

# THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 9

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, COLORADO, BEING THE CORNER OF THE PROPERTY COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1 CORNER WITH THE NORTHEASTERLY CORNER OF OUTLOT A;

THENCE S89°42'05"E, 135.18 FEET ALONG THE NORTHERLY LINE OF LOT 1;

THENCE S0017°55'W, 60.69 FEET TO THE POINT OF BEGINNING;

THENCE 69.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 90°30'51", AND A CHORD BEARING N84°51'33"E, 66.37 FEET;

THENCE S88°50'31"E, 109.13 FEET;

THENCE S23°09'29"W, 124.85 FEET;

THENCE S89°57'46"W, 128.71 FEET;

THENCE N00°22'14"W, 83.40 FEET;

THENCE 49.39 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 90°30'51", AND A CHORD BEARING N281°54'27"E, 47.41 FEET;

THENCE N33°26'22"W, 20.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 22,633 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

**SURVEYOR CERTIFICATION:**

FOR AND ON BEHALF OF HURST & ASSOCIATES, L.L.P. BO BAIZE, A LICENSED 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, PART OF LOT 1, THE BROADLANDS FILING NO. 17, CITY AND COUNTY OF BROOMFIELD, COLORADO, WAS PREPARED BY ME OR UNDER MY SUPERVISION, SUPERVISION AND CHECKING AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION AND MEETS THE REQUIREMENTS OF C.R.S. 38-33.3-209. THIS MAP FULLY AND ACCURATELY DEPICTS THE CONDOMINIUM UNITS, THE DIMENSIONS OF SUCH CONDOMINIUM UNITS AND THE ELEVATIONS OF THE CONDOMINIUM UNITS, AND WAS PREPARED SUBSEQUENT TO SUBSTANTIAL INVESTIGATION.

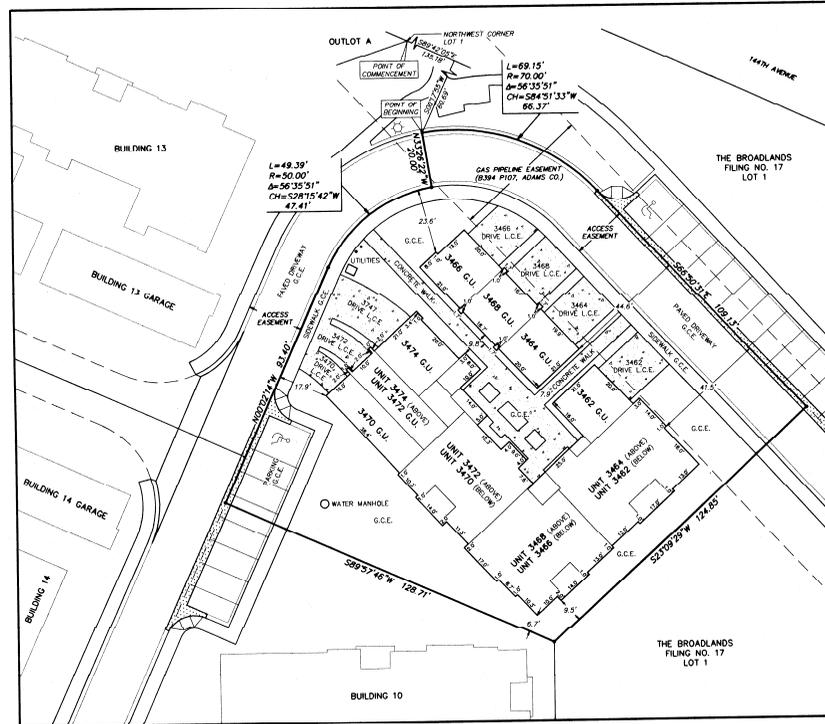


**NOTES:**

1. 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 RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO AT RECEPTION NO. 2003018966.
2. BEARINGS BASED ON THE EAST BOUNDARY OF THE BROADLANDS FILING NO. 17, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MONUMENTS DESCRIBED ON RECORDED PLAT, ASSUMED N01°42'34"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. RESTATE DRAWING: 0029207, COUNTY OF COLORADO.
3. BENCHMARK: NAL/JOHNS RLS 15315 AT THE NORTHEAST PROPERTY CORNER OF THE BROADLANDS FILING NO. 17, ELEVATION 5309.45' U.S.C.S. (BM HAS BEEN RESET SINCE THE CONDOMINIUM MAP FOR BUILDING 9 WAS PREPARED).
4. G.C.E. = GENERAL COMMON ELEMENT  
L.C.E. = LIMITED COMMON ELEMENT  
G.U. = GARAGE UNIT
5. UNITS ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS WITH THE SAME NUMBER.
6. THE CONCRETE WALKS AND SURROUNDING GROUNDS ARE GENERAL COMMON ELEMENTS.
7. ALL INTERIOR DIMENSIONS ARE TO THE UNFINISHED WALLS, FLOORS AND CEILING, PRIOR TO THE INSTALLATION OF ANY LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FLOORING OR SIMILAR MATERIALS. MEASUREMENTS COLLECTED 11/03/06.
8. ALL EXTERIOR WALLS AND WALLS BETWEEN UNITS ARE GENERAL COMMON ELEMENTS.
9. ROOFS ARE GENERAL COMMON ELEMENTS. ATTICS ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS WITH ACCESS THERETO.
10. GARAGE UNITS ARE PART OF THE UNIT TO WHICH THEY ARE ALLOCATED AND ARE LIMITED COMMON ELEMENTS.
11. MEASUREMENTS SHOWN ON THE SHEET ARE THE DIMENSIONS OF THE FOUNDATION SLABS, COLLECTED ON 09/19/06.
12. 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. YOU MAY NOT COMMENCE 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 CORNER 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 9, PURSUANT TO THE DECLARATION OF THE COVENANTS, 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 13th DAY OF March, 2007.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES 3/16/07

BY: *Richard*  
NOTARY PUBLIC



**LENDER'S APPROVAL**

GUARANTY BANK & TRUST COMPANY, AS THE HOLDER OF A DEED OF TRUST ENCOMBERING THE REAL PROPERTY DEPICTED HEREON, HEREBY CONSENTS TO MATTERS DESCRIBED ON THIS CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 9 AND TO THE RECORDING OF THE SAME.

GUARANTY BANK & TRUST COMPANY

BY: *[Signature]*

**ACKNOWLEDGMENT**

THE FOREGOING LENDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF March, 2007 BY *John McCormac* AS MANAGER OF CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES 3/16/07

BY: *[Signature]*  
NOTARY PUBLIC



**PARTICIPATING BUILDER'S APPROVAL**

MERT 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 CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 9 AND TO THE RECORDING OF THE SAME.

MERT HOMES, INC., A COLORADO CORPORATION

BY: *[Signature]*  
D.C.E. McCORMAC, President

**ACKNOWLEDGMENT**

THE FOREGOING PARTICIPATING BUILDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF March, 2007 BY *John McCormac* AS MANAGER OF CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES 3/16/07

BY: *[Signature]*  
NOTARY PUBLIC



THE CONDOMINIUM MAP OF  
THE VILLAGE AT BROADLANDS  
BUILDING 9  
BROOMFIELD, COLORADO

SCALE: 1/4" = 20'  
DESIGNED BY: HURST & ASSOCIATES, INC.  
DRAWN BY: BO  
CHECKED BY: BO  
DATE: 01/08/07  
FILE: C:\WORK\2007\17\CONDO\CONDO2007-17-01.DWG



