

CONDOMINIUM MAP, SUPPLEMENT NO. 4
FAIR WIND II CONDOMINIUMS

LOT 1, BLOCK 1, MCKAY LANDING FILING NO. 6, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 PAGE 1 OF 4

2013016645 MAP 12/05/2013 02:12 PM
 Page: 1 of 4 Rec Fee \$41.00 Doc Fee \$
 City and County of Broomfield

LEGAL DESCRIPTION (FAIR WIND II CONDOMINIUMS)

A PORTION OF LOT 1, BLOCK 1, MCKAY LANDING FILING NO. 6, RECORDED AT RECEPTION NO. 2009006801, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ALSO KNOWN AS FAIR WIND CONDOMINIUMS, BEING THOSE PARCELS OF LAND DESCRIBED AS "RESERVED FOR FUTURE DEVELOPMENT" AND BEING DESIGNATED AS BUILDINGS O, R, S AND T, AS SHOWN ON FAIR WINDS CONDOMINIUM PER CONDOMINIUM MAP, SUPPLEMENT NO. 14, RECORDED APRIL 22, 2009, AT RECEPTION NO. 200900488 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 20 IS ASSUMED TO BEAR SOUTH 89°37'34" WEST A DISTANCE OF 2629.03 FEET BETWEEN A 2" ALUMINUM MONUMENT STAMPED PLS 30100 FOUND AT THE NORTH ONE-QUARTER CORNER SAID SECTION 20 AND A 2" ALUMINUM CAP STAMPED PLS 23904 FOUND AT THE NORTHEAST CORNER OF SAID SECTION 20;

PARCEL 1 (BUILDINGS R, S, AND T)

COMMENCING AT SAID NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 20;
 THENCE ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER SOUTH 00°16'30" EAST A DISTANCE OF 95.15 FEET,
 THENCE DEPARTING SAID EAST LINE SOUTH 89°43'30" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET;
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°16'30" EAST A DISTANCE OF 91.85 FEET TO THE POINT OF BEGINNING OF PARCEL 1;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°16'30" EAST A DISTANCE OF 90.82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
 THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 26°05'11", A CHORD THAT BEARS SOUTH 12°46'06" WEST A DISTANCE OF 239.97 FEET AND AN ARC LENGTH OF 12.64 FEET;
 THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 25°48'41" WEST A DISTANCE OF 11.68 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING 30 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN ON SAID PLAT OF MCKAY LANDING FILING NO. 6;
 THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID 30 FOOT WIDE ACCESS AND UTILITY EASEMENT THE FOLLOWING TEN (10) COURSES;

- 1) NORTH 72°40'05" WEST A DISTANCE OF 35.53 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- 2) THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 14°20'27", A CHORD THAT BEARS NORTH 79°50'19" WEST A DISTANCE OF 12.61 FEET AND AN ARC LENGTH OF 12.64 FEET;
- 3) NORTH 87°00'13" WEST A DISTANCE OF 27.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 4) THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 28.25 FEET, A CENTRAL ANGLE OF 16°23'41", A CHORD THAT BEARS NORTH 81°01'30" WEST A DISTANCE OF 7.49 FEET AND AN ARC LENGTH OF 7.51 FEET;
- 5) NORTH 72°40'05" WEST A DISTANCE OF 11.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- 6) THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD THAT BEARS NORTH 27°40'05" WEST A DISTANCE OF 31.82 FEET AND AN ARC LENGTH OF 35.34 FEET;
- 7) NORTH 17°19'55" EAST A DISTANCE OF 32.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- 8) THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 10°07'01", A CHORD THAT BEARS NORTH 12°16'25" EAST A DISTANCE OF 139.67 FEET AND AN ARC LENGTH OF 37.96 FEET;
- 9) NORTH 07°12'54" EAST A DISTANCE OF 139.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- 10) THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 48°06'58", A CHORD THAT BEARS NORTH 16°50'35" WEST A DISTANCE OF 53.00 FEET AND AN ARC LENGTH OF 54.59 FEET;

THENCE DEPARTING SAID 30 FOOT WIDE ACCESS AND UTILITY EASEMENT LINE NORTH 57°03'24" EAST A DISTANCE OF 51.74 FEET;
 THENCE SOUTH 89°54'31" EAST A DISTANCE OF 109.26 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS ±41,595 SQ. FT. OR ±0.955 ACRES, MORE OR LESS.

PARCEL 2 (BUILDINGS O)

COMMENCING AT SAID NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 20;
 THENCE ALONG SAID NORTH LINE OF THE NORTHEAST ONE-QUARTER SOUTH 89°37'34" WEST A DISTANCE OF 85.15 FEET,
 THENCE DEPARTING SAID NORTH LINE SOUTH 00°22'28" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 144TH AVENUE;
 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°37'34" WEST A DISTANCE OF 244.51 FEET TO THE POINT OF BEGINNING OF PARCEL 2;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 00°22'28" EAST A DISTANCE OF 131.19 TO THE NORTHERLY LINE OF AN EXISTING 30 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN ON SAID PLAT OF MCKAY LANDING FILING NO. 6;

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°37'34" WEST A DISTANCE OF 103.55 FEET; THENCE DEPARTING SAID NORTHERLY LINE NORTH 00°22'28" WEST A DISTANCE OF 131.19 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 89°37'34" EAST A DISTANCE OF 103.55 FEET TO THE POINT OF BEGINNING.

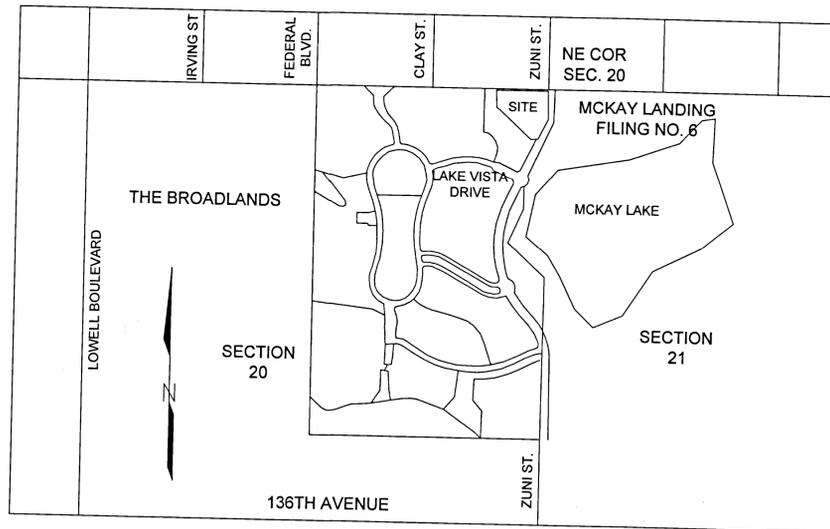
CONTAINING ±13,584 SQ. FT. OR ±0.312 ACRES, MORE OR LESS.

TOGETHER WITH ALL UNDIVIDED INTERESTS IN THE GENERAL COMMON ELEMENTS APPURTENANT TO THE PROPERTY AND ALL EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS THE COMMON ELEMENTS AS MAY BE NECESSARY AND/OR PERMITTED PURSUANT TO THE CONDOMINIUM DECLARATION FOR FAIR WIND CONDOMINIUMS, RECORDED UNDER RECEPTION NO. 2004005771, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, AS AMENDED AND SUPPLEMENTED.

GENERAL NOTES:

- 1) 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 CERTIFICATION SHOWN HEREON.
- 2) BASIS OF BEARINGS:
 THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR N89°37'34" E BETWEEN A 2" ALUMINUM CAP IN A RANGE BOX STAMPED PLS 30100 FOUND AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND A 2" ALUMINUM CAP STAMPED PLS 23904 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION 20.
- 3) BENCHMARK: CITY AND COUNTY OF BROOMFIELD GPS POINT #26 LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, T.1S., R.68W. OF THE 6TH P.M. FOUND ON THE WEST SIDE OF SHANNON DRIVE IN BETWEEN MADISON LANE AND BROADLANDS DRIVE.
 NAVD 89 ELEVATION = 5279.142
- 4) ALL TIES TO LOT LINES FROM THE BUILDING CORNERS ARE AT RIGHT ANGLES TO THE PROPERTY LINE UNLESS SHOWN TO A PROPERTY CORNER. ALL MEASUREMENTS REFLECT FINISHED EXTERIOR WALL ON ALL BUILDINGS.
- 5) G.C.E. INDICATES GENERAL COMMON ELEMENT AS DEFINED IN THE CONDOMINIUM DECLARATION FOR FAIR WIND CONDOMINIUMS II. L.C.E. INDICATES LIMITED COMMON ELEMENT AS DEFINED IN THE CONDOMINIUM DECLARATION FOR FAIR WIND CONDOMINIUMS II. I.A.U. INDICATES INDIVIDUAL AIR SPACE UNIT AS DEFINED IN THE CONDOMINIUM DECLARATION FOR FAIR WIND CONDOMINIUMS II. CONDOMINIUM UNIT INDICATES CONDOMINIUM UNIT AS DEFINED IN THE CONDOMINIUM DECLARATION FOR FAIR WIND CONDOMINIUMS II. P INDICATED SURFACE PARKING
- 6) ALL DRIVES, OUTDOOR PARKING AND OPEN SPACE ARE GENERAL COMMON ELEMENTS (EXCEPT AS PROVIDED IN NOTE 8). ALL CONCRETE PADS UNDER AIR CONDITIONING UNITS, SIDEWALK CHASE DRAINS AND OUTDOOR STAIRS (LOCATED OUTSIDE OF BUILDINGS), FLUES AND DUCTS ARE LIMITED COMMON ELEMENTS. EACH L.C.E. IS APPURTENANT TO A SPECIFIC CONDOMINIUM UNIT AS SPECIFICALLY IDENTIFIED HEREIN OR IN OR ON FUTURE CONDOMINIUM MAPS FOR FAIR WIND CONDOMINIUMS.
- 7) EXCEPT AS OTHERWISE PROVIDED IN THE DECLARATION ALL STRUCTURAL AND LOAD BEARING WALLS, COUNTER SUPPORT WALLS, CHASES, FLUES (EXCEPT FIRE PLACE FLUES), DUCTS, OUTDOOR STAIRS, ROOFS AND OTHER ARCHITECTURAL AND STRUCTURAL ELEMENTS ARE COMMON ELEMENTS.
- 8) PURSUANT TO THE CONDOMINIUM DECLARATION, DECLARATION HAS RESERVED CERTAIN DEVELOPMENT RIGHTS WITH RESPECT TO LOT 1, BLOCK 1, MCKAY LANDING FILING NO. 6, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

(GENERAL NOTES CONTINUED ON THE RIGHT)



VICINITY MAP
 SCALE 1" = 1000'

GENERAL NOTES: CONTINUED

- 9) WITHIN THE SURFACE LOT AREAS DESIGNATED FOR PARKING, AS PROVIDED IN THE DECLARATION, CERTAIN PARKING SPACES MAY FROM TIME TO TIME BE DESIGNATED BY THE CONDOMINIUM ASSOCIATION FOR THE EXCLUSIVE USE OF THE OWNERS OF PARTICULAR CONDOMINIUM UNITS (AS LIMITED COMMON ELEMENTS), PENDING ANY SUCH WIND CONDOMINIUMS II (AS LIMITED COMMON ELEMENTS) SHALL BE GENERAL COMMON ELEMENTS.
- 10) ALL DIMENSIONS ARE TO STUD WALLS. FURTHER DEFINITION OF OWNERSHIP IS OUTLINED IN THE CONDOMINIUM DECLARATION.
- 11) EMERGENCY EASEMENT: A GENERAL EASEMENT IS HEREBY GRANTED TO ALL POLICE, SHERIFF, FIRE PROTECTION, AMBULANCE AND ALL OTHER SIMILAR EMERGENCY AGENCIES OR PERSONS TO ENTER UPON ALL STREETS AND UPON THE COMMON ELEMENTS IN THE PROPERTY PERFORMANCE OF THEIR DUTIES.
- 12) EASEMENT FOR FUTURE CONDOMINIUM BUILDINGS: THE DECLARANT HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS IN INTEREST A NON-EXCLUSIVE, PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS, ON OVER AND ACROSS THE ROADS, DRIVEWAYS, STREETS, SIDEWALKS, AND SIMILAR COMMON ELEMENTS, NOW OR HEREAFTER CONSTRUCTED, ERECTED, INSTALLED OR LOCATED IN OR ON ANY PORTION OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION SET FORTH ABOVE OTHER THAN THE CONDOMINIUM UNITS CREATED HEREBY, AND ON, OVER, ACROSS AND UNDER THE COMMON ELEMENTS FOR UTILITIES AND THE CONSTRUCTION, LOCATION, ERECTION, INSTALLATION, STORAGE, MAINTENANCE, REPAIR, RENOVATION, REPLACEMENT AND USE OF ANY UTILITIES IMPROVEMENTS THAT MAY NOW OR HEREAFTER SERVE CONDOMINIUM BUILDINGS HEREAFTER ERECTED AND CONSTRUCTED BY DECLARANT OR ITS SUCCESSORS IN INTEREST.
- 13) OWNERS' EASEMENTS: SUBJECT TO THE PROVISIONS REGARDING OWNERS' EASEMENTS SET FORTH IN THE CONDOMINIUM DECLARATION, EVERY OWNER SHALL HAVE A NON-EXCLUSIVE RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE GENERAL COMMON ELEMENTS AND THOSE LIMITED COMMON ELEMENTS APPURTENANT TO SUCH OWNER'S CONDOMINIUM UNIT, IF ANY PLUS A RIGHT AND EASEMENT OF INGRESS AND EGRESS OVER, ACROSS AND UPON THE GENERAL COMMON ELEMENTS AND THOSE LIMITED COMMON ELEMENTS APPURTENANT TO SUCH OWNER'S CONDOMINIUM UNIT, IF ANY, FOR THE PURPOSE OF GETTING TO AND FROM SUCH OWNER'S CONDOMINIUM UNIT AND PUBLIC WAYS, FOR BOTH PEDESTRIAN AND VEHICULAR TRAVEL, WHICH RIGHTS AND EASEMENTS SHALL BE APPURTENANT TO AND PASS WITH THE TRANSFER OF TITLE TO EVERY CONDOMINIUM UNIT.
- 14) A CROSS ACCESS EASEMENT IS SHOWN HEREON OVER THE EXISTING 30 FOOT WIDE ACCESS AND UTILITY EASEMENT AS DEFINED AND LOCATED ON MCKAY LANDING FILING NO. 6 RECORDED AT RECEPTION NO. 2009006801 BETWEEN THE OWNERS OF FAIR WIND CONDOMINIUMS SUPPLEMENT NOS. 1 THROUGH 14 AND THE OWNERS OF FAIR WIND II CONDOMINIUMS, SUPPLEMENT NO. 2 AND FUTURE SUPPLEMENT FILINGS AS SHOWN AND DEPICTED HEREON.

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND THAT THE CONDOMINIUM BUILDINGS AND CONDOMINIUM UNITS AS CONSTRUCTED ON THE PROPERTY DESCRIBED HEREON CONFORM SUBSTANTIALLY TO THIS CONDOMINIUM PLAT AND THAT THIS CONDOMINIUM PLAT FULLY DEPICTS THE LAYOUT, MEASUREMENTS, AND LOCATIONS OF THE CONDOMINIUM BUILDINGS AND CONDOMINIUM UNITS ON THE DESCRIBED LAND, THE UNIT DESIGNATION, THE DIMENSIONS OF SUCH UNITS, AND THIS CONDOMINIUM PLAT WAS PREPARED UPON SUBSTANTIAL COMPLETION OF THE CONSTRUCTION OF THE MAIN STRUCTURE OF THE CONDOMINIUM BUILDINGS AND CONDOMINIUM UNITS LOCATED ON SAID DESCRIBED LAND. ALL MONUMENTS EXIST AS SHOWN HEREON. MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER), AND THAT THIS MAP CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-33.3-209 AND COMPLES WITH C.R.S. 38-51-105.

I ATTEST THE ABOVE ON THIS 5th DAY OF December, 2013, A.D.

RICHARD BRUCE GABRIEL, P.L.S. 37929
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
 FOR AND ON BEHALF OF POWER SURVEYING
 COMPANY INC.



DECLARANTS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT FAIR WIND I, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THAT PORTION OF LOT 1, BLOCK 1, MCKAY LANDING FILING NO. 6, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, THE PROPERTY DESCRIBED ON THIS MAP, HAS CAUSED THE PROPERTY DESCRIBED ON THIS MAP TO BE SURVEYED AS SHOWN ON THIS MAP TO BE KNOWN AS CONDOMINIUM MAP, SUPPLEMENT NO. 3, OF FAIR WIND II CONDOMINIUMS AND DIVIDED INTO CONDOMINIUM UNITS, INCLUDING THE INDIVIDUAL AIR SPACE UNITS SHOWN ON THIS MAP, PURSUANT TO THE CONDOMINIUM DECLARATION FOR FAIR WIND II CONDOMINIUMS, RECORDED IN THE CLERK AND RECORDERS OFFICE OF THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON 5th DAY OF December AT RECEPTION NO. 2013016645

FAIR WIND I, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Jason Brown
 JASON BROWN, PRESIDENT

NOTARY

STATE OF COLORADO)
) SS
 COUNTY OF BROOMFIELD)



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, 2013, BY JASON BROWN, PRESIDENT OF FAIR WIND I LLC.

WITNESS MY HAND AND SEAL

BY: Kimberly Brown
 NOTARY PUBLIC MY COMMISSION EXPIRES 02/11/17

COUNTY CLERK AND RECORDER

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ M. ON THE _____ DAY OF _____ A.D. 20____ IN BOOK _____ PAGES _____ RECEPTION NO. _____

CLERK AND RECORDER
 BY: _____
 DEPUTY

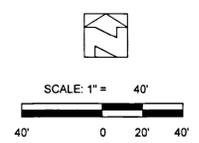
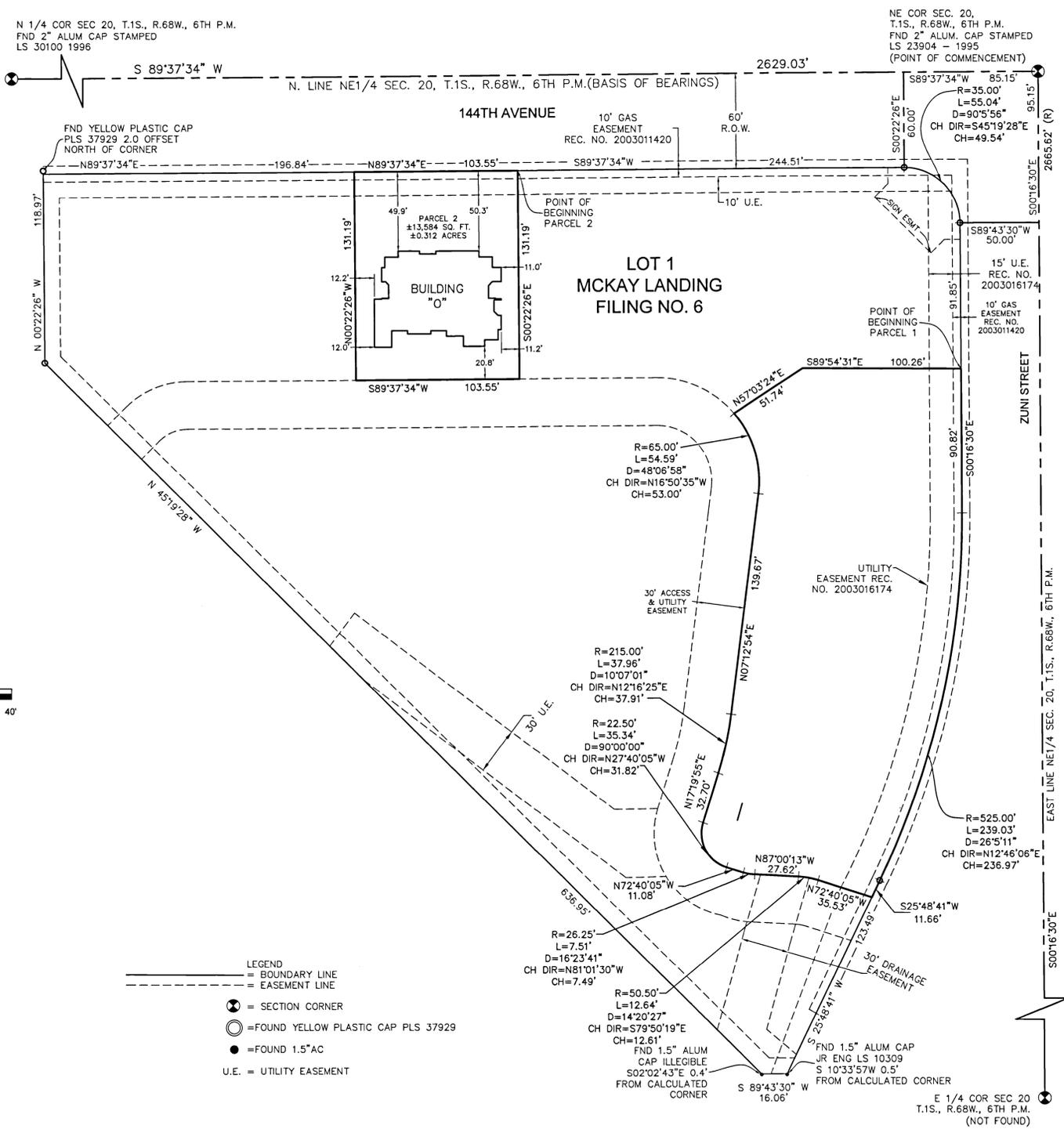
DWG: 501-13-135CONDOPLAT.DWG
 DATE: 10-24-2013



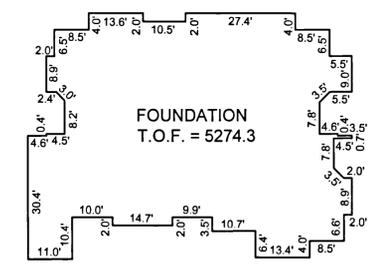
CONDOMINIUM MAP, SUPPLEMENT NO. 4
FAIR WIND II CONDOMINIUMS

LOT 1, BLOCK 1, MCKAY LANDING FILING NO. 6, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 PAGE 2 OF 4

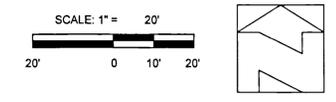
2013016645 MAP 12/05/2013 02:12 PM
 Page: 2 of 4 Rec Fee \$41.00 Doc Fee \$
 City and County of Broomfield



- LEGEND
- BOUNDARY LINE
 - - - EASEMENT LINE
 - ⊙ = SECTION CORNER
 - ⊙ = FOUND YELLOW PLASTIC CAP PLS 37929
 - = FOUND 1.5" AC
 - U.E. = UTILITY EASEMENT



**BUILDING "O"
 FOUNDATION DETAIL**



DWG: 501-13-135CONDOPLAT.DWG
 DATE: 10-24-2013

120 W 84TH AVENUE
 THORNTON, COLORADO 80260
 PH: 303.702.1817
 FAX: 303.702.1488
 WWW.POWERSURVEYING.COM

2013016645 MAP 12/05/2013 02:12 PM
 Page: 2 of 4 Rec Fee \$41.00 Doc Fee \$
 City and County of Broomfield
 RECORDED BY CLAYTON/ALUMINUM

SACO PRODUCTS • NEW HIRE, MINNESOTA
 REORDER BY PART NUMBER 8028

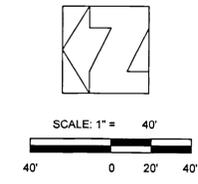
SACO PRODUCTS • NEW HIRE, MINNESOTA
 REORDER BY PART NUMBER 8028

CONDOMINIUM MAP, SUPPLEMENT NO. 4
FAIR WIND II CONDOMINIUMS
 LOT 1, BLOCK 1, MCKAY LANDING FILING NO. 6, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 PAGE 3 OF 4

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 City and County of Broomfield

- LEGEND**
- U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - (FAIR WIND CONDOMINIUMS)
 - I.F. = INITIAL FILING
 - R.F.D. = RESERVED FOR FUTURE DEVELOPMENT
 - S. 1 = SUPPLEMENT NO. 1
 - S. 2 = SUPPLEMENT NO. 2
 - S. 3 = SUPPLEMENT NO. 3
 - S. 4 = SUPPLEMENT NO. 4
 - S. 5 = SUPPLEMENT NO. 5
 - S. 6 = SUPPLEMENT NO. 6
 - S. 7 = SUPPLEMENT NO. 7
 - S. 8 = SUPPLEMENT NO. 8
 - S. 9 = SUPPLEMENT NO. 9
 - S. 10 = SUPPLEMENT NO. 10
 - S. 11 = SUPPLEMENT NO. 11
 - S. 12 = SUPPLEMENT NO. 12
 - S. 13 = SUPPLEMENT NO. 13
 - S. 14 = SUPPLEMENT NO. 14
 - (FAIR WIND CONDOMINIUMS II)
 - SUP. 1 AMEND 1 = SUPPLEMENT NO. 1 AMENDMENT NO. 1
 - SUP. 2 = SUPPLEMENT NO. 2
 - SUP. 3 = SUPPLEMENT NO. 3
 - SUP. 4 = SUPPLEMENT NO. 4
 - O = UNIT/BUILDING NUMBER

- = GENERAL COMMON ELEMENT
- = LIMITED COMMON ELEMENT
- = CROSS ACCESS EASEMENT
- L=54.98
R=35.00
Δ=90°00'00"



DWG: 501-13-135CONDOPLAT.DWG
 DATE: 10-24-2013

POWERTM
 Surveying Company, Inc.
Established 1989

120 W. 84TH AVENUE
 THORNTON, COLORADO 80260

PH: 303.702.4817
 FAX: 303.702.1488
 WWW.POWERSURVEYING.COM

2013016645 MAP 12/05/2013 02:12 PM
 City and County of Broomfield
 REORDER BY PART NUMBER 6658

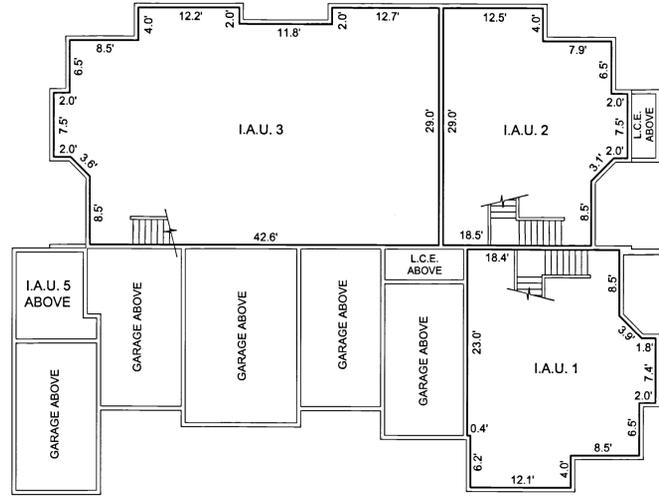
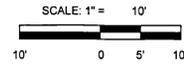
SAFECO PRODUCTS NEW HIRE, MINNESOTA
 REORDER BY PART NUMBER 6658

3 PRODUCTS NEW HIRE, MINNESOTA
 REORDER BY PART NUMBER 6658

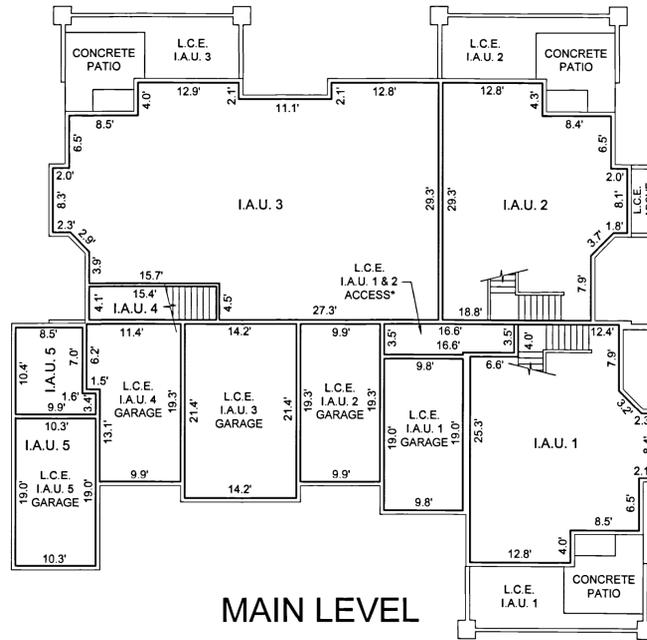
FAIR WIND II CONDOMINIUMS

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PAGE 4 OF 4

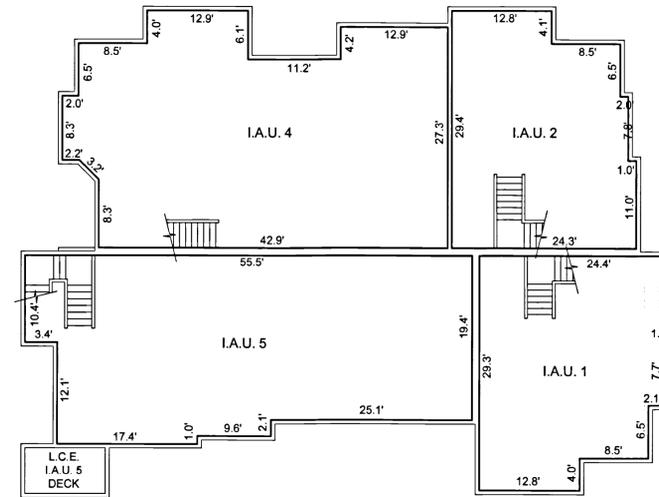
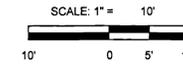
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LOWER LEVEL



MAIN LEVEL

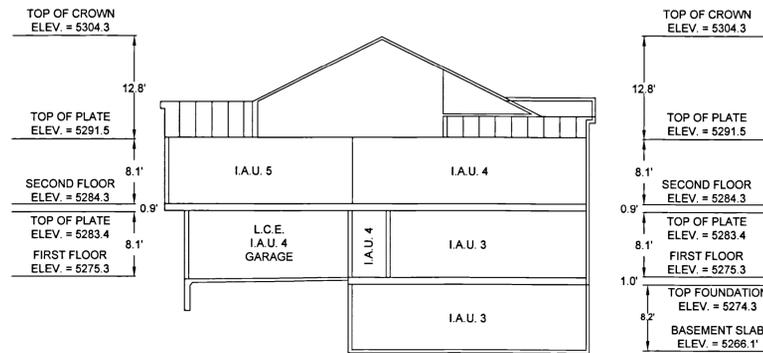


UPPER LEVEL

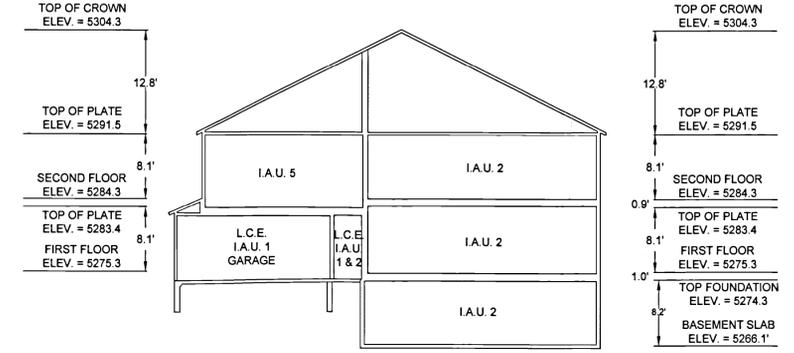
UNIT NUMBER	LOWER LEVEL AREA (SQ. FT.)	MAIN LEVEL AREA (SQ. FT.)	UPPER LEVEL AREA (SQ. FT.)	UNIT TOTAL AREA (SQ. FT.)
1-O	566	619*	641	1826*
2-O	555	640*	639	1834*
3-O	1242	1191	—	2433
4-O	—	63	1197	1260
5-O	—	94	1106	1200
GARAGES				
1-O GARAGE		187		187
2-O GARAGE		191		191
3-O GARAGE		304		304
4-O GARAGE		201		201
5-O GARAGE		195		195

* DENOTES SHARED ACCESS FOR UNITS 1 & 2

- G.C.E. GENERAL COMMON ELEMENT AS DEFINED IN THE CONDOMINIUM DECLARATION OF FAIR WIND II CONDOMINIUMS.
- L.C.E. LIMITED COMMON ELEMENT AS DEFINED IN THE CONDOMINIUM DECLARATION OF FAIR WIND II CONDOMINIUMS
- I.A.U. INDIVIDUAL AIR SPACE UNIT AS DEFINED IN THE CONDOMINIUM DECLARATION OF FAIR WIND II CONDOMINIUMS
- CONDOMINIUM UNIT CONDOMINIUM UNIT AS DEFINED IN THE CONDOMINIUM DECLARATION OF FAIR WIND II CONDOMINIUMS



SECTION A



SECTION B



DWG: 501-13-046-PLAT.DWG
DATE: 10-24-2013

CITY AND COUNTY OF BROOMFIELD
 SAFETY PRODUCTS - A NEW HERE, MINNESOTA
 REGISTERED BY PART NUMBER 6532
 SAFETY PRODUCTS - A NEW HERE, MINNESOTA
 REGISTERED BY PART NUMBER 6532
 SAFETY PRODUCTS - A NEW HERE, MINNESOTA
 REGISTERED BY PART NUMBER 6532