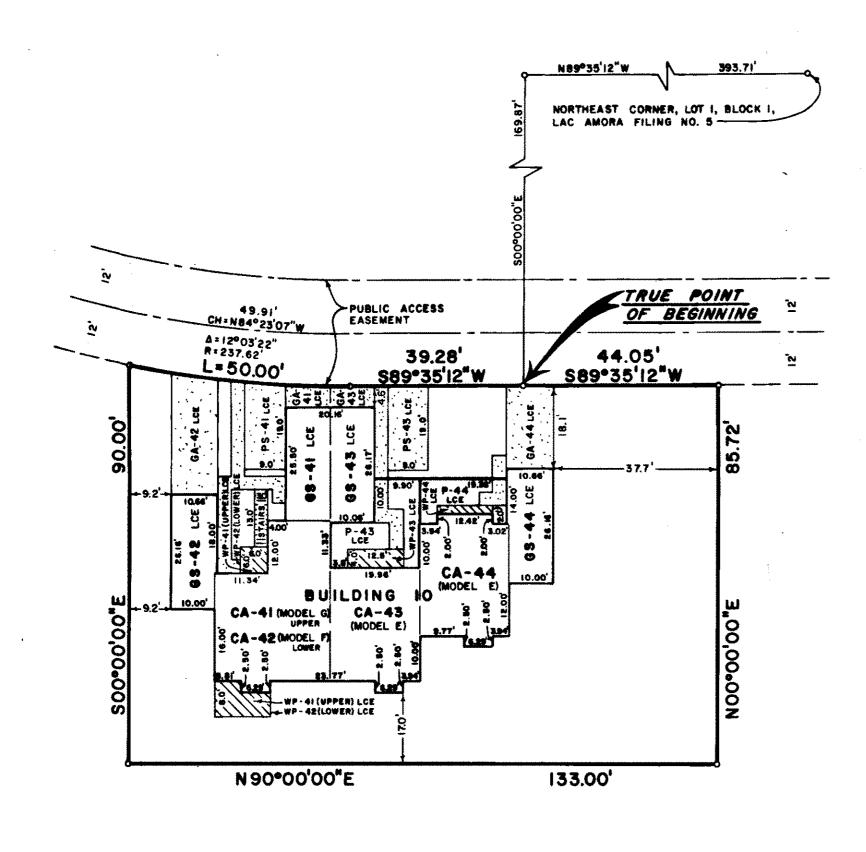
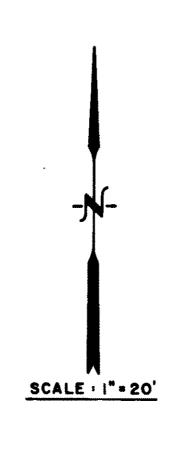
THE SUNRIDGE CONDOMINIUMS

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP I SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO





NOTES

- ELEVATIONS ARE REFERRED TO UNITED STATES GEOLOGICAL SURVEY DATUM.
 ALL HORIZONTAL CONDOMINIUM APARTMENT AND LIMITED COMMON ELEMENT AREA CORNERS HAVE 90° CORNERS UNLESS OTHERWISE INDICATED.
- 3. BEARINGS ARE RELATED TO THE RECORDED PLAT OF LAC AMORA FILING NO. 5.
 4. ALL OF THE EXTERIOR BOUNDARY CORNERS ARE MONUMENTED WITH A NO. 5 REBAR WITH ALUMINIUM CAP.
 5. ALL PARKING SPACES WHICH ARE NOT NUMBERED ARE COMMON ELEMENTS TO BE USED FOR GUEST PARKING AND
- THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS.
 ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM APARTMENT BEARING THE SAME NUMBERICAL NUMBER.
- 8. F DENOTES FIREPLACE, A LIMITED COMMON ELEMENT, THE FLUE AND CHIMNEY OF WHICH ARE COMMON ELEMENTS.
 9. ALL INTERIOR MEASUREMENTS ARE TO THE UNFINISHED SURFACES OF FLOORS, CEILINGS AND WALLS.
 10. ALL BEAMS, BEARING WALLS AND COLUMNS ARE COMMON ELEMENTS.
- 11. EXTERIOR DIMENSIONS OF BUILDINGS AND TIES TO BUILDINGS ARE MADE TO FOUNDATION LINES, SIDING OVERLAPS THE FOUNDATIONS BY 0.08 FEET.

 12. ALL TIES MADE FROM BUILDING CORNERS TO PROPERTY LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINES
- UNLESS OTHERWISE INDICATED.

 13. CONCRETE AND WOODEN PORCHES CONTAINED IN THE PATIO AREAS ARE LIMITED COMMON ELEMENTS AS ARE THE PATIO AREAS. ALL OTHER CONCRETE WALKS AND DRIVES ARE COMMON ELEMENTS UNLESS OTHERWISE INDICATED.
- 14. THE PRIMARY BENCHMARK USED TO ESTABLISH THE FINISHED FLOOR ELEVATIONS IS THE TOP OF A 3 INCH ALUMINUM DISK SET IN CONCRETE FOR THE EAST 1/4 CORNER OF SECTION 27, T1S, R69W, OF THE 6TH. P.M. THE ELEVATION EQUALS 5414.80.

LEGEND

		CONCRETE WALK	
		SOLID WOOD	FENCE
P	. DENOTES	PATIO	
GS	. DENOTES	GARAGE SPA	CE
LCE	. DENOTES	LIMITED CO	MMON ELEMEI
CE	DENOTES	COMMON ELE	MENT
CA			
BS	DENOTES	BASEMENT S	PACE
WP	DENOTES	WOODEN POR	CH
PS			
GA	DENOTES	GARAGE APR	ON
DAS	DENOTES	DEAD AIR S	PACE
X			
		STORAGE	SPACE

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 1, BLOCK 1, LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, THENCE NORTH 89°35'12" WEST, 393.71 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1; THENCE SOUTH 00°00'00" EAST, 169.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°35'12" WEST, 39.28 FEET; THENCE WESTERLY 50.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 237.62 FEET, A CENTRAL ANGLE OF 12°03'22" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 84°23'07" WEST, 49.91 FEET; THENCE SOUTH 00°00'00" EAST, 90.00 FEET; THENCE NORTH 90°00'00" EAST, 133.00 FEET; THENCE NORTH 00°00'00" EAST, 85.72 FEET; THENCE SOUTH 89°35'12" WEST, 44.05 FEET TO THE TRUE POINT OF BEGINNING.

STATEMENT OF OWNERSHI

KNOW ALL MEN BY THESE PRESENTS, THAT McSTAIN ENTERPRISES, INC., BEING THE OWNER OF THE REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS MAP TO BE KNOWN AS THE SECOND SUPPLEMENTAL CONDOMINIUM MAP OF THE SUNRIDGE CONDOMINIUMS AND HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION OF THE SUNRIDGE CONDOMINIUMS RECORDED IN THE COUNTY CLERK AND RECORDER'S OFFICE, BOULDER, COLORADO.

McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION

THOMAS R. HOVE PRESIDENT

POGER DAY OF SECRETARY

ACKNOWLEDGEMENT

STATE OF COLORADO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS /8 DAY OF SCHOOL 9885 BY THOMAS R. HOYT AS PRESIDENT AND ROGER DAY OF AS SECRETARY OF MOSTAIN ENTERPRISES. THE A COLORADO CORROBATION

DekLOE AS SECRETARY OF McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES FEE. 14, 1929 HOTARY 2250 ; EARL . ..

AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE COMPLETED CONDOMINIUM APARTMENTS.

SURVEYORS CERTIFICATE

I, CHARLES R. MELVIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE AIRSPACE OF THE SECOND SUPPLEMENTAL CONDOMINIUM MAP OF THE SUNRIDGE CONDOMINIUMS AS CONSTRUCTED WAS MADE UNDER MY DIRECT SUPERVISION TO AND THAT THE ACCOMPANYING DRAWINGS ACCURATELY REPRESENT THE RESULTS OF SAID SURVEY, SAID DRAWINGS SUBSTANTIALLY DEPICT THE LOCATION

CHARLES R. MELVIN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 22576

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 0 CLOCK P.M. ON THE 940 OF OCTOBER 1985, AND IS DULY RECORDED IN PLANFILE ON FILM 1376 AS RECEPTION NO. 71838.

FEES PAID \$20.00.

Charlotte Houston

Berber Cravell

THE SECOND SUPPLEMENTAL CONDOMINIUM MAP OF

THE SUNRIDGE CONDOMINIUMS

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP I SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

