

**A CONDOMINIUM MAP OF
EMERALD WORKSHOPS CONDOMINIUMS PHASE 1
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO**

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10/08/2019 03:55 PM R Fee: \$73.00
Clerk & Recorder Weld County, CO
10/08/2019 03:55 PM R Fee: \$73.00

GENERAL NOTES

- NOTICE: PURSUANT 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 CERTIFICATION SHOWN HEREON.
- THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON ABOVE GROUND EVIDENCE AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. POWER SURVEYING COMPANY RELIED UPON HERITAGE TITLE COMPANY'S ORDER NO. 450-H0557620-043-DF2, EFFECTIVE MARCH 13, 2019, FOR LEGAL DESCRIPTIONS AND TITLE INFORMATION.
- FIELD SURVEY COMPLETION DATE: SEPTEMBER 9, 2019.
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT.
- THERE WAS NO OBSERVED EVIDENCE OF ANY ENCROACHMENTS ON SUBJECT PROPERTY.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF THE FOLLOWING:
GLACIER BUSINESS PARK FIRST FILING AMENDMENT NO. 2 RECORDED AT REC. NO 4355138 DATED 11/27/2017, CLERK AND RECORDER'S OFFICE, COUNTY OF WELD, STATE OF COLORADO.
- ANY DISPUTES INVOLVING THIS MAP SHALL BE RESOLVED PURSUANT TO SECTION 22.12 OF THE DECLARATION. THIS NOTE SHALL ONLY BE AMENDED PURSUANT TO SECTION 19.3 OF THE DECLARATION.
- THE PURPOSE OF THE DECLARATION, AND THIS CONDOMINIUM MAP IS TO DIVIDE THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON INTO 24 COMMERCIAL CONDOMINIUM UNITS AND COMMON ELEMENTS ASSOCIATED THEREWITH.
- EACH UNIT IS DESIGNATED HEREIN BY THE WORD "UNIT" FOLLOWED BY THAT UNIT'S IDENTIFYING ALPHANUMERIC IDENTIFIER NUMBER (FOR EXAMPLE, THE LABEL "A1" SIGNIFIES THAT GIVEN UNIT IS IN BUILDING A AND IS NUMBER 1).
- UNIT BOUNDARIES. THE VERTICAL AND HORIZONTAL BOUNDARIES OF EACH OF THE UNITS ARE DESCRIBED BELOW AND ARE GRAPHICALLY DEPICTED ON THIS MAP.

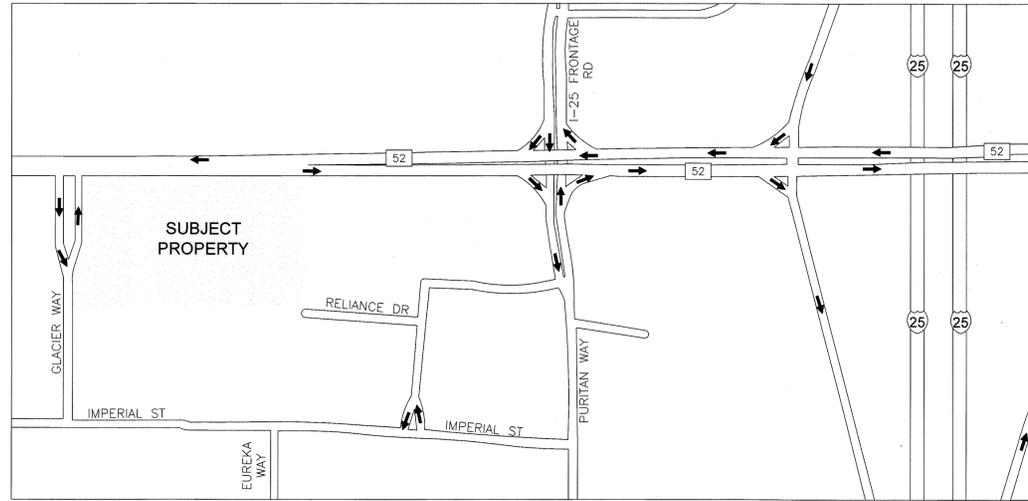
HORIZONTAL BOUNDARIES. THE UPPER HORIZONTAL BOUNDARY OF EACH UNIT IS THE UNDERSIDE OF THE FINISHED CEILING IN SUCH UNIT. THE LOWER HORIZONTAL BOUNDARY OF EACH UNIT IS THE UNFINISHED SURFACE OF THE TOP FLOOR SLAB OR SUBFLOOR IMMEDIATELY BENEATH THE UNIT.

VERTICAL BOUNDARIES. THE VERTICAL BOUNDARY OF EACH UNIT IS THE CENTERLINE OF DEMISING WALLS.

"UNIT" SHALL MEAN THE FEE SIMPLE INTEREST AND TITLE IN AND TO AN INDIVIDUAL AIRSPACE THAT IS CONTAINED WITHIN THE UNFINISHED INTERIOR SURFACES OF PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS AS SHOWN ON THE MAP. ALL SPACES, INTERIOR PARTITIONS, AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT AND ALL LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF ARE A PART OF THE UNITS. IN WALLS THAT SEPARATE ONE UNIT FROM AN ADJOINING UNIT, THE LOCATION OF THE VERTICAL PLANE OF THE CENTERLINE OF THE DIVIDER WALL SHOWN ON THE MAP SHALL BE THE COMMON BOUNDARY BETWEEN THE ADJOINING UNITS. THAT PART OF THE DIVIDER WALL LOCATED WITHIN THE BOUNDARY OF THE UNIT SHALL BE PART OF THE UNIT. ADJOINING UNITS THAT SHARE A DIVIDER WALL SHALL HAVE A CROSS-EASEMENT OF SUPPORT IN THE PORTION OF THE DIVIDER WALL NOT LOCATED WITHIN THE BOUNDARY OF THE UNIT. EACH UNIT SHALL CONSTITUTE A "UNIT" UNDER THE ACT.
- COMMON ELEMENTS" MEANS ALL PORTIONS OF AND AREAS WITHIN THE CONDOMINIUM PROJECT THAT ARE NOT PART OF THE UNITS. LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS ARE BOTH PART OF THE COMMON ELEMENTS. A PORTION OF THE COMMON ELEMENTS MAY BE REFERRED TO AS A "COMMON ELEMENT."

"GENERAL COMMON ELEMENTS" MEANS ALL COMMON ELEMENTS THAT ARE NOT LIMITED COMMON ELEMENTS. FOR EXAMPLE, THE LAND IS A GENERAL COMMON ELEMENT. A PORTION OF THE GENERAL COMMON ELEMENTS MAY BE REFERRED TO AS A "GENERAL COMMON ELEMENT" (AND LABELED ON THIS MAP AS "GCE").

"LIMITED COMMON ELEMENTS" MEANS THE PORTIONS OF THE COMMON ELEMENTS ALLOCATED TO THE EXCLUSIVE USE OF ONE OR MORE, BUT FEWER THAN ALL, OF THE UNITS. FOR EXAMPLE, THE ROOF OF EACH BUILDING IS A LIMITED COMMON ELEMENT ALLOCATED TO THE UNITS IN SUCH BUILDING. A PORTION OF THE LIMITED COMMON ELEMENTS MAY BE REFERRED TO AS A "LIMITED COMMON ELEMENT." SOME OF THE LIMITED COMMON ELEMENTS ARE DESIGNATED ON THIS MAP AND IDENTIFIED BY THE INITIALS "LCE" FOLLOWED BY THE NUMBER OF THE UNIT(S) TO WHICH THE LIMITED COMMON ELEMENT IS ALLOCATED.
- EXCEPT AS PROVIDED IN THE DECLARATION, ALL UTILITIES AND UTILITY SYSTEMS ARE GENERAL COMMON ELEMENTS.
- EXCEPT AS OTHERWISE PROVIDED IN THE DECLARATION, ALL STRUCTURE AND LOAD BEARING WALLS, COUNTER SUPPORT WALLS, CHASES, FLUES, DUCTS, OUTDOOR STAIRS, ROOFS AND OTHER ARCHITECTURAL AND STRUCTURAL ELEMENTS ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS IN THE BUILDING HOUSING SUCH WALLS AND ELEMENTS.



VICINITY MAP - NOT TO SCALE

LEGAL DESCRIPTION

A PORTION OF LOT 1, GLACIER BUSINESS PARK FIRST FILING, AMENDMENT NO. 2, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDRICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:
1) NORTH 00°06'44" EAST A DISTANCE OF 68.85 FEET;
2) NORTH 10°14'03" EAST A DISTANCE OF 82.35 FEET;

THENCE DEPARTING SAID WESTERLY LINE LOT 1, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1, SOUTH 89°57'13" EAST A DISTANCE OF 102.67 FEET;
THENCE NORTH 00°06'44" EAST A DISTANCE OF 85.39 FEET;
THENCE PARALLEL WITH SAID SOUTHERLY LINE LOT 1, NORTH 89°57'13" WEST A DISTANCE OF 92.14 FEET TO A POINT ON SAID WESTERLY LINE LOT 1;
THENCE ALONG SAID WESTERLY LINE LOT 1, NORTH 00°06'44" EAST A DISTANCE OF 128.70 FEET TO THE NORTHWEST CORNER SAID LOT 1;
THENCE ALONG THE NORTHERLY LINE SAID LOT 1, NORTH 89°58'30" EAST A DISTANCE OF 664.33 FEET TO THE NORTHEAST CORNER SAID LOT 1;
THENCE ALONG THE EASTERLY LINE LOT 1, SOUTH 00°02'00" EAST A DISTANCE OF 364.76 FEET TO THE SOUTHEAST CORNER SAID LOT 1;
THENCE ALONG SAID SOUTHERLY LINE LOT 1, NORTH 89°57'13" WEST A DISTANCE OF 640.26 FEET TO SAID SOUTHWEST CORNER LOT 1 AND THE POINT OF BEGINNING;

EXCEPTING THE FOLLOWING PORTION OF SAID LOT 1 DESCRIBED AS FOLLOWS:
COMMENCING AT SAID SOUTHWEST CORNER OF LOT 1, NORTH 71°59'10" EAST A DISTANCE OF 180.31 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTED PARCEL;
THENCE THE FOLLOWING FOUR (4) COURSES:
1) NORTH 00°06'44" EAST A DISTANCE OF 130.53 FEET;
2) SOUTH 89°57'13" EAST, PARALLEL WITH SAID SOUTHERLY LINE LOT 1, A DISTANCE OF 404.78 FEET;
3) SOUTH 00°02'00" EAST, PARALLEL WITH SAID EASTERLY LINE LOT 1, A DISTANCE OF 130.53 FEET;
4) NORTH 89°57'13" WEST, PARALLEL WITH SAID SOUTHERLY LINE LOT 1, A DISTANCE OF 405.10 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTED PARCEL.

CONTAINING ±166,451 SQ. FT. OR ±3.821 ACRES.

PROJECT BENCHMARK

DESIGNATED NGS BENCHMARK NAME: "CHEVY" A STAINLESS STEEL ROD IN SLEEVE, LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF HWY 52 AND PURITAN WAY.
PUBLISHED NAVD 88 ELEVATION = 4997.69 FEET

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE BEARS NORTH 00°06'44" EAST A DISTANCE OF 2568.99 FEET, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY A FOUND 2.5" ALUMINUM CAP STAMPED P.L.S #38065 AND AT THE NORTH QUARTER CORNER BY A FOUND 3.5" ALUMINUM CAP, STAMPED P.L.S #7242

NOTICE:

NOTICE IS HEREBY GIVEN THAT THE CONDOMINIUM DECLARATION OF THE EMERALD WORKSHOPS CONDOMINIUMS CONTAIN A MANDATORY ARBITRATION CLAUSE APPLICABLE TO CERTAIN CLAIMS AND DISPUTES AS SET FORTH THEREIN. IN ADDITION, THIS MAP AND THE COMMON ELEMENTS AND UNITS DEPICTED HEREIN ARE SUBMIT TO THE FOLLOWING COVENANT AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND AND BIND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE PARTIES. ANY CLAIM, DISPUTE OR ACTION RELATING TO THIS MAP AND THE COMMON ELEMENTS AND UNITS DEPICTED HEREIN, INCLUDING ANY CLAIM OF CONSTRUCTION DEFECT PURSUANT TO C.R.S. 13-20-801 ET SEQ. OR OTHERWISE, AGAINST DECLARANT OR ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN C.R.S. 13-80-802.5(4) SHALL BE SUBJECT TO MANDATORY BINDING ARBITRATION UNDER THE COLORADO UNIFORM ARBITRATION ACT. THIS COVENANT AND RESTRICTION IS IN ADDITION TO AND INDEPENDENT OF ANY ARBITRATION REQUIREMENT CONTAINED IN THE ABOVE REFERENCED CONDOMINIUM DECLARATION, BUT, TO THE EXTENT BOTH OR MULTIPLE ARBITRATION PROVISIONS MAY APPLY TO A PARTICULAR CLAIM OR CIRCUMSTANCE, THIS COVENANT SHALL BE CONSTRUED AND APPLIED IN A MANNER CONSISTENT THERWITH. THIS COVENANT AND RESTRICTION SHALL EXPIRE TWENTY YEARS FROM THE DATE THEREOF

DECLARANT'S CERTIFICATION:

52-25, LLC, A COLORADO LIMITED LIABILITY COMPANY ("DECLARANT") AS OWNER OF THE HEREIN DESCRIBED REAL PROPERTY AND AS DECLARANT UNDER THAT CERTAIN CONDOMINIUM DECLARATION FOR EMERALD WORKSHOPS CONDOMINIUMS RECORDED ON _____, 2019 AT RECEPTION NO. _____ IN THE RECORDS FOR THE CLERK AND RECORDER OF WELD COUNTY, COLORADO ("DECLARATION"), DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP WAS PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION 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.

BY: 
NADER GHADIMI, MANAGER

SURVEYOR'S CERTIFICATE:

I, RICHARD B. GABRIEL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF ALL FLOORS AND LEVELS, UNITS, UNIT DESIGNATIONS, AND THE DIMENSIONS OF ALL UNITS, ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING UNITS OR COMPRISING UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETE. INFORMATION REQUIRED UNDER C.R.S. 38-33.3-209 AND 38-51-106.


RICHARD BRUCE GABRIEL
COLORADO P.L.S. 37929 FOR & ON BEHALF OF
POWER SURVEYING COMPANY INC.



CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK ____M., ON THIS _____ DAY OF _____, A.D., 20____ AND DULY RECORDED IN BOOK _____, PAGE _____.

RECEPTION NO. _____
BY: _____
CLERK AND RECORDER
BY: _____
DEPUTY
FEE: _____

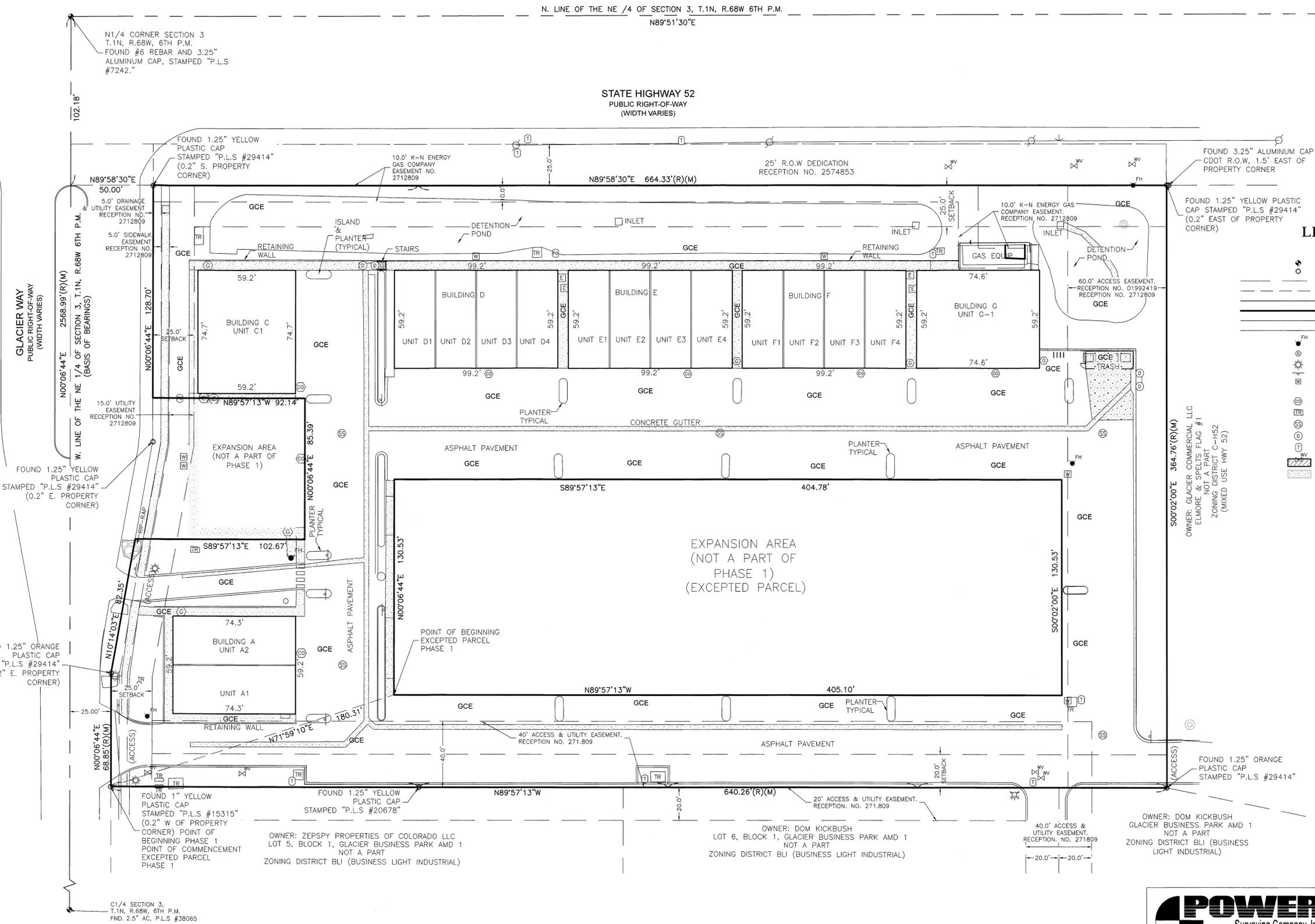
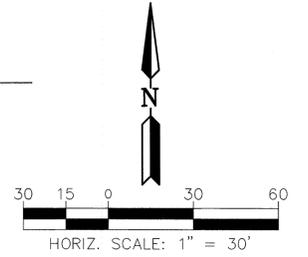


TYPE OF SUBMITTAL:	CONDO MAP
PREPARATION DATE:	SEPTEMBER 25, 2019
REVISION DATE:	OCTOBER 2, 2019
REVISION DATE:	
DRAWN BY: LMR	REVIEWED BY: RBG
JOB NO. 19-028	DWG: 19-028 CONDO.dwg
SHEET 1 OF 7	

**A CONDOMINIUM MAP OF
EMERALD WORKSHOPS CONDOMINIUMS PHASE 1**
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

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Cathy Kobusz, State and Local Records, Weld County, CO

SURVEY SITE PLAN
Scale: 1"=30'



- LEGEND**
- FOUND SECTION MONUMENT, AS NOTED
 - FOUND MONUMENT, AS NOTED
 - BLOCK LINES
 - ROW
 - SECTION LINE
 - BOUNDARY - PHASE 1
 - FLOWLINE
 - RETAINING WALL
 - FIRE HYDRANT
 - GAS METER
 - STREET LIGHT
 - SIGN
 - WATER METER
 - CLEANOUT
 - ELECTRIC TRANSFORMER
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - COMMUNICATION PEDISTAL
 - WATER VALVE
 - ▭ BUILDING
 - ▭ CONCRETE

BUILDING INTERIOR

BUILDING	UNIT	SW. FEET
BUILDING A	UNIT A1	2085
	UNIT A2	2085
BUILDING C	UNIT C1	4244
BUILDING D	UNIT D1	1384
	UNIT D2	1390
	UNIT D3	1390
	UNIT D4	1384
BUILDING E	UNIT E1	1384
	UNIT E2	1390
	UNIT E3	1390
	UNIT E4	1384
BUILDING F	UNIT F1	1384
	UNIT F2	1390
	UNIT F3	1390
	UNIT F4	1384
BUILDING G	UNIT G1	4409

C1/4 SECTION 3,
T.1N, R.68W, 6TH P.M.
FND. 2.5" AC, P.L.S #38065

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720 W. BETHAVENUE
SUITE 240
THORNTON, COLORADO 80260
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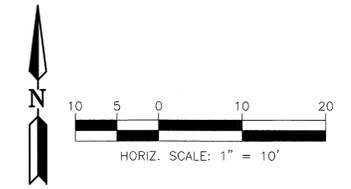
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SHEET 2 OF 7	

BUILDING INTERIOR

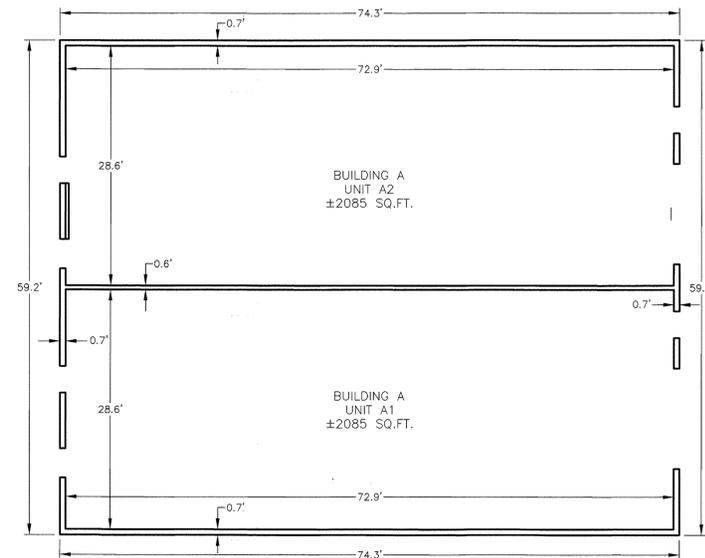
BUILDING A	SQ. FEET
UNIT A1	2085
UNIT A2	2085
BUILDING C	
UNIT C1	4244
BUILDING D	
UNIT D1	1384
UNIT D2	1390
UNIT D3	1390
UNIT D4	1384

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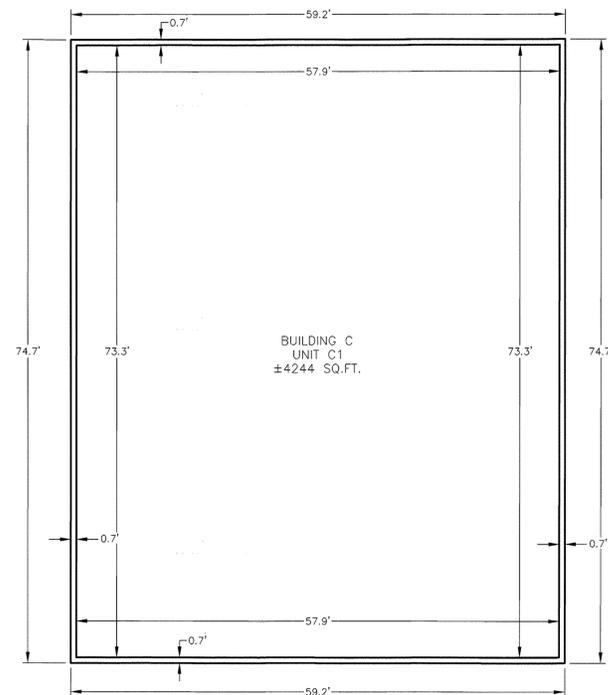
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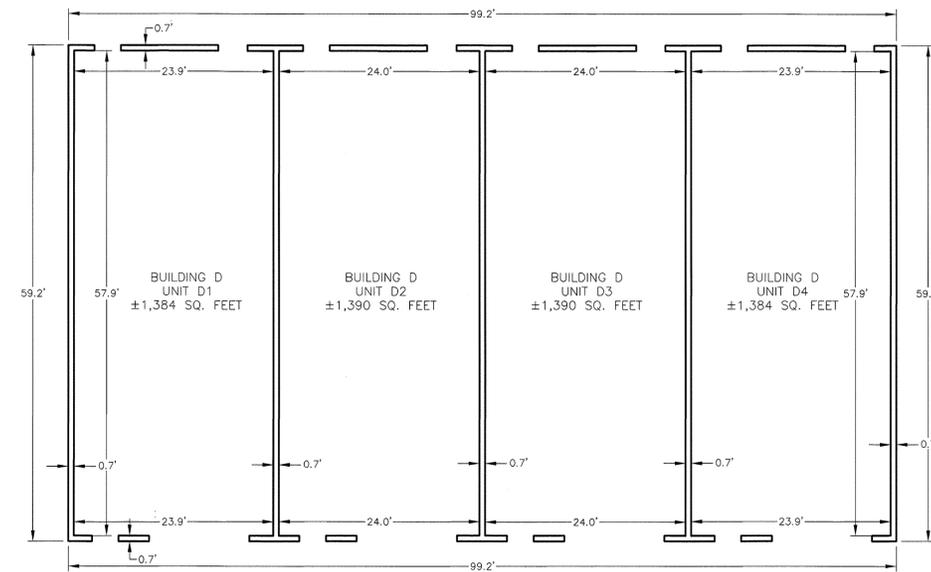
SURVEY PLAN VIEW
Scale: 1"=10'



BUILDING A-PLAN
SCALE: 1" = 10'



BUILDING C-PLAN
SCALE: 1" = 10'



BUILDING D-PLAN
SCALE: 1" = 10'

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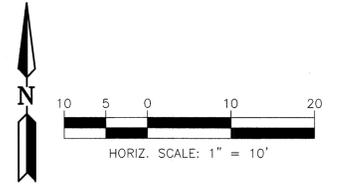
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BUILDING INTERIOR

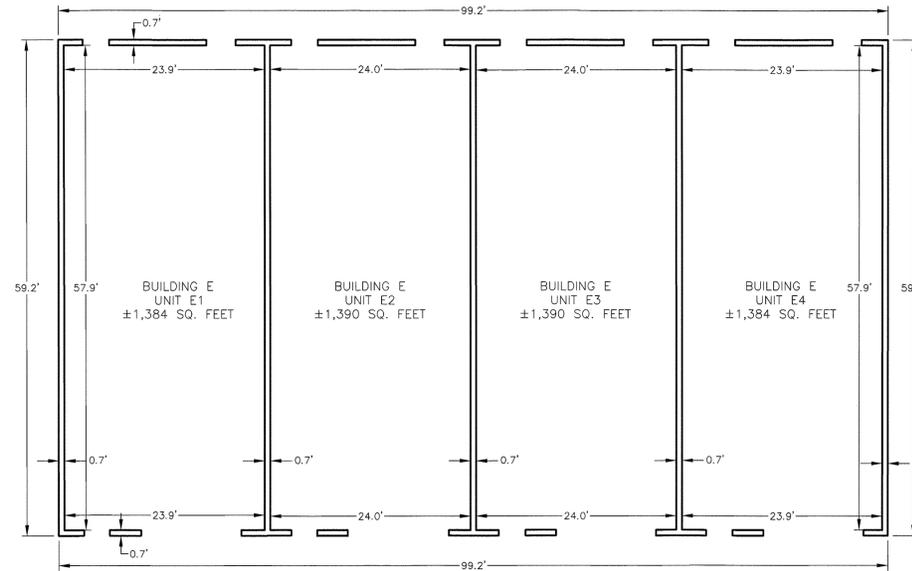
BUILDING	SQ. FEET
BUILDING E	
UNIT E1	1384
UNIT E2	1390
UNIT E3	1390
UNIT E4	1384
BUILDING F	
UNIT F1	1384
UNIT F2	1390
UNIT F3	1390
UNIT F4	1384
BUILDING G	
UNIT G1	4409

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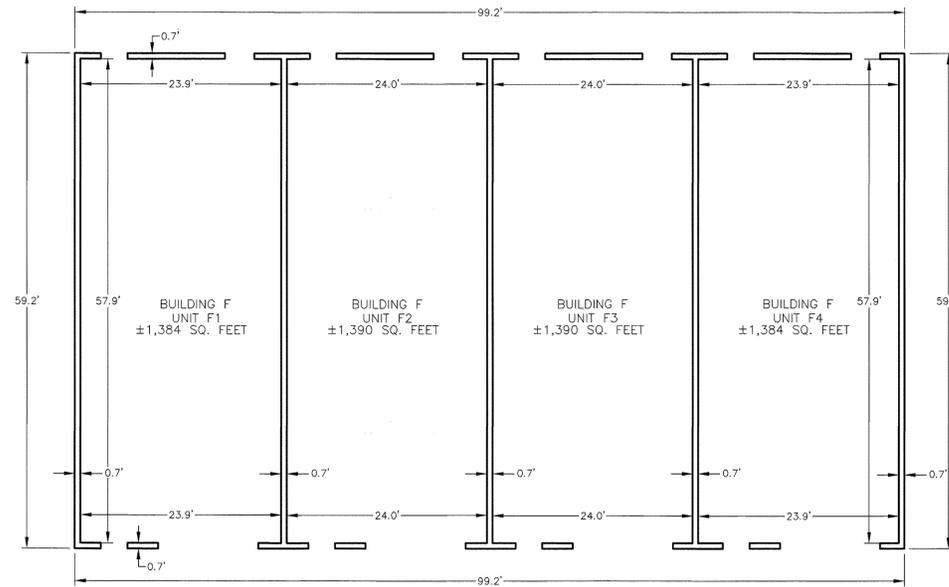
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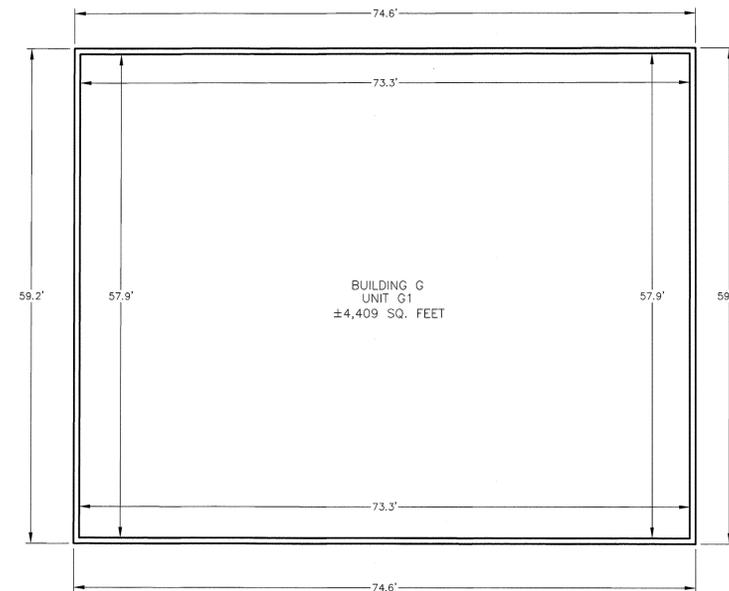
SURVEY PLAN VIEW
Scale: 1"=10'



BUILDING E-PLAN
SCALE: 1" = 10'



BUILDING F-PLAN
SCALE: 1" = 10'



BUILDING G-PLAN
SCALE: 1" = 10'

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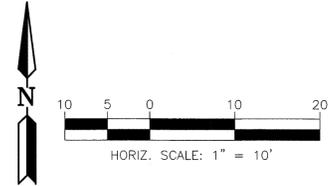
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SHEET 4 OF 7	

BUILDING INTERIOR

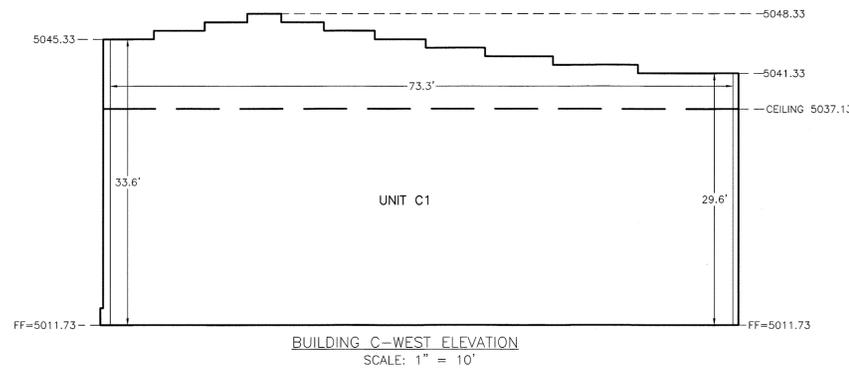
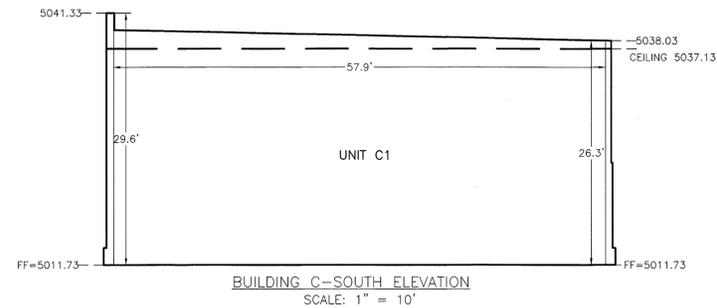
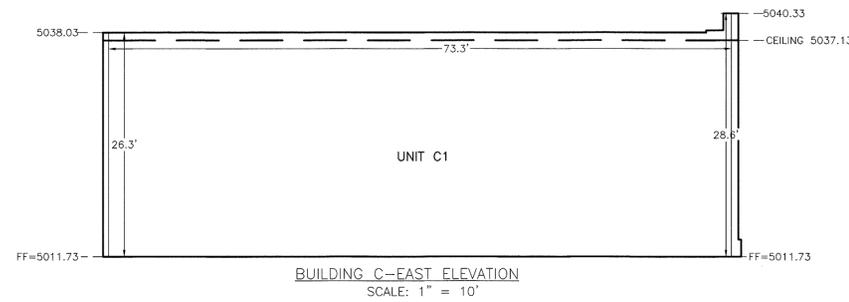
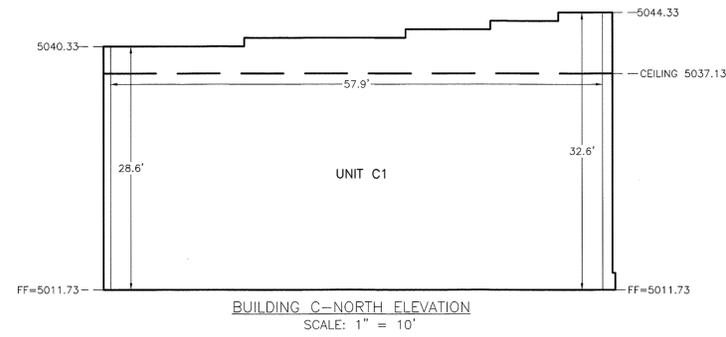
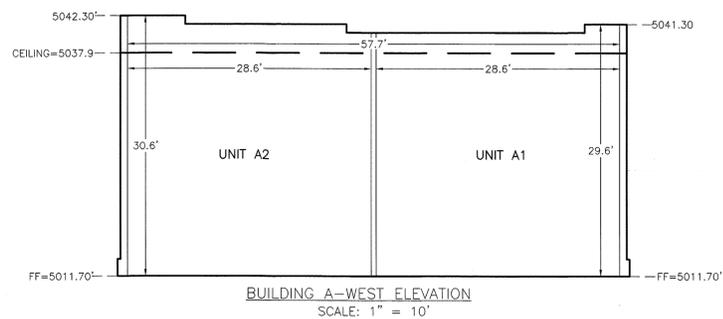
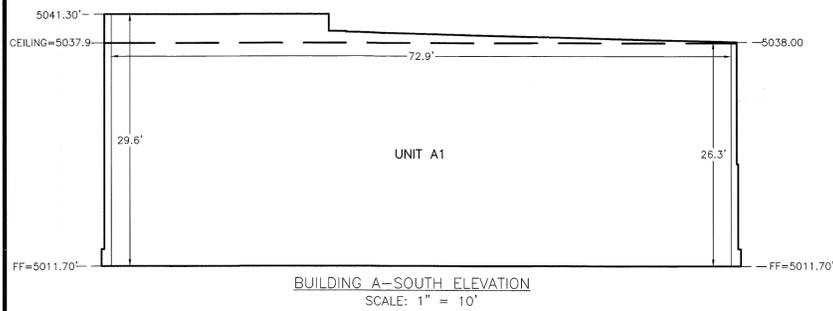
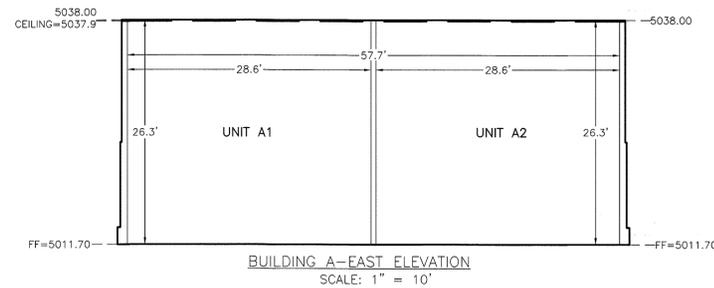
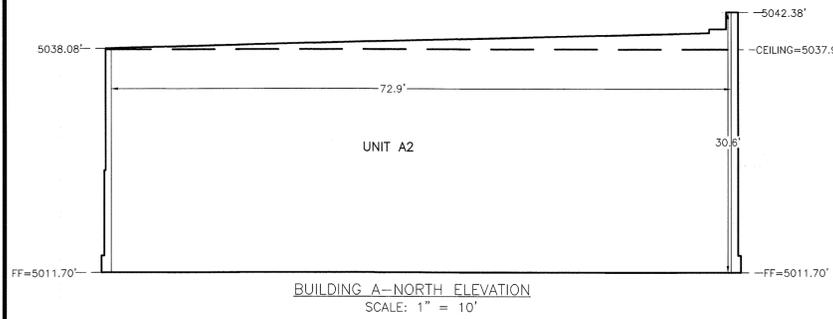
BUILDING A	SQ. FEET	BUILDING E	SQ. FEET
UNIT A1	2085	UNIT E1	1384
UNIT A2	2085	UNIT E2	1390
BUILDING C		UNIT E3	1390
UNIT C1	4244	UNIT E4	1384
BUILDING D		BUILDING F	
UNIT D1	1384	UNIT F1	1384
UNIT D2	1390	UNIT F2	1390
UNIT D3	1390	UNIT F3	1390
UNIT D4	1384	UNIT F4	1384
		BUILDING G	
		UNIT G1	4409

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SURVEY ELEVATION VIEW
Scale: 1"=10'

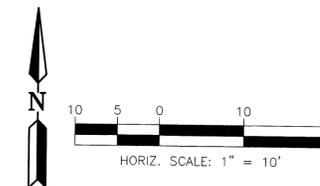


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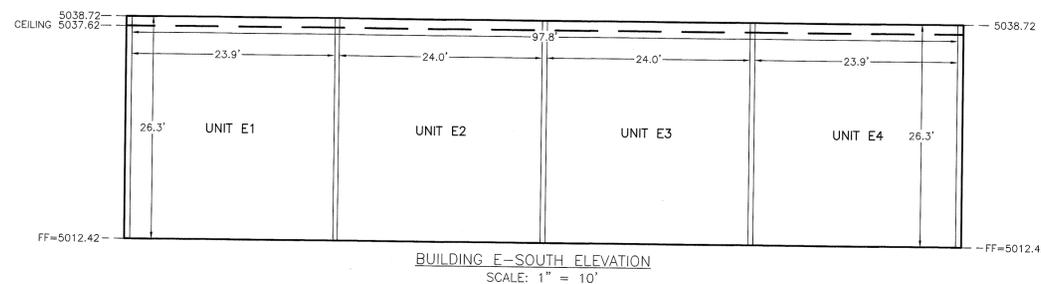
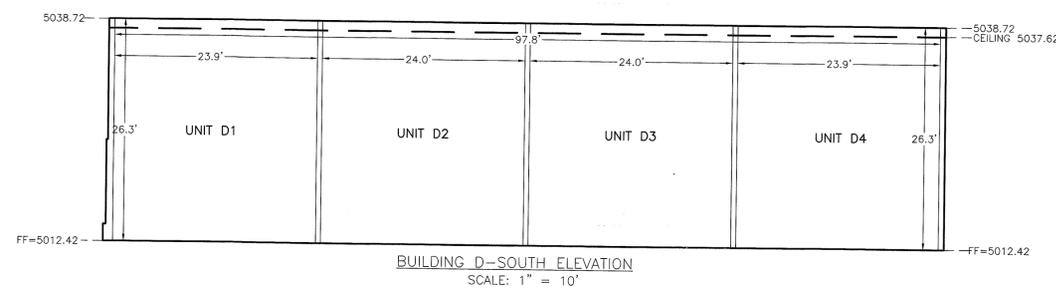
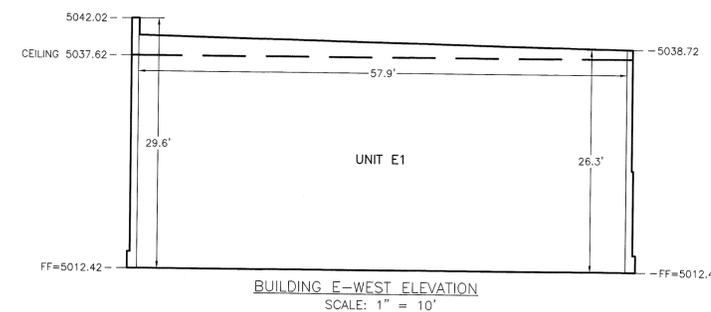
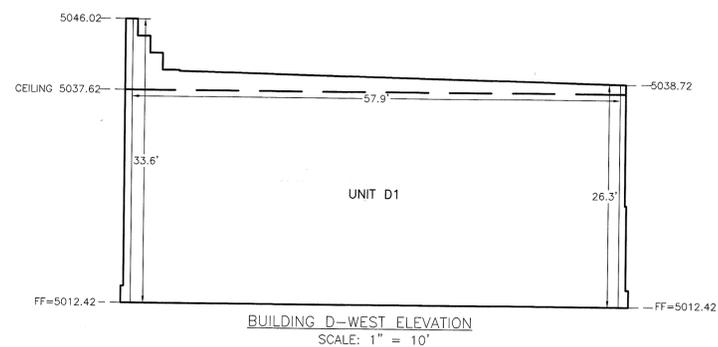
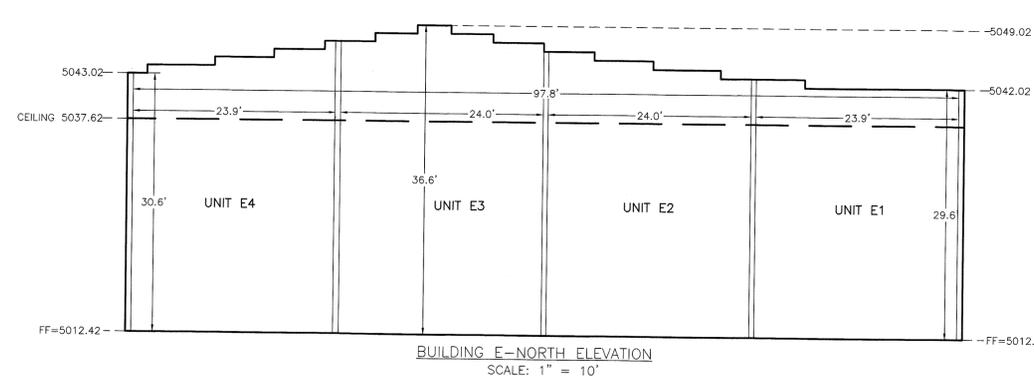
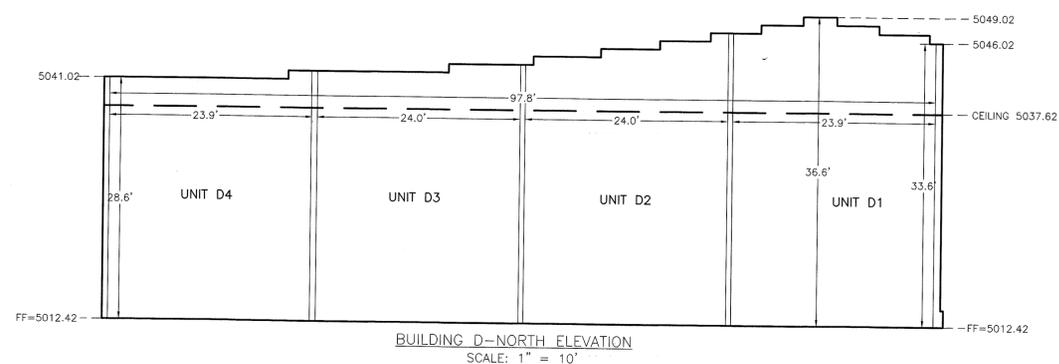
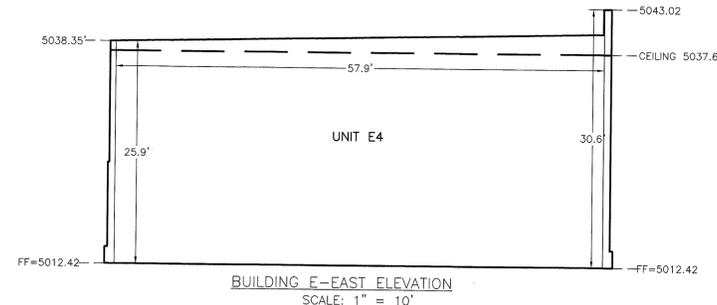
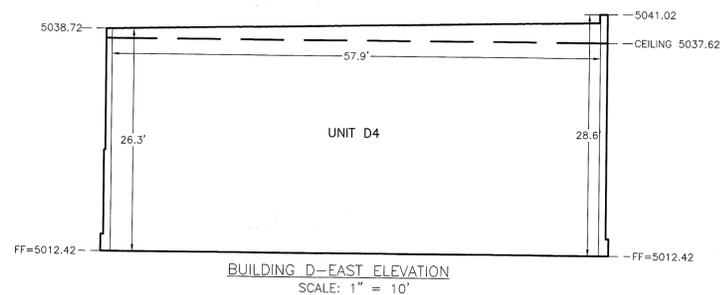
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PREPARATION DATE:	SEPTEMBER 25, 2019
REVISION DATE:	OCTOBER 2, 2019
DRAWN BY: LMR	REVIEWED BY: RBG
JOB NO. 19-028	DWG: 19-028 CONDO.dwg
SHEET 5 OF 7	

**A CONDOMINIUM MAP OF
EMERALD WORKSHOPS CONDOMINIUMS PHASE 1**
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

4530611 Pages: 6 of 7
10/08/2019 03:55 PM R Fee: \$73.00
Carly K. Cooper, Clerk and Recorder, Weld County, CO



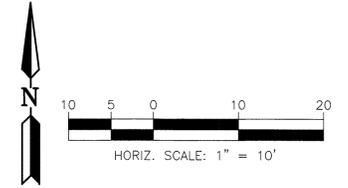
SURVEY ELEVATION VIEW
Scale: 1"=10'



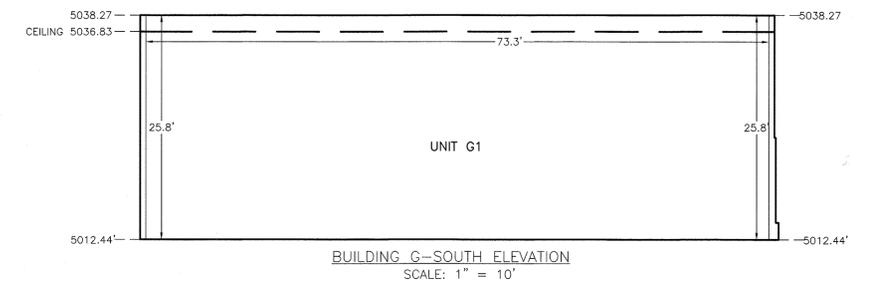
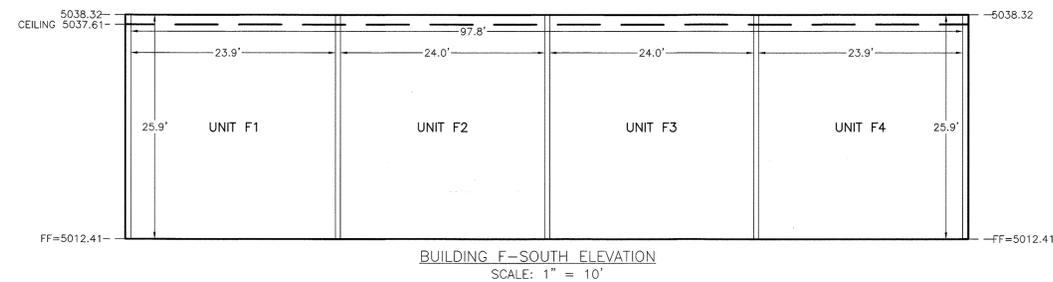
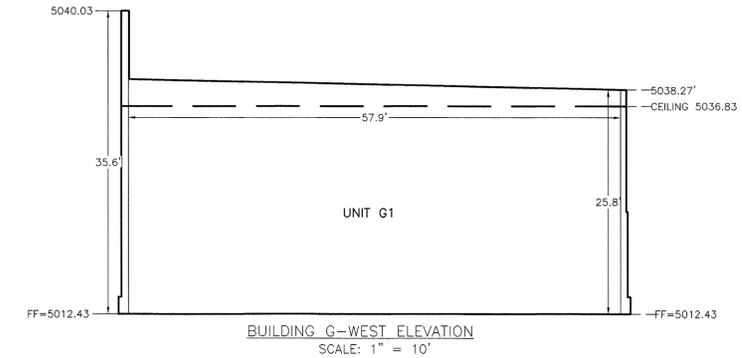
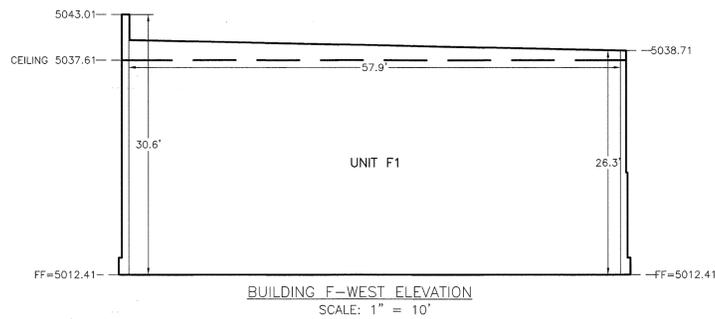
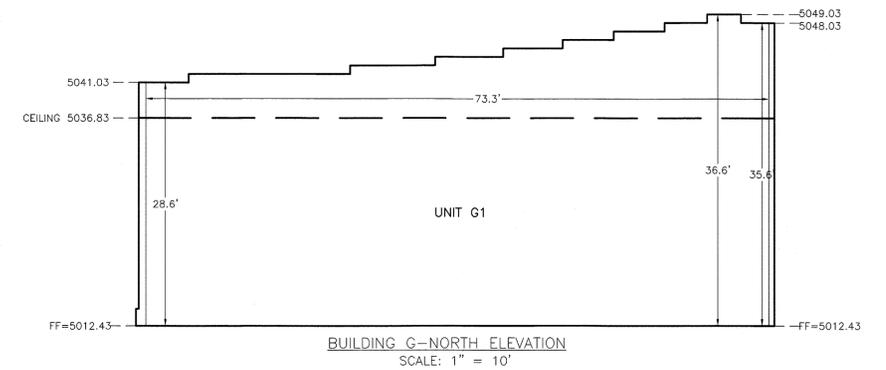
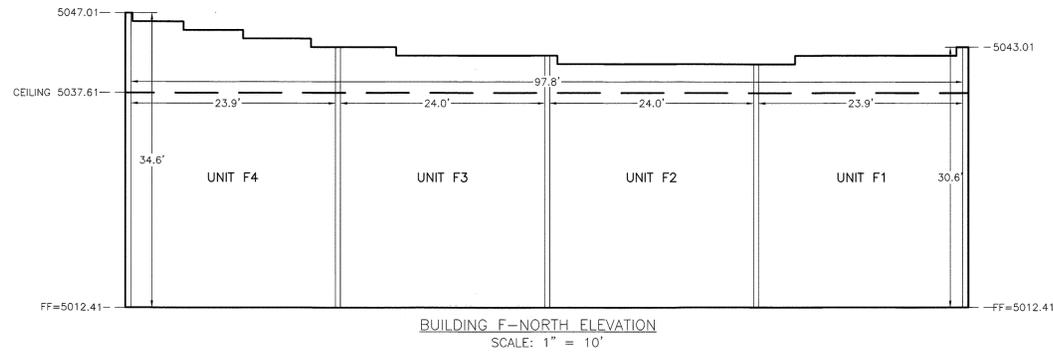
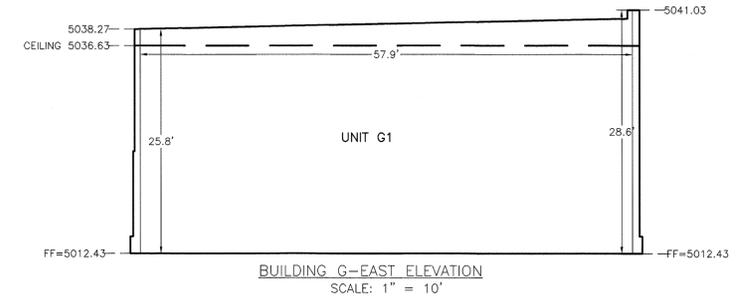
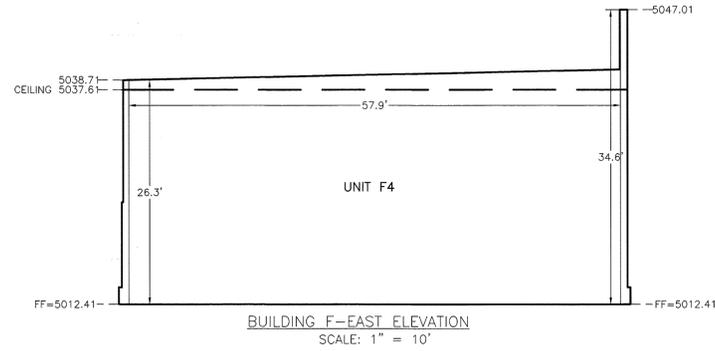
POWER
Surveying Company, Inc.
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THORNTON, COLORADO 80260
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SURVEY ELEVATION VIEW
 Scale: 1"=10'



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