2013009039 MAP 06/21/2013 04:48 PM
Page: 1 of 1 Rec Fee $11.00 Doc Fee $
City and County of Broomfield

MAP OF
LAUREL CONDOMINIUMS AMENDED

LOT 2 AND THE NORTH 7.52 FEET OF LOT 3, AND THE SOUTH 52.48 FEET OF LOT 3, BLOCK 11, BROOMFIELD HEIGHTS FILING NO. 1 AMENDED, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 1

Parcel Description

(Provided by CHICAGO TITLE OF COLORADO, INC.)

PARCEL ONE:
LOT 2 AND THE NORTH 7.52 FEET OF LOT 3,
BLOCK 11,
BROOMFIELD HEIGHTS, FILING NO. 1 AMENDED,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO

PARCEL TWO:
THE SOUTH 52.48 FEET OF LOT 3,
BLOCK 11,
BROOMFIELD HEIGHTS, FILING NO. 1 AMENDED,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO

Notes

1) CHICAGO TITLE OF COLORADO, INC. COMMITMENT NUMBER 1445317, DATED JANUARY 24, 2008 AT 7:30 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS PART OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2) 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.

3) THIS CONDOMINIUM MAP WAS PREPARED FOR THE EXCLUSIVE USE OF WARREN AND YVONNE WILLIAMS AND/OR THEIR HEIRS OR ASSIGNS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.

4) BASIS OF BEARINGS: AN ASSUMED BEARING OF NORTH 00°00'00" WEST ALONG THE EAST LINE OF THE SUBJECT PROPERTY BETWEEN FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

5) FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 085073-0087 F, DATED AUGUST 18, 2004. FLOOD INFORMATION IS SUBJECT TO CHANGE.

6) BENCHMARK INFORMATION: NGS CONTROL POINT DESIGNATION C413 BEING A 5" NGS LOGO CAP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ELMHURST STREET AND EMERALD STREET WITH A PUBLISHED ELEVATION OF 5362.916 FEET (NAVD 88).

7) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

8) THE STAIRS, STAIR LANDINGS, STAIR RAILS, CONCRETE WALKS, HALLWAYS, PARKING LOTS, SURROUNDING GROUNDS AND BALCONY RAILS ARE GENERAL COMMON ELEMENTS.

9) ALL EXTERIOR WALLS AND WALLS BETWEEN UNITS ARE RESERVED COMMON ELEMENTS. ALL INTERIOR WALLS WHICH ARE BEARING WALLS OR CONTAIN PLUMBING, GAS PIPES/AND OR ELECTRICAL WIRING SERVING MORE THAN ONE UNIT (UTILITY WALLS) ARE RESERVED COMMON ELEMENTS.

10) ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM UNIT BEARING THE SAME NUMERICAL DESIGNATION.

11) ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES OF THE FLOOR, CEILING AND WALLS.

12) NOT ALL INTERIOR WALLS ARE SHOWN IN THE INDIVIDUAL UNITS AND THE SQUARE FOOTAGE OF THE UNITS DOES NOT SUBTRACT THE AREA OF THE INTERIOR WALLS.

13) THE WIDTHS OF THE BUILDING WALLS HAVE BEEN CALCULATED BY AN AVERAGE OF INTERIOR DIMENSIONS TAKEN ON THE INDIVIDUAL UNITS, HALLWAYS AND EXTERIOR DIMENSIONS AND ARE LISTED AS FOLLOWS:
EXTERIOR WALLS.....0.8'
WALLS BETWEEN UNITS.....0.8' – 1.0"

14) ALL PARKING STALLS ARE SUBJECT TO THE RIGHT OF THE HOME OWNERS ASSOCIATION, THROUGH ITS BOARD OF DIRECTORS, TO ASSIGN AND RE-ASSIGN SAID PARKING STALLS TO OWNERS AS FURTHER DEFINED IN THE DECLARATION. PARKING STALLS ARE NOT APPURTENANT TO A UNIT PURCHASED.

15) THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

1.–6.	STANDARD EXCEPTIONS		
7.	ALL WATER, WATER RIGHTS, OR CLAIMS THERETO, IN, ON OR UNDER THE LAND		
8.	APR 23, 1955	BOOK 976 PAGE 470	COVENANTS, CONDITIONS AND RESTRICTIONS
12.	DEC 07, 2007	REC NO. 2007015399	DEED OF TRUST
13.	NOV 13, 2007	REC. NO. 2007014453	DEED OF TRUST

16) THERE IS A BLANKET EASEMENT OVER AND ACROSS PARCEL 2 FOR THE ROUTING, INSTALLATION, MAINTENANCE, SERVICE AND OPERATION OF MULTI-CHANNEL TELEVISION PROGRAMMING AS DESCRIBED IN GRANT OF EASEMENT RECORDED MARCH 6, 2000 AT RECEPTION NO. 2026873.

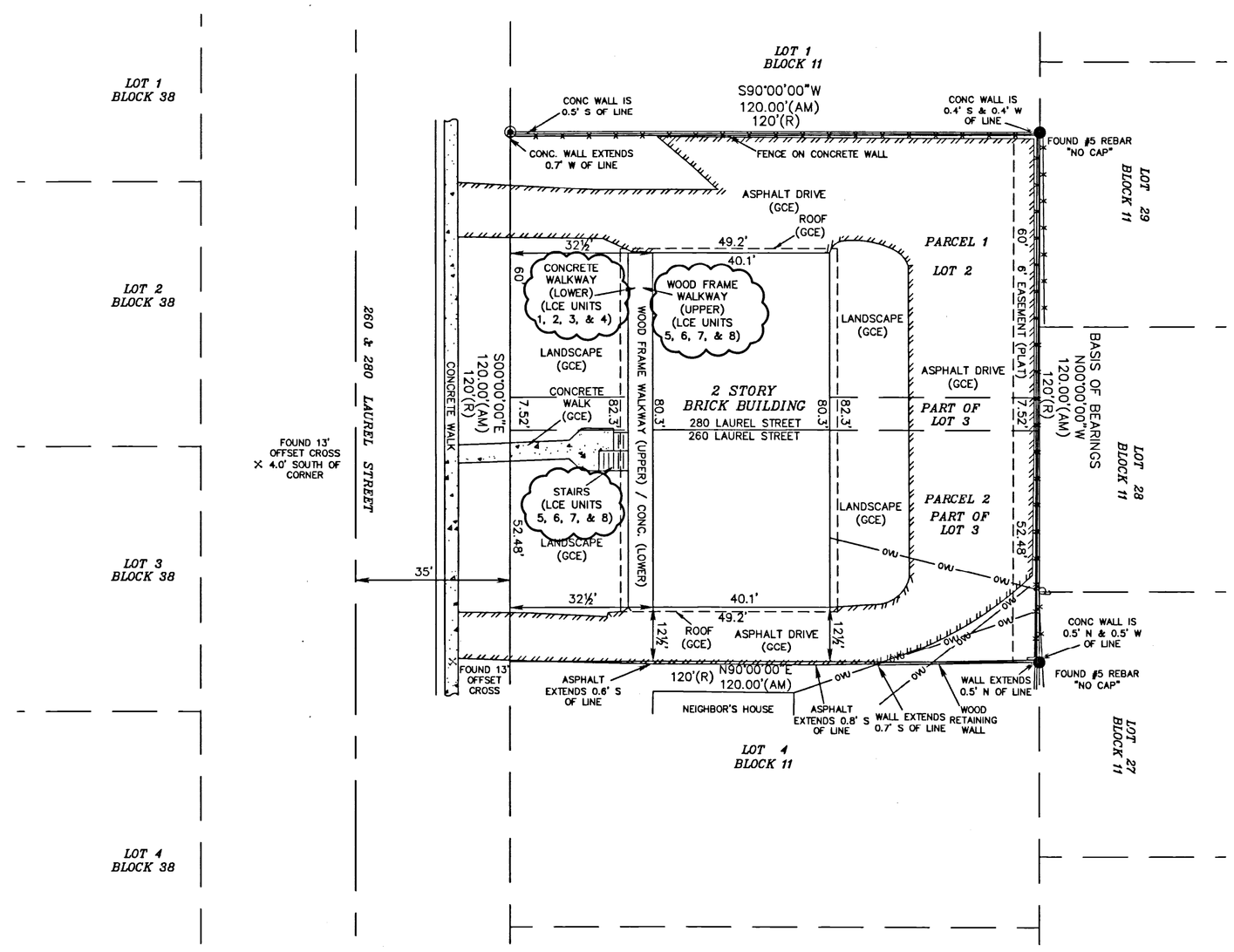
17) THE EDGE OF ASPHALT ALONG THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY EXTENDS SOUTH OF PROPERTY AS SHOWN HEREON.

18) THE WOOD RETAINING WALL ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY EXTENDS ACROSS THE SOUTHERLY LINE AS SHOWN HEREON.

19) THE OVERHEAD UTILITY LINES CROSS THE SUBJECT PROPERTY NEAR THE SOUTHEAST CORNER WITHOUT THE APPARENT BENEFIT OF EASEMENT.

20) THE 49.2' X 82.3' ROOF IS A GENERAL COMMON ELEMENT.

21) THE PURPOSE OF THIS AMENDED CONDOMINIUM MAP IS TO AMEND LCE UNIT DESIGNATIONS. THIS IS NOT A RECERTIFICATION OF THE BOUNDARY OR IMPROVEMENT LOCATIONS/CONFIGURATIONS.



Owner's Certificate

WARREN AND YVONNE WILLIAMS ARE THE OWNERS OF THE LAND DESCRIBED HEREON.

BY: _____ _____
WARREN WILLIAMS DATE

BY: _____ _____
YVONNE WILLIAMS DATE

Acknowledgement

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 200__, BY WARREN AND YVONNE WILLIAMS.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: _____ _____
DATE NOTARY PUBLIC

Clerk and Recorder's Certificate

STATE OF COLORADO)
)SS
COUNTY OF _____)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ___M., THIS ____ DAY OF _____, 200__, AND IS DULY RECORDED IN PLAN FILE _____

FEES $_____ PAID. _____
RECORDER

RECEPTION NO. _____ _____
DEPUTY

FILM #_____

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Legend

- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28283
- FOUND CHISELED CROSS
- UTILITY POLE
- (R) PER RECORD DESCRIPTION
- (AM) AS MEASURED AT TIME OF SURVEY
- (GCE) GENERAL COMMON ELEMENT
- (LCE) LIMITED COMMON ELEMENT
- FENCE
- OVERHEAD UTILITIES
- EDGE OF ASPHALT
- CONCRETE AREA
- REVISIONS ADDRESSED BY THIS AMENDMENT

Surveyor's Statement

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO WARREN AND YVONNE WILLIAMS AND/OR THEIR HEIRS AND ASSIGNS, THAT THE MEASUREMENT OF AIR SPACE OF THE LAUREL CONDOMINIUMS WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT THE ACCOMPANYING MAP ACCURATELY DEPICTS THE REVISED DESIGNATION OF LIMITED COMMON ELEMENTS.

COLORADO LICENSED JOHN BRUCE GUYTON 16406 6/20/13 PROFESSIONAL LAND SURVEYOR

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

JOB NO. 13-61,718

SHEET 1 OF 1

DRAWN BY: R. SLAGLE	**Flatirons, Inc.** *Surveying, Engineering & Geomatics*
DATE: MAY 21, 2013	3825 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830
FSI JOB NO. 13-61,718	655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
	www.FlatironsInc.com

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