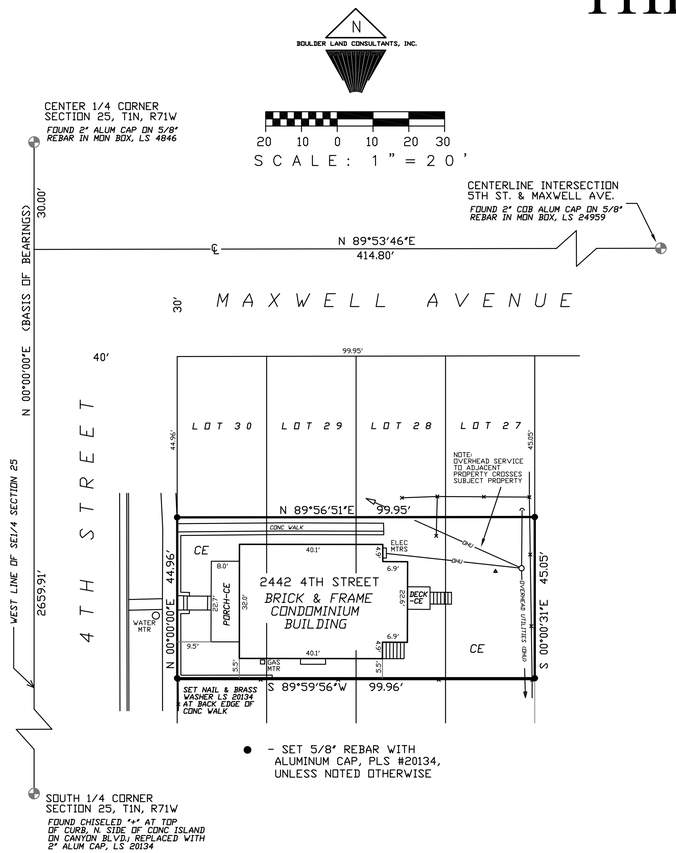
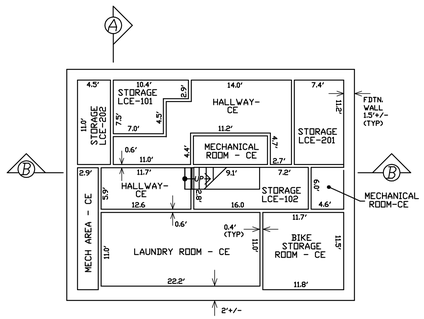
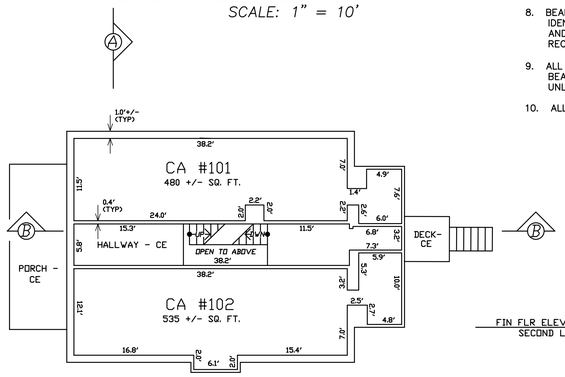
THE CONDOMINIUM MAP OF
THE MAPLETON HILL CONDOMINIUMS

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

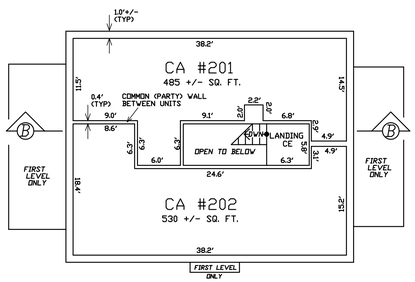




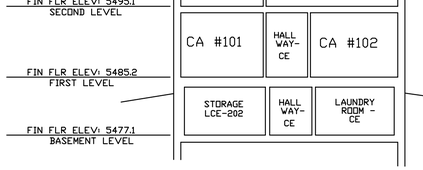
BASEMENT LEVEL
SCALE: 1" = 10'



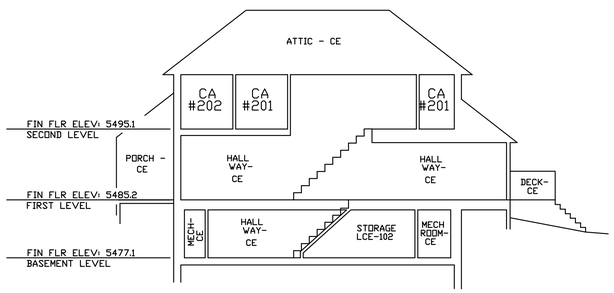
FIRST LEVEL
SCALE: 1" = 10'



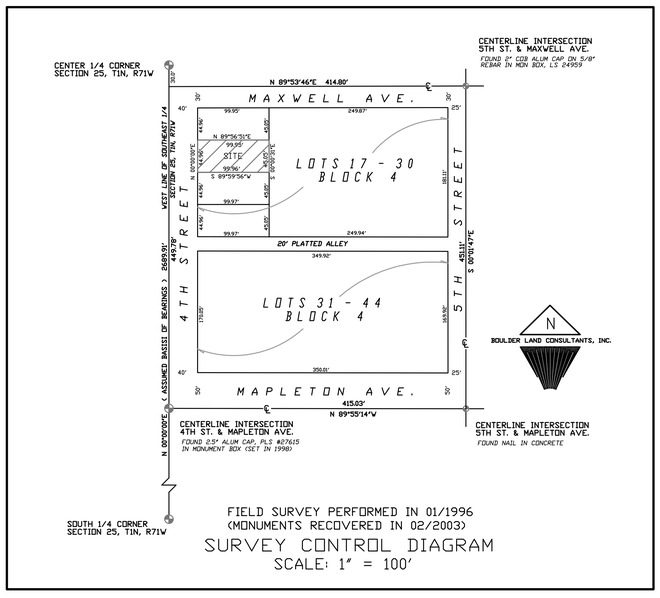
SECOND LEVEL
SCALE: 1" = 10'



ELEVATION A
SCALE: 1" = 10'



ELEVATION B
SCALE: 1" = 10'



FIELD SURVEY PERFORMED IN 01/1996
(MONUMENTS RECOVERED IN 02/2003)

SURVEY CONTROL DIAGRAM
SCALE: 1" = 100'

L E G E N D

CA: CONDOMINIUM APARTMENT
CE: COMMON ELEMENT
ELEV: CITY OF BOULDER DATUM ELEVATION
LCE: LIMITED COMMON ELEMENT
MECH: MECHANICAL AREA
FIN FLR: FINISHED FLOOR

NOTES – CONTINUED ...

6. ALL FOUNDATION WALLS ARE APPROXIMATELY 1.5 FEET IN WIDTH, UNLESS NOTED OTHERWISE.
   ALL EXTERIOR WALLS ARE APPROXIMATELY 1.0 FEET IN WIDTH, UNLESS NOTED OTHERWISE.
   ALL INTERIOR WALLS ARE APPROXIMATELY 0.4 FEET IN WIDTH, UNLESS NOTED OTHERWISE.
7. ALL MECHANICAL AREAS (MECH) ARE COMMON ELEMENTS, UNLESS NOTED OTHERWISE.
8. BEARING WALLS AND BEAMS WITH THE CONDOMINIUM UNITS WERE NOT IDENTIFIED BY THE CLIENT AND ARE NOT SHOWN HEREON. CONSULTATION AND STRUCTURAL EVALUATION BY A QUALIFIED ARCHITECT AND ENGINEER ARE RECOMMENDED PRIOR TO ANY ALTERATION OR REMODELING.
9. ALL FLOORS, EXTERIOR WALLS, COMMON (PARTY) WALLS, FOUNDATION WALLS, BEARING WALLS & BEAMS, AND SUPPORT COLUMNS ARE COMMON ELEMENTS, UNLESS NOTED OTHERWISE.
10. ALL PORCHES, DECKS, STAIRWAYS AND LANDINGS ARE COMMON ELEMENTS.

THIS MAP WAS PREPARED BY

BOULDER LAND CONSULTANTS, INC.
5690 VALMONT RD. BOULDER, CO 80301
(303) 443-3616

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF LOTS 27, 28, 29 AND 30 IN BLOCK 4, MAPLETON, COUNTY OF BOULDER, STATE OF COLORADO.

DECLARANT'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT DOUGLAS R. DEMING AND JULIA R. DEMING (HEREINAFTER "DECLARANT") BEING THE OWNERS OF CERTAIN REAL PROPERTY LOCATED IN BOULDER COUNTY, COLORADO, SHOWN HEREON, HEREBY CERTIFY THAT THE CONDOMINIUM MAP OF THE MAPLETON HILL CONDOMINIUMS HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR THE MAPLETON HILL CONDOMINIUMS, RECORDED ON FEBRUARY 17, 1999, AS RECEPTION NO. 1906293, AND THE FIRST AMENDMENT AND RATIFICATION TO THE CONDOMINIUM DECLARATION FOR THE MAPLETON HILL CONDOMINIUMS, RECORDED ON _____, 2003, AS RECEPTION NO. _____.

_____ DOUGLAS R. DEMING

_____ JULIA R. DEMING

ACKNOWLEDGMENT

COMMONWEALTH OF VIRGINIA)
) SS
COUNTY OF BOTETOURT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY DOUGLAS R. DEMING AND JULIA R. DEMING.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

NOTES

1. THIS MAP IS BASED ON TITLE COMMITMENT NO. K132901, DATED FEBRUARY 3, 2003 AND PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC.
2. ACCORDING TO SCHEDULE B OF THE ABOVE MENTIONED TITLE COMMITMENT, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING:
   ITEM 8: FILM 1222 AT RECEPTION NO. 512722 (TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF ORDINANCE NO. 4702 DESIGNATING THE MAPLETON HILL DISTRICT AS A HISTORIC DISTRICT)
3. BASIS OF BEARINGS SHOWN HEREON IS THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST, MONUMENTED AS SHOWN HEREON, AND ASSUMED TO BEAR N 00°00'00" E.
4. BENCHMARK FOR THE VERTICAL INFORMATION SHOWN HEREON IS A SPIKE IN UTILITY POLE AT THE SOUTHEAST CORNER OF 4TH ST. & ALPINE AVE., (CITY OF BOULDER BENCHMARK #A-7), ELEVATION: 5478.50, CITY OF BOULDER DATUM.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 1995, MAP NO. 08013C0395F, ZONE X. LOCATION OF FLOODPLAIN AREA IS SUBJECT TO CHANGE.
6. THE PLAT OF MAPLETON IS RECORDED IN PLAT BOOK 2 AT PAGE 71 OF THE BOULDER COUNTY RECORDS.

SEE NOTES CONTINUED (ABOVE TO LEFT) ...

SURVEYOR'S STATEMENT

I, JASON EMERY, BEING A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THE CONDOMINIUM MAP OF THE MAPLETON HILL CONDOMINIUMS WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS MAP SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE BUILDING, THE UNITS, THE UNIT DESIGNATIONS, THE DIMENSIONS OF THE UNITS, THE ELEVATION OF THE FINISHED FLOORS AND THE CEILINGS AS CONSTRUCTED, AND THE BUILDING NUMBER OR SYMBOL OF THE IMPROVEMENTS. I FURTHER STATE THAT THIS MAP CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 38-33.3-209. I FURTHER STATE THAT IN ACCORDANCE WITH C.R.S. 38-33.3-201(2) AS OF THIS DATE ALL STRUCTURAL COMPONENTS WITHIN "THE MAPLETON HILL CONDOMINIUMS" CONTAINING OR COMPRISING ANY UNITS SHOWN ON THIS MAP ARE SUBSTANTIALLY COMPLETED.

_____ FEBRUARY 24, 2003
JASON EMERY
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 20134

IN ACCORDANCE WITH C.R.S. 13-80-105:

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU 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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

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

FEES $ _____ PAID.

FILM NO. _____

RECEPTION NO. _____

_____ RECORDER

_____ DEPUTY

DRAWING: "11996CM.DWG"
BLC,INC. PROJECT NO. 119-96

SAMPLE