

03/21/2017  
 11:01:11 AM  
 Boulder County Clerk, CO

**Overall Parcel Description**  
 (PROVIDED BY LAND TITLE GUARANTEE COMPANY)

LOT 15,  
 PEOPLE'S CLINIC SUBDIVISION,  
 COUNTY OF BOULDER,  
 STATE OF COLORADO

**Phase 3 Description**

MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A PORTION OF LOT 15, PEOPLE'S CLINIC SUBDIVISION RECORDED IN THE RECORDS OF BOULDER COUNTY ON OCTOBER 5, 2006 AT RECEPTION NO. 2809748, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

CONSIDERING THE EAST LINE OF PEOPLE'S CLINIC SUBDIVISION TO BEAR SOUTH 00°10'46" EAST, BETWEEN TWO FOUND #5 REBAR, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:  
 COMMENCING AT AN EASTERLY CORNER OF SAID LOT 15 THENCE ALONG A NORTHERLY LINE OF SAID LOT 15 SOUTH 89°26'00" WEST, A DISTANCE OF 78.39 FEET; THENCE ALONG AN EASTERLY LINE OF SAID LOT 15 NORTH 00°34'00" EAST, A DISTANCE OF 55.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°26'00" WEST, A DISTANCE OF 116.86 FEET TO A POINT ON A WESTERLY LINE OF SAID LOT 15; THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID LOT 15 THE FOLLOWING SEVEN (7) COURSES:  
 1) NORTH 00°34'00" WEST, A DISTANCE OF 80.54 FEET;  
 2) THENCE SOUTH 89°26'00" WEST, A DISTANCE OF 4.97 FEET;  
 3) THENCE NORTH 00°34'00" WEST, A DISTANCE OF 104.62 FEET;  
 4) THENCE NORTH 89°26'00" EAST, A DISTANCE OF 97.83 FEET;  
 5) THENCE NORTH 00°34'00" WEST, A DISTANCE OF 35.00 FEET;  
 6) THENCE NORTH 89°26'00" EAST, A DISTANCE OF 24.00 FEET;  
 7) THENCE SOUTH 00°34'00" EAST, A DISTANCE OF 230.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 24.166 SQ.FT. OR 0.55 ACRES, MORE OR LESS.

PARCEL 2:  
 BEGINNING AT AN EASTERLY CORNER OF SAID LOT 15; THENCE ALONG THE EASTERLY LINE OF SAID LOT 15 SOUTH 00°10'46" EAST, A DISTANCE OF 54.25 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 89°49'14" WEST, A DISTANCE OF 78.03 FEET; THENCE NORTH 00°34'00" EAST, A DISTANCE OF 56.33 FEET TO AN EASTERLY CORNER OF SAID LOT 15; THENCE ALONG A NORTHERLY LINE OF SAID LOT 15 NORTH 89°26'00" EAST, A DISTANCE OF 78.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.222 SQ.FT. OR 0.10 ACRES, MORE OR LESS.

**Owner's Certificate**

4855 YARMOUTH, LLC A COLORADO LIMITED LIABILITY COMPANY

BY Joseph Rosenblum 03/21/2017  
 JOSEPH ROSENBLUM, AUTHORIZED REPRESENTATIVE DATE

**ACKNOWLEDGEMENT**

STATE OF COLORADO )  
 )SS  
 COUNTY OF Boulder )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March, 2017, BY JOSEPH ROSENBLUM, AUTHORIZED REPRESENTATIVE OF 4855 YARMOUTH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

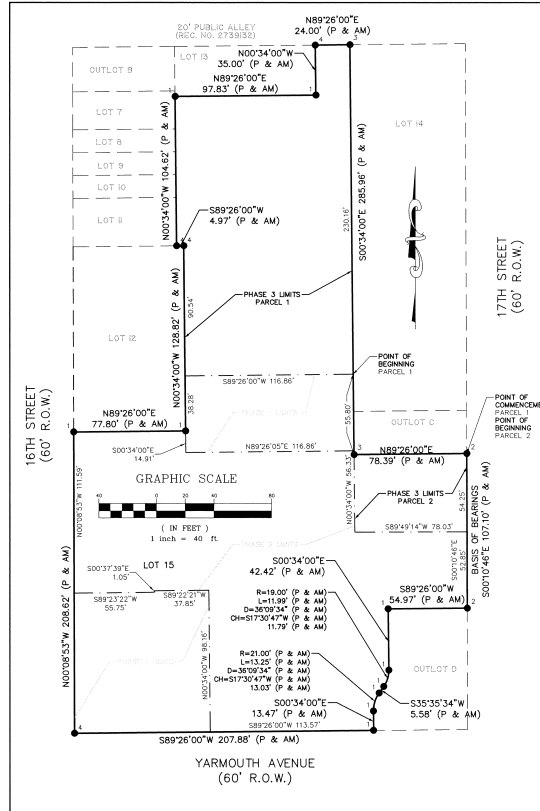
WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES: May 9, 2018 DATE  
 MY ADDRESS IS: 1520 Eisenhower Dr 2nd Floor Boulder CO 80503



CONDOMINIUM MAP OF  
**YARMOUTH WAY CONDOMINIUMS - PHASE 3**

LOT 15, PEOPLE'S CLINIC SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.  
 SHEET 1 OF 6

**Boundary Detail**



**Notes**

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER F70316752-2, DATED OCTOBER 5, 2011 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCROACHMENTS 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 ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: A PLATTED BEARING OF S 00°10'46" E ALONG THE EASTERLY LINE OF PEOPLE'S CLINIC SUBDIVISION, RECORDED AT REC.NO. 2809748, BETWEEN TWO FOUND #5 REBAR AS SHOWN AND DESCRIBED HEREON.

**Legend**

- FOUND #5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "FLATRIONS SURV 16406"
- FOUND #5 REBAR
- FOUND 3/4" BRASS TAG STAMPED "FSI 16406"
- FOUND 2" ALUMINUM WASHER STAMPED "FLATRIONS SURVING LS 16406"
- PHASE LIMITS

**Notes (Continued)**

- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK 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, COMETS A CLASS TWO (2) MISDEAMOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858 (2009).
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: FEBRUARY 7 - MARCH 6, 2012
- AREAS NOT LABELED AS LIMITED COMMON ELEMENT IS A GENERAL COMMON ELEMENT.
- ALL EXTERIOR WALLS AND WALLS BETWEEN UNITS ARE RESERVED COMMON ELEMENTS. ALL INTERIOR WALLS WHICH ARE BEARING WALLS OR CONTAIN PLUMBING, GAS PIPES/AND OR ELECTRICAL WIRING WORK MORE THAN ONE UNIT (UTILITY WALLS) ARE RESERVED COMMON ELEMENTS.
- ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM UNIT BEARING THE SAME NUMERICAL DESIGNATION.
- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES OF THE FLOOR, CEILING AND WALLS.
- NOT ALL INTERIOR WALLS ARE SHOWN IN THE INDIVIDUAL UNITS AND THE SQUARE FOOTAGE OF THE UNITS DOES NOT SUBTRACT THE AREA OF THE INTERIOR WALLS.
- THE WIDTHS OF THE BUILDING WALLS HAVE BEEN CALCULATED BY AN AVERAGE OF INTERIOR DIMENSIONS TAKEN ON THE INDIVIDUAL UNITS, HALLWAYS AND EXTERIOR DIMENSIONS AND ARE LISTED AS FOLLOWS:  
 EXTERIOR WALLS.....0.5'  
 WALLS BETWEEN UNITS.....0.67'  
 INTERIOR UNIT WALLS.....0.33'
- AREAS DESIGNATED AS CRAWLSPACE, MECH. AND STOR. (NOT DIRECTLY RELATED TO A SPECIFIC CONDOMINIUM UNIT) ARE RESERVED COMMON ELEMENTS AND ARE SUBJECT TO THE RIGHT OF THE HOME OWNERS ASSOCIATION TO BE FURTHER DEFINED IN THE DECLARATION.
- ALL PARKING STALLS ARE SUBJECT TO THE RIGHT OF THE HOME OWNERS ASSOCIATION, THROUGH ITS BOARD OF DIRECTORS, TO ASSIGN AND RE-ASSIGN SAID PARKING STALLS TO OWNERS AS FURTHER DEFINED IN THE DECLARATION. PARKING STALLS ARE NOT APPURTENANT TO A UNIT PURCHASED.
- BENCHMARK INFORMATION: BENCHMARK INFORMATION: FOUND CHISELED "X" IN THE WEST END OF THE NORTH TRAFFIC ISLAND AT THE INTERSECTION OF LEE HILL ROAD AND U.S. HIGHWAY 36, BEING IDENTIFIED AS CITY OF BOULDER BENCHMARK V-1-2 WITH A PUBLISHED ELEVATION OF 5253.56 (CITY OF BOULDER DATUM).

**Surveyor's Statement**

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRIONS, INC., TO THESE COMMUNITIES, THAT THE MEASUREMENT OF AIR SPACE OF THE 4855 YARMOUTH AVENUE CONDOMINIUMS PHASE 3 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 ENCROACHING PREMISES 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.

**Clerk & Recorder's Certificate**

STATE OF COLORADO )  
 )SS  
 COUNTY OF Boulder )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:29 O'CLOCK P.M., THIS 20th DAY OF March, 2017, AND IS DULY RECORDED IN PLAN FILE # \_\_\_\_\_

FEES \$ 61.00 PAID: Hilary Hall  
 RECORDER

RECEPTION NO. 3213017  
 FILM # \_\_\_\_\_

John B. Guyton  
 3/21/17  
 JOHN B. GUYTON  
 COLORADO P.L.S. #16406  
 CHAIRMAN & CEO, FLATRIONS, INC. FSI JOB NO. 11-58.657

CONDOMINIUM MAP PREPARED FOR 4855 Yarmouth, LLC.			
SHEET 1 OF 6 Flatrions, Inc. Surveying, Engineering & Geomatics			
DRAWN BY: B. OELKE	3825 IRLS AVE. STE 395 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830	655 FOURTH AVE. BOULDER, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4356	INT. DATE: REVISIONS: CHECKED BY: 26.1C
DATE: MARCH 23, 2017 FSI JOB NO. 11-58.657			

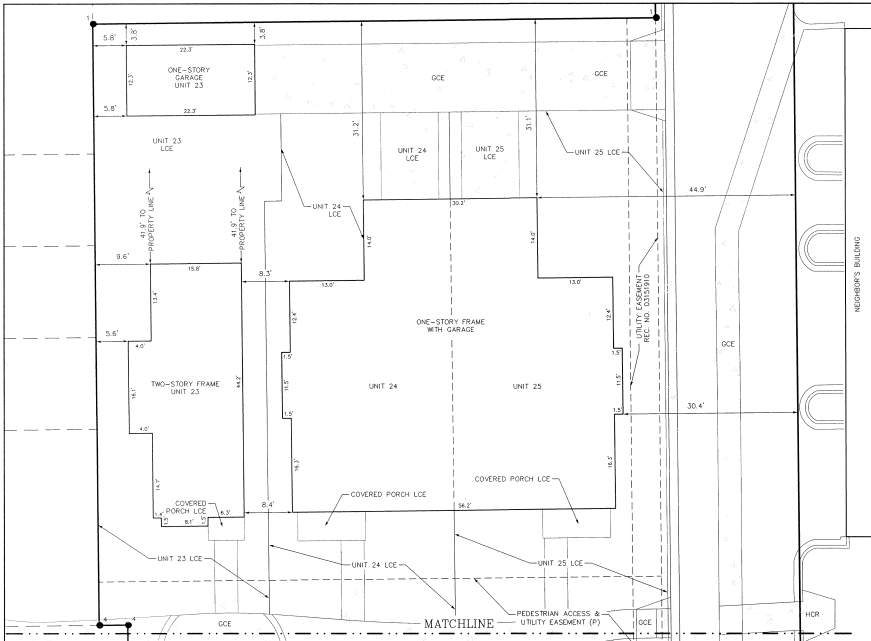
R716-106  
 1/6

# CONDOMINIUM MAP OF YARMOUTH WAY CONDOMINIUMS - PHASE 3

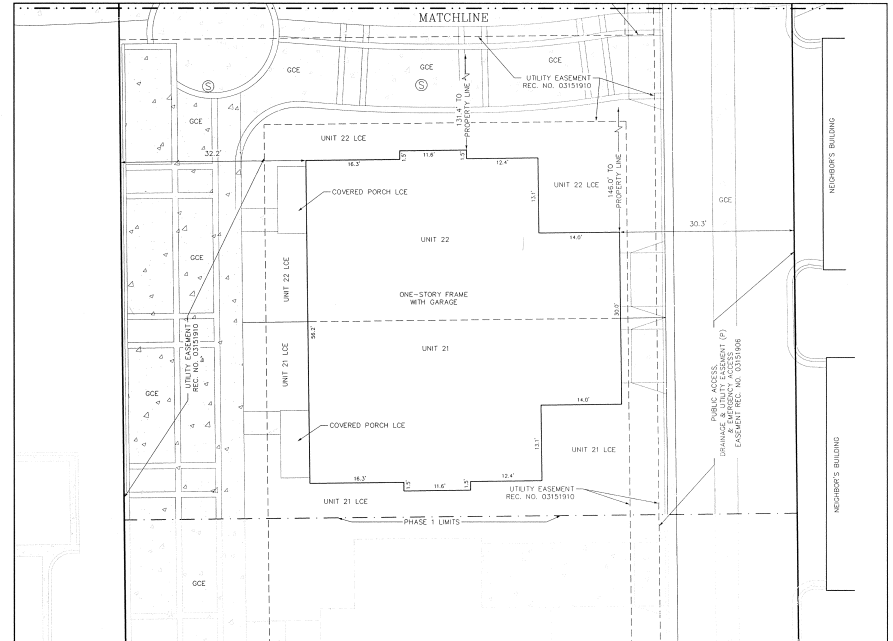
LOT 15, PEOPLE'S CLINIC SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF  
BOULDER, STATE OF COLORADO.

SHEET 2 OF 6

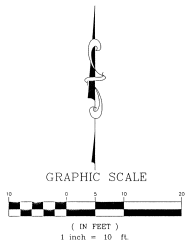
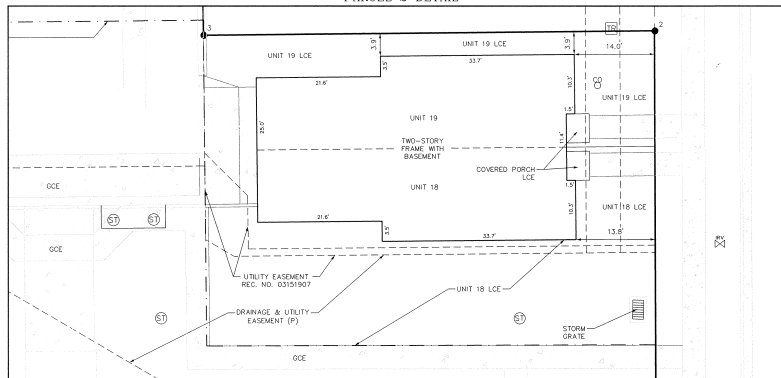
PARCEL 1 DETAIL A



PARCEL 1 DETAIL B



PARCEL 2 DETAIL



**Legend**

- ① FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "FLATIRONS SURV 16406"
- ② FOUND #5 REBAR
- ③ FOUND 3/4" BRASS TAG STAMPED "FSI 16406"
- ④ FOUND 2" ALUMINUM WASHER STAMPED "FLATIRONS SURVEYING LS 16406"
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ▭ CONCRETE
- ⊞ TELEPHONE RISER
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ CLEAN OUT
- PHASE LIMITS
- LCE LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT

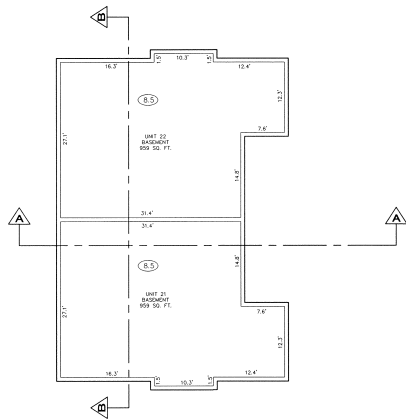
<b>CONDOMINIUM MAP</b> PREPARED FOR <b>4655 Yarmouth, LLC.</b>			
SHEET 2 OF 6 <b>Flatirons, Inc.</b> <i>Surveying, Engineering &amp; Geomatics</i>			
DRAWN BY: B. DELKS	DATE: MARCH 23, 2012	3825 8th AVE, STE. 300 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830	455 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355
FSI JOB NO. 11-58.631			INT. DATE: REVISIONS: CHECKED BY: JG

BDM  
3/23/12

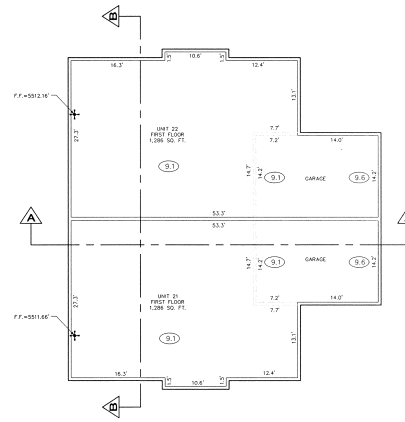
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BOULDER, STATE OF COLORADO.

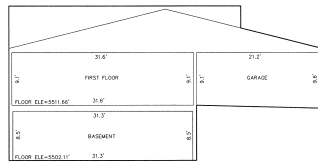
SHEET 3 OF 6



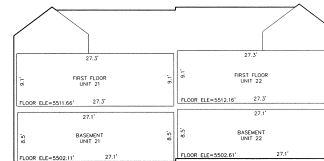
**BASEMENT**  
SCALE 1" = 10'



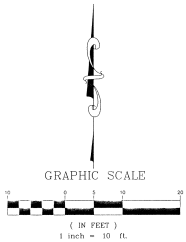
**FIRST FLOOR**  
SCALE 1" = 10'



**SECTION A**  
SCALE 1" = 10'



**SECTION B**  
SCALE 1" = 10'



- Legend**
- 25 CEILING HEIGHT
  - +
  - ▲ SECTION IDENTIFICATION

UNITS 21 & 22 DETAIL

CONDOMINIUM MAP  
PREPARED FOR

4655 Yarmouth, LLC.

SHEET 3 OF 6

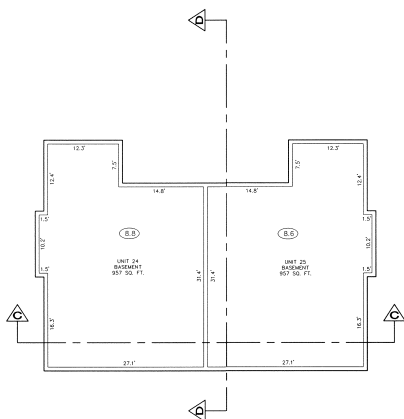
DRAWN BY: B. OELKE	<b>Fluitrons, Inc.</b> Surveying, Engineering & Geomatics		
DATE: MARCH 23, 2012	3825 IRIS AVE., STE. 395 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4359	INT: DATE: REVISIONS: CHECKED BY: 04/10

*Handwritten:* BMD  
3/23/12

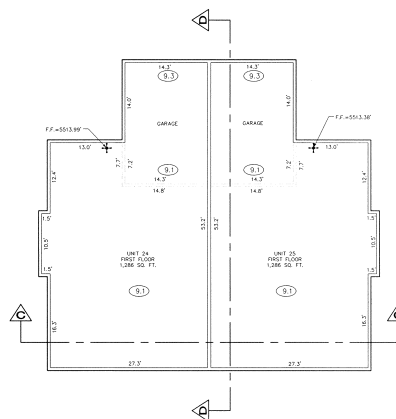
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BOULDER, STATE OF COLORADO.

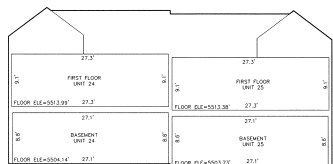
SHEET 4 OF 6



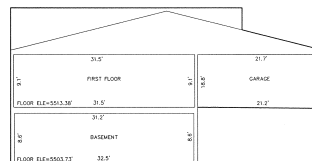
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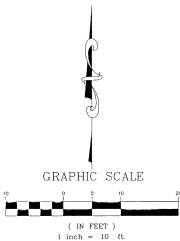
**FIRST FLOOR**  
SCALE 1" = 10'



**SECTION C**  
SCALE 1" = 10'



**SECTION D**  
SCALE 1" = 10'



- Legend**
- 3.5 CEILING HEIGHT
  - +
  - ▲ SECTION IDENTIFICATION

UNITS 24 & 25 DETAIL

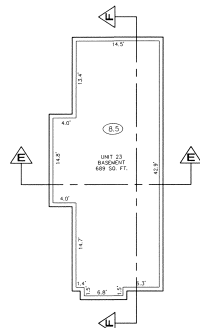
<b>CONDOMINIUM MAP</b>																							
PREPARED FOR																							
4655 Yarmouth, LLC.																							
SHEET 4 OF 6																							
<i>Flutrons, Inc.</i> Surveying, Engineering & Geomatics																							
DRAWN BY: B. DELVE	DATE: MARCH 23, 2012	3825 IRIS AVE, STE 305 BOULDER, CO 80501 PH: (303) 443-7001 FSI JOB NO: 11-58.651	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355																				
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INT.	DATE:																						
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BAC  
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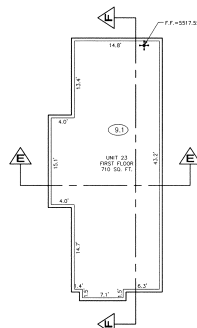
# CONDOMINIUM MAP OF YARMOUTH WAY CONDOMINIUMS - PHASE 3

LOT 15, PEOPLE'S CLINIC SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF  
BOULDER, STATE OF COLORADO.

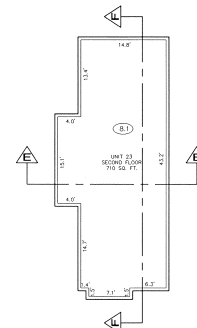
SHEET 5 OF 6



**BASEMENT FLOOR**  
SCALE 1" = 10'



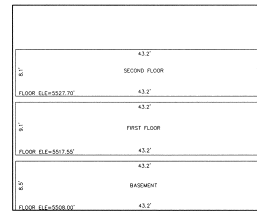
**FIRST FLOOR**  
SCALE 1" = 10'



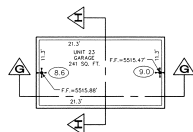
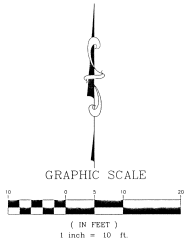
**SECOND FLOOR**  
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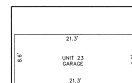
**SECTION E**  
SCALE 1" = 10'



**SECTION F**  
SCALE 1" = 10'



**GARAGE**  
SCALE 1" = 10'



**SECTION G**  
SCALE 1" = 10'



**SECTION H**  
SCALE 1" = 10'

- Legend**
- CEILING HEIGHT
  - FIRST FLOOR ELEVATION
  - SECTION IDENTIFICATION

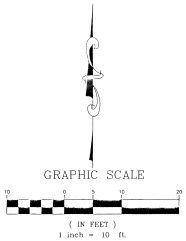
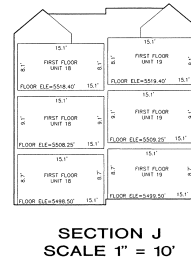
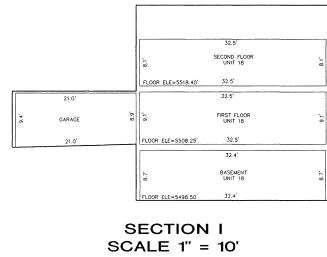
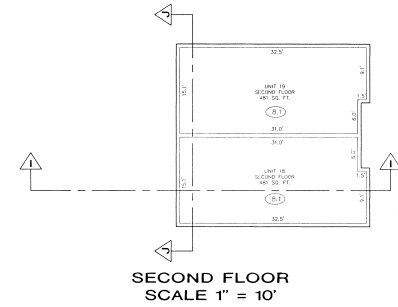
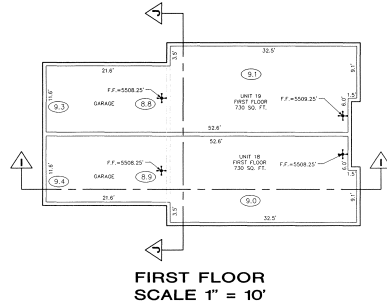
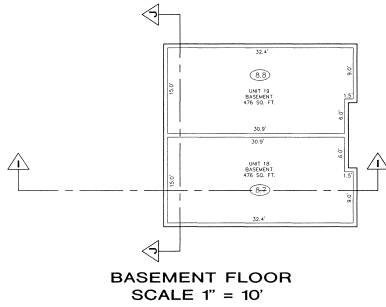
*Handwritten initials and date: BMO 3/23/12*

UNIT 23 & GARAGE DETAIL CONDOMINIUM MAP PREPARED FOR 4655 Yarmouth, LLC.			
SHEET 5 OF 6			
<b>Flitrons, Inc.</b> Surveying, Engineering & Geomatics			
DRAWN BY: B. GELKE	3825 IRIS AVE., STE. 395 BOULDER, CO 80501 PH: (303) 443-7001 FSI JOB NO. 11-586657	605 FOURTH AVE. LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4359	DATE: MARCH 23, 2012
			INT. DATE: REVISIONS: CHECKED BY: 2/1/12

# CONDOMINIUM MAP OF YARMOUTH WAY CONDOMINIUMS - PHASE 3

LOT 15, PEOPLE'S CLINIC SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF  
BOULDER, STATE OF COLORADO.

SHEET 6 OF 6



- Legend**
- 9.5 CEILING HEIGHT
  - + FIRST FLOOR ELEVATION
  - △ SECTION IDENTIFICATION

*Handwritten signature*

UNITS 18 & 19 DETAIL			
CONDOMINIUM MAP PREPARED FOR			
4655 Yarmouth, LLC.			
SHEET 6 OF 6			
DRAWN BY: B. DEJKE	<b>Flutrons, Inc.</b> <i>Surveying, Engineering &amp; Geomatics</i>		
DATE: MARCH 23, 2012	3025 IRE AVE, STE 305 BOULDER, CO 80501 Ph: (303) 443-7000 FAX: (303) 443-9830	455 FOURTH AVE WYOMINGTON, CO 80501 Ph: (303) 776-1733 FAX: (303) 776-4355	INT. DATE: REVISIONS: CHECKED BY: 25.10
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