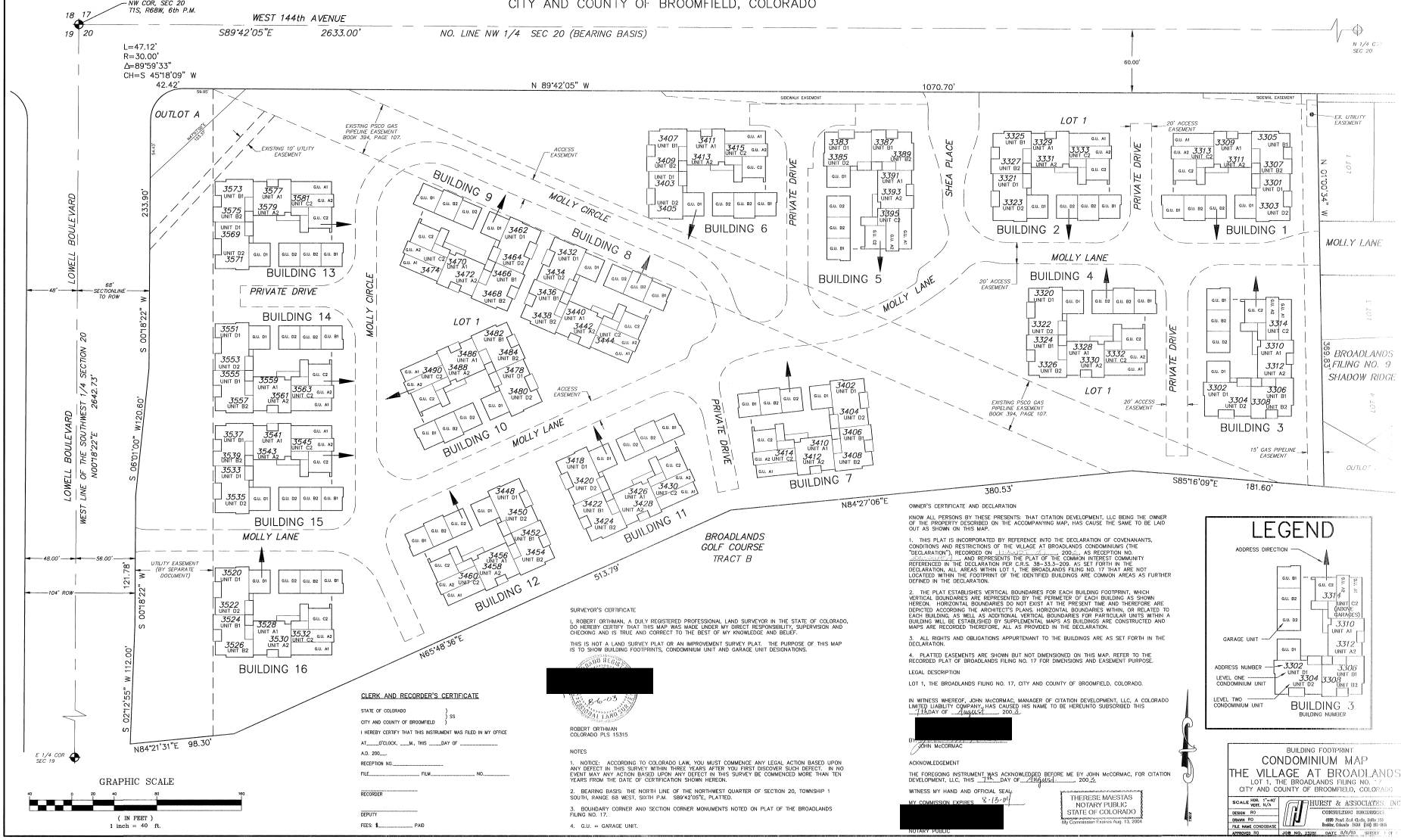
2003016956 09/27/2003 11:15P Pg
1 of 1 R 11.00 D 0.00 City&Cnty Broomfield

BUILDING FOOTPRINT

CONDOMINIUM MAP
THE VILLAGE AT BROADLANDS

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



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
CITY AND COUNTY OF BROOMFIELD } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE

AT _____ O'CLOCK, ___M., THIS _____ DAY OF _____

A.D. 200___.

RECEPTION NO._____

FILE_____ FILM_____ NO._____

_____
RECORDER

_____
DEPUTY

FEES: $_____ PAID

SURVEYOR'S CERTIFICATE

I, ROBERT ORTHMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW BUILDING FOOTPRINTS, CONDOMINIUM UNIT AND GARAGE UNIT DESIGNATIONS.

[redacted]

ROBERT ORTHMAN
COLORADO PLS 15315

NOTES

1. 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 CERTIFICATION SHOWN HEREON.

2. BEARING BASIS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH P.M. S89°42'05"E, PLATTED.

3. BOUNDARY CORNER AND SECTION CORNER MONUMENTS NOTED ON PLAT OF THE BROADLANDS FILING NO. 17.

4. G.U. = GARAGE UNIT.

OWNER'S CERTIFICATE AND DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT CITATION DEVELOPMENT, LLC BEING THE OWNER OF THE PROPERTY DESCRIBED ON THE ACCOMPANYING MAP, HAS CAUSE THE SAME TO BE LAID OUT AS SHOWN ON THIS MAP.

1. THIS PLAT IS INCORPORATED BY REFERENCE INTO THE DECLARATION OF COVENANANTS, CONDITIONS AND RESTRICTIONS OF THE VILLAGE AT BROADLANDS CONDOMINIUMS (THE "DECLARATION"), RECORDED ON _____, 200___, AS RECEPTION NO. _____, AND REPRESENTS THE PLAT OF THE COMMON INTEREST COMMUNITY REFERENCED IN THE DECLARATION PER C.R.S. 38-33.3-209. AS SET FORTH IN THE DECLARATION, ALL AREAS WITHIN LOT 1, THE BROADLANDS FILING NO. 17 THAT ARE NOT LOCATED WITHIN THE FOOTPRINT OF THE IDENTIFIED BUILDINGS ARE COMMON AREAS AS FURTHER DEFINED IN THE DECLARATION.

2. THE PLAT ESTABLISHES VERTICAL BOUNDARIES FOR EACH BUILDING FOOTPRINT, WHICH VERTICAL BOUNDARIES ARE REPRESENTED BY THE PERIMETER OF EACH BUILDING AS SHOWN HEREON. HORIZONTAL BOUNDARIES DO NOT EXIST AT THE PRESENT TIME AND THEREFORE ARE DEPICTED ACCORDING THE ARCHITECT'S PLANS. HORIZONTAL BOUNDARIES WITHIN, OR RELATED TO EACH BUILDING, AS WELL AS ADDITIONAL VERTICAL BOUNDARIES FOR PARTICULAR UNITS WITHIN A BUILDING WILL BE ESTABLISHED BY SUPPLEMENTAL MAPS AS BUILDINGS ARE CONSTRUCTED AND MAPS ARE RECORDED THEREFORE, ALL AS PROVIDED IN THE DECLARATION.

3. ALL RIGHTS AND OBLIGATIONS APPURTENANT TO THE BUILDINGS ARE AS SET FORTH IN THE DECLARATION.

4. PLATTED EASEMENTS ARE SHOWN BUT NOT DIMENSIONED ON THIS MAP. REFER TO THE RECORDED PLAT OF BROADLANDS FILING NO. 17 FOR DIMENSIONS AND EASEMENT PURPOSE.

LEGAL DESCRIPTION

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

IN WITNESS WHEREOF, JOHN McCORMAC, MANAGER OF CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 11 DAY OF August 200 2.

[redacted]

JOHN McCORMAC

ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN McCORMAC, FOR CITATION DEVELOPMENT, LLC, THIS 11 DAY OF August 200 2.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-13-04

[redacted]

NOTARY PUBLIC

THERESE MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Aug. 13, 2004

LEGEND

BUILDING FOOTPRINT
CONDOMINIUM MAP
THE VILLAGE AT BROADLANDS
LOT 1, THE BROADLANDS FILING NO. 17
CITY AND COUNTY OF BROOMFIELD, COLORADO

SCALE	HOR. 1"=40' VERT. N/A
DESIGN	RO
DRAWN	RO
FILE NAME	CONDOBASE
APPROVED	RO

HURST & ASSOCIATES, INC
CONSULTING ENGINEERS
4990 Pearl East Circle, Suite 150
Boulder, Colorado 80301 (303) 443-3115

JOB NO. 2378 DATE 8/6/03 SHEET 1 OF 1