

# THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS, SEVENTH SUPPLEMENT

BUILDING F  
A PORTION OF  
LOT 1, THE BROADLANDS FILING NO. 18  
CITY AND COUNTY OF BROOMFIELD  
STATE OF COLORADO

### PROPERTY DESCRIPTION

THAT PORTION OF LOT 1, THE BROADLANDS FILING NO. 18, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO COURSES:  
1. S 61°08'10" E, 389.56 FEET;  
2. S 31°02'58" E, 107.27 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY S 31°02'58" E, 173.09 FEET;  
THENCE S 88°57'04" W, 125.75 FEET;  
THENCE 15.66 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°43'01", AND A CHORD BEARING S 14°05'33" W, 14.11 FEET;  
THENCE S 89°14'03" W, 1.33 FEET;  
THENCE N 30°45'37" W, 156.39 FEET;  
THENCE 18.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 03°13'20", AND A CHORD BEARING N 32°22'40" W, 18.45 FEET;  
THENCE N 53°13'12" E, 136.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.531 ACRES, MORE OR LESS.

### NOTES

1. BEARING BASIS: WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 8TH P.M. NAD 2011 35' W GRID NORTH.
2. BENCH MARK: NGS MONUMENT W411, ELEVATION 5287.97.
3. G.C.E. = GENERAL COMMON ELEMENT  
L.C.E. = LIMITED COMMON ELEMENT  
C.U. = CONDOMINIUM UNIT  
V.H.T. = VAULTED CEILING HEIGHT  
M.E.R. = MECHANICAL ROOM
4. ALL GARAGES ARE ON LEVEL ONE (GROUND LEVEL). CONDOMINIUM UNITS 210, 213 AND 214 ARE ON LEVEL ONE (GROUND LEVEL). CONDOMINIUM UNITS 221 AND 225 ARE ON LEVEL TWO (SECOND STORY) ABOVE THE GARAGES. CONDOMINIUM UNITS 222, 228 AND 227 ARE ON LEVEL TWO (SECOND STORY).
5. ENTRIES, STAIRWAYS, STAIRS, DECKS AND PATIOS ARE LIMITED COMMON ELEMENTS APPURTENANT TO CONDOMINIUM UNITS AS INDICATED ON THIS MAP.
6. ALL INTERIOR DIMENSIONS ARE TO THE UNFINISHED SURFACES OF THE WALLS, FLOORS AND CEILINGS.
7. CRAWL SPACES BETWEEN THE CEILINGS AND ROOFS ABOVE LEVEL TWO ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE CONDOMINIUM UNIT WITH ACCESS THERETO.
8. THE REMAINING PORTION OF LOT 1, BROADLANDS FILING NO. 18 NOT INCLUDED IN RECORDED CONDOMINIUM MAPS OF INDIGO CREEK CONDOMINIUMS IS ASSIGNABLE BY THE DECLARANT WITH THE RIGHT, BUT NOT THE OBLIGATION, TO DEVELOP SAID PROPERTY.

### DECLARANT'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT METRO DEVELOPMENT VI, LLC, A COLORADO LIMITED LIABILITY COMPANY (HEREINAFTER "DECLARANT"), BEING THE OWNER OF CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, COLORADO, SHOW HEREOF, HEREBY CERTIFIES THAT THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS, SEVENTH SUPPLEMENT HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE AMENDED AND RE-STATED INDIGO CREEK CONDOMINIUMS DECLARATION.

RECORDED 2/24/08 AS RECEPTION NO. 2008002323 ("DECLARATION").  
METRO DEVELOPMENT VI, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: METROPOLITAN HOMES INC.  
A COLORADO CORPORATION

ITS MANAGER  
BY: *Peter A. Hudla*  
PETER A. HUDLA, PRESIDENT

### ACKNOWLEDGMENT

COUNTY OF DENVER } 55  
STATE OF COLORADO }

THE FOREGOING DECLARANT'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2008, BY PETER A. HUDLA, PRESIDENT OF METROPOLITAN HOMES INC., A COLORADO CORPORATION AS MANAGER OF METRO DEVELOPMENT VI, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES April 7, 2009  
*Adrienne Mercier*  
ADRIENNE MERCIER  
NOTARY PUBLIC

ADRIENNE MERCIER  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires April 7 2009

### SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, ROBERT ORTHMAN, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS, SEVENTH SUPPLEMENT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS MAP SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE BUILDINGS, THE UNITS, THE UNIT DESIGNATIONS, THE DIMENSIONS OF THE UNITS, THE ELEVATION OF THE FLOORS AND THE CEILINGS AND THE BUILDING NUMBERS OR SYMBOLS. I FURTHER STATE THAT THIS MAP CONTAINS ALL INFORMATION REQUIRED BY C.R.S. §§ 38-125-109. I FURTHER CERTIFY THAT THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE CONDOMINIUM BUILDING.



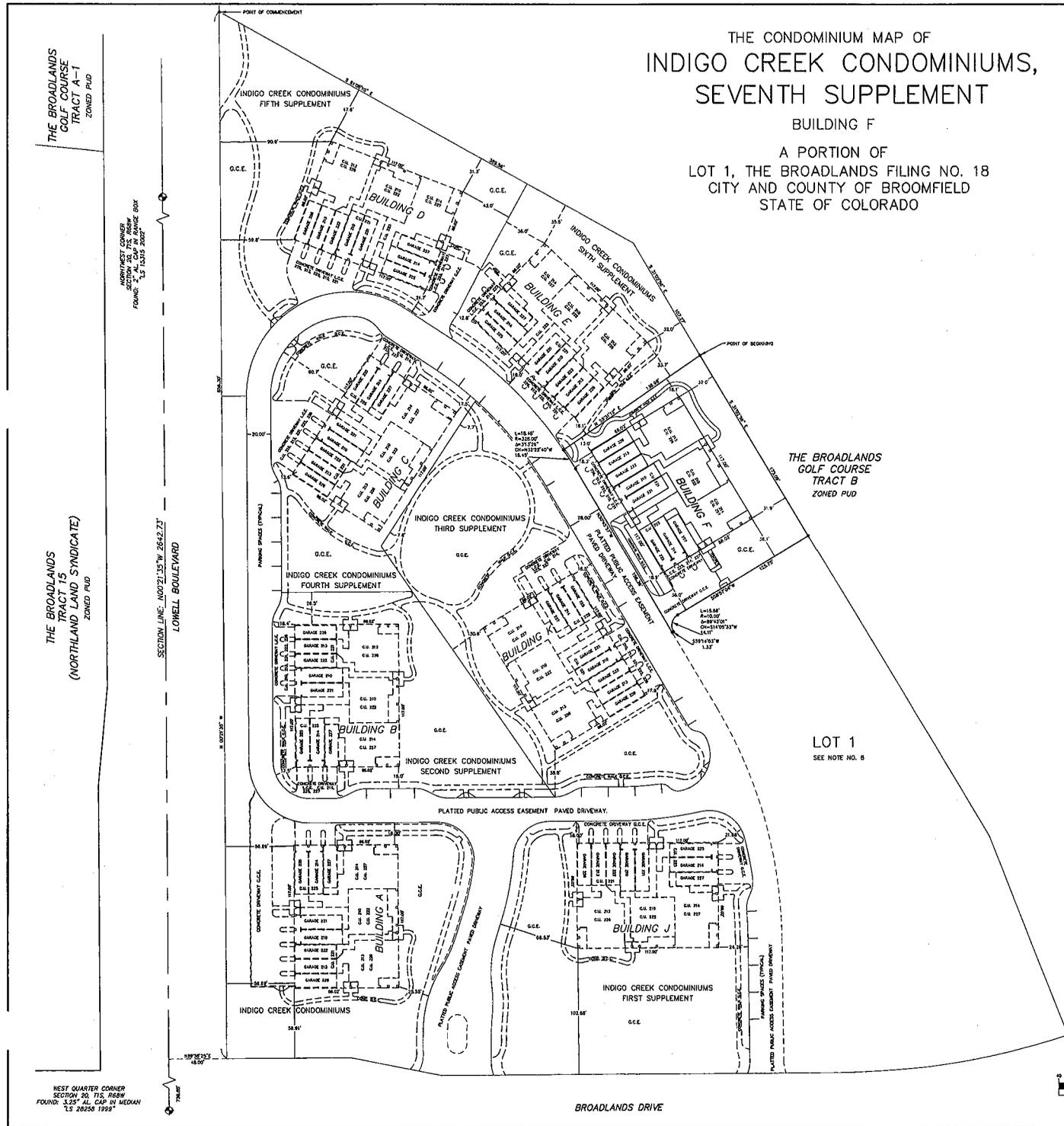
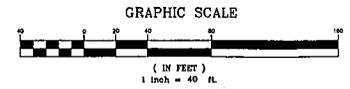
ROBERT ORTHMAN  
COLORADO PLS NO. 15315

### NOTICE

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREOF.

THE CONDOMINIUM MAP OF  
INDIGO CREEK CONDOMINIUMS,  
SEVENTH SUPPLEMENT  
LOT 1, THE BROADLANDS FILING NO. 18  
CITY AND COUNTY OF BROOMFIELD  
STATE OF COLORADO

SCALE: HURST & ASSOCIATES, INC.  
CONSULTING ENGINEER  
1899 Pearl East Circle, Suite 100  
Boulder, Colorado 80501 (303) 440-8836  
FAX: (303) 440-8836  
LICENSE NO. 234301 DATE 1/25/06 SHEET 1 OF 2



THE BROADLANDS  
GOLF COURSE  
TRACT A-1  
ZONED PUD

THE BROADLANDS  
GOLF COURSE  
TRACT F  
(NORTHLAND LAND SYNDICATE)  
ZONED PUD

THE BROADLANDS  
GOLF COURSE  
TRACT B  
ZONED PUD

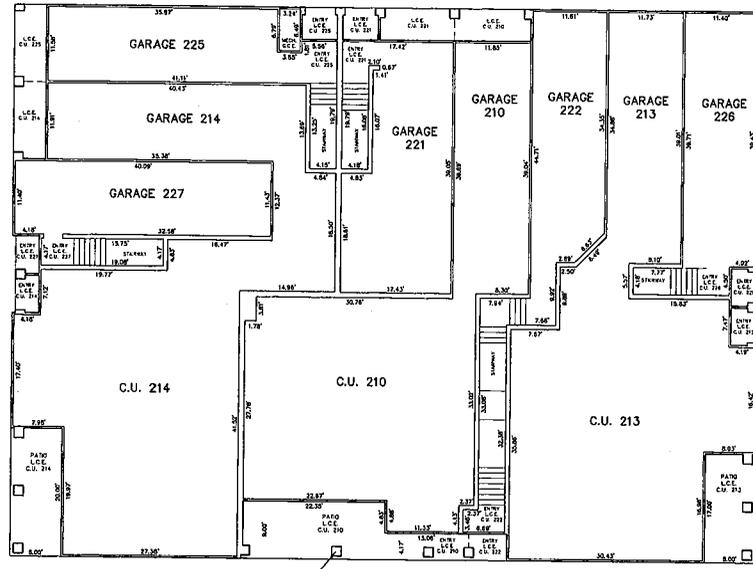
LOT 1  
SEE NOTE NO. 8

WEST QUARTER CORNER  
SECTION 20, T1S, R68W  
FOUND: 3.25" AL. CAP IN MEDIAN  
15 20258 1999"

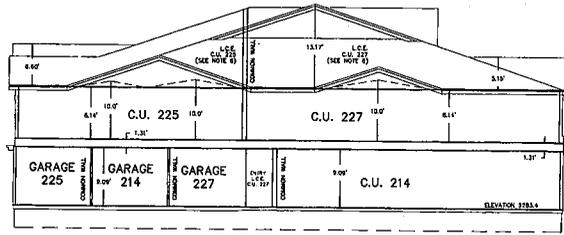
BROADLANDS DRIVE

# THE CONDOMINIUM MAP OF INDIGO CREEK CONDOMINIUMS, SEVENTH SUPPLEMENT

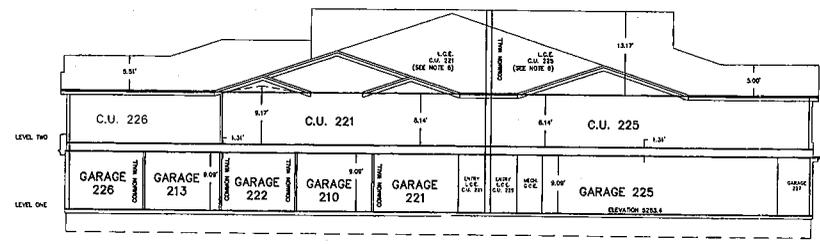
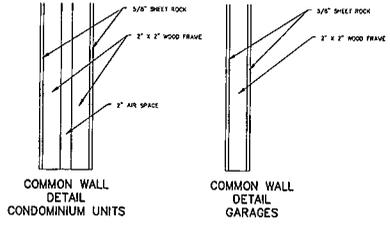
A PORTION OF LOT 1, THE BROADLANDS FILING NO. 18  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



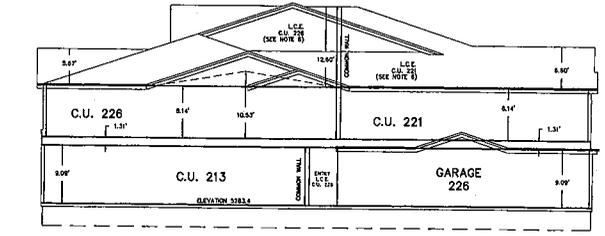
LEVEL ONE



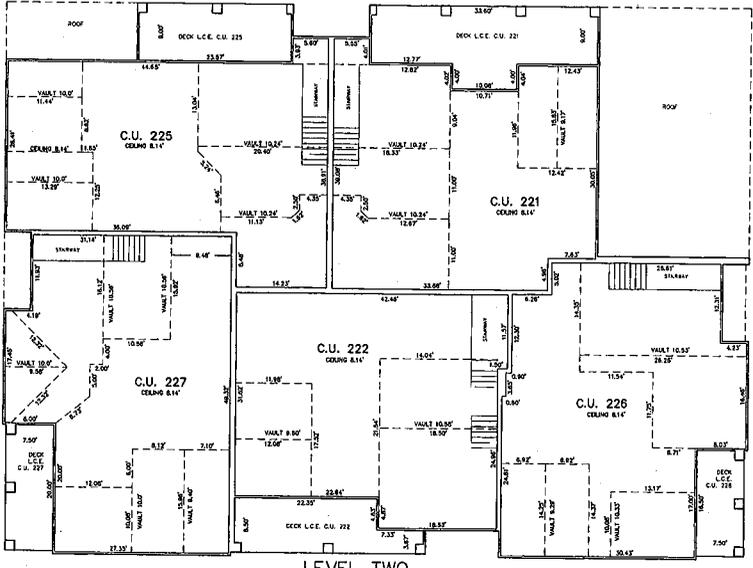
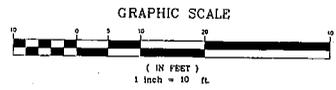
SOUTH ELEVATION



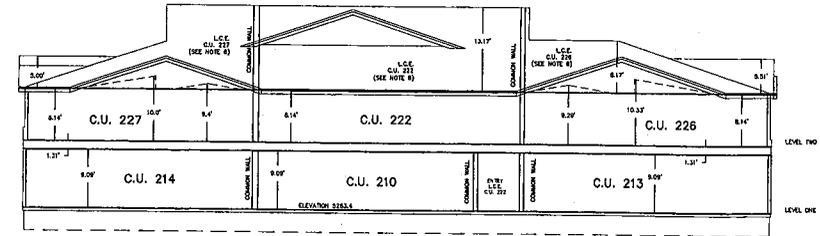
WEST ELEVATION



NORTH ELEVATION



LEVEL TWO



EAST ELEVATION

## BUILDING F

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 INDIGO CREEK CONDOMINIUMS,  
 SEVENTH SUPPLEMENT  
 LOT 1, THE BROADLANDS FILING NO. 18  
 CITY AND COUNTY OF BROOMFIELD  
 STATE OF COLORADO

SCALE: HRS 10 VERTINA	
DESIGN: JJA	
DRAWN: RD	
FILE NAME: PHIBAS	
APPROVED: RD	
JOB NO. 234301 DATE 12/29/05 SHEET 2 OF 2	<b>HURST &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 670 First St. Suite 300 Broomfield, CO 80020 (303) 437-8100