

# THE SIXTH SUPPLEMENTAL CONDOMINIUM MAP OF THE SUNRIDGE CONDOMINIUMS

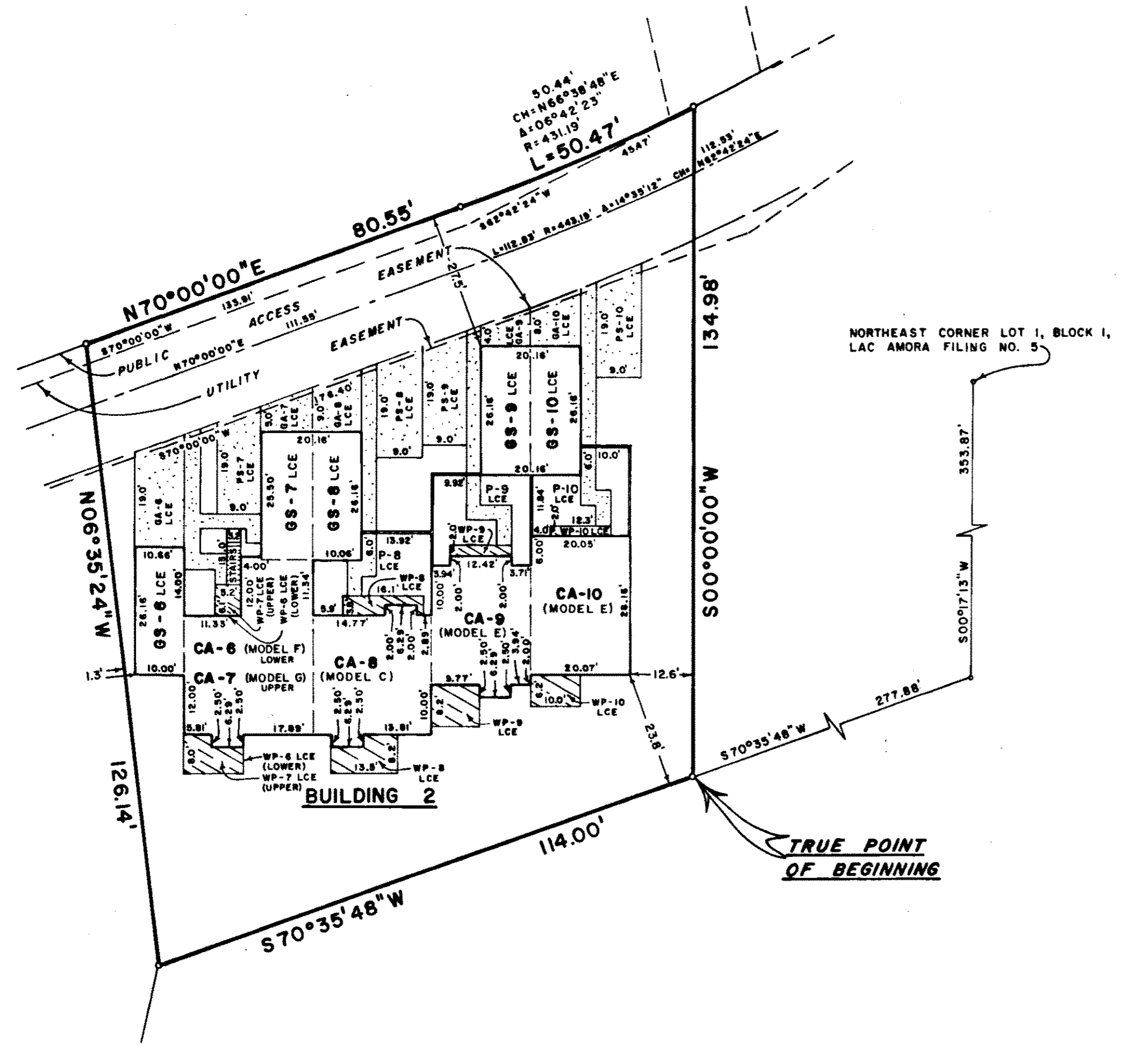
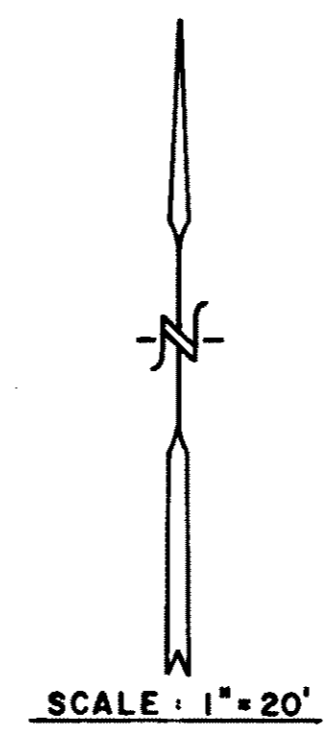
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

### 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.
- BEARINGS ARE RELATED TO THE RECORDED PLAT OF LAC AMORA FILING NO. 5.
- ALL OF THE EXTERIOR BOUNDARY CORNERS ARE MONUMENTED WITH A NO. 5 REBAR WITH ALUMINUM CAP.
- ALL PARKING SPACES WHICH ARE NOT NUMBERED ARE COMMON ELEMENTS TO BE USED FOR GUEST PARKING AND OPEN PARKING.
- THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS.
- ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM APARTMENT BEARING THE SAME NUMERICAL NUMBER.
- F DENOTES FIREPLACE, A LIMITED COMMON ELEMENT, THE FLUE AND CHIMNEY OF WHICH ARE COMMON ELEMENTS.
- ALL INTERIOR MEASUREMENTS ARE TO THE UNFINISHED SURFACES OF FLOORS, CEILINGS AND WALLS.
- ALL BEAMS, BEARING WALLS AND COLUMNS ARE COMMON ELEMENTS.
- EXTERIOR DIMENSIONS OF BUILDINGS AND TIES TO BUILDINGS ARE MADE TO FOUNDATION LINES, SIDING OVERLAPS THE FOUNDATIONS BY 0.08 FEET.
- ALL TIES MADE FROM BUILDING CORNERS TO PROPERTY LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINES UNLESS OTHERWISE INDICATED.
- 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.
- 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 SPACE
- LCE..... DENOTES LIMITED COMMON ELEMENT
- CE..... DENOTES COMMON ELEMENT
- CA..... DENOTES CONDOMINIUM APARTMENT
- BS..... DENOTES BASEMENT SPACE
- WP..... DENOTES WOODEN PORCH
- PS..... DENOTES PARKING SPACE
- GA..... DENOTES GARAGE APRON
- DAS..... DENOTES DEAD AIR SPACE
- X..... DENOTES FLUE
- SS..... DENOTES 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, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, THENCE SOUTH 00°17'13" WEST, 353.87 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 70°35'48" WEST, 277.88 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 70°35'48" WEST, 114.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1;

THENCE NORTH 06°35'24" WEST, 126.14 FEET;

THENCE NORTH 70°00'00" EAST, 80.55 FEET;

THENCE NORTHEASTERLY, 50.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 431.19 FEET, A CENTRAL ANGLE OF 06°42'23" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 66°38'48" EAST, 50.44 FEET;

THENCE SOUTH 00°00'00" WEST, 134.98 FEET TO THE TRUE POINT OF BEGINNING.

### STATEMENT OF OWNERSHIP

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 SIXTH 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. HOYT, PRESIDENT

ROGER DEKLOE, SECRETARY

### ACKNOWLEDGEMENT

STATE OF COLORADO) SS  
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November, 1988, BY THOMAS R. HOYT AS PRESIDENT AND ROGER DEKLOE AS SECRETARY OF McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES September 8, 1990.

NOTARY  
JANE A. HORNBECKER  
2299 Pearl Street, Suite 400  
Boulder, CO 80302

### 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 SIXTH SUPPLEMENTAL CONDOMINIUM MAP OF THE SUNRIDGE CONDOMINIUMS AS CONSTRUCTED WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING DRAWINGS ACCURATELY REPRESENT THE RESULTS OF SAID SURVEY, SAID DRAWINGS SUBSTANTIALLY DEPICT THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE COMPLETED CONDOMINIUM APARTMENTS.

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

### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) SS  
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:21 O'CLOCK P.M. ON THE 21st DAY OF November, 1988, AND IS DULY RECORDED IN PLANFILE P-20 F-3 ON FILM 143 AS RECEPTION NO. 207031.

FEES PAID \$20.00 #9+10

Charlotte Houston  
RECORDER

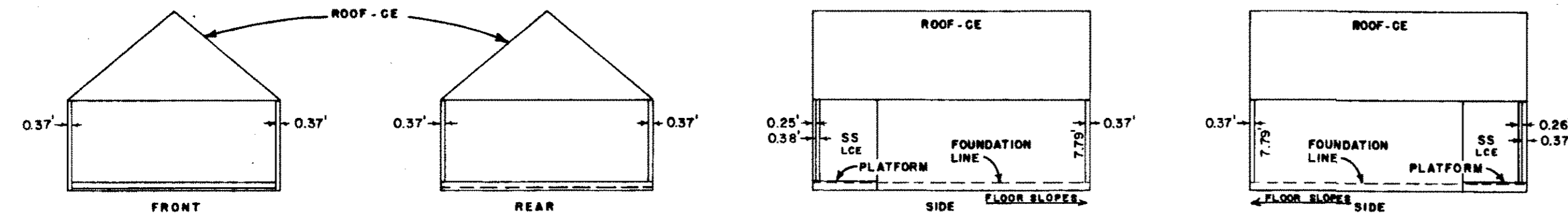
Connie Rode  
DEPUTY

### GARAGE ELEVATION SCHEDULE

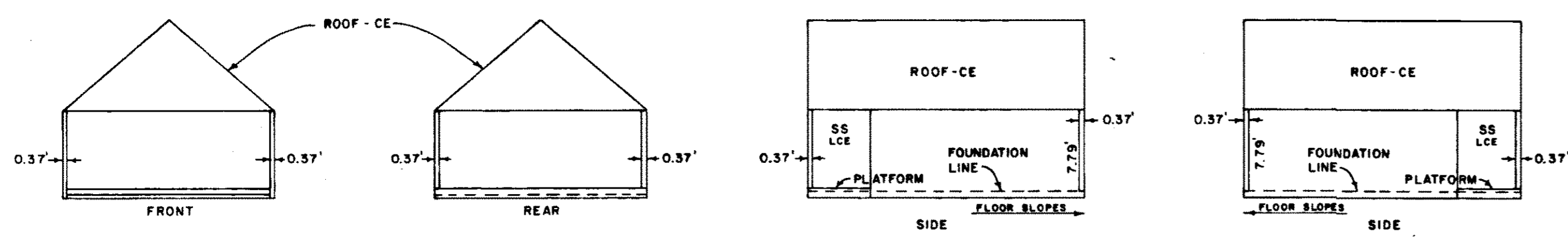
Garage	Elevation
GS-6	1. 5432.81
	2. 5432.33
	3. 5432.67
	4. 5433.27
GS-7, 8	1. 5431.79
	2. 5431.27
	3. 5432.69
	4. 5432.26
GS-9, 10	1. 5431.31
	2. 5430.77
	3. 5431.19
	4. 5431.70

### NOTES - GARAGES

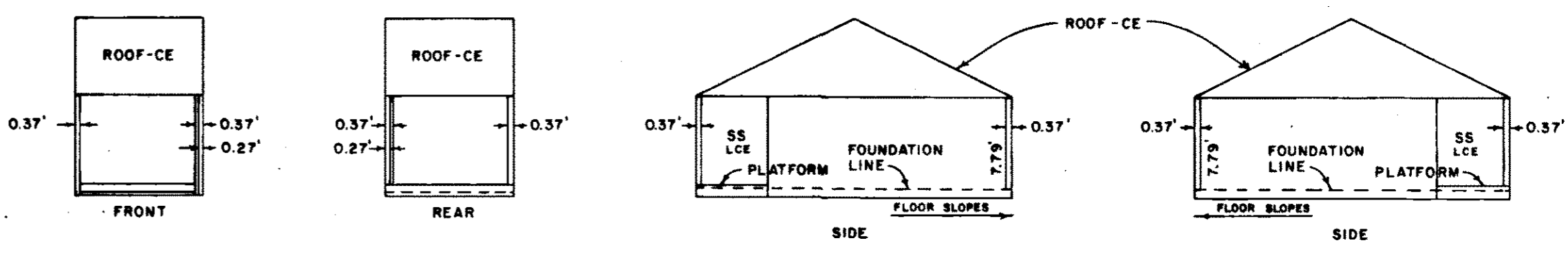
- DIMENSION OF 7.79' IS FROM TOP OF FOUNDATION WALL AT FRONT DOOR TO TOP PLATE
- GARAGE ELEVATIONS GIVEN ARE -
    - TOP OF FOUNDATION WALL AT FRONT DOOR
    - FLOOR AT FRONT DOOR
    - FLOOR AT BASE OF STEP UP TO PLATFORM
    - TOP OF PLATFORM



TYPICAL ELEVATION VIEWS - ATTACHED DOUBLE GARAGE  
SCALE: 1"=10'



TYPICAL ELEVATION VIEWS - DETACHED DOUBLE GARAGE  
SCALE: 1"=10'

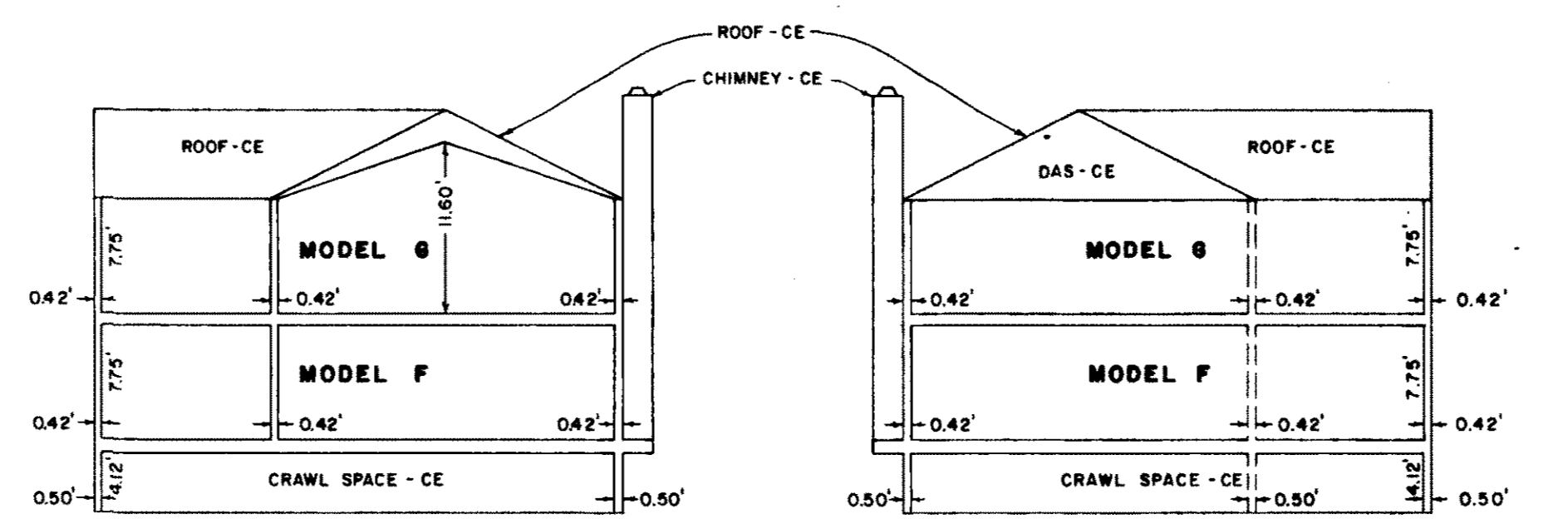
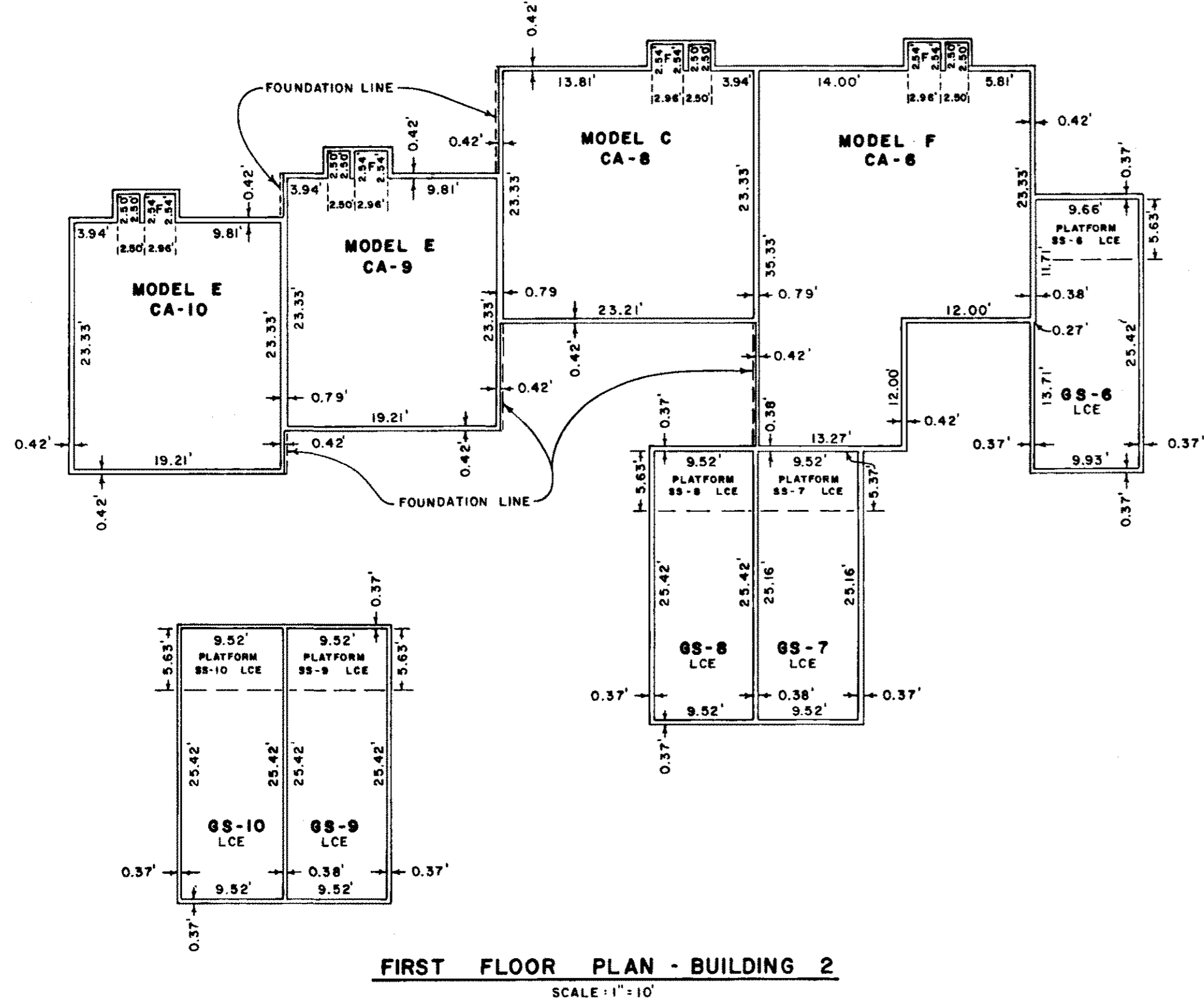
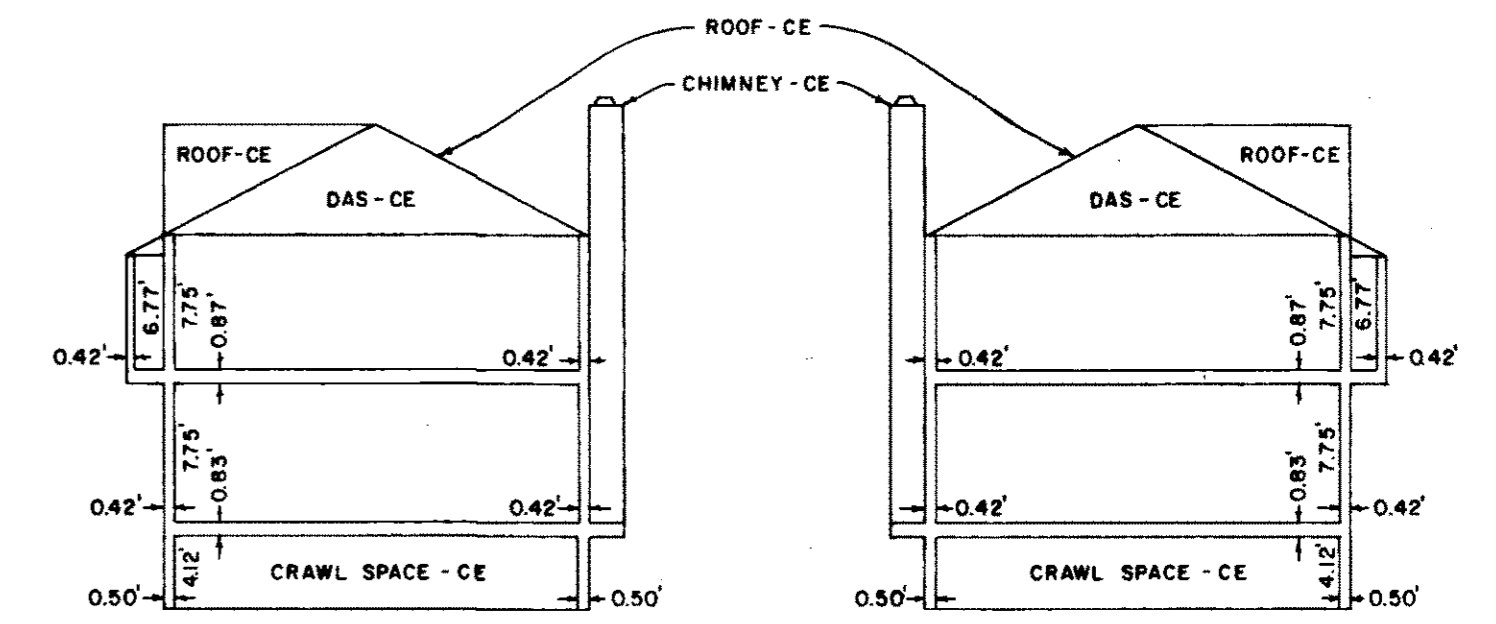
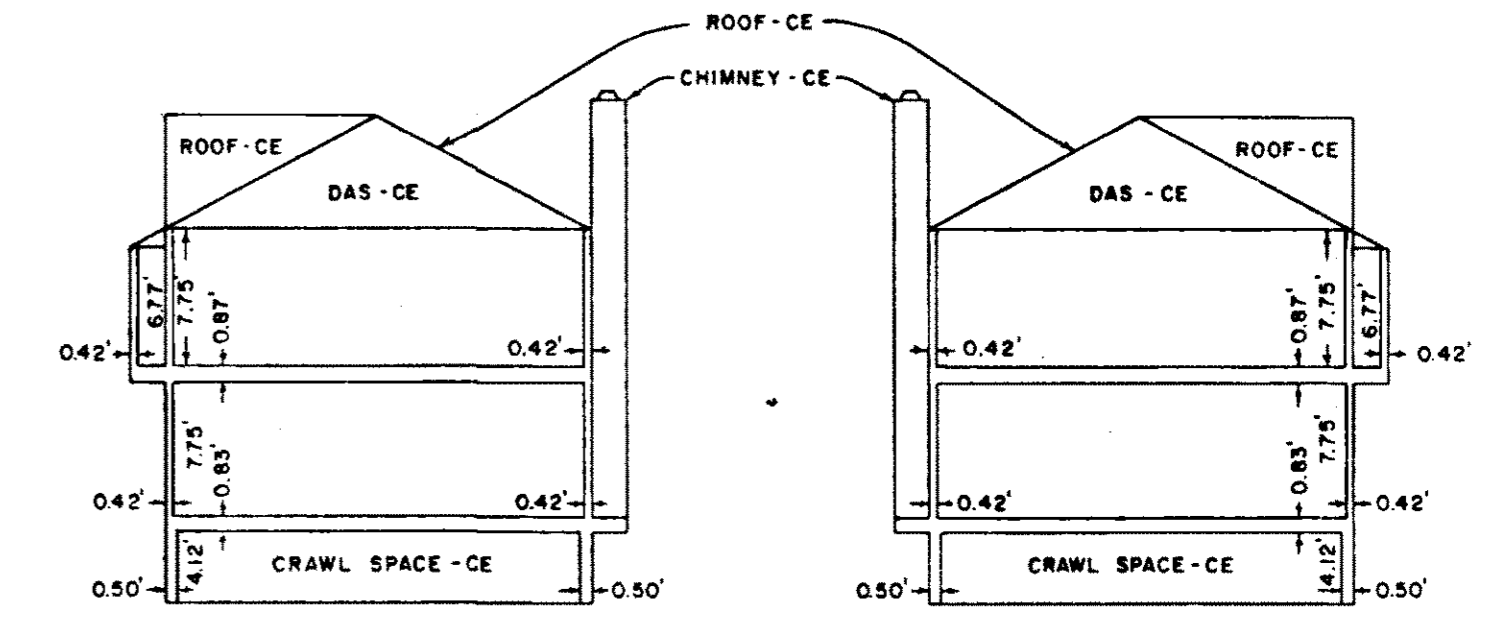
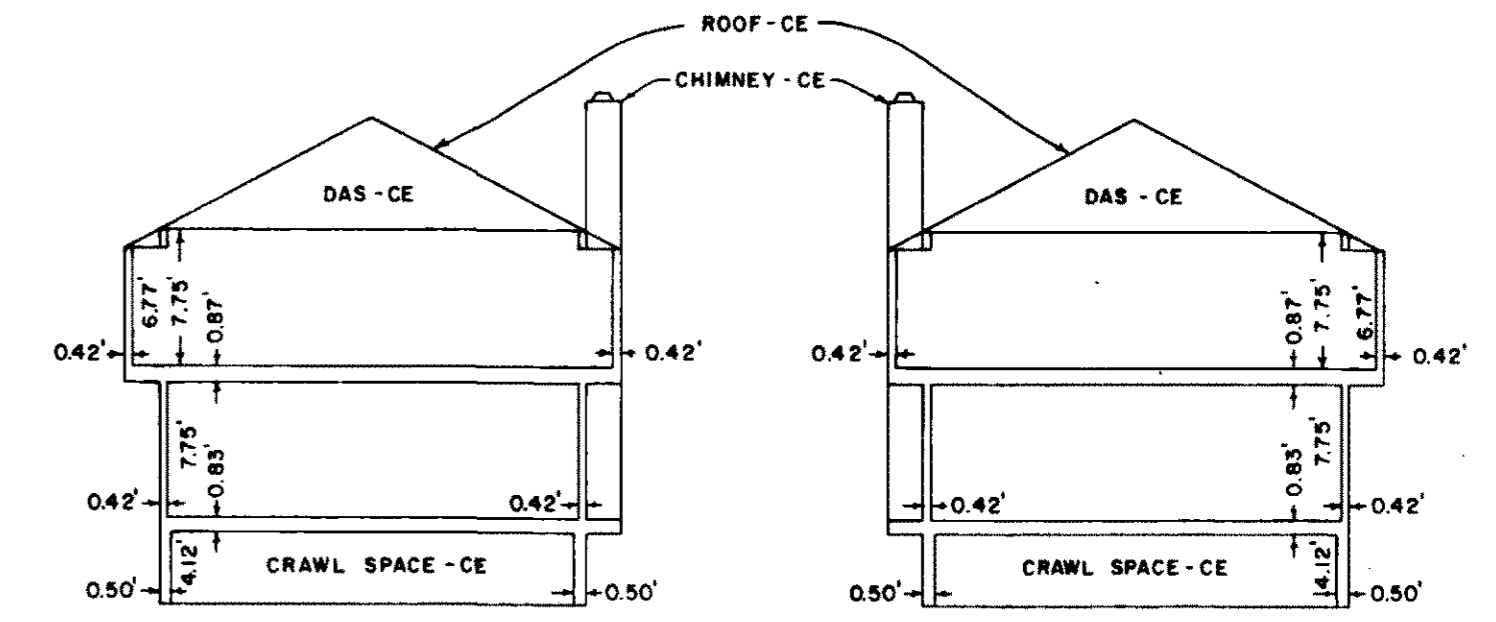
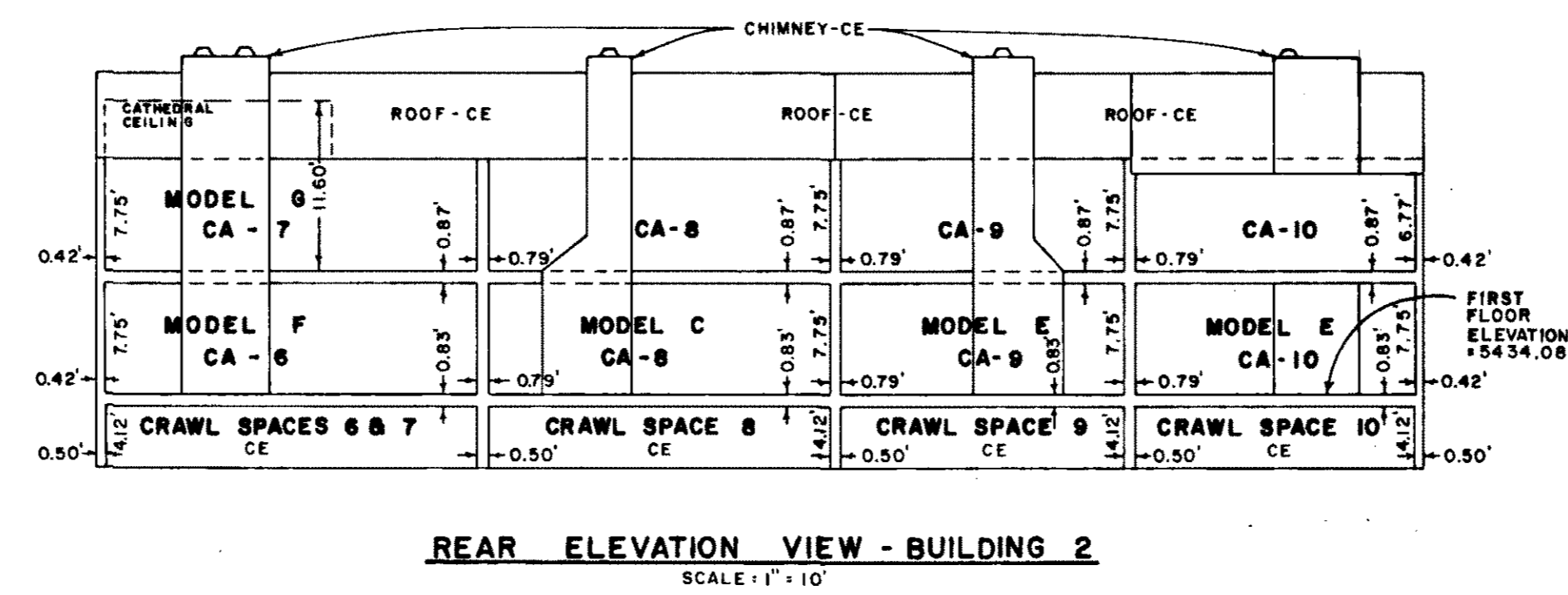
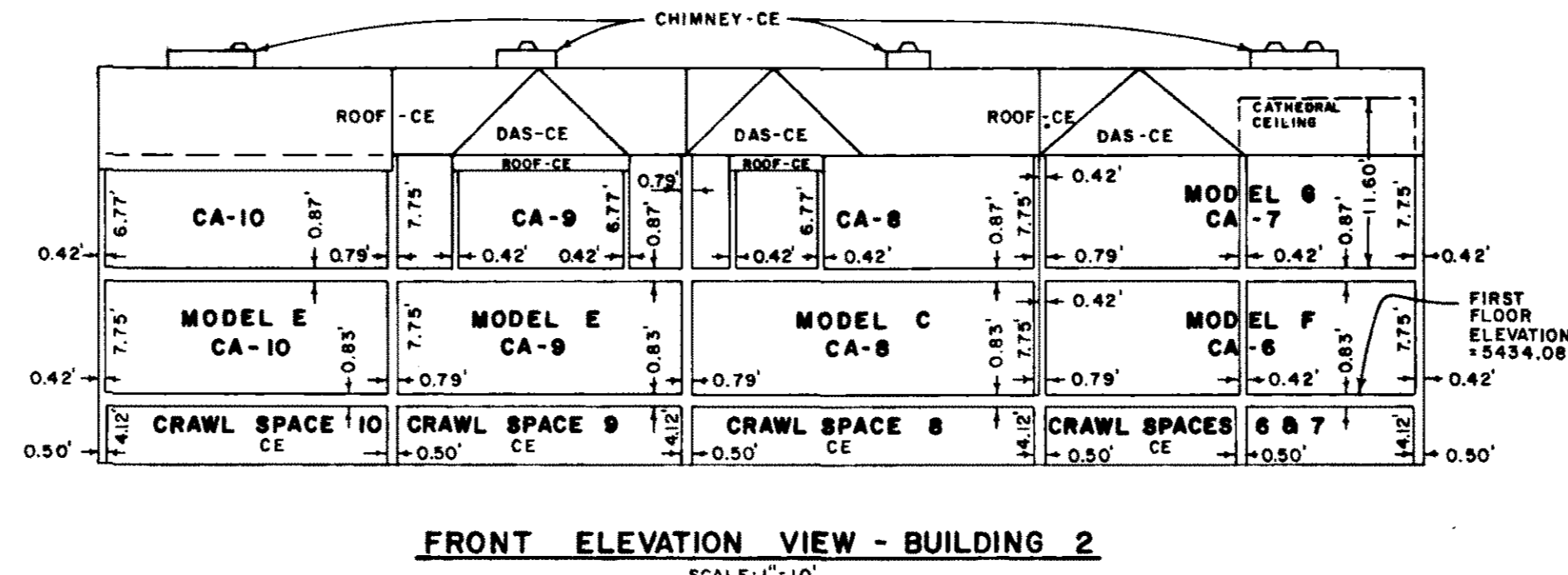
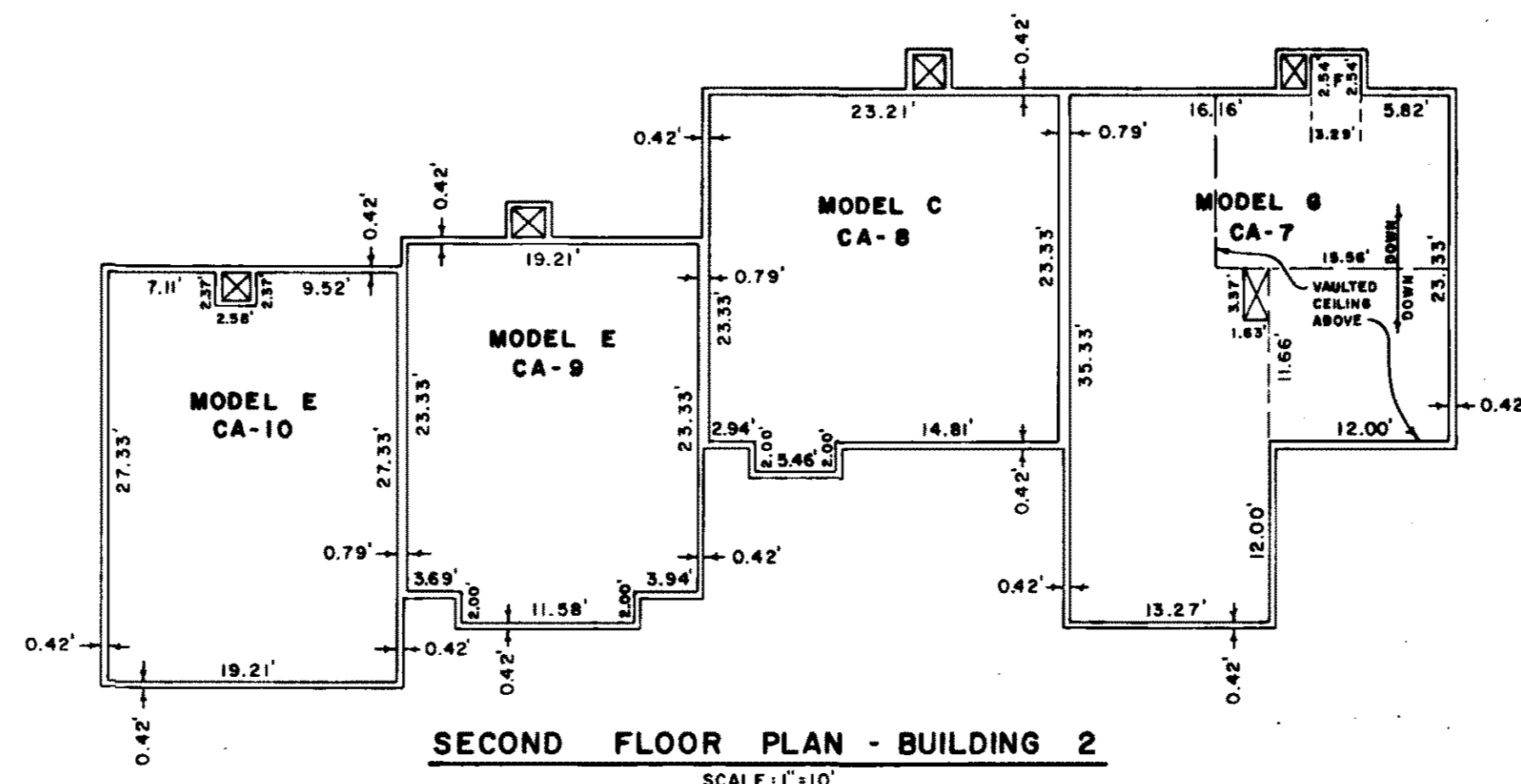
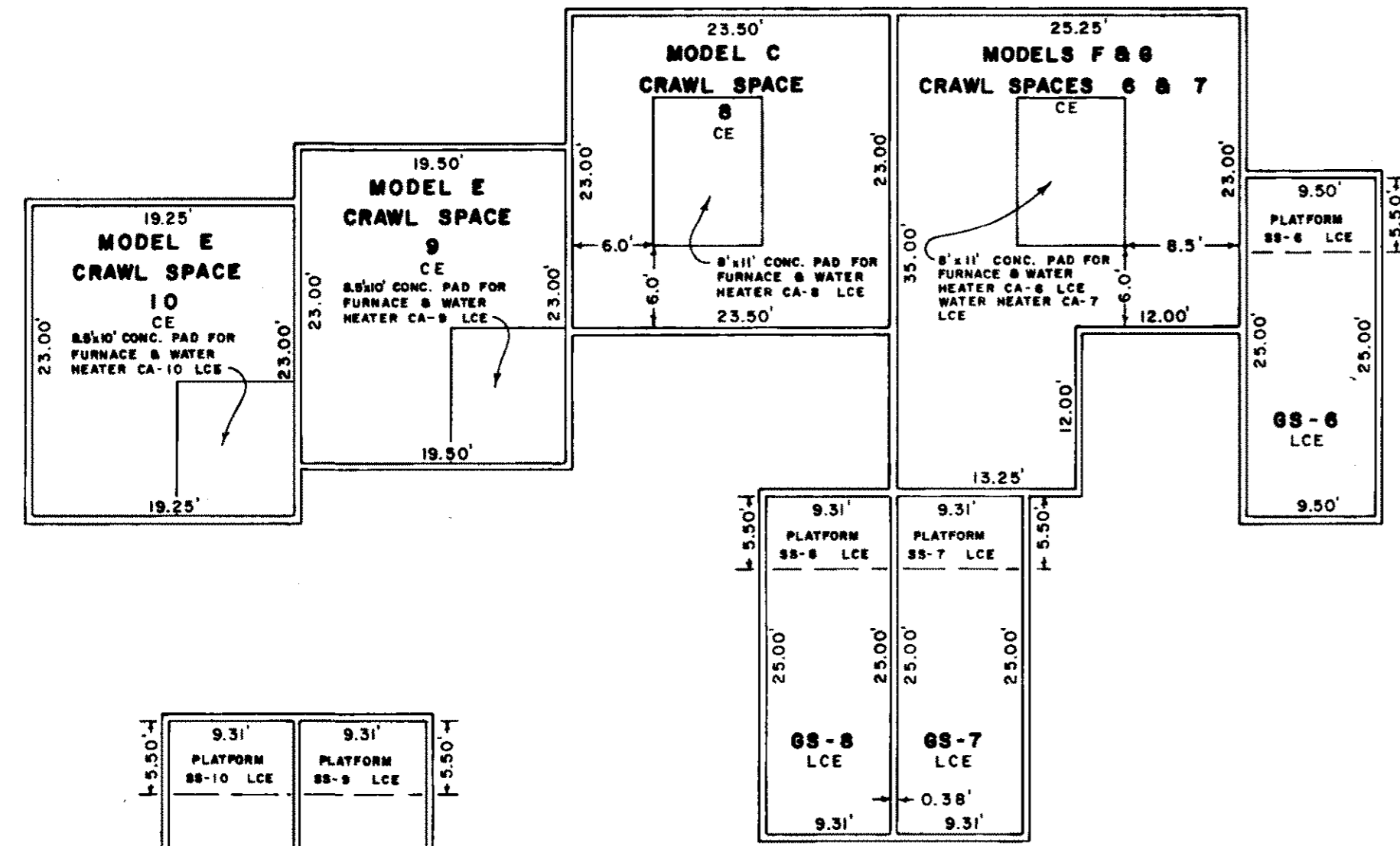


TYPICAL ELEVATION VIEWS - ATTACHED SINGLE GARAGE  
SCALE: 1"=10'

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LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



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