

# NORTH FLATS CONDOMINIUMS, SECOND SUPPLEMENT

## LOT 2, BLOCK 3, NORTH FLATS SUBDIVISION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**OWNER'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED BEING THE OWNER IN FEE OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO TO WIT:

LOT 2, BLOCK 1, NORTH FLATS SUBDIVISION, RECORDED UNDER RECEPTION NO. 20070025560 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER AND BEING LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.

SAID DESCRIBED PARCEL OF LAND CONTAINS 7,716 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS AS GRANTED OR RESERVED BY INSTRUMENTS OF RECORD OR AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

DO HEREBY CERTIFY THAT THIS MAP OF THAT PORTION OF THE CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, HAS BEEN PREPARED PURSUANT TO THE CONDOMINIUM DECLARATION FOR THE NORTH FLATS CONDOMINIUMS.

RECORDED UNDER RECEPTION NO. 20200084653 ON OCTOBER 14, 2020 IN THE RECORDS OF THE COUNTY CLERK AND RECORDER, LARIMER COUNTY, COLORADO.

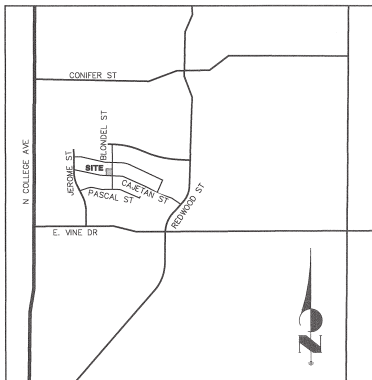
**PROPERTY OWNER'S APPROVAL**

ACTARUS, LLC, A COLORADO LIMITED LIABILITY COMPANY  
 BY: [Signature] AS MANAGER

**NOTARIAL CERTIFICATE**

STATE OF COLORADO  
 COUNTY OF LARIMER  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Christophe Attard  
 THIS 04<sup>th</sup> DAY OF October, 2020.  
 MY COMMISSION EXPIRES November 30<sup>th</sup>, 2023

**NOTARY PUBLIC**  
 (SEAL)  
 CARLA LOVIE  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID: 18-0154891  
 MY COMMISSION EXPIRES 11/30/2020



**VICINITY MAP**  
 SCALE: 1"=1000'

**GENERAL NOTES**

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 598-FO685477-383-BA1, AMENDMENT NO. 4, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED SEPTEMBER 18, 2020 AT 5:00 P.M.
- THE BENCHMARK USED FOR THIS SITE IS CITY OF FORT COLLINS BENCHMARK 1--00, A 2" ALUMINUM CAP IN A CONCRETE INLET STRUCTURE LOCATED AT THE SOUTHEAST CORNER OF COLLEGE AVENUE AND EAST VINE DRIVE WITH AN ELEVATION OF 4985.57 NOVD 1929 UNADJUSTED.
- THE BASIS OF BEARINGS IS THE EASTERLY LINE OF LOT 2, BLOCK 1, NORTH FLATS SUBDIVISION, PER PLAT BEARS S00°21'30"W.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

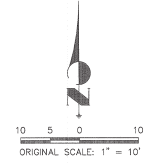
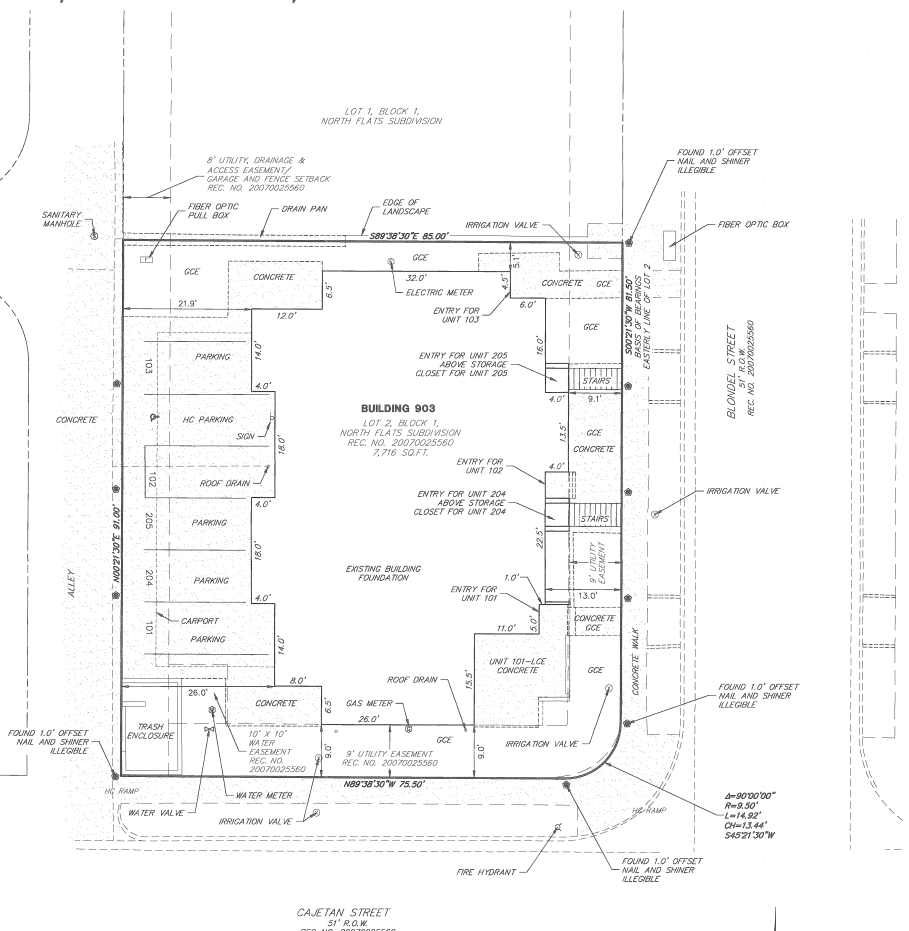
**SURVEYOR'S STATEMENT**

I, DEREK LEE VAGIAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS MAP SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE BUILDING, THE UNITS, THE UNITS DESIGNATIONS, THE DIMENSIONS OF THE UNITS AND THE ELEVATIONS OF THE FINISHED FLOORS AND CEILINGS AS CONSTRUCTED. THAT ALL STRUCTURAL COMPONENTS OF BUILDING 903, CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED. THIS PLAT DOES NOT FURTHER SUBDIVIDE ANY PORTION THEREOF AND SETS FORTH ALL OF THE INFORMATION CONCERNING THE CONDOMINIUM WHICH IS REQUIRED BY C.R.S. 38-53-205. THE NOTES ON THIS MAP ARE A PART OF THIS MAP AND CONTAIN SOME OF THE INFORMATION REQUIRED BY SUCH STATUTE.

DEREK LEE VAGIAS, PLS NO. 38578  
 COLORADO PROFESSIONAL LAND SURVEYOR  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



*This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.*



4				NORTH FLATS CONDOMINIUMS	
3				SECOND SUPPLEMENT	
2				BUILDING 903	
1					
NO. REVISION	BY	DATE			
DWN BY IM	CHK BY DV				
SCALE 1"=10'	DATE OCTOBER 5, 2020				
JOB NO. 39791.00	SHT. 1	OF 2			



