OF OWNERSHIP IS OUTLINED IN THE DECLARATION.
- 7) ALL TIES TO LOT LINES FROM THE BUILDING CORNERS AS SHOWN HEREON ARE AT RIGHT ANGLES TO THE PROPERTY LINE. ALL MEASUREMENTS REFLECT FINISHED EXTERIOR WALL ON ALL BUILDINGS; NOT TO CANOPIES, EAVES ETC. THEREFORE, THE POSSIBILITY EXISTS TO A SMALL DISPARITY BETWEEN OUR MEASUREMENTS AND THOSE OF THE ORIGINAL BUILDING PLANS AND NOT TO CANOPIES, EAVES, DECKS, CANTILEVERS OR SIMILAR ARCHITECTURAL FEATURES.
- 8) 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 SHOWN HEREON.
- 9) LAND TITLE GUARANTEE COMPANY, ORDER NUMBER FCC25096455, DATED JULY 1, 2010, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 10) LINEAL UNITS USED ARE U.S. SURVEY FEET.

DECLARANT'S CERTIFICATE:

IMPERIAL STREET PARTNERS LLC, AS DECLARANT AND OWNER OF THE HEREOF DESCRIBED PROPERTY, AS THE SAME IS DEFINED IN THE CONDOMINIUM DECLARATION OF IMPERIAL CROSSING FOR THE HEREOF DESCRIBED PROPERTY (THE "DECLARATION"), DOES CERTIFY THAT THIS CONDOMINIUM MAP WAS PREPARED PURSUANT TO THE PROVISIONS OF THE DECLARATION RECORDED WITH THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, AND ANY AMENDMENTS THERETO, IN ORDER TO SUBMIT THE PROPERTY AND IMPROVEMENTS HEREIN DESCRIBED TO THE CONDOMINIUM FORM OF OWNERSHIP AND USE PURSUANT TO THE COLORADO COMMON INTEREST OWNERSHIP ACT, BEING THE PROPERTY DEPICTED ON THE CONDOMINIUM MAP, INCLUDING ALL AREAS DESIGNATED AS COMMON ELEMENTS, ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS CONTAINED OR DESCRIBED IN THE DECLARATION.

IMPERIAL STREET PARTNERS LLC

[Signature]
 BY MARK LEE HIRSCH, MANAGER

STATE OF COLORADO }
 COUNTY OF Denver }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
11th DAY OF January, 2017, AD

WITNESS MY HAND AND SEAL
[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES: June 21, 2018

SHAYLA L. WILLIAMS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20064019602
 MY COMMISSION EXPIRES JUNE 21, 2018

1490 S. Santa Fe Dr. Denver, Co 80228
 ADDRESS

 EHRHART LAND SURVEYING P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradolands.com	SHEET: 1 OF 1
	DATE: 12/23/16
	DRAWN BY: JPE
	PROJECT: S105018