

**Parcel Description**

(PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY)  
DEED RECORDED ON 08/06/2018 AT REC. NO. 3670378

LOT 3, BLOCK R,  
WEST ADDITION TO SUPERIOR,  
COUNTY OF BOULDER,  
STATE OF COLORADO.

**Owner's Certificate**

PORCHFRONT HOMES AT SUPERIOR COMMONS LLC, MARY COONCE, MANAGER

BY PORCHFRONT HOMES AT SUPERIOR COMMONS LLC, MARY COONCE, MANAGER, OWNER  
DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF COLORADO )

) SS.

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY PORCHFRONT HOMES AT SUPERIOR COMMONS LLC, MARY COONCE, MANAGER.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_ NOTARY PUBLIC

MY ADDRESS IS: \_\_\_\_\_

**Lender's Consent**

THE UNDERSIGNED DOES HEREBY CONSENT TO THE CONDOMINIUM MAP OF \_\_\_\_\_ CONDOMINIUMS AS SHOWN HEREON.

FIRST BANK  
BOULDER, CO

BY: \_\_\_\_\_ AUTHORIZED REPRESENTATIVE

**ACKNOWLEDGMENT**

STATE OF COLORADO )

) SS.

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ OF FIRST BANK BOULDER, CO  
WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

[SEAL]

NOTARY PUBLIC

**Boundary Closure Report**

COURSE: N89°47'07"E LENGTH: 50.00'  
COURSE: S00°04'00"E LENGTH: 140.00'  
COURSE: S89°47'07"W LENGTH: 50.00'  
COURSE: N00°04'00"W LENGTH: 140.00'

ERROR CLOSURE: 0.00 COURSE: N90°00'00"E  
ERROR NORTH: 0.000 EAST: 0.000

PRECISION 1: 380000000

**Clerk & 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 \_\_\_\_\_, 20\_\_\_\_, AND IS DULY RECORDED IN PLAN FILE \_\_\_\_\_

FEES \$ \_\_\_\_\_ PAID. \_\_\_\_\_ RECORDER

RECEPTION NO. \_\_\_\_\_ DEPUTY

FILM # \_\_\_\_\_

**404 W. WILLIAM CONDOMINIUMS**

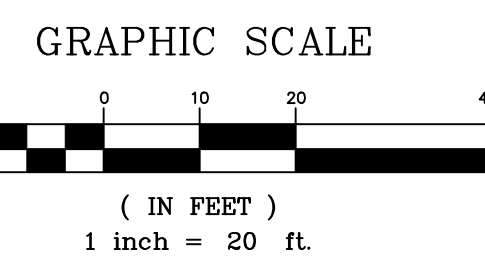
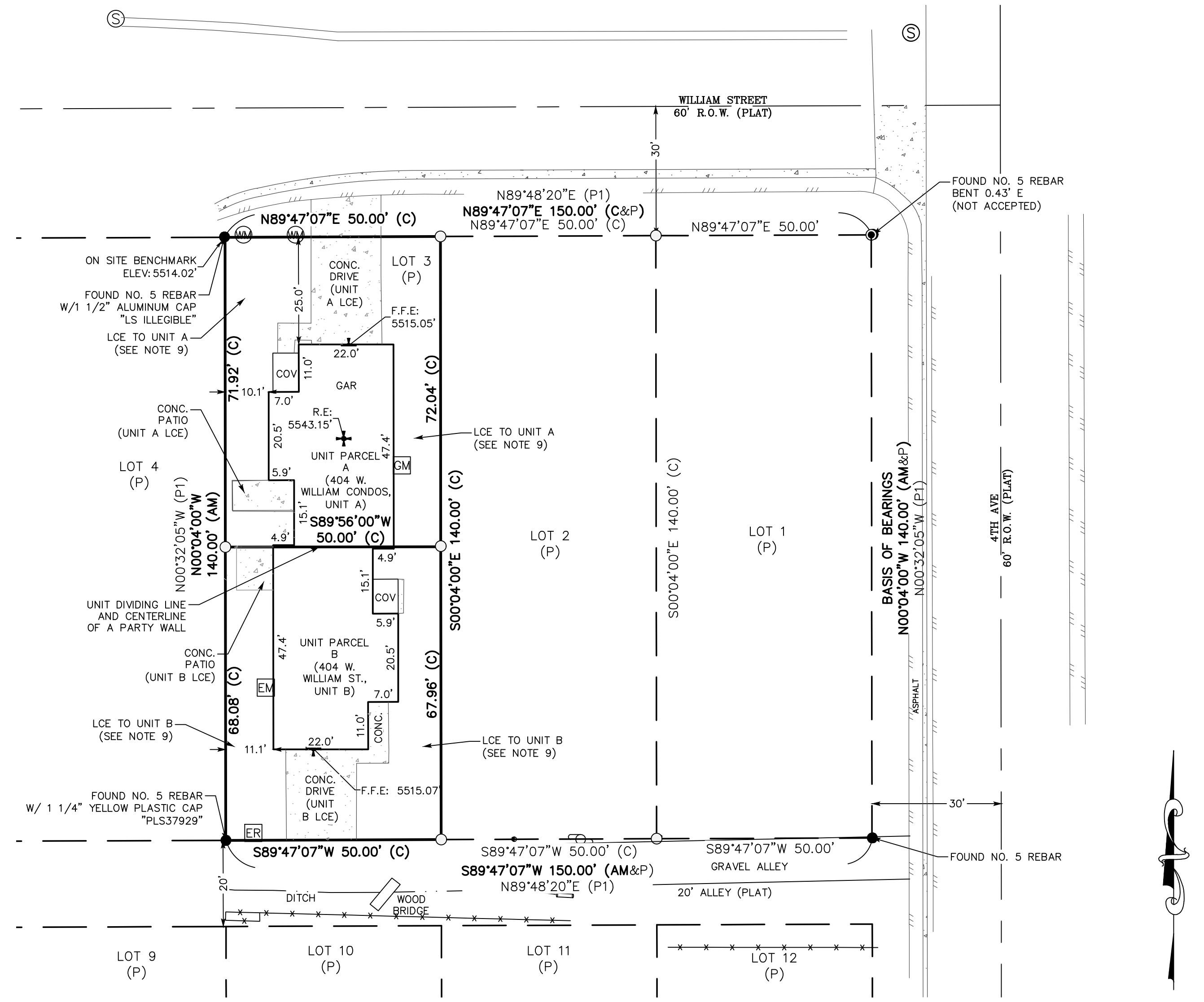
SHEET 1 OF 1

CONDOMINIUM MAP OF

**404 W. WILLIAM CONDOMINIUMS**

A RESTATEMENT AND AMENDMENT OF THE CONDOMINIUM MAP OF THE 4TH AVE CONDOMINIUMS RECORDED JULY 29, 2019 AT RECEPTION NO. 03726693  
LOT 3, BLOCK R, WEST ADDITION TO SUPERIOR, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1



**Legend**

●	FOUND MONUMENT AS DESCRIBED	□	GRAVEL
○	SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"	—	FENCE
○	CALCULATED POSITION (NOT FOUND OR SET)	⊙	SANITARY SEWER MANHOLE
(AM)	AS MEASURED AT TIME OF SURVEY	⊕	UTILITY POLE
(C)	CALCULATED FROM RECORD AND AS MEASURED INFORMATION	⊙	GUY WIRE
(P)	AS PER THE PLAT OF WEST ADDITION TO SUPERIOR (PLAT BOOK 2, PAGE 216)	⊕	CABLE/FIBEROPTIC RISER
(P1)	AS PER THE PLAT OF CORRECTED OFFICIAL MAP OF THE INCORPORATED LIMITS OF THE TOWN OF SUPERIOR (DATED 12/19/1980 AT REC. NO. 427644)	⊕	GAS METER
□	CONCRETE	+	LOCATION OF FINISHED FLOOR/ BUILDING HEIGHT
—	EDGE OF ASPHALT	⊕	CENTERLINE
		F.F.E.	FINISHED FLOOR ELEVATION
		R.E.	RIDGE ELEVATION
		ELEV	ELEVATION

**Surveyor's Statement**

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRONS, INC., TO 201 4TH AVE LLC, THAT THE MEASUREMENT OF AIR SPACE OF THE 4TH AVE CONDOMINIUMS WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT THE ACCOMPANYING MAP ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF THE BUILDING, CONDOMINIUM UNITS AND THE COMMON ELEMENTS, THE DIMENSIONS OF SUCH CONDOMINIUM UNITS AND THE ELEVATIONS OF THE FLOORS AND CEILINGS.

I FURTHER STATE THAT THE ATTACHED PRINT OF THE SURVEY ACCURATELY SHOWS THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR DEED LINES WITHIN THE NORMAL STANDARD OF CARE; THE TOTAL SQUARE FOOT AREA WITHIN ACCEPTABLE TOLERANCES; THE LOCATION OF BUILDINGS STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON SAID PREMISES; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON ADJOINING PREMISES EXCEPT AS SHOWN OR NOTED. I FURTHER STATE THAT THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS AND CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 38-33.3-209.

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

**Notes**

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 5551-3326021, DATED 09/19/2019 AT 8:00 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 ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: A BEARING OF N00°04'00"W ALONG THE EAST LINE OF LOT 1 AS SHOWN ON THE LAND SURVEY PLAT OF LOTS 1-3, BLOCK R, WEST ADDITION TO SUPERIOR (DATED 09/0/2015), AS RECORDED IN BOULDER COUNTY AT LS-17-0046, BETWEEN A FOUND NO. 5 REBAR W/1 1/4" YELLOW PLASTIC CAP "PLS 37929" AT THE SOUTHEAST CORNER OF LOT 1 AND A FOUND NO. 5 REBAR W/1 1/4" YELLOW PLASTIC CAP "PLS 37929" AT THE NORTHEAST CORNER OF LOT 1 AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: 05/01/2019 (CREW CHIEF B. GABBARD)
- ALL OF THE REAL PROPERTY, CONCRETE, FENCES, APPURTENANCES AND SURFACE OF LOT 3 NORTH OF THE CENTERLINE OF THE LOT ARE LIMITED COMMON ELEMENTS OF UNIT A. ALL OF THE REAL PROPERTY, CONCRETE, FENCES, APPURTENANCES AND SURFACE OF LOT 3 SOUTH OF THE CENTERLINE OF THE LOT ARE LIMITED COMMON ELEMENTS OF UNIT B
- EACH UNIT INCLUDES THE ENTIRE STRUCTURE OF THE SUBJECT BUILDING UP TO THE CENTERLINE OF THE PARTY WALL. THE MAP DEPICTS THE FOOTPRINT OF THE BUILDING. ALL OF THE BUILDING, STRUCTURES AND SYSTEMS ABOVE, BUILT ON, BELOW OR RELATED TO THE DEPICTED FOOTPRINT CONSTITUTES THE UNIT, INCLUDING ALL INTERIOR AND EXTERIOR WALLS, CEILINGS, STRUCTURES AND SYSTEMS, AND AS FURTHER DESCRIBED IN THE DECLARATION.
- A UTILITY, SYSTEM OR SERVICE IS A LIMITED COMMON ELEMENT TO A UNIT TO THE EXTENT IT SERVES ONLY THAT UNIT. A UTILITY, SYSTEM OR SERVICE IS A GENERAL COMMON ELEMENT TO THE EXTENT IT SERVES BOTH UNITS.
- ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM UNIT BEARING THE SAME ALPHABETICAL DESIGNATION.
- ALL DIMENSIONS ARE TO THE EXTERIOR SURFACE OF THE WALLS OF THE UNITS.
- BENCHMARK INFORMATION: AN ELEVATION BASED OFF OF "SUPERIOR COMMONS - 201 FOURTH AVENUE FINAL ENGINEERING PLANS" (PORCHFRONT HOMES PROJ. NO. 1064 DATED 11/14/17, SHEET C2.01) WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE NORTHWEST CORNER OF LOT 3, BEING A FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP WITH AN ELEVATION OF 5514.02 FEET. A CHECK SHOT, 0.2± WAS TAKEN ON NGS POINT P-453, BEING A STAINLESS STEEL ROD IN SLEEVE LOCATED 11.5 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5503.58 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

#9	AUG. 23, 1904	BOOK 2, PAGE 216	PLAT OF WEST ADDITION TO SUPERIOR PREVIOUS CONDOMINIUM MAP
#10	APR. 27, 1978	REC. NO. 276131	FIRE PROT. DIST. (BLANKET)
#11	NOV. 07, 1986	REC. NO. 276194	FIRE PROT. DIST. (BLANKET) AMENDED
#12	SEP. 17, 1979	REC. NO. 00803420	WATER DECREE (WELL SITE CALLED FOR IN LOT 2. NO WELL WAS OBSERVED)
#13	DEC. 19, 1980	REC. NO. 359907	CORRECTED MAP OF TOWN OF SUPERIOR
#14	FEB. 03, 1986	REC. NO. 427644	OIL AND GAS LEASE ASSIGNMENT AND BILL OF SALE (OIL AND GAS LEASE)
#15	OCT. 19, 1992	REC. NO. 00739938	NORTHERN COLORADO WATER CONSERVANCY DISTRICT (BLANKET)
#16	OCT. 20, 1997	REC. NO. 01230904	NORTHERN COLORADO WATER CONSERVANCY DISTRICT (BLANKET)
#17	OCT. 18, 2002	REC. NO. 1740443	NORTHERN COLORADO WATER CONSERVANCY DISTRICT (BLANKET)
#18	OCT. 18, 2002	REC. NO. 2345200	NORTHERN COLORADO WATER CONSERVANCY DISTRICT (BLANKET)
#19	MAR. 07, 2007	REC. NO. 2840804	NOTICE OF MINERAL INTERESTS AND SURFACE USE (BLANKET)
#20	JUN. 16, 2008	REC. NO. 2936492	MINERAL DEED (BLANKET)
#21	SEP. 28, 2009	REC. NO. 03032258	NOTICE OF SURFACE DEVELOPMENT

**DATE**  
10/27/2019  
10/23/2019

**REVISION**  
1 - UPDATE CONC AND LOTS  
2 - SURVEY NAME, TITLE, AND LOTS

**CONDOMINIUM MAP**  
PREPARED FOR  
201 4TH AVE LLC  
COPYRIGHT 2019 FLATRONS, INC.

**Flatrons, Inc.**  
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**JOB NUMBER:**  
19-73,123  
**DATE:**  
07-23-2019  
**DRAWN BY:**  
E.HENDRICKSON  
**CHECKED BY:**  
BOL/SWS/SB/JZG

**SHEET 1 OF 1**

BYEHENDRICKSON FILE:73123-CONDO MAP-C19-EH.DWG DATE:10/23/2019 8:57 AM