

EAST VILLAGE FLATS AT VANTAGE POINTE CONDOMINIUM MAP

BEING LOT 51, PARKWAY CIRCLE FILING NO. 2, REPLAT A,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

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City and County of Broomfield

SHEET INDEX

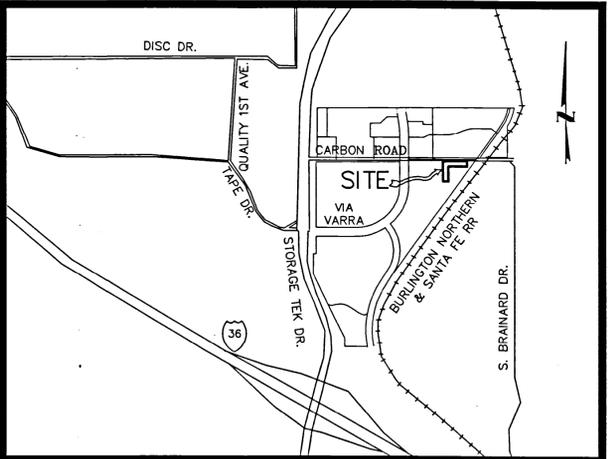
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LEGAL DESCRIPTION

LOT 51,
PARKWAY CIRCLE FILING NO. 2, REPLAT A,
A REPLAT OF PARKWAY CIRCLE FILING NO. 2,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO.

NOTES

- THIS EAST VILLAGE FLATS AT VANTAGE POINTE CONDOMINIUM MAP ("CONDOMINIUM MAP") IS RECORDED IN CONJUNCTION WITH, AND COINCIDENT WITH, THAT CERTAIN DECLARATION OF CONDOMINIUM FOR EAST VILLAGE FLATS AT VANTAGE POINTE ("CONDOMINIUM DECLARATION").
- THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAS BEEN SUBJECTED TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF VANTAGE POINTE, RECORDED IN THE REAL ESTATE RECORDS OF BROOMFIELD COUNTY, COLORADO, ON JANUARY 18, 2007 AT RECEPTION NO. 2007000747, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME ("MASTER DECLARATION"), PURSUANT TO THAT CERTAIN SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VANTAGE POINTE AND THE PLANNED COMMUNITY MAP FOR VANTAGE POINTE RECORDED COINCIDENT HERewith ("MASTER DECLARATION/MAP ANNEXATION"). FURTHER, THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAS ALSO BEEN SUBJECTED TO THAT CERTAIN PLANNED COMMUNITY MAP FOR VANTAGE POINTE, RECORDED IN THE REAL ESTATE RECORDS OF BROOMFIELD COUNTY, COLORADO, ON JANUARY 18, 2007 AT RECEPTION NO. 2007000748, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME ("MASTER MAP"), PURSUANT TO THE MASTER DECLARATION/MAP ANNEXATION. PURSUANT TO THE MASTER DECLARATION/MAP ANNEXATION, THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAS BEEN ANNEXED INTO THE VANTAGE POINTE MASTER PROJECT AND IS SUBJECT TO BOTH THE MASTER DECLARATION AND THE MASTER MAP.
- 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.
- BENCHMARK:** BENCHMARK IS CITY AND COUNTY OF BROOMFIELD POINT FC-2, ELEVATION = 5389.07'.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, STAMPED "LS 15315" AND MONUMENTED AT THE NORTH QUARTER CORNER BY A 3" ALUMINUM CAP STAMPED "LS 19003", AS BEARING NORTH 89°48'59" EAST, PER THE PLAT OF PARKWAY CIRCLE FILING NO. 2, REPLAT A, RECORDED AT RECEPTION NO. 2006009301 OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE.
- THIS MAP AND THE SURVEY ON WHICH IT IS BASED DO NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD HARRIS KOCHER SMITH RELIED ON THE COMMITMENT FOR TITLE INSURANCE ORDER NO. F70384534-3 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF JULY 12, 2013 AT 5:00 P.M.
- THE SUBJECT PROPERTY LIES WITHIN ZONE X WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 0850730059F AND MAP NO. 0850730078F DATED AUGUST 18, 2004.
- GENERAL COMMON ELEMENTS** MEANS ALL TANGIBLE PHYSICAL PROPERTIES OF THIS PROJECT EXCEPT THE LIMITED COMMON ELEMENTS AND THE UNITS.
- LIMITED COMMON ELEMENTS** MEANS THOSE INTERESTS IN THE COMMON ELEMENTS WHICH ARE EITHER LIMITED TO OR RESERVED IN THE CONDOMINIUM DECLARATION, ON THIS CONDOMINIUM MAP, OR BY AUTHORIZED ACTION OF THE ASSOCIATION, FOR THE EXCLUSIVE USE OF A UNIT, OR ARE LIMITED TO AND RESERVED FOR THE COMMON USE OF MORE THAN ONE BUT FEWER THAN ALL UNITS.
- LCE PARKING SPACE** MEANS A PARKING SPACE ASSIGNED ON THIS CONDOMINIUM MAP, IN A SUPPLEMENTAL CONDOMINIUM DECLARATION, SUPPLEMENTAL CONDOMINIUM MAP AND/OR OTHER RECORDED DOCUMENT AS A LIMITED COMMON ELEMENT FOR EXCLUSIVE USE OF ONE OR MORE, BUT FEWER THAN ALL, OF THE UNITS IN THE EAST VILLAGE FLATS AT VANTAGE POINTE PROJECT ("CONDOMINIUM PROJECT"). UNTIL ALLOCATED AS AN LCE PARKING SPACE, ALL PARKING SPACES SHOWN ON THIS CONDOMINIUM MAP ARE GENERAL COMMON ELEMENTS. A PARKING SPACE CAN BE CONVERTED FROM A GENERAL COMMON ELEMENT TO AN LCE PARKING SPACE BY DECLARANT IN ACCORDANCE WITH SECTION 15.2 OF THE CONDOMINIUM DECLARATION.
- LCE STORAGE SPACE** MEANS A STORAGE SPACE ASSIGNED ON THIS CONDOMINIUM MAP, IN A SUPPLEMENTAL CONDOMINIUM DECLARATION, SUPPLEMENTAL CONDOMINIUM MAP AND/OR OTHER RECORDED DOCUMENT AS A LIMITED COMMON ELEMENT FOR EXCLUSIVE USE OF ONE OR MORE, BUT FEWER THAN ALL, OF THE UNITS IN THE CONDOMINIUM PROJECT. UNTIL ALLOCATED AS AN LCE STORAGE SPACE, ALL STORAGE SPACES SHOWN ON THIS MAP ARE GENERAL COMMON ELEMENTS. A STORAGE SPACE CAN BE CONVERTED FROM A GENERAL COMMON ELEMENT TO AN LCE STORAGE SPACE BY DECLARANT IN ACCORDANCE WITH SECTION 15.2 OF THE CONDOMINIUM DECLARATION.
- EACH PATIO/DECK SHOWN HEREON IS ALLOCATED SOLELY TO THE UNIT TO WHICH IT IS ADJACENT, AS SHOWN HEREON.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 5 HEREON.
- INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 5. (EXCEPTIONS 1-8 ARE STANDARD EXCEPTIONS)
- RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 25, 1878, IN BOOK 49 AT PAGE 346. (CANNOT BE PLOTTED)
- THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, RECORDED JUNE, 30, 1999, UNDER RECEPTION NO. 1955530. (CANNOT BE PLOTTED)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PLANNED UNIT DEVELOPMENT FOR PARKWAY CIRCLE AS EVIDENCED BY RESOLUTION RECORDED DECEMBER 1, 2000, UNDER RECEPTION NO. 2100134 AND AMENDMENT THERETO RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004327 AND SECOND AMENDMENT RECORDED OCTOBER 25, 2007 UNDER RECEPTION NO. 200701373. (CANNOT BE PLOTTED)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH METRO FIRE RESCUE DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 27, 2001, UNDER RECEPTION NO. 2131725. (CANNOT BE PLOTTED)
- COMBINED ORDER APPROVING SETTLEMENT AGREEMENT AND REALIGNMENT OF BOUNDARIES IN CONNECTION WITH THE ABOVE DISTRICT RECORDED OCTOBER 24, 2002 UNDER RECEPTION NO. 2002015918. (CANNOT BE PLOTTED)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PARKWAY CIRCLE SITE DEVELOPMENT PLAN RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004329. (CANNOT BE PLOTTED)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AND REIMBURSEMENT AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004330. (CANNOT BE PLOTTED)



VICINITY MAP
SCALE: 1"=1000'

NOTES (CONT.)

- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004331. (CANNOT BE PLOTTED)
- STATEMENT OF RIGHTS AND OBLIGATIONS RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009613. (CANNOT BE PLOTTED)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN VESTING AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004332. (CANNOT BE PLOTTED)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT FOR EASEMENTS RECORDED SEPTEMBER 21, 1999 UNDER RECEPTION NO. 1983750 AND AMENDMENT TO AGREEMENT FOR EASEMENTS RECORDED JUNE 16, 2003 UNDER RECEPTION NO. 2003011406. (CANNOT BE PLOTTED)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 19, 2005, UNDER RECEPTION NO. 2005009605. (CANNOT BE PLOTTED)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PARKWAY CIRCLE FILING NO. 2, A REPLAT OF BLOCK 2 PARKWAY CIRCLE FILING NO. 1 RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009607. (AS SHOWN)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009608. (CANNOT BE PLOTTED)
- STATEMENT OF RIGHTS AND OBLIGATIONS RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009614. (CANNOT BE PLOTTED)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED DEVELOPMENT AND REIMBURSEMENT AGREEMENT RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009606. (CANNOT BE PLOTTED)
- STATEMENT OF RIGHTS AND OBLIGATION RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009612. (CANNOT BE PLOTTED)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DEED RECORDED JULY 19, 2005, UNDER RECEPTION NO. 2005009609. (CANNOT BE PLOTTED)
- AN EASEMENT FOR UTILITIES AS RESERVED IN ORDINANCE #1806 VACATING A PORTION OF CARBON ROAD RIGHT-OF-WAY RECORDED AUGUST 17, 2005 UNDER RECEPTION NO. 200501181. (AS SHOWN)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PARKWAY CIRCLE FILING NO. 2, RE-PLAT A, A REPLAT OF PARKWAY CIRCLE FILING NO. 2 RECORDED JULY 19, 2006 UNDER RECEPTION NO. 2006009301. (AS SHOWN)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE PARKWAY CIRCLE METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 12, 2006, UNDER RECEPTION NO. 2006016497. (CANNOT BE PLOTTED)
- RESOLUTION OF THE BOARD OF DIRECTORS OF PARKWAY CIRCLE METROPOLITAN DISTRICT IMPOSING FEES UPON PROPERTY WITHIN THE DISTRICT RECORDED JANUARY 12, 2007 UNDER RECEPTION NO. 2007000604. (CANNOT BE PLOTTED)

NOTES (CONT.)

- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VANTAGE POINTE RECORDED JANUARY 18, 2007, UNDER RECEPTION NO. 2007000747 AND AMENDMENT THERETO RECORDED DECEMBER 20, 2010 UNDER RECEPTION NO. 2010014106 AND SUPPLEMENT RECORDED COINCIDENT HERewith. (CANNOT BE PLOTTED)
- NOTE: DECLARATION OF ADDRESS RECORDED JANUARY 29, 2008 UNDER RECEPTION NO. 2008001051 AND JANUARY 30, 2008 UNDER RECEPTION NO. 2008001105. (CANNOT BE PLOTTED)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF PLANNED COMMUNITY MAP FOR VANTAGE POINTE RECORDED JANUARY 18, 2007 UNDER RECEPTION NO. 2007000748 AND FIRST AMENDMENT RECORDED MAY 25, 2007 UNDER RECEPTION NO. 2007006536 AND SECOND AMENDMENT RECORDED NOVEMBER 19, 2009 UNDER RECEPTION NO. 200914875 AND SUPPLEMENT RECORDED COINCIDENT HERewith. (CANNOT BE PLOTTED)
- NOTE: SUBJECT PROPERTY MUST BE ANNEXED TO THE ABOVE COMMUNITY MAP PRIOR TO SALE TO THE HOMEOWNER.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PARKWAY CIRCLE SITE DEVELOPMENT PLAN RECORDED DECEMBER 11, 2008 UNDER RECEPTION NO. 2008013979. (CANNOT BE PLOTTED)
- INTENTIONALLY OMITTED
- THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, AS CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR EAST VILLAGE FLATS AT VANTAGE POINTE RECORDED COINCIDENT HERewith. (CANNOT BE PLOTTED)
- INTENTIONALLY OMITTED.

DECLARANT'S/OWNER'S CERTIFICATION

PARKWAY CIRCLE-BROOMFIELD, LLC, AS OWNER OF THE HEREON DESCRIBED PROPERTY AND DECLARANT UNDER THE CONDOMINIUM DECLARATION, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP HAS BEEN PREPARED PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM DECLARATION.

PARKWAY CIRCLE-BROOMFIELD, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: *[Signature]*

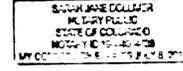
AS AUTHORIZED REPRESENTATIVE

STATE OF Colorado)
COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, A.D., 2013 BY Blue Wolf AS AUTHORIZED REPRESENTATIVE OF PARKWAY CIRCLE-BROOMFIELD, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON ITS BEHALF.

MY COMMISSION EXPIRES: July 5, 2019

[Signature]
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, AARON MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR EAST VILLAGE FLATS AT VANTAGE POINTE DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE CONDOMINIUM BUILDING, THE UNITS, THE UNIT DESIGNATIONS, THE DIMENSIONS OF THE UNITS, THE ELEVATION OF THE FINISHED FLOORS AND CEILINGS AS CONSTRUCTED, AND THAT ALL STRUCTURAL COMPONENTS OF THE CONDOMINIUM BUILDING CONTAINING OR COMPRISING THE CONDOMINIUM UNITS ARE SUBSTANTIALLY COMPLETED AND THAT THIS CONDOMINIUM MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS. I FURTHER CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND ACCURATE, AND CONTAINS ALL APPLICABLE INFORMATION REQUIRED BY C.R.S. 38-33.3-209.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



CLERK & RECORDER'S CERTIFICATION

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____ PAGE _____ MAP _____ RECEPTION NO. _____

CLERK AND RECORDER

DEPUTY



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

CHECKED BY: *[Signature]*
DRAWN BY: *[Signature]*
JOB NUMBER: 12008

COVER

EAST VILLAGE FLATS AT VANTAGE POINTE
CONDOMINIUM MAP

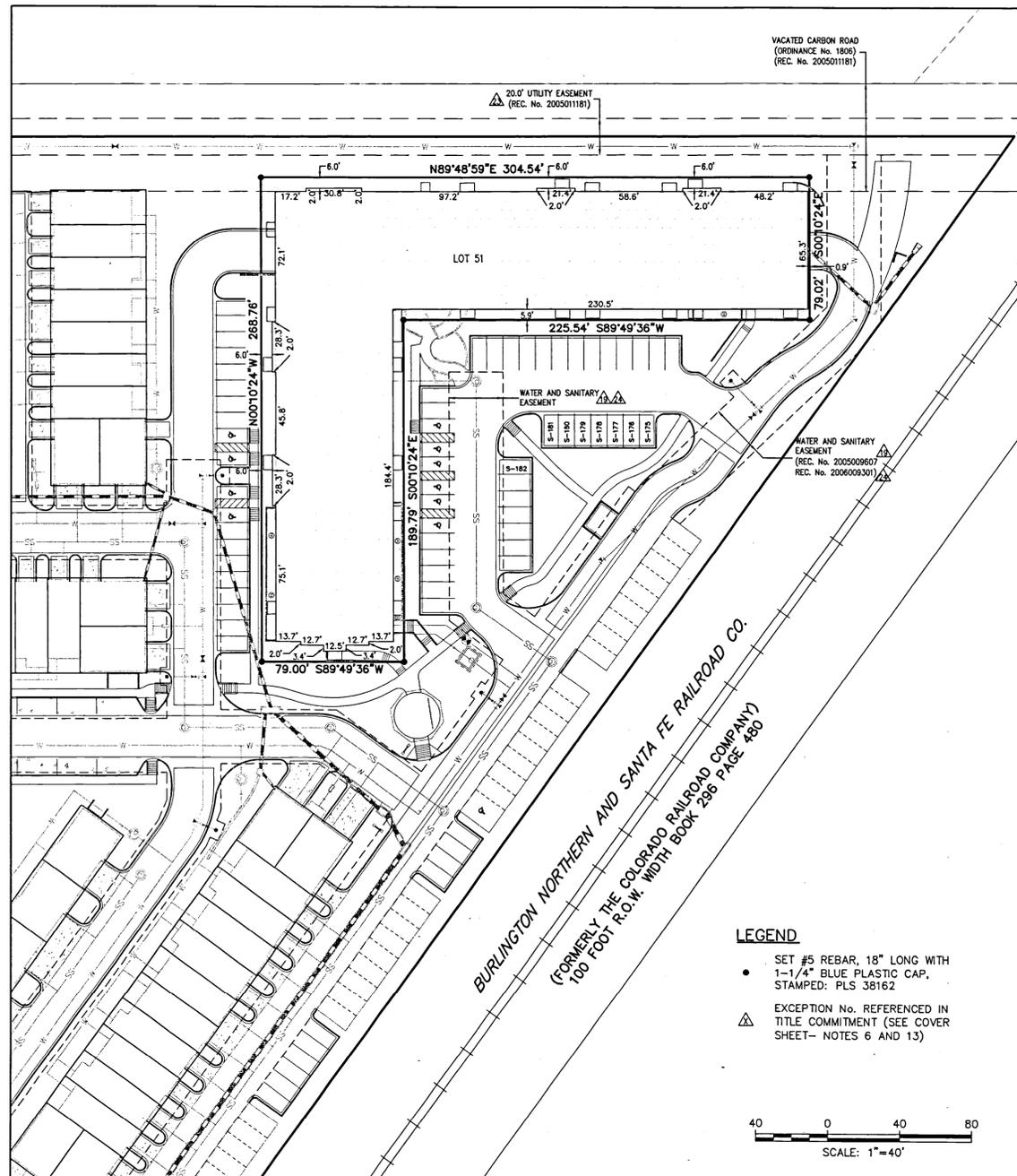
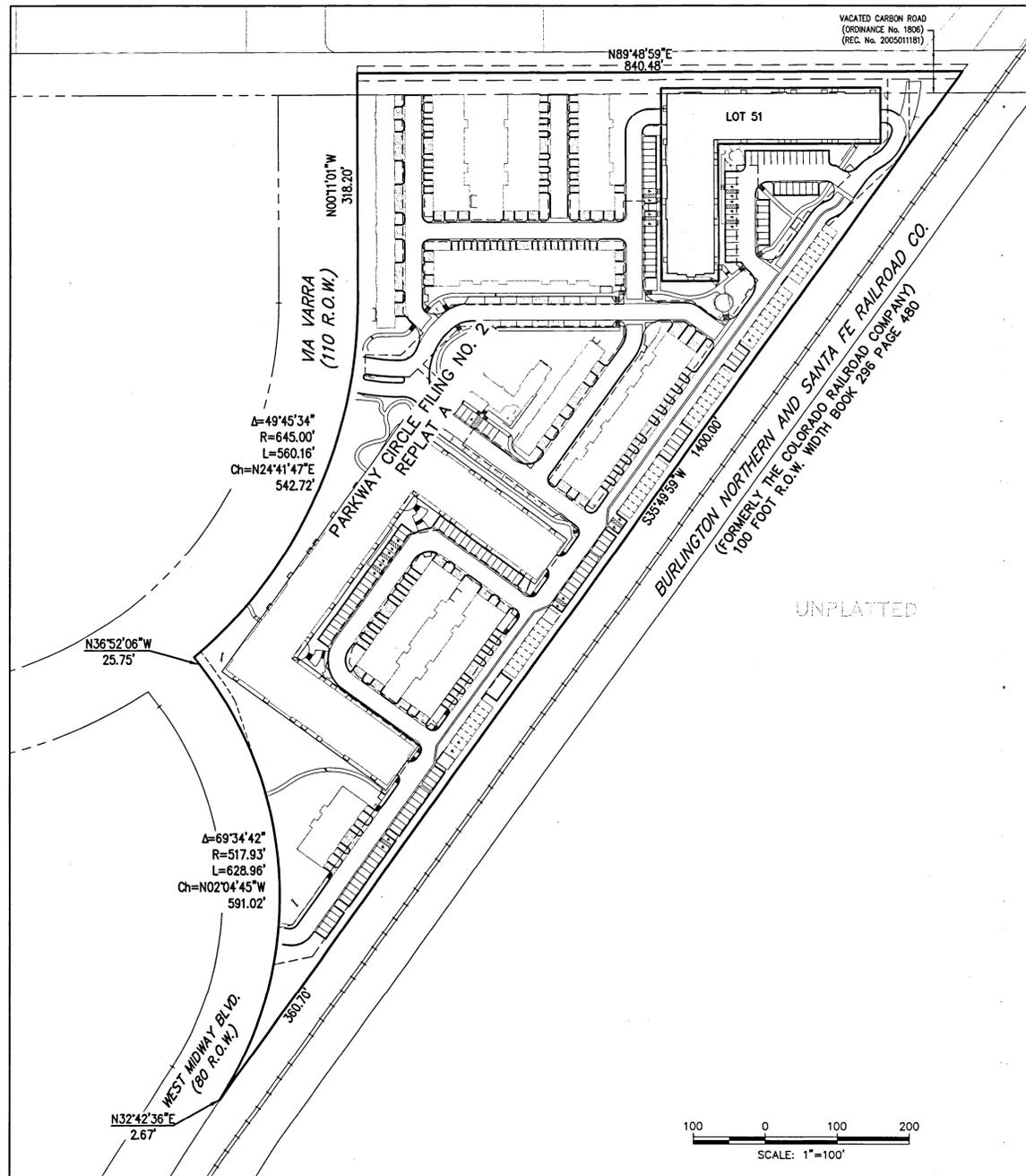
ISSUE DATE: 8.13.2013	
DATE	REVISION COMMENTS

SHEET NO.
1
1 OF 10

EAST VILLAGE FLATS AT VANTAGE POINTE CONDOMINIUM MAP

BEING LOT 51, PARKWAY CIRCLE FILING NO. 2, REPLAT A,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

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LEGEND

- SET #5 REBAR, 18" LONG WITH 1-1/4" BLUE PLASTIC CAP, STAMPED: PLS 38162
- △ EXCEPTION NO. REFERENCED IN TITLE COMMITMENT (SEE COVER SHEET- NOTES 6 AND 13)

NOTE: PARKING SPACES S-175 THROUGH S-182, INCLUSIVE, HAVE BEEN ASSIGNED TO ALL OWNERS WITHIN THE EAST VILLAGE FLATS AT VANTAGE POINTE PROJECT AS LIMITED COMMON AREAS PURSUANT TO THE MASTER DECLARATION/MAP ANNEXATION, SUBJECT TO THE DECLARANT'S RIGHT TO ASSIGN THEM AS LIMITED COMMON ELEMENTS TO INDIVIDUAL UNITS WITHIN THE CONDOMINIUM PROJECT, AS SHOWN ON SHEET 3 HEREOF. DECLARANT HAS ASSIGNED THESE PARKING SPACES AS LIMITED COMMON ELEMENTS TO THE UNITS DESIGNATED, IN THE EVENT OF A CONFLICT BETWEEN THE DEPICTION OF THESE SPACES AS SHOWN ON THIS CONDOMINIUM MAP AND AS SHOWN ON THE MASTER MAP, THE SPACES AS SHOWN ON THE MASTER MAP SHALL CONTROL.

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

SITE

EAST VILLAGE FLATS AT VANTAGE POINTE
CONDOMINIUM MAP

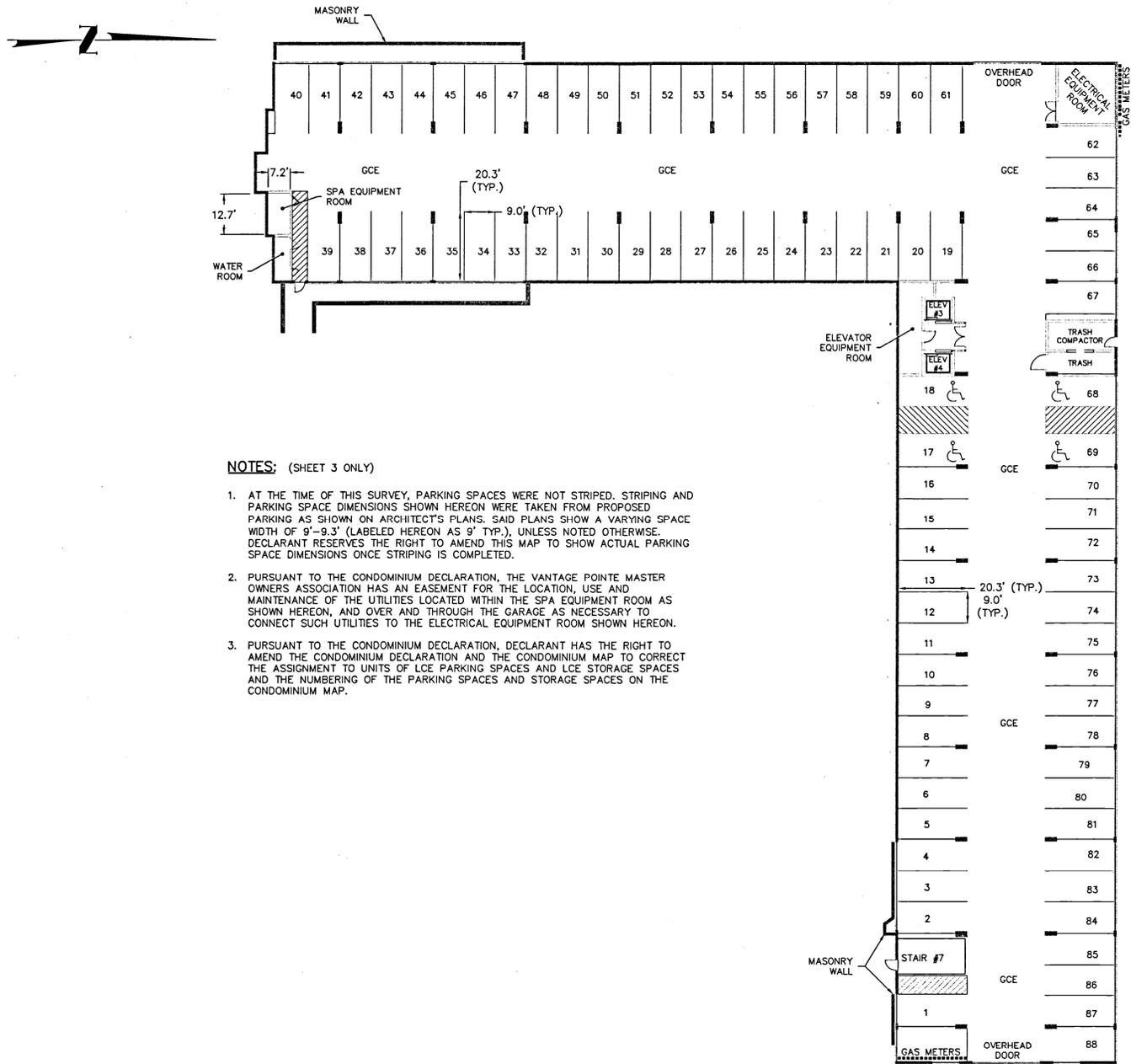
ISSUE DATE: 8.13.2013	
DATE	REVISION COMMENTS

SHEET NO.
2
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EAST VILLAGE FLATS AT VANTAGE POINTE CONDOMINIUM MAP

BEING LOT 51, PARKWAY CIRCLE FILING NO. 2, REPLAT A,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

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NOTES: (SHEET 3 ONLY)

1. AT THE TIME OF THIS SURVEY, PARKING SPACES WERE NOT STRIPED. STRIPING AND PARKING SPACE DIMENSIONS SHOWN HEREON WERE TAKEN FROM PROPOSED PARKING AS SHOWN ON ARCHITECT'S PLANS. SAID PLANS SHOW A VARYING SPACE WIDTH OF 9'-9.3" (LABELED HEREON AS 9' TYP.), UNLESS NOTED OTHERWISE. DECLARANT RESERVES THE RIGHT TO AMEND THIS MAP TO SHOW ACTUAL PARKING SPACE DIMENSIONS ONCE STRIPING IS COMPLETED.
2. PURSUANT TO THE CONDOMINIUM DECLARATION, THE VANTAGE POINTE MASTER OWNERS ASSOCIATION HAS AN EASEMENT FOR THE LOCATION, USE AND MAINTENANCE OF THE UTILITIES LOCATED WITHIN THE SPA EQUIPMENT ROOM AS SHOWN HEREON, AND OVER AND THROUGH THE GARAGE AS NECESSARY TO CONNECT SUCH UTILITIES TO THE ELECTRICAL EQUIPMENT ROOM SHOWN HEREON.
3. PURSUANT TO THE CONDOMINIUM DECLARATION, DECLARANT HAS THE RIGHT TO AMEND THE CONDOMINIUM DECLARATION AND THE CONDOMINIUM MAP TO CORRECT THE ASSIGNMENT TO UNITS OF LCE PARKING SPACES AND LCE STORAGE SPACES AND THE NUMBERING OF THE PARKING SPACES AND STORAGE SPACES ON THE CONDOMINIUM MAP.

PARKING SPACE TABLE		
UNIT #	PARKING SPACE #	DESIGNATION
101	63	LCE
102	60	LCE
103	58	LCE
104	56	LCE
105	18	LCE
106	52	LCE
107	68	LCE
108	62	LCE
110	46	LCE
111	17	LCE
112	43	LCE
113	88	LCE
114	1	LCE
115	2	LCE
116	81	LCE
117	69	LCE
118	S-182	LCE
119	79	LCE
120	S-178	LCE
121	9	LCE
122	13	LCE
123	S-177	LCE
124	67	LCE
201	61	LCE
202	59	LCE
203	57	LCE
204	55	LCE
205	54	LCE
206	51	LCE
207	50	LCE
208	49	LCE
209	48	LCE
210	45	LCE
211	44	LCE
212	42	LCE
213	87	LCE
214	84	LCE
215	3	LCE
216	80	LCE
217	S-176	LCE
218	S-181	LCE
219	78	LCE
220	75	LCE
221	10	LCE
222	14	LCE
223	72	LCE
224	66	LCE
	39	GCE

PARKING SPACE TABLE (CONT.)		
UNIT #	PARKING SPACE #	DESIGNATION
301	20	LCE
302	22	LCE
303	24	LCE
304	26	LCE
305	53	LCE
306	29	LCE
307	31	LCE
308	33	LCE
309	47	LCE
310	36	LCE
311	38	LCE
312	41	LCE
313	86	LCE
314	83	LCE
315	4	LCE
316	6	LCE
317	S-175	LCE
318	S-180	LCE
319	77	LCE
320	74	LCE
321	11	LCE
322	15	LCE
323	71	LCE
324	65	LCE
401	19	LCE
402	21	LCE
403	23	LCE
404	25	LCE
405	27	LCE
406	28	LCE
407	30	LCE
408	32	LCE
409	34	LCE
410	35	LCE
411	37	LCE
412	40	LCE
413	85	LCE
414	82	LCE
415	5	LCE
416	7	LCE
417	8	LCE
418	S-179	LCE
419	76	LCE
420	73	LCE
421	12	LCE
422	16	LCE
423	70	LCE
424	64	LCE

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

20 0 20 40
PLAN SCALE: 1"=20'

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

GARAGE PLAN

EAST VILLAGE FLATS AT VANTAGE POINTE CONDOMINIUM MAP

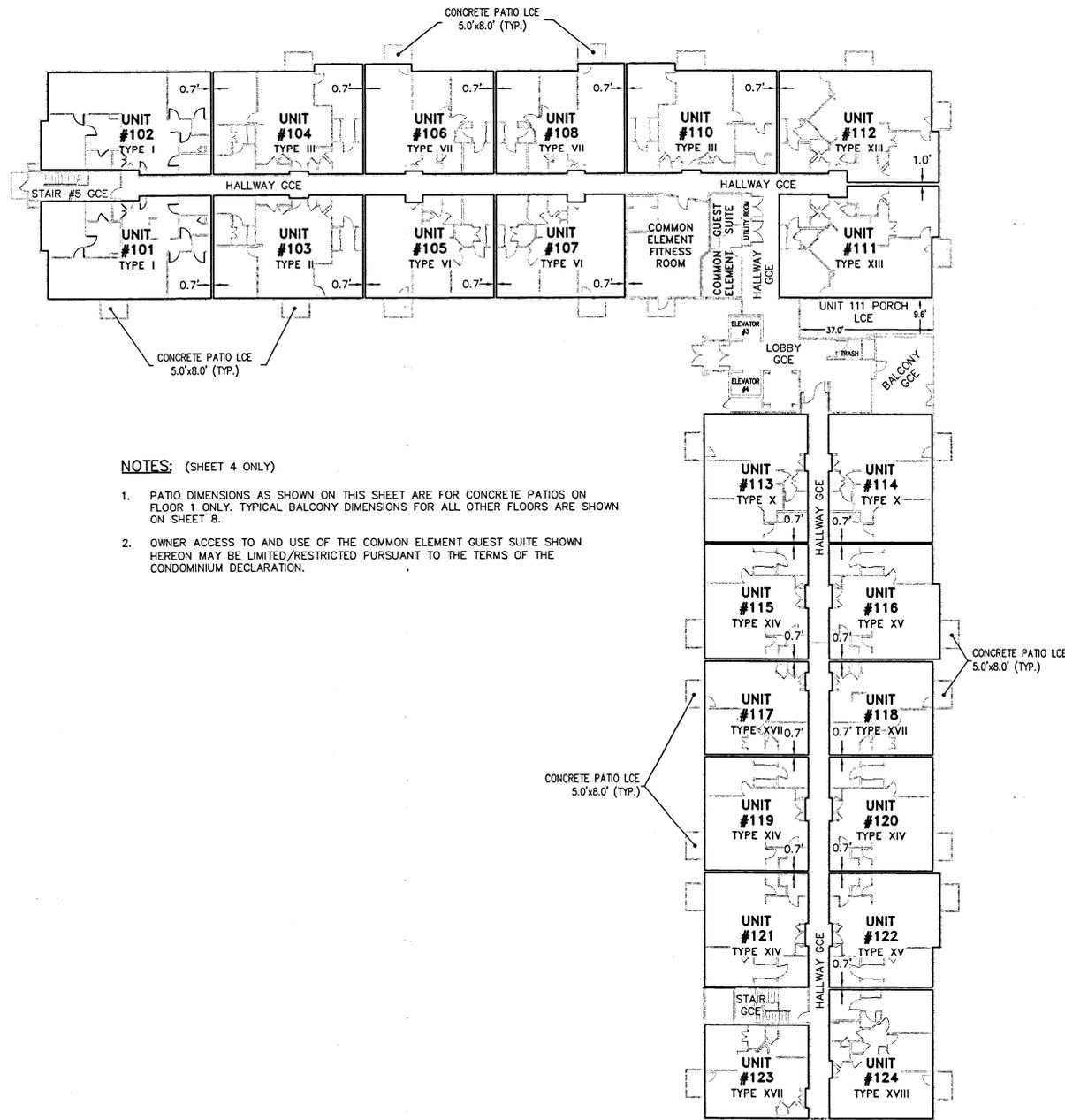
ISSUE DATE: 8.13.2013	
DATE	REVISION COMMENTS

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3
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EAST VILLAGE FLATS AT VANTAGE POINTE CONDOMINIUM MAP

BEING LOT 51, PARKWAY CIRCLE FILING NO. 2, REPLAT A,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

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City and County of Broomfield



NOTES: (SHEET 4 ONLY)

- PATIO DIMENSIONS AS SHOWN ON THIS SHEET ARE FOR CONCRETE PATIOS ON FLOOR 1 ONLY. TYPICAL BALCONY DIMENSIONS FOR ALL OTHER FLOORS ARE SHOWN ON SHEET B.
- OWNER ACCESS TO AND USE OF THE COMMON ELEMENT GUEST SUITE SHOWN HEREON MAY BE LIMITED/RESTRICTED PURSUANT TO THE TERMS OF THE CONDOMINIUM DECLARATION.

RECORDED BY PART NUMBER 8532
 HARRIS KOCHER SMITH
 1120 LINCOLN STREET, SUITE 1000
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 HARRISKOCHERSMITH.COM
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Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PLAN SCALE: 1"=20'

CHECKED BY: AMM
DRAWN BY: RJE
JOB NUMBER: 13008

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FLOOR 1 PLAN

EAST VILLAGE FLATS AT VANTAGE POINTE
CONDOMINIUM MAP.

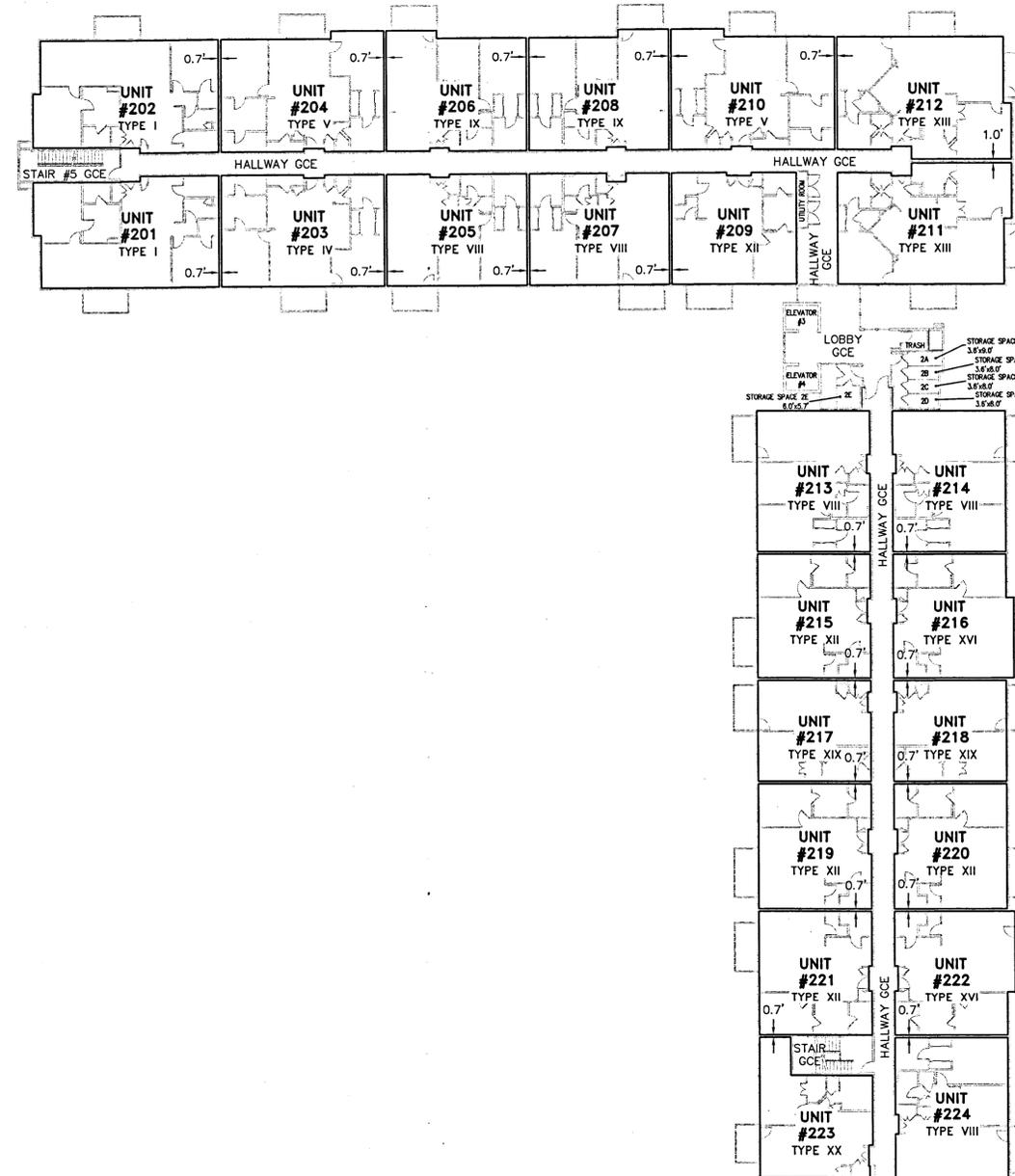
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4
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EAST VILLAGE FLATS AT VANTAGE POINTE CONDOMINIUM MAP

BEING LOT 51, PARKWAY CIRCLE FILING NO. 2, REPLAT A,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

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NOTE:

AT THE TIME OF THIS SURVEY, STORAGE SPACES WERE NOT CONSTRUCTED. STORAGE SPACE DIMENSIONS SHOWN HEREON WERE TAKEN FROM PROPOSED PLANS PROVIDED BY CLIENT. DECLARANT RESERVES THE RIGHT TO AMEND THIS MAP TO SHOW ACTUAL STORAGE SPACE DIMENSIONS ONCE CONSTRUCTION IS COMPLETED.

SAJULI PHILLIPS • NEW HURLE, MINNESOTA
 REPORT BY PART NUMBER 6552
 REORDER BY PART NUMBER 6552
 SAJULI PHILLIPS • NEW HURLE, MINNESOTA
 REPORT BY PART NUMBER 6552
 REORDER BY PART NUMBER 6552

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PLAN SCALE: 1"=20'

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FLOOR 2 PLAN

EAST VILLAGE FLATS AT VANTAGE POINTE
CONDOMINIUM MAP

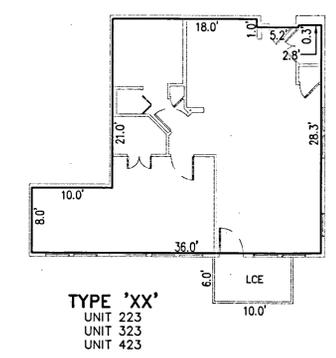
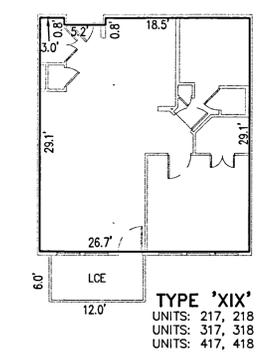
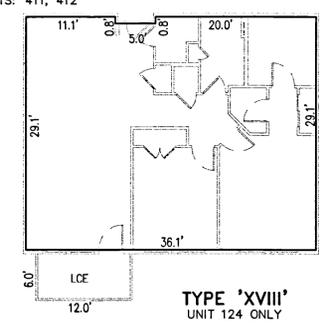
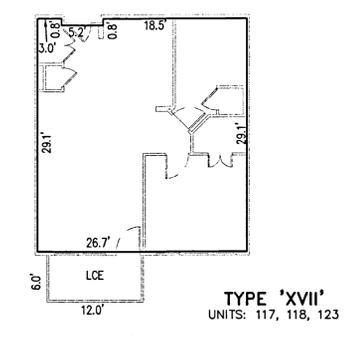
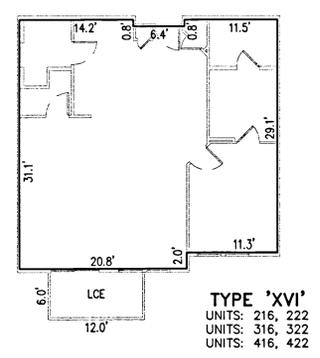
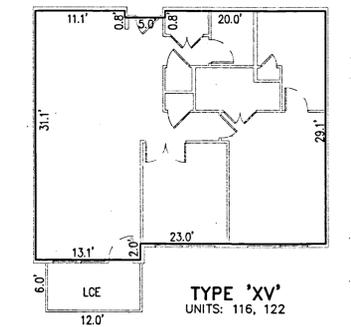
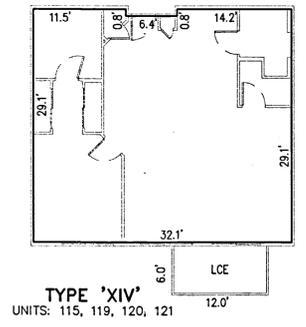
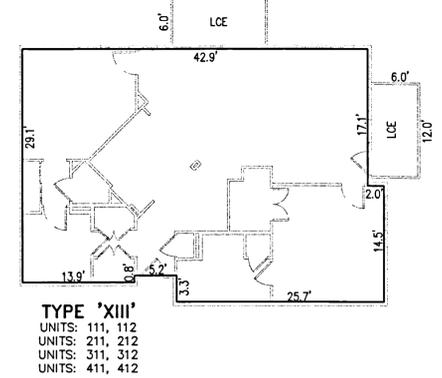
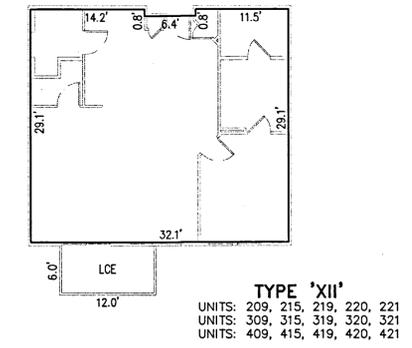
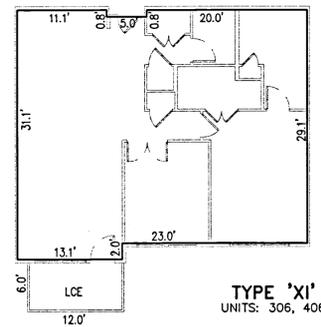
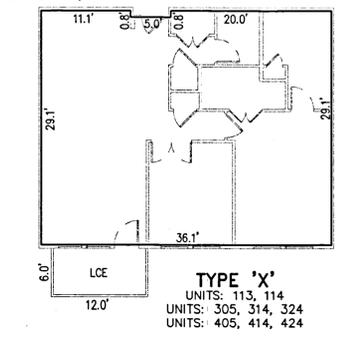
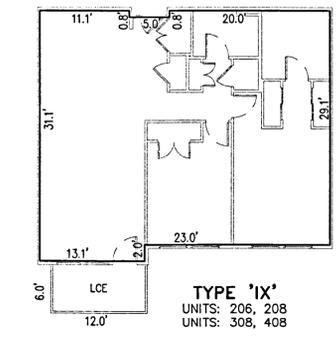
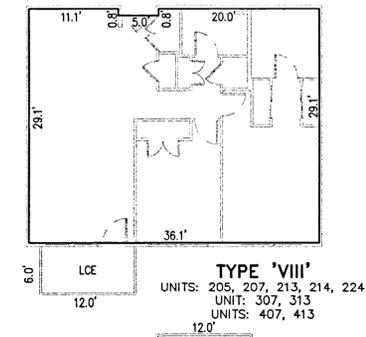
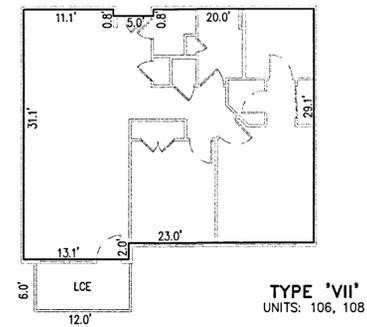
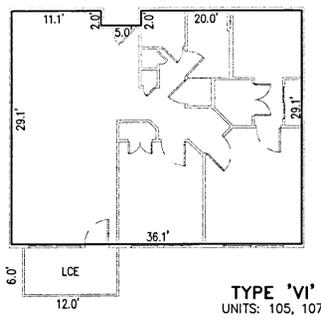
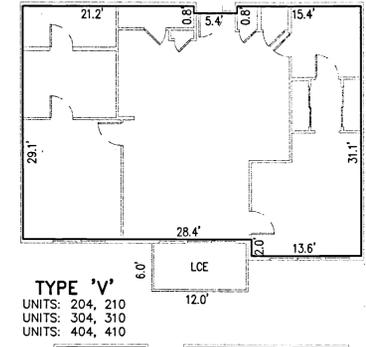
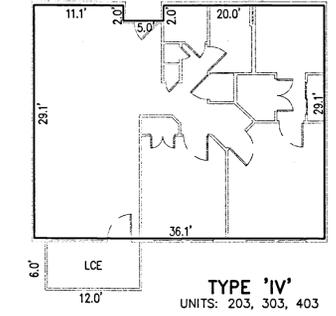
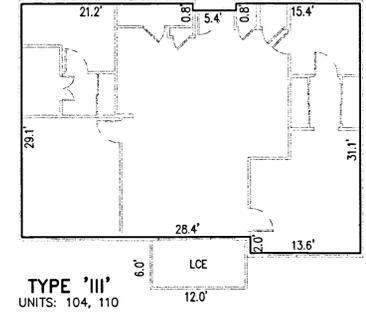
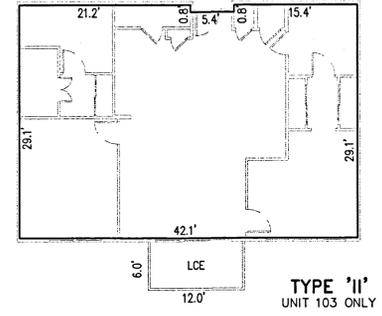
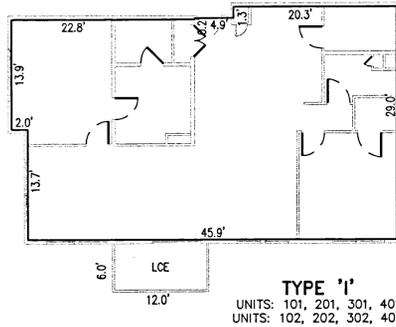
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EAST VILLAGE FLATS AT VANTAGE POINTE CONDOMINIUM MAP

BEING LOT 51, PARKWAY CIRCLE FILING NO. 2, REPLAT A,
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SCALE: 1"=10'

CHECKED BY: AWB
DRAWN BY: RSE
JOB NUMBER: 13008

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UNIT DETAILS

EAST VILLAGE FLATS AT VANTAGE POINTE
CONDOMINIUM MAP

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