

# THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 4

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:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE N85°16'09"W 149.14 FEET ALONG THE SOUTHERLY LINE OF LOT 1 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE N85°16'09"W 32.46 FEET;

THENCE S84°27'06"W 232.46 FEET;

THENCE N06°10'20"W 155.24 FEET;

THENCE 63.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 14°48'38" AND A CHORD BEARING N02°34'40"E, 63.16 FEET;

THENCE N55°10'21"E 13.76 FEET;

THENCE 31.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 11°26'59" AND A CHORD BEARING N02°02'21"E, 31.92 FEET;

THENCE 25.98 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°02'40" AND A CHORD BEARING N42°02'27"E, 24.92 FEET;

THENCE 13.57 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 127°07'38" AND A CHORD BEARING S03°13'18"E, 13.54 FEET;

THENCE S09°42'04"E 119.72 FEET;

THENCE 50.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 89°42'04" AND A CHORD BEARING S44°51'02"E, 45.14 FEET;

THENCE S00°00'00"E 165.67 FEET TO THE POINT OF BEGINNING, CONTAINING 52,622 SQUARE FEET (1.21 ACRES).

**OWNERSHIP STATEMENT**

KNOW ALL PERSONS BY THESE PRESENTS THAT CITATION DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY BEING THE OWNER OF THE PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP, HAS CAUSED THE SAME TO BE RECORDED AS SHOWN ON THIS CONDOMINIUM MAP TO BE KNOWN AS "THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS - BUILDING 4" PURSUANT TO THE DECLARATION BY THE OWNERS, CONDITIONS AND RESTRICTIONS OF THE VILLAGE AT BROADLANDS.

CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *John McCormac*  
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 30<sup>th</sup> DAY OF NOVEMBER, 2004.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-19-2008

BY: *Donna C. Hartzel*  
DONNA C. HARTZEL, 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 ANY MATTER MENTIONED ON THIS CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS - BUILDING 4 AND TO THE RECORDING OF THE SAME.

GUARANTY BANK & TRUST COMPANY

BY: *[Signature]*

**ACKNOWLEDGMENT**

THE FOREGOING LENDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF NOVEMBER, 2004 BY JAMES W. KING AS EXECUTIVE PRES. FOR GUARANTY BANK & TRUST COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-22-07

BY: *Annice L. Speer*  
ANNICE L. SPEER, NOTARY PUBLIC



**PARTICIPATING BUILDER'S APPROVAL:**

MERIT HOMES, INC., AS A PARTICIPATING BUILDER WITH AN INTEREST IN THE REAL PROPERTY DEPICTED HEREON, HEREBY CONSENTS TO THE MATTERS DESCRIBED ON THIS CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS - BUILDING 4 AND TO THE RECORDING OF THE SAME.

MERIT HOMES, INC., A COLORADO CORPORATION

BY: *Mark McCormac*

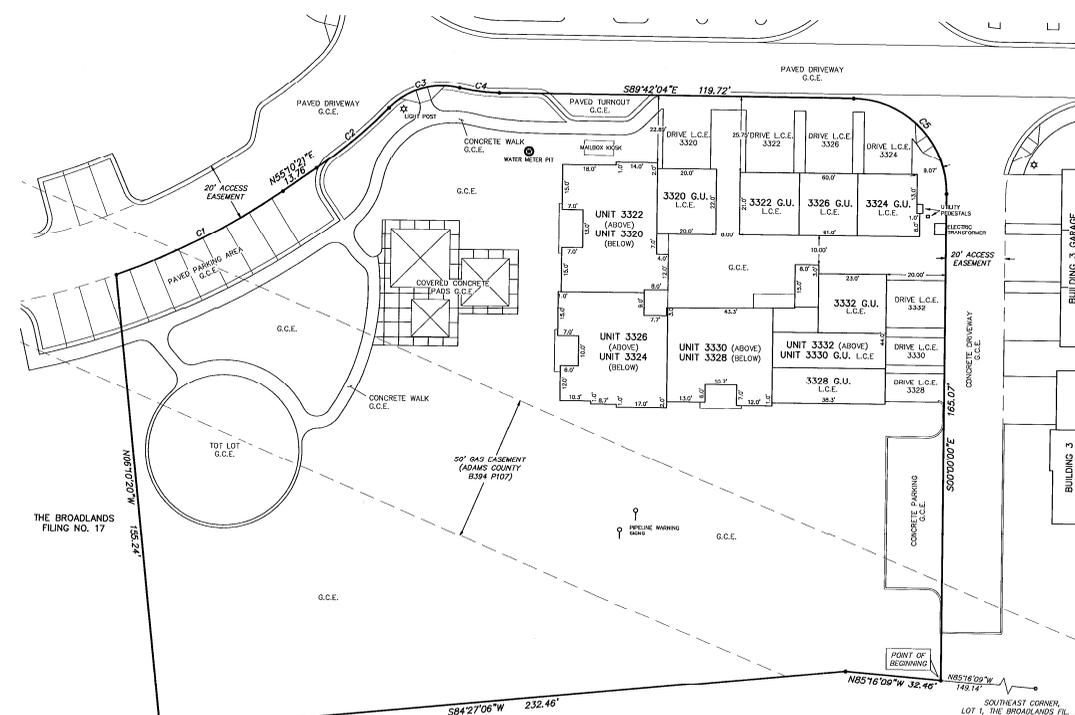
**ACKNOWLEDGMENT**

THE FOREGOING PARTICIPATING BUILDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF NOVEMBER, 2004 BY MARK MCCORMAC AS MANAGER FOR MERIT HOMES, INC., A COLORADO CORPORATION.

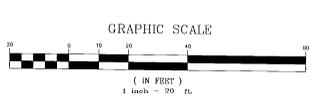
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-18-2008

BY: *Donna C. Hartzel*  
DONNA C. HARTZEL, NOTARY PUBLIC



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	63.33	345.00	63.16	N02°34'40"E	14°48'38"
C2	31.97	160.00	31.92	N02°02'21"E	11°26'59"
C3	25.98	25.00	24.92	N42°02'27"E	92°02'40"
C4	13.57	60.00	13.54	S03°13'18"E	127°07'38"
C5	50.16	32.00	45.14	S44°51'02"E	89°42'04"



**NOTES:**

- THIS CONDOMINIUM MAP CONSTITUTES AN AMENDMENT TO "THE BUILDING FOOTPRINT CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS", RECORDED 08/27/2003 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO AT RECEPTION NO. 2003016958.
- BEARINGS BASED ON THE EAST BOUNDARY OF THE BROADLANDS FILING NO. 17, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
- THIS CONDOMINIUM MAP DID NOT MATCH THE RELATED BEARINGS, RATHER THEY MATCH BEARINGS USED IN THE CONSTRUCTION DRAWINGS. TO OBTAIN PLATTED BEARINGS, ROTATE DRAWING 0°39'57" COUNTER CLOCKWISE.
- BENCHMARK: NAL/SHINER PLS 15315 AT THE NORTHEAST PROPERTY CORNER OF THE BROADLANDS FILING NO. 17. ELEVATION 5309.37' U.S.C.S. (BM HAS BEEN RESET SINCE THE CONDOMINIUM MAP FOR BUILDING 3 WAS PREPARED).
- W.C.E. = GENERAL COMMON ELEMENT  
L.C.E. = LIMITED COMMON ELEMENT  
G.U. = GARAGE UNIT
- ROOMS 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, PLASTER/DRIED, PLASTER, PANELING, TILES, WALLPAPER, PAINT, 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 THERETO.
- GARAGE UNITS ARE PART OF THE UNIT TO WHICH THEY ARE ALLOCATED AND ARE LIMITED COMMON ELEMENTS.
- DATE OF INTERIOR MEASUREMENTS: 10/22/2004. DATE OF EXTERIOR MEASUREMENTS: 10/29/04.
- 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.

**SURVEYOR CERTIFICATION:**

FOR AND ON BEHALF OF HURST AND ASSOCIATES, I, ROBERT ORTHMAN, A RESIDENT PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DIVISION OF ARE SPACE BY "THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS - BUILDING 4" 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. 38-333-206. THIS MAP FULLY AND ACCURATELY DEPICTS THE CONDOMINIUM UNITS, THE DIMENSIONS OF EACH CONDOMINIUM UNIT AND THE DIMENSIONS OF THE FLOORS AND CEILINGS, AND WAS PREPARED IN ACCORDANCE WITH THE SUBSTANTIAL COMPLETION OF IMPROVEMENTS.

15315  
ROBERT ORTHMAN  
11/16/04  
COLORADO PLS NO. 15315

**THE CONDOMINIUM MAP OF  
THE VILLAGE AT BROADLANDS  
BUILDING 4  
BROOMFIELD, COLORADO**

SCALE: HORIZ. 1"=20'  
VERT. N/A

CONFORMS TO: 107

DRAWN BY: EO

DATE: 11/16/04

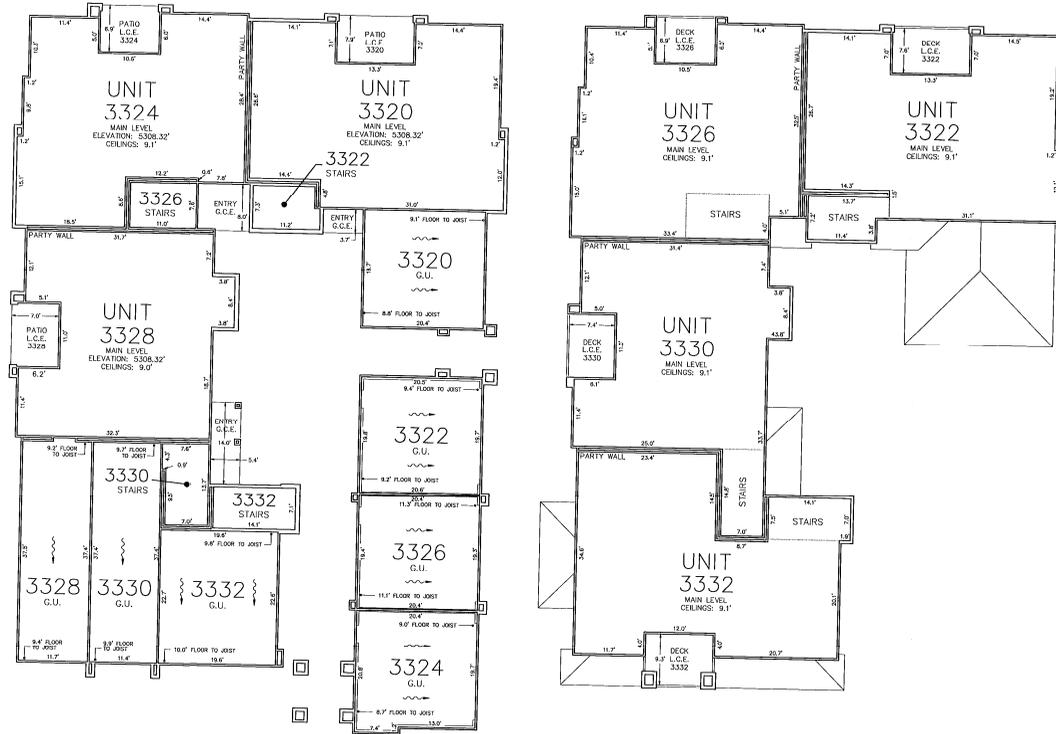
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**HURST & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
409 First Fed. Court, Suite 108  
Boulder, Colorado 80501 (303) 440-9100

SHEET 1 OF 2

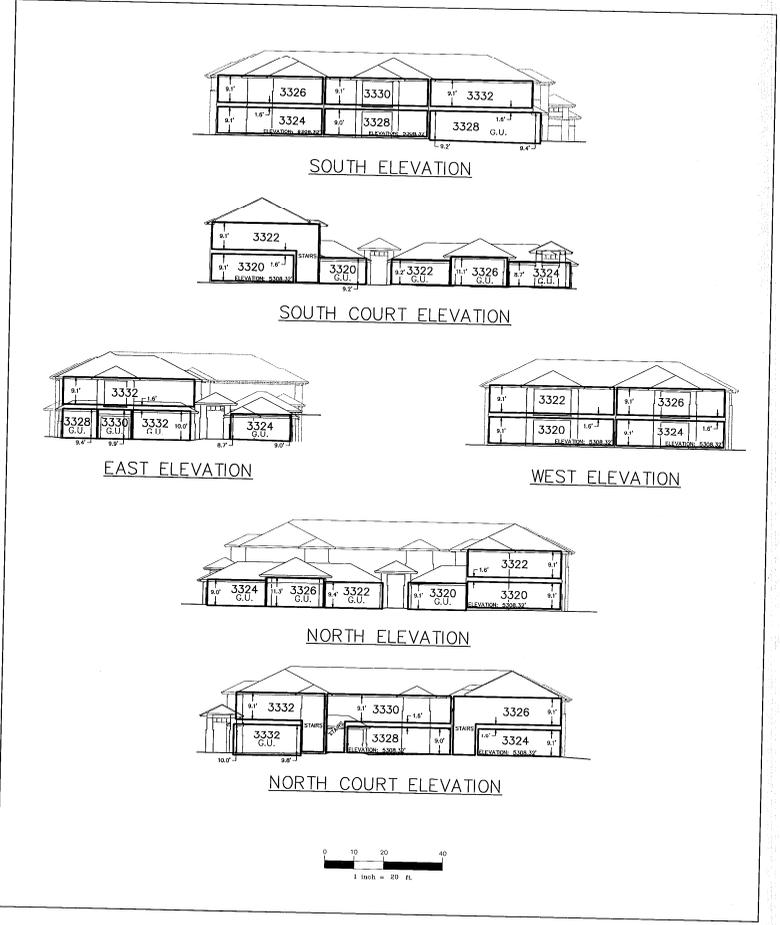
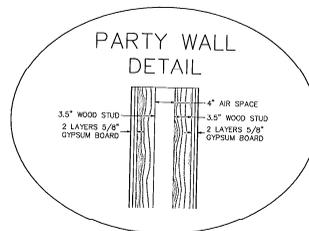
THE CONDOMINIUM MAP OF  
**THE VILLAGE AT BROADLANDS**  
**BUILDING 4**

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 4  
 BROOMFIELD, COLORADO

SCALE: 1/8" = 1'-0"  
 DESIGNED BY: RD  
 DRAWN BY: BD  
 DATE: 11/12/09  
 FILE: G:\2009\BROADLANDS\CONDO\PHD02-7

HURST & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 499 East 1st Ave., Suite 100  
 Broomfield, Colorado 80020 (303) 469-8000

SHEET 2 OF 2