

THE BROADLANDS
TRACT 15
(NORTHLAND LAND SYNDICATE)
ZONED PUD

THE BROADLANDS
GOLF COURSE
TRACT A-1
ZONED PUD

THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS

A PORTION OF
LOT 1, THE BROADLANDS FILING NO. 18
CITY AND COUNTY OF BROOMFIELD
STATE OF COLORADO

WEST QUARTER CORNER
SECTION 20, T15S, R88W
FOUND: 1.25' AL. CAP IN MEDIAN
1.5 20250 1899'

SECTION LINE: N00°21'35"W 2842.72'
LOWELL BOULEVARD

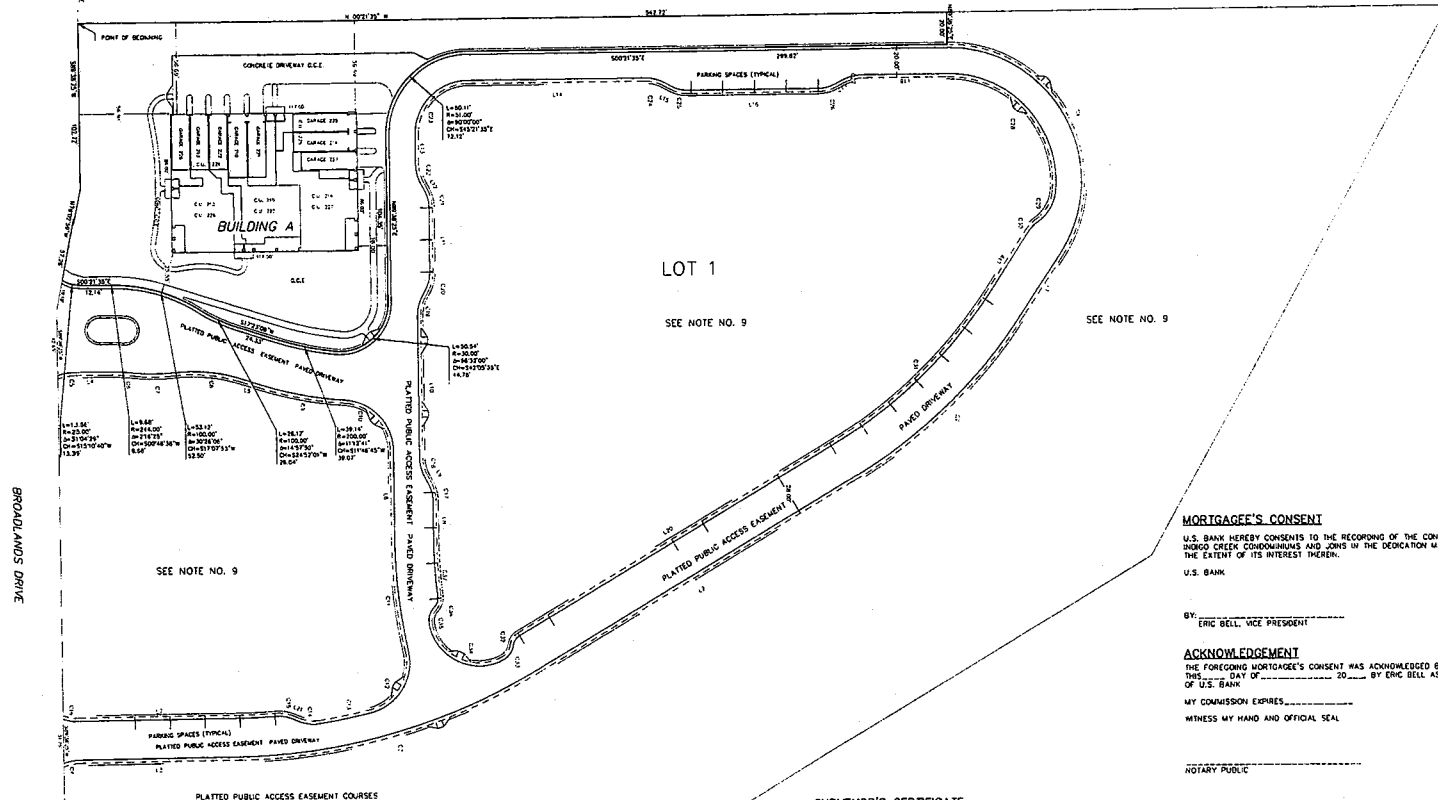
NORTHWEST CORNER
SECTION 20, T15S, R88W
FOUND: 2" AL. CAP IN RANGE BOX
1.5 15315 2000'



PROPERTY DESCRIPTION

THAT PORTION OF LOT 1, THE BROADLANDS FILING NO. 18, CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE N 00°21'35" W, 542.72 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 1;
- THENCE N 89°38'25" E, 20.00 FEET TO THE PLATTED ACCESS EASEMENT;
THENCE ALONG SAID PLATTED ACCESS EASEMENT THE FOLLOWING COURSES:
1. S 00°21'35" E, 299.82 FEET;
 2. 80.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S 45°13'55" E, 72.62 FEET;
 3. N 89°38'25" E, 104.35 FEET;
 4. 50.54 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 98°32'00", AND A CHORD BEARING S 42°05'55" E, 44.78 FEET;
 5. 39.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 11°42'41", AND A CHORD BEARING S 11°48'45" W, 38.07 FEET;
 6. S 17°23'06" W, 24.33 FEET;
 7. 26.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT SAID ARC SUBTENDED BY A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 14°57'50", AND A CHORD BEARING S 24°52'01" W, 28.04 FEET;
 8. 53.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°24'50", AND A CHORD BEARING S 17°07'53" W, 52.50 FEET;
 9. 8.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 02°16'25", AND A CHORD BEARING S 00°45'58" W, 9.68 FEET;
 10. S 00°21'35" E, 12.14 FEET;
 11. 13.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT TO THE SOUTHERLY BOUNDARY OF SAID LOT 1, SAID ARC SUBTENDED BY A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 31°04'29", AND A CHORD BEARING S 15°01'00" W, 13.39 FEET;
- THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES:
1. N 79°02'56" W, 57.28 FEET;
 2. S 89°38'25" W, 102.72 FEET TO THE POINT OF BEGINNING



BROADLANDS DRIVE

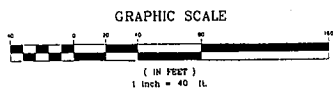
PLATTED PUBLIC ACCESS EASEMENT COURSES

DATE	FROM	TO	BEARING	DISTANCE	REMARKS
01/15/04	100	101	N 00°21'35" W	542.72	SECTION LINE
01/15/04	101	102	N 89°38'25" E	20.00	ACCESS EASEMENT
01/15/04	102	103	S 00°21'35" E	299.82	ACCESS EASEMENT
01/15/04	103	104	S 45°13'55" E	72.62	ACCESS EASEMENT
01/15/04	104	105	N 89°38'25" E	104.35	ACCESS EASEMENT
01/15/04	105	106	S 42°05'55" E	44.78	ACCESS EASEMENT
01/15/04	106	107	S 11°48'45" W	38.07	ACCESS EASEMENT
01/15/04	107	108	S 17°23'06" W	24.33	ACCESS EASEMENT
01/15/04	108	109	S 24°52'01" W	28.04	ACCESS EASEMENT
01/15/04	109	110	S 17°07'53" W	52.50	ACCESS EASEMENT
01/15/04	110	111	S 00°45'58" W	9.68	ACCESS EASEMENT
01/15/04	111	112	S 00°21'35" E	12.14	ACCESS EASEMENT
01/15/04	112	113	S 15°01'00" W	13.39	ACCESS EASEMENT
01/15/04	113	114	N 79°02'56" W	57.28	ACCESS EASEMENT
01/15/04	114	115	S 89°38'25" W	102.72	ACCESS EASEMENT

SURVEYOR'S CERTIFICATE
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, ROBERT ORTHMAN, BEING A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS MAP SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE BUILDINGS, THE UNITS, THE UNIT DESIGNATIONS, THE DIMENSIONS OF THE UNITS, THE ELEVATION OF THE FLOORS AND THE CEILINGS AND THE BUILDING NUMBERS OF BUILDINGS. I FURTHER STATE THAT THIS MAP CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 38-31.3-209. I FURTHER CERTIFY THAT THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS.



NOTICE
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREOF.



MORTGAGEE'S CONSENT

U.S. BANK HEREBY CONSENTS TO THE RECORDING OF THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS AND JOINS IN THE DEDICATION MADE HEREON TO THE EXTENT OF ITS INTEREST THEREIN.

U.S. BANK
BY: ERIC BELL, VICE PRESIDENT

ACKNOWLEDGEMENT

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY ERIC BELL AS VICE PRESIDENT OF U.S. BANK

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

DECLARANT'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT METRO DEVELOPMENT, INC., A COLORADO LIMITED LIABILITY COMPANY (HEREINAFTER "DECLARANT"), BEING THE OWNER OF CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO, SHOWS HEREOF, HEREBY CERTIFIES THAT THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR INDIGO CREEK CONDOMINIUMS, RECORDED ON _____ 20____ AS RECEPTION NO. _____ ("DECLARATION").

BY: METROPOLITAN BUILDERS, INC.
A COLORADO CORPORATION
ITS MANAGER
BY: PETER A. KUDLA, PRESIDENT

ACKNOWLEDGEMENT

THE FOREGOING DECLARANT'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF 20____ BY PETER A. KUDLA, PRESIDENT OF METROPOLITAN BUILDERS, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

Elizabeth Corey
NOTARY PUBLIC

ELIZABETH COREY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Aug. 19, 2009

NOTES

1. BEARING BASIS: WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 88 WEST, 6TH P.M. N00°21'35" W GRID NORTH.
2. BENCH MARK: NGS MONUMENT W411, ELEVATION 5287.97.
3. G.C.E. = GENERAL COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
C.U. = CONDOMINIUM UNIT
VAULT = VAULTED CEILING HEIGHT
4. ENTRIES, STAIRWAYS, STAIRS, DECKS AND PATIOS ARE LIMITED COMMON ELEMENTS APPURTENANT TO CONDOMINIUM UNIT AS INDICATED ON THIS MAP.
5. ALL INTERIOR DIMENSIONS ARE TO THE UNFINISHED SURFACES OF THE WALLS, FLOORS AND CEILINGS.
6. GRAM. SPACES BETWEEN THE CEILINGS AND ROOFS ABOVE LEVEL TWO ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE CONDOMINIUM UNIT WITH ACCESS THERETO.
7. ROOFS ARE GENERAL COMMON ELEMENTS.
8. ALL EXTERIOR WALLS AND COMMON WALLS BETWEEN UNITS ARE GENERAL COMMON ELEMENTS.
9. THE REMAINING PORTION OF LOT 1, BROADLANDS FILING NO. 18 NOT INCLUDED IN RECORDED CONDOMINIUM MAPS OF INDIGO CREEK CONDOMINIUMS IS ANNEALED BY THE DECLARANT WITH THE RIGHT BUT NOT THE OBLIGATION TO DEVELOP SAID PROPERTY.

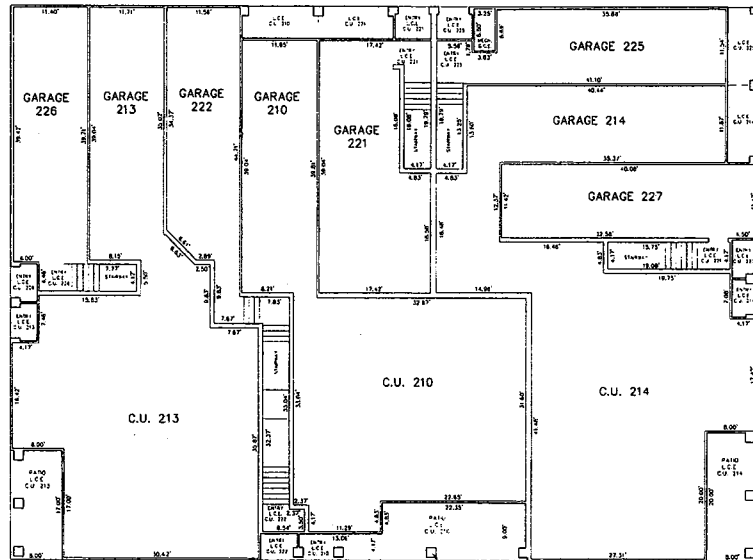
THE CONDOMINIUM MAP OF
INDIGO CREEK CONDOMINIUMS
A PORTION OF
LOT 1, THE BROADLANDS FILING NO. 18
CITY AND COUNTY OF BROOMFIELD
STATE OF COLORADO

SCALE: 1" = 40'
SHEET: 1A
DATE: 12-16-04
JOB NO. 214301 DATE 12/16/04 SHEET 1 OF 2

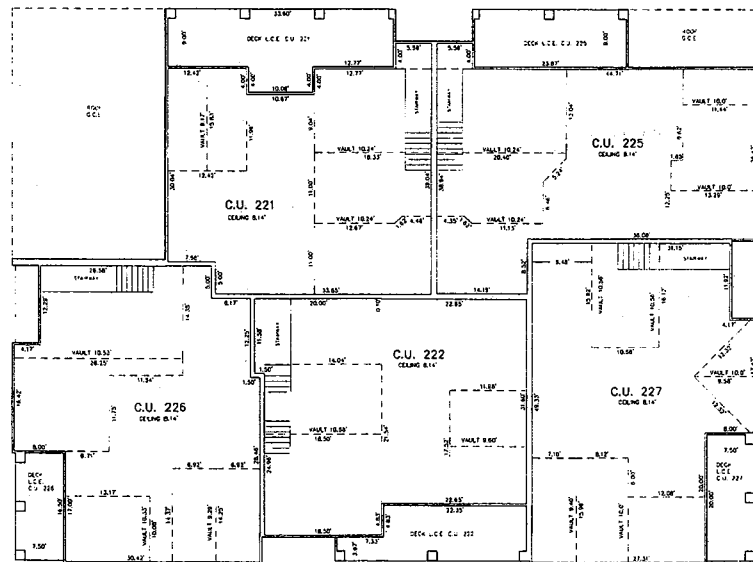
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
1099 North East Omaha, Suite 108
Broomfield, Colorado 80020
Tel: 303.440.9000 Fax: 303.440.9001

THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS

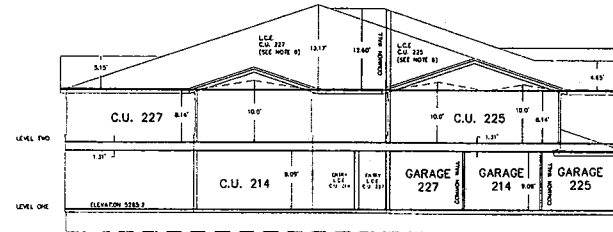
A PORTION OF
LOT 1, THE BROADLANDS FILING NO. 18
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



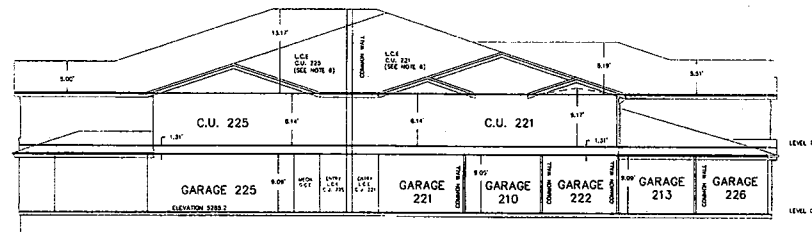
LEVEL ONE



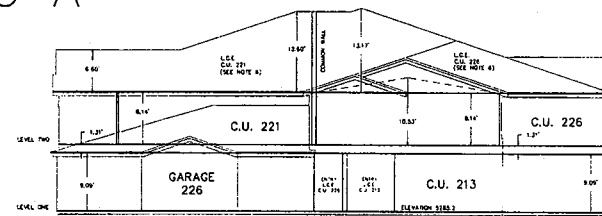
LEVEL TWO



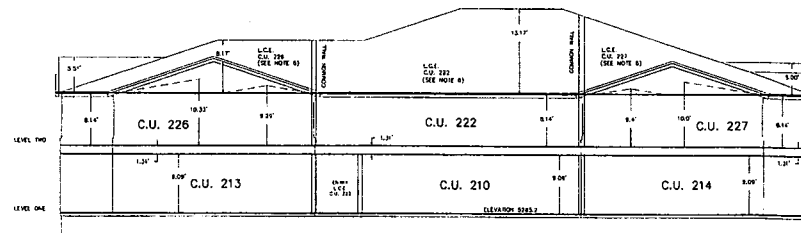
NORTH ELEVATION



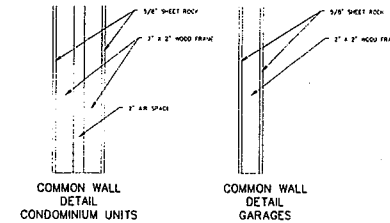
WEST ELEVATION



SOUTH ELEVATION



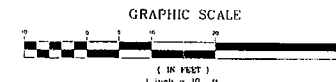
EAST ELEVATION



COMMON WALL
DETAIL
CONDOMINIUM UNITS

COMMON WALL
DETAIL
GARAGES

BUILDING A



THE CONDOMINIUM MAP OF
INDIGO CREEK CONDOMINIUMS
A PORTION OF
LOT 1, THE BROADLAND FILING NO. 18
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO

SCALE: PER 10
DESIGN: JEA
DRAWN: RCD
FILE: 2004-INDIGRA
APPROVED: RCD
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
1999 Pearl East Circle, Suite 100
Boulder, Colorado 80501 (303) 441-9666
JOB NO. 234301 DATE 12/29/04 SHEET 2 OF 2