

# CONDOMINIUM MAP FOR 118TH PLACE CONDOMINIUMS LOT 1 BROOMFIELD COMMERCIAL REPLAT B



CONTAINING 1.58 ACRES, MORE OR LESS  
A PART OF THE NORTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

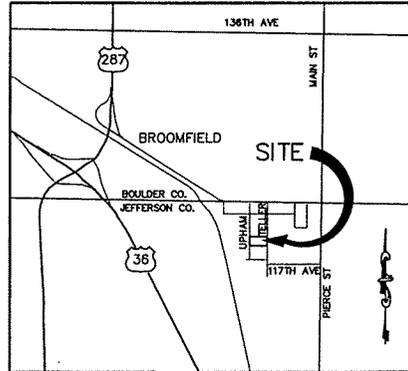
### SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DIVISION OF THE AIR SPACE OF "118TH PLACE CONDOMINIUMS" ON LOT 1, BROOMFIELD COMMERCIAL REPLAT B WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION AND MEETS THE REQUIREMENTS OF CRS 38-33.3-209. IMPROVEMENTS CONSTRUCTED ON THE PROPERTY DESCRIBED HEREON CONFORM SUBSTANTIALLY TO THIS CONDOMINIUM MAP AND THIS MAP FULLY AND ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF ALL BUILDINGS, THE CONDOMINIUM UNITS, THE DIMENSIONS OF THE SUCH CONDOMINIUM UNITS AND THE ELEVATIONS OF THE FLOORS AND CEILINGS AND WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF IMPROVEMENTS. FURTHER, THE IMPROVEMENTS SHOWN ON THIS CONDOMINIUM MAP HAVE BEEN SUBSTANTIALLY COMPLETED AND ALL STRUCTURAL COMPONENTS OF THE BUILDING SHOWN HEREON THAT CONTAINS OR COMPRISES ANY UNITS ARE SUBSTANTIALLY COMPLETED.

*Charles R. Melvin*  
CHARLES R. MELVIN  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 10005  
DATE: 4-7-05

### NOTES:

1. BASIS OF BEARING IS THE NORTH LINE OF LOT 1 WHICH BEARS N89°54'47"W.
2. THE 100-YEAR FLOODPLAIN DOES NOT EXIST WITHIN THE BOUNDARY OF THIS PLAT AS SHOWN ON COMMUNITY PANEL NUMBER 100-B (ZONE C).
3. THE BOUNDARY OF THE AIR SPACE UNIT IS ALONG THE UNFINISHED INTERIOR SURFACE OF THE MAIN PERIMETER WALLS, FLOORS AND CEILINGS.
4. HORIZONTAL DIMENSIONS TO AND ALONG EXTERIOR BUILDING WALLS AND TIES TO THE BOUNDARY LINES ARE TO OUTSIDE OF EXTERIOR WALLS UNLESS OTHERWISE NOTED.



VICINITY MAP

SCALE 1" = 2000'

### DATE OF PREPARATION

APRIL 07, 2005

### OWNER

MARK G. MARONE  
6343 WEST 120TH AVENUE  
BROOMFIELD, CO 80020-3484

### SURVEYOR

MELVIN SURVEYING  
1202 FALL RIVER CIRCLE  
LONGMONT, CO 80501

### BENCHMARK

BENCHMARK: FOUND HAS BENCHMARK NO. B-413, 1/2" STAINLESS STEEL ROD IN BOX, LOCATED 88.3 FEET NORTH OF THE WEST BOUND LANES OF 120TH AVE., AND 25.3 FEET, EAST OF THE CENTERLINE OF PIERCE ST. ELEV. 5361.72.

### LEGAL DESCRIPTION

LOT 1 BROOMFIELD COMMERCIAL REPLAT B, CONTAINING 89,089 SQ. FT. (1.58 ACRES), MORE OR LESS.

### STATEMENT OF OWNERSHIP

PETERSON-MARONE CONSTRUCTION, L.L.C. A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THE HEREON DESCRIBED REAL PROPERTY, DOES CERTIFY THAT THIS CONDOMINIUM MAP HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 118TH PLACE CONDOMINIUMS, RECORDED IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF BROOMFIELD COUNTY, COLORADO.

PETERSON-MARONE CONSTRUCTION, L.L.C.  
A COLORADO LIMITED LIABILITY COMPANY

BY: *Mark G. Marone*  
MARK G. MARONE, PRESIDENT

STATE OF COLORADO }  
COUNTY OF BROOMFIELD }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *11th*  
DAY OF *April*, 2005, BY MARK G. MARONE AS PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL

*Janet Wilson*  
NOTARY PUBLIC  
*April 14, 2005*  
MY COMMISSION EXPIRES

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF BROOMFIELD }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_\_, M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND IS DULY RECORDED IN

PLAN FILE \_\_\_\_\_ FILM \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_  
FEES PAID \$ \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_ BY: DEPUTY \_\_\_\_\_

### MELVIN SURVEYING

1202 FALL RIVER CIRCLE  
LONGMONT, COLORADO 80501  
1-303-702-0868

CONDOMINIUM MAP  
FOR  
118TH PLACE CONDOMINIUMS

JOB NO	DATE	CAD NO	SHEET NO
246-25	04/07/05	24825COND0	1 OF 2

# CONDOMINIUM MAP FOR 118TH PLACE CONDOMINIUMS LOT 1 BROOMFIELD COMMERCIAL REPLAT B

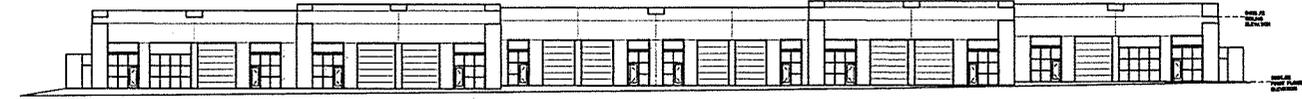
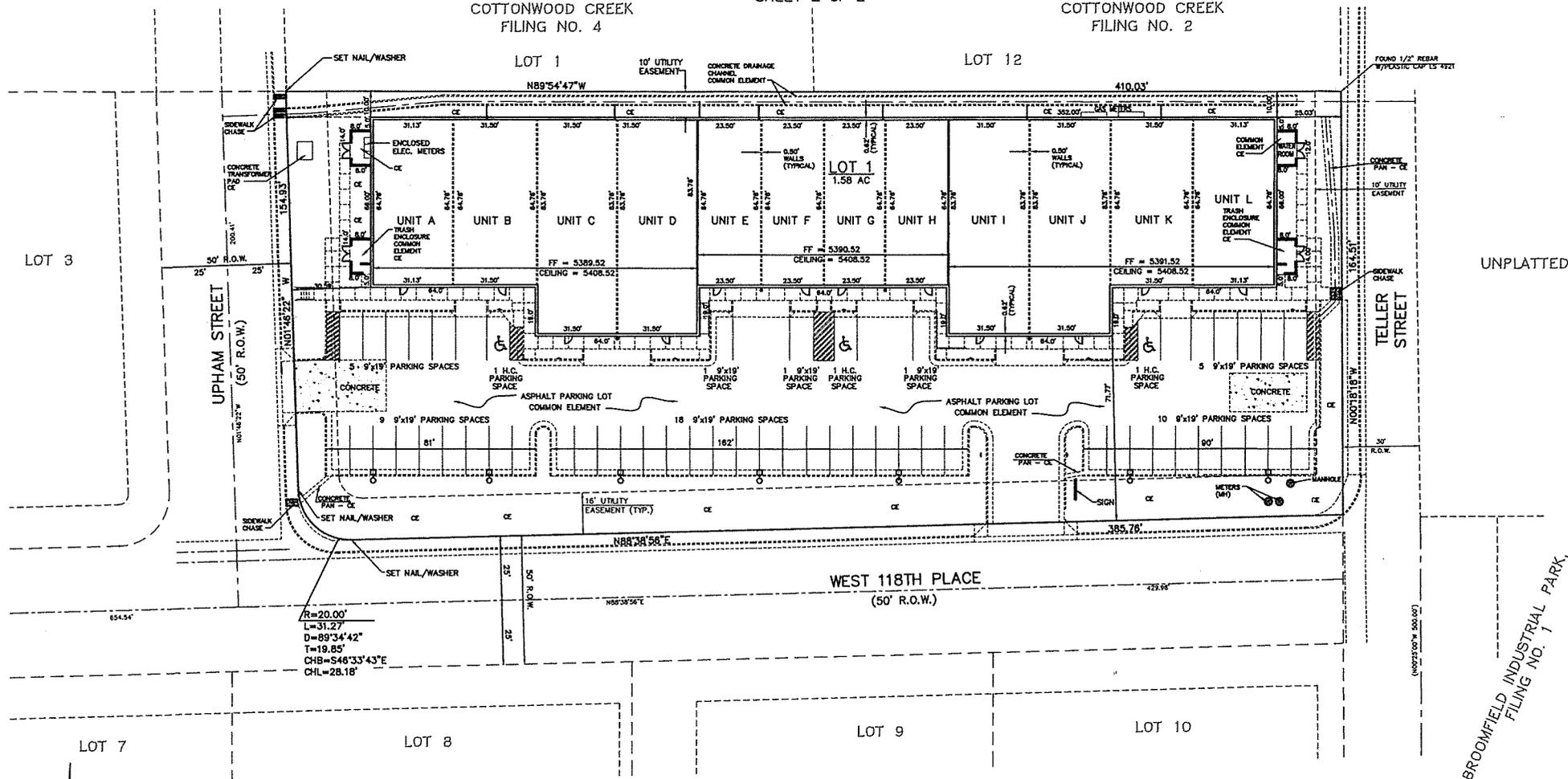
  
 202504954 04/11/2005 11:28 AM  
 2 of 2 x 21.00 D 0.00 City/County Broomfield

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SHEET 2 OF 2

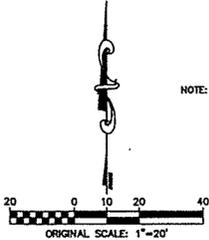
COTTONWOOD CREEK  
FILING NO. 4

COTTONWOOD CREEK  
FILING NO. 2



SOUTH ELEVATION  
N.T.S.

NOTE: CE => COMMON ELEMENT



BROOMFIELD INDUSTRIAL PARK,  
 FILING NO. 1

**MELVIN SURVEYING**

1202 FALL RIVER CIRCLE  
LONGMONT, COLORADO 80501

1-303-792-0868

CONDOMINIUM MAP  
FOR  
118TH PLACE CONDOMINIUMS

JOB NO	DATE	CAD NO	SHEET NO
246-25	04/07/05	24625CONDC	2 OF 2