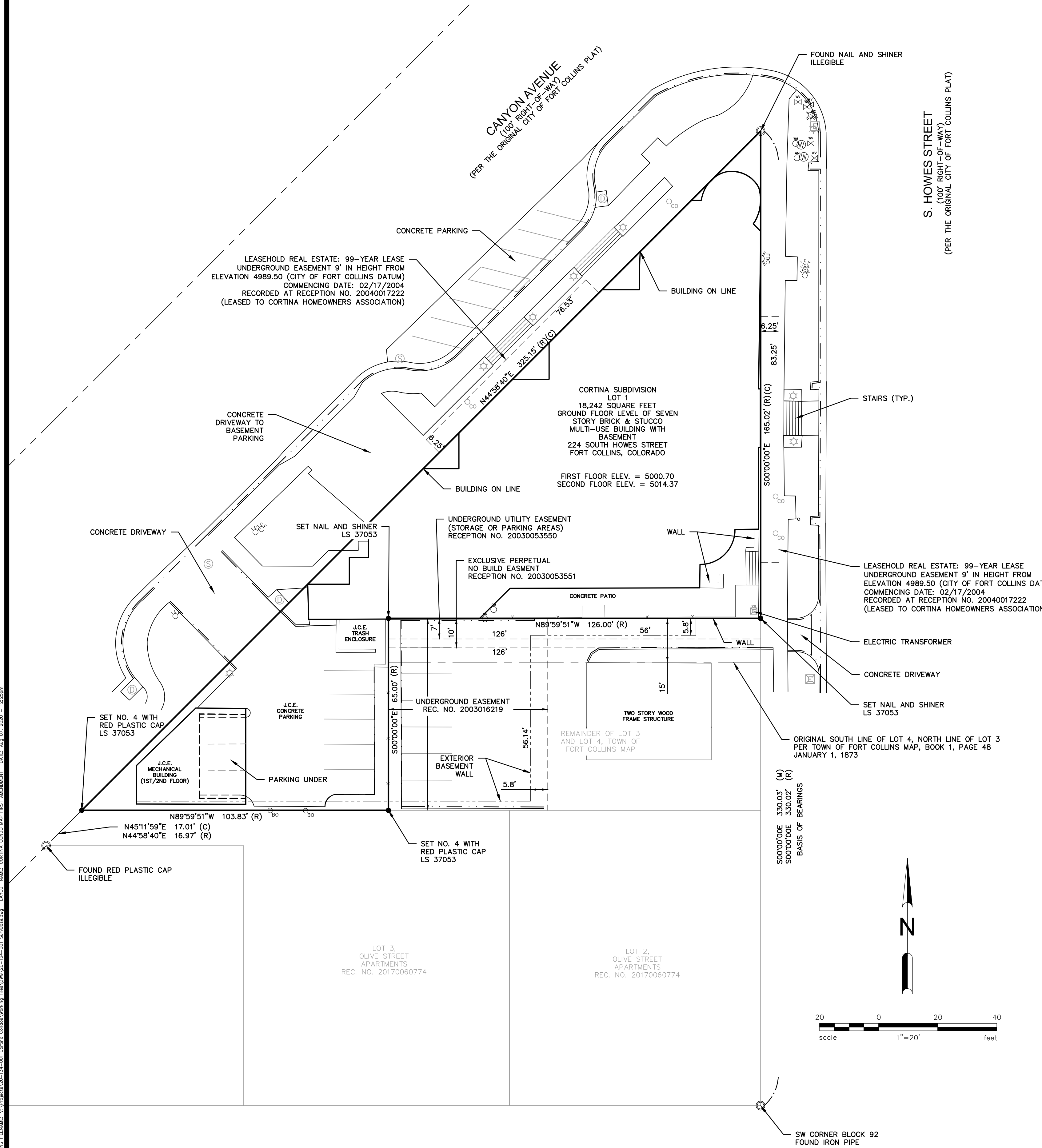


# FIRST AMENDMENT TO CONDOMINIUM MAP OF THE CORTINA CONDOMINIUMS,

## A SUBDIVISION OF COMMERCIAL UNIT 100 INTO COMMERCIAL UNITS 110 AND 120 AND COMMERCIAL UNIT 200 INTO COMMERCIAL UNITS 201, 207, AND 214

### SITUATE IN THE SE <sup>1</sup>/<sub>4</sub> OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 W OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



**STATEMENT OF OWNERSHIP AND SUBDIVISION OF COMMERCIAL CONDOMINIUM UNITS:**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:  
 COMMERCIAL UNITS 100 AND 200, CORTINA CONDOMINIUMS, A CONDOMINIUM IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS, RECORDED AT RECEPTION NO. 20050090355 OF THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO, AS AMENDED, HAS CAUSED THE SAME TO BE SUBDIVIDED AND MAPPED AS SHOWN HEREON. THE FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CORTINA CONDOMINIUMS IS FILED CONCURRENTLY HERewith IN THE OFFICE OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF AUGUST, 2020.

**OWNER:**  
 CORTINA REAL ESTATE, LLC,  
 A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: MEMBER

STATE OF COLORADO ) ) SS.  
 COUNTY OF LARIMER ) )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF AUGUST, 2020 BY \_\_\_\_\_, AS MEMBER OF CORTINA REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

- NOTES:**
- PURSUANT TO THE REQUIREMENTS OF CRS 38-51-106 THIS LAND SURVEY PLAT IS COMPLETED ON LOT 1, CORTINA SUBDIVISION TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO. THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO THE EAST LINE OF LOT 1 AND ALSO BEING THE WEST RIGHT-OF-WAY OF HOWES STREET, AS BEARING SOUTH 00°00'00" WEST AND ALL BEARINGS CONTAINED HEREON BEING RELATIVE THERETO.
  - RECORDED AND APPARENT RIGHTS-OF-WAY AND EASEMENTS ARE SHOWN PER THE FINAL PLAT OF THE SAID CORTINA SUBDIVISION AND AS SHOWN.
  - THE BASIS OF ELEVATIONS FOR THIS SURVEY IS REFERENCED TO THE CITY OF FORT COLLINS BENCHMARK NO. E-136 HAVING A PUBLISHED ELEVATION OF 4992.21 FEET.
  - REFER TO THE CONDOMINIUM DECLARATION FOR DESIGNATIONS OF GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
  - THE LOCATION OF ABOVE-GROUND VISIBLE UTILITIES SHOWN HEREON ARE BASED ON EXISTING STRUCTURES. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE COMMENCED, THE UTILITY NOTIFICATION CENTER OF COLORADO IS TO BE CONTACTED FOR LOCATION OF UNDERGROUND UTILITIES.
  - THE TERM "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF A PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.
  - THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
  - THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING & SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO.: FCC25175045, ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE 05/05/2020 AT 5:00 P.M.

**LEGEND**

⊗	WATER VALVE	⊙	SEWER MANHOLE
⊕	WATER METER	⊕	STORM MANHOLE
⊕	FIRE HYDRANT	⊕	GAS METER
⊕	WATER MANHOLE	⊕	CLEAN OUT
⊕	ELECTRIC TRANSFORMER	⊕	IRRIGATION CONTROL VALVE
⊕	LIGHT POLE	⊕	BOLLARD
⊕	ELECTRIC BOX	⊕	FOUND PIN
(C)	CALCULATED	●	SET PIN
(R)	RECORDED	(M)	MEASURED
C.E.	COMMON ELEMENT	C.L.C.E.	COMMERCIAL LIMITED COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT	R.C.E.	RESIDENTIAL COMMON ELEMENT
C.C.E.	COMMERCIAL COMMON ELEMENT	J.C.E.	JOINT COMMON ELEMENT

—	CURB AND GUTTER
- - - -	EASEMENT LINE
—	PROPERTY LINE
- x - x -	FENCE
- - - -	EXISTING ADJACENT PROPERTY LINE
- - - -	ORIGINAL TOWN OF FORT COLLINS LOT LINE

**SURVEYOR'S CERTIFICATION**

I, MICHAEL DAVID LANG, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE PLAT, MAP AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. I FURTHER STATE THAT THE HORIZONTAL AND VERTICAL DEPICTIONS INCLUDING THE MEASUREMENTS ARE AN ACCURATE REPRESENTATION OF THE CONDITIONS ON MAY 29, 2020. I HEREBY CERTIFY THAT THIS PLAT AND MAP CONTAINS ALL OF THE INFORMATION REQUIRED BY CRS 38-33.3-209 AND THAT PURSUANT TO CRS 38-33.3-201(2) THE STRUCTURAL COMPONENTS ARE COMPLETED FOR THE UNITS DEFINED HEREIN. THIS IS NOT A GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.

PREPARED BY AND ON BEHALF FOR:  
 RIDGETOP ENGINEERING & SURVEYING  
 541 E. GARDEN DRIVE, UNIT N  
 WINDSOR, CO 80550  
 (970) 663-4552

MICHAEL DAVID LANG  
 COLORADO PLS 37053

DATE

DRAWING FILENAME: A:\PROJECTS\20-134-001-CORTINA CONDO MAP FIRST AMENDMENT DATE: Aug 07, 2020 12:25:00 LAYOUT NAME: CORTINA CONDO MAP FIRST AMENDMENT

DATE	REQUEST BY	CHECK

Project: 20-134-001  
 Drawing: CONDO  
 Drawn By: MB  
 Date: 08/17/2020  
 Plotted By: MB  
 Check By: ML

**CORTINA CONDOMINIUMS**  
 224 CANYON AVENUE  
 FORT COLLINS, COLORADO 80521

541 E. GARDEN DRIVE  
 UNIT N  
 WINDSOR, CO 80550  
 970-663-4552

