Original Condo Filing

Pg. 1

3076195 06/24/2003 02:25P Weld County, CO
1 of 9 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

# NORTHVIEW ESTATES CONDOMINIUMS

A Parcel of Land Being Part of The Northwest Quarter (NW1/4) of Section One (1), Township Five North (T.5N.), Range Sixty-six West (R.66W.) of the 6th P.M.
City of Greeley, County of Weld, 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:

PROPERTY DESCRIPTION
Northview Estates Condominiums

A parcel of land being part of the Northwest Quarter (NW1/4) of Section One (1), Township Five North (T.5N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 1 and assuming the North line of said NW1/4 as bearing North 89°40'46" East a distance of 2653.55 feet with all other bearings contained herein relative thereto;

THENCE North 89°40'46" East along said North line a distance of 1445.23 feet;
THENCE South 00°08'17" West a distance of 36.00 feet to a point thirty-six feet (36) Southerly of as measured at right angles to the North line of said NW1/4. Said point being the TRUE POINT OF BEGINNING. Said point hereafter referred to as Point "A";

THENCE North 89°40'46" East along a line 36' Southerly of as measured at right angles to the North line of said NW1/4 a distance of 358.81 feet;
THENCE South 00°07'58" West a distance of 210.79 feet;
THENCE South 89°52'02" East a distance of 118.57 feet;
THENCE South 00°07'58" West a distance of 158.00 feet;
THENCE North 89°52'02" West a distance of 118.57 feet;
THENCE South 00°07'58" West a distance of 260.00 feet;
THENCE South 89°52'02" East a distance of 118.57 feet;
THENCE South 00°07'58" West a distance of 23.69 feet;
THENCE North 89°13'36" East a distance of 30.00 feet;
THENCE South 00°07'58" West a distance of 116.12 feet;
THENCE North 89°52'02" West a distance of 232.47 feet to a Point of Curvature (PC);
THENCE along the Arc of a curve which is concave to the North a distance of 68.81 feet, whose Radius is 150.00 feet, whose Delta is 26°16'23", and whose Long Chord bears North 76°43'50" West a distance of 68.21 feet to the Point of Tangency (PT);
THENCE North 63°35'38" West a distance of 78.73 feet;
THENCE North 26°24'22" East a distance of 35.67 feet;
THENCE North 63°35'38" West a distance of 26.00 feet;
THENCE North 26°24'22" East a distance of 53.33 feet to a PC;
THENCE along the Arc of a curve which is concave to the West a distance of 101.65 feet, whose Radius is 272.00 feet, whose Delta is 21°24'05", and whose Long Chord bears North 15°42'18" East a distance of 101.01 feet to the PT;
THENCE North 00°00'17" East a distance of 464.59 feet;
THENCE South 89°40'46" West a distance of 89.14 feet;
THENCE North 00°08'17" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following Two (2) described parcels of land:

PARCEL "A"

BEGINNING at the aforesaid Point "A";
THENCE North 89°40'46" East a distance of 117.10 feet;
THENCE South 00°08'17" West a distance of 355.82 feet;
THENCE South 89°52'43" East a distance of 26.00 feet to the TRUE POINT OF BEGINNING of said excepted Parcel "A";

THENCE South 89°52'02" East a distance of 78.78 feet;
THENCE South 00°07'58" West a distance of 48.00 feet;
THENCE North 89°52'02" West a distance of 78.78 feet;
THENCE North 00°08'17" East a distance of 48.00 feet to the TRUE POINT OF BEGINNING of said excepted Parcel "A".

PARCEL "B"

BEGINNING at the aforesaid Point "A";

THENCE North 89°40'46" East a distance of 117.14 feet;
THENCE South 00°08'17" West a distance of 499.69 feet;
THENCE South 89°52'43" East a distance of 26.00 feet to the TRUE POINT OF BEGINNING of said excepted Parcel "B";

THENCE South 89°52'02" East a distance of 78.73 feet;
THENCE North 00°07'58" East a distance of 48.00 feet;
THENCE South 89°52'02" East a distance of 78.79 feet;
THENCE South 00°07'58" West a distance of 273.00 feet;
THENCE North 89°52'02" West a distance of 98.30 feet;
THENCE South 00°07'58" West a distance of 110.95 feet;
THENCE North 89°52'02" West a distance of 48.00 feet;
THENCE North 00°07'58" East a distance of 110.95 feet;
THENCE North 89°52'02" West a distance of 58.60 feet;
THENCE North 00°07'58" East a distance of 29.81 feet to the beginning point of a curve. The aforesaid line being non-tangent to said curve;
THENCE along the Arc of curve which is concave to the West a distance of 127.29 feet, whose Radius is 272.00 feet, whose Delta is 26°48'26", and whose Long Chord bears North 13°31'19" East a distance of 126.18 feet to the PT;
THENCE North 00°08'17" East a distance of 27.16 feet to the TRUE POINT OF BEGINNING of said excepted Parcel "B".

Said described parcel of land contains 6.865 Acres, 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.

Be hereby certify that this map of that portion of the City of Greeley, Weld County, Colorado, has been prepared pursuant to the Condominium Declaration for Northview Estates Condominiums, Recorded
under Reception Number _____ on _____ in the records of the County Clerk and Recorder, Weld County, Colorado.

PROPERTY OWNERS APPROVAL

RW INVESTMENTS LLC
361 71ST AVENUE STE 105
GREELEY, CO 80634

By: _____
Thomas J. Roche

AS: Member, RW INVESTMENTS LLC

By: _____
William R. Fisher

AS: Member, RW INVESTMENTS LLC

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 23rd day of June, 2003 by Thomas J. Roche of RW Investments LLC, as a Member and William R. Fisher of RW INVESTMENTS LLC, as a Member.

My commission expires: 9/13/04

Notary Public

(SEAL)

NOTARY PUBLIC
STATE OF COLORADO

RATIFICATION

The undersigned, having a Security Interest in all or any part of the Real Estate described above, hereby approves, ratifies, confirms and consents to the Condominium Map of the Northview Estates Condominiums.

IN WITNESS WHEREOF, the undersigned has caused its name to be hereunto subscribed by its Branch Manager this 20 day of June, 2003.

CENTENNIAL BANK OF THE WEST

By: _____
Name: Christopher W. Taylor
Title: Branch Manager

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 20th day of June, 2003, by Christopher W. Taylor as Branch Manager of Centennial Bank of the West.

WITNESS my hand and official seal.

My Commission expires: 1-29-06

Notary Public

(SEAL)

SHELDON K. TARRANT
NOTARY PUBLIC
STATE OF COLORADO

RATIFICATION

The undersigned, having a Ground Lessee Interest in all or any part of the Real Estate described above, hereby approves, ratifies, confirms and consents to the Condominium Map of the Northview Estates Condominiums.

IN WITNESS WHEREOF, the undersigned has caused its name to be hereunto subscribed this 23 day of June, 2003.

By: _____
Jacqueline A. Vanderhoef

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 23 day of June, 2003 by Jacqueline A. Vanderhoef.

WITNESS my hand and official seal.

My Commission expires: 11-17-2006

Notary Public

(SEAL)

JULIE A. CITO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Nov. 17, 2006

RATIFICATION

The undersigned, having a Ground Lessee Interest in all or any part of the Real Estate described above, hereby approves, ratifies, confirms and consents to the Condominium Map of the Northview Estates Condominiums.

IN WITNESS WHEREOF, the undersigned has caused her name to be hereunto subscribed this 23 day of June, 2003.

By: _____
Judith M. Dorn

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 23 day of June, 2003 by Judith M. Dorn.

WITNESS my hand and official seal.

My Commission expires: 11-17-2006

Notary Public

(SEAL)

JULIE A. CITO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Nov. 17, 2006

RATIFICATION

The undersigned, having a Ground Lessee Interest in all or any part of the Real Estate described above, hereby approves, ratifies, confirms and consents to the Condominium Map of the Northview Estates Condominiums.

IN WITNESS WHEREOF, the undersigned has caused his name to be hereunto subscribed this 23 day of June, 2003.

By: _____
Jose Franco

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 23 day of June, 2003 by Jose Franco.

WITNESS my hand and official seal.

My Commission expires: 11-17-2006

Notary Public

(SEAL)

JULIE A. CITO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Nov. 17, 2006

SURVEYOR'S CERTIFICATION

I, Charles B. Jones, 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 unit envelopes, the walls, the units designations, the dimensions of the units and the elevations of the land envelopes and units as constructed. This map does not purport to show any portion thereof and sets forth all of the information necessary for Condominiums which is required by C.R.S. 38-33.3-209. The notes on this map are a part of this statement and set forth some of the information required by said statute.

Charles B. Jones, PLS 22844 For and on behalf of King Surveyors, Inc.

Professional Land Surveyor

Land Surveyor

BASIS OF BEARINGS

BEGINNING at the Northwest Corner of said Section 1 and assuming the North line of said NW1/4 as bearing North 89°40'46" East a distance of 2653.55 feet with all other bearings contained herein relative thereto;

BENCH MARK

Name: City of Greeley
Location: North Center Corner, Section 1-5N-66W
Description: Top of Corner Monument
Datum: NAVD 29
Elevation: 4751.83

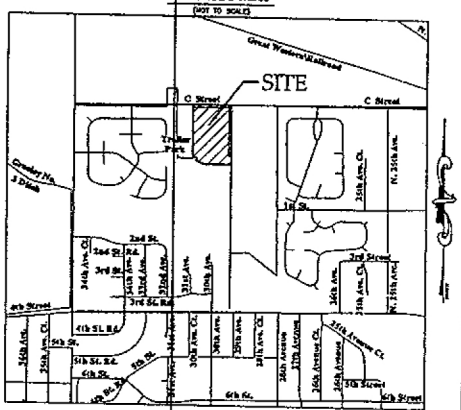
NOTE:

All of the property is subject to development rights including the development right to withdraw.

EASEMENT NOTE:

Easements shown hereon were Dedicated by that document titled "Northview Land Lease Community Street & Easement Declaration Plat" as recorded June 13, 2002 as Reception Number 2954963 of the records of the Weld County Clerk and Recorder.

VICINITY MAP
(NOT TO SCALE)




SECTION 1, T.5N., R.66W.

DATE: 5-27-03
FILE NAME: 2003053CONDO
SCALE: 1"=50'
DRAWN BY: KRG
CHECKED BY: CBJ

KING SURVEYORS INC.
9209 EASTMAN PARK DRIVE • WINDSOR, CO. 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM

| REVISIONS: | DATE: |
|---|---|
| Add Ratification Cert. | 6/17/03 |

NORTHVIEW ESTATES CONDOMINIUMS
FOR
ROCHE CONSTRUCTORS
367 71ST AVENUE GREELEY, CO. 80634
PHONE: (970) 378-1432 FAX:(970) 378-1433

PROJECT #: 2003053

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SHEET 1 OF 9

SKLD LG 172.20.16.95 WE 3076195-2003.001