

# THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 16

PART OF LOT 1, THE BROADLANDS FILING NO. 17  
CITY AND COUNTY OF BROOMFIELD, COLORADO  
SHEET 1 OF 2

**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, THE BROADLANDS FILING NO. 17, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE ALONG THE WESTERLY LINE OF LOT 1 THE FOLLOWING TWO COURSES:  
1) N02°12'54"E, 112.00 FEET;  
2) N00°18'22"E, 68.83 FEET;  
THENCE 8.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 16°47'50" AND A CHORD BEARING N81°36'05"E, 8.18 FEET;  
THENCE N90°00'00"E, 171.97 FEET;  
THENCE 64.39 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 16°47'50" AND A CHORD BEARING N81°36'05"E, 8.18 FEET;  
THENCE S34°05'54"E, 70.18 FEET;  
THENCE ALONG THE SOUTHERLY LINE OF LOT 1 THE FOLLOWING TWO COURSES:  
1) S85°48'36"W, 182.78 FEET;  
2) S84°21'31"W, 98.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS.

**SURVEYOR CERTIFICATION:**

FOR AND ON BEHALF OF HURST AND ASSOCIATES, I, ROBERT ORTHMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DIVISION OF AIR SPACE OF "THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 16" WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION AND MEETS THE REQUIREMENTS OF C.R.S. §§ 38-33.3-309. THIS MAP FULLY AND ACCURATELY DEPICTS THE CONDOMINIUM UNITS, THE DIMENSIONS OF SUCH CONDOMINIUM UNITS AND THE ELEVATIONS OF THE FLOORS AND CEILINGS, AND WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF IMPROVEMENTS.



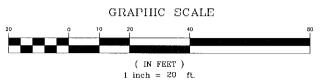
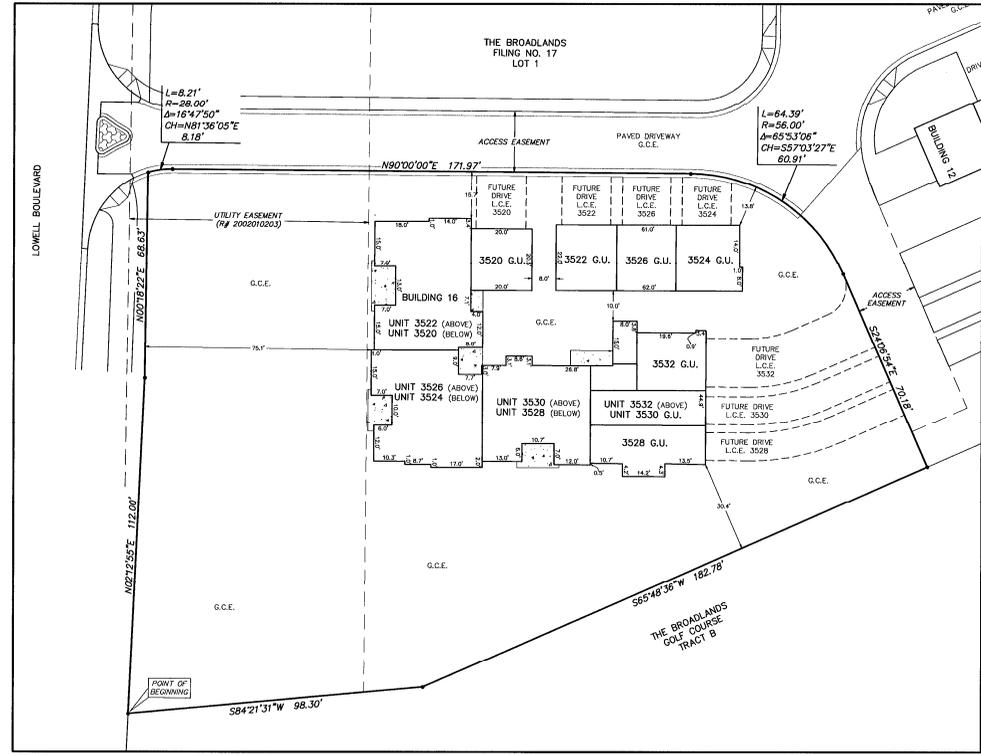
ROBERT ORTHMAN  
COLORADO PLS NO. 15315

**NOTES:**

- THIS CONDOMINIUM MAP CONSTITUTES AN AMENDMENT TO "THE BUILDING FOOTPRINT CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS", RECORDED 08/22/2003 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO AT RECEPTION NO. 2003010956.
- BEARINGS BASED ON THE EAST BOUNDARY OF THE BROADLANDS MONUMENTS DESCRIBED ON RECORDED PLAT, ASSUMED N03°40'34"W. BEARINGS ON THIS CONDOMINIUM PLAT DO NOT MATCH THE PLATTED BEARINGS, RATHER THEY MATCH BEARINGS USED IN THE CONSTRUCTION DRAWINGS TO OBTAIN PLATTED BEARINGS, NOT A DRAWING CORRECTION.
- BENCHMARK: NAIL/SHINER PLS 15315 AT THE NORTHEAST PROPERTY CORNER OF THE BROADLANDS FILING NO. 17, ELEVATION 5309.33' U.S.G.S. (BM HAS BEEN RESET SINCE THE CONDOMINIUM MAP FOR BUILDING 1 WAS PREPARED).
- G.C.E. = GENERAL COMMON ELEMENT  
L.C.E. = LIMITED COMMON ELEMENT  
G.U. = GARAGE UNIT
- DECKS ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS WITH THE SAME NUMBER.
- THE CONCRETE WALKS AND SURROUNDING GROUNDS ARE GENERAL COMMON ELEMENTS.
- ALL INTERIOR DIMENSIONS ARE TO THE UNFINISHED WALLS, FLOORS AND CEILINGS, PRIOR TO THE INSTALLATION OF ANY LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAVING, FLOORING OR SIMILAR MATERIALS.
- ALL EXTERIOR WALLS AND WALLS BETWEEN UNITS ARE GENERAL COMMON ELEMENTS.
- ROOFS ARE GENERAL COMMON ELEMENTS. ATTICS ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS WITH ACCESS THERE TO.
- GARAGE UNITS ARE PART OF THE UNIT TO WHICH THEY ARE ALLOCATED AND ARE LIMITED COMMON ELEMENTS.
- DATE OF INTERIOR MEASUREMENTS: 08/09/2005. DATE OF EXTERIOR MEASUREMENTS: 08/09/05.
- UNLESS OTHERWISE NOTED, EASEMENTS ARE FROM THE BROADLANDS FILING NO. 17 FINAL PLAT.

**NOTICE:**

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



**OWNERSHIP STATEMENT**

KNOW ALL PERSONS BY THESE PRESENTS THAT CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS CONDOMINIUM MAP TO BE KNOWN AS "THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 16", PURSUANT TO THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE VILLAGE AT BROADLANDS.

CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

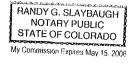
*John McCormac*  
BY JOHN MCCORMAC, MANAGER

**ACKNOWLEDGMENT**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN MCCORMAC, AS MANAGER OF CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 15<sup>th</sup> DAY OF September 2005.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES May 15, 2006

*Randy G. Slaybaugh*  
NOTARY PUBLIC



**LENDER'S APPROVAL:**

GUARANTY BANK & TRUST COMPANY, AS THE HOLDER OF A DEED OF TRUST ENCUMBERING THE REAL PROPERTY DEPICTED HEREON, HEREBY CONSENTS TO MATTERS DESCRIBED ON THIS "THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 16" AND TO THE RECORDING OF THE SAME.

GUARANTY BANK & TRUST COMPANY

*James J. King, Srec. Vice President*

**ACKNOWLEDGMENT**

THE FOREGOING LENDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF September 2005 BY James J. King, Srec. Vice President, FOR GUARANTY BANK & TRUST COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 2-8-07

*Margaret A. Deaton*  
NOTARY PUBLIC 3391 E. 10<sup>th</sup> Ave., Denver, CO 80202



**PARTICIPATING BUILDER'S APPROVAL:**

MERIT HOMES, INC., A COLORADO CORPORATION, AS A PARTICIPATING BUILDER WITH AN INTEREST IN THE REAL PROPERTY DEPICTED HEREON, HEREBY CONSENTS TO THE MATTERS DESCRIBED ON THIS "THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 16" AND TO THE RECORDING OF THE SAME.

MERIT HOMES, INC., A COLORADO CORPORATION

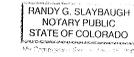
*Nick M. Comal, President*

**ACKNOWLEDGMENT**

THE FOREGOING PARTICIPATING BUILDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF September 2005 BY Nick M. Comal, AS President, FOR MERIT HOMES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES May 15, 2006

*Randy G. Slaybaugh*  
NOTARY PUBLIC



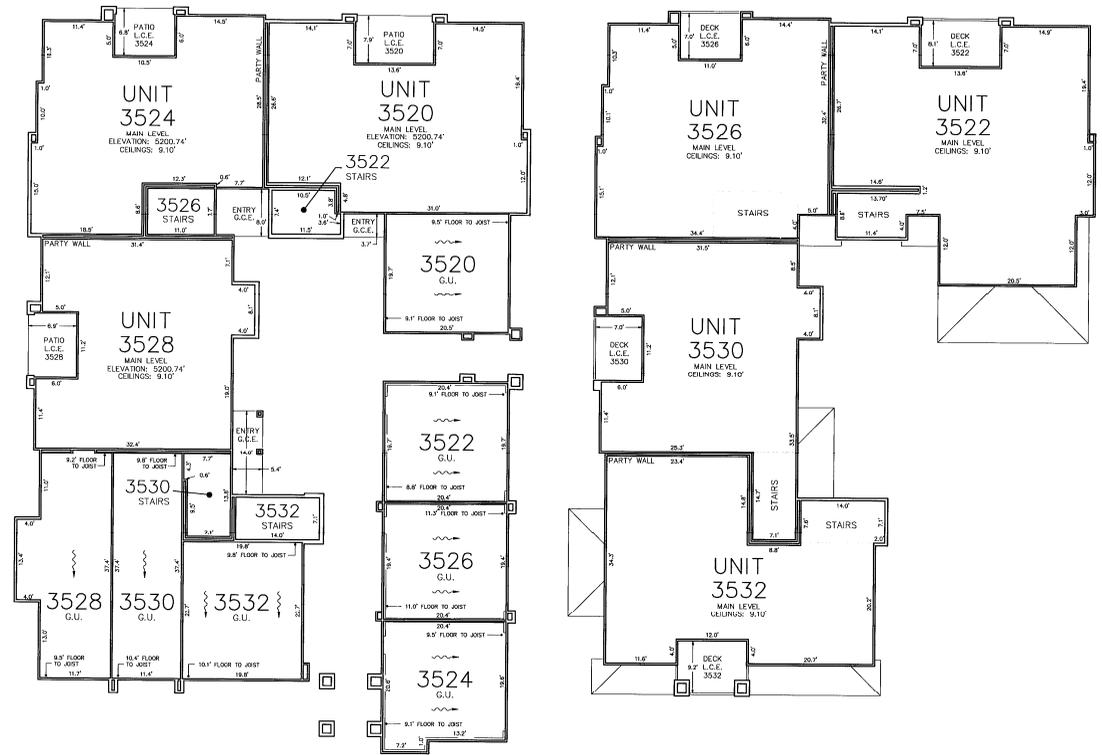
THE CONDOMINIUM MAP OF  
THE VILLAGE AT BROADLANDS  
BUILDING 16  
BROOMFIELD, COLORADO

SCALE	1" = 20'
DESIGN/APP'D.	RO
DRAWN BY	HEM
DATE	08/29/05
FILE #	V20020317R-20V001R17CONDOM/BUILD16-1 SHEET 1 OF 2

HURST & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
1800 West 94th Street, Suite 108  
Boulder, Colorado 80504 (303) 448-9328

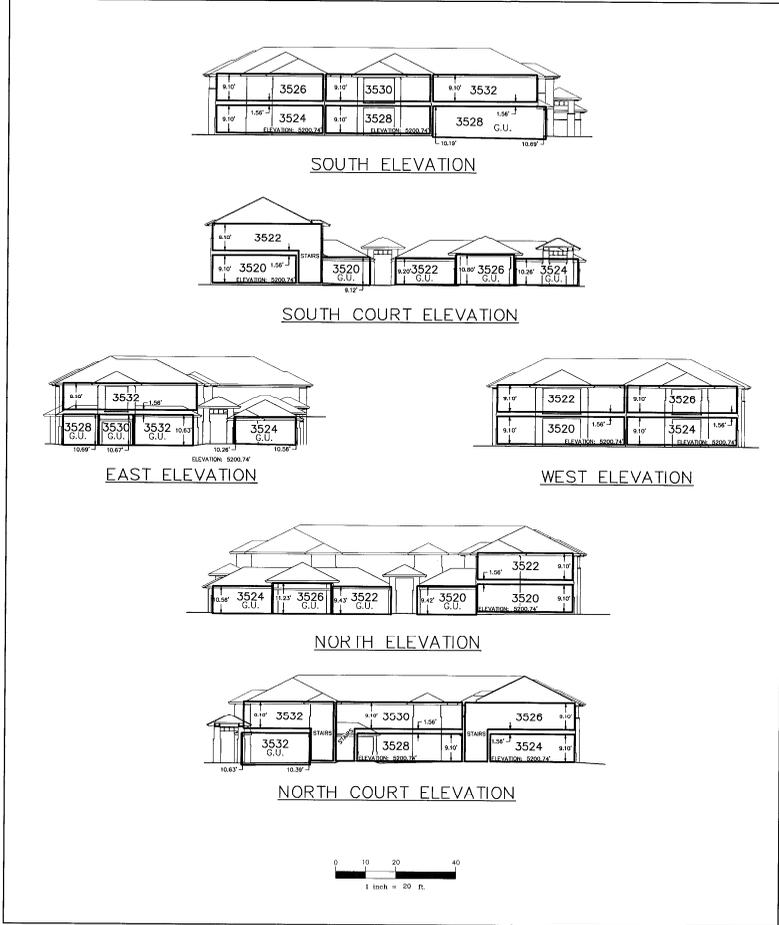
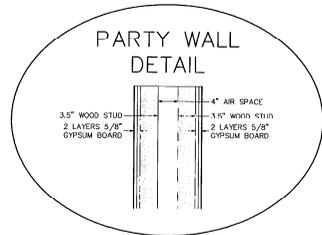
# THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 16

PART OF LOT 1, THE BROADLANDS FILING NO. 17  
CITY AND COUNTY OF BROOMFIELD, COLORADO  
SHEET 2 OF 2



LEVEL ONE

LEVEL TWO



THE CONDOMINIUM MAP OF  
THE VILLAGE AT BROADLANDS  
BUILDING 16  
BROOMFIELD, COLORADO

SCALE: HORIZONTAL = 1" = 20'  
VERTICAL = 1" = 5'  
DESIGN/APPR. RD  
DRAWN BY: DD  
DATE: 02/23/05  
FILE: G:\2002\A16-20\SUBV\CONDO\BLDG16-2 SHEET 2 OF 2

**HURST & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
499 Pearl East Drive, Suite 100  
Broomfield, Colorado 80020-1000  
TEL: 303.440.1100