

VICINITY MAP
 SCALE 1" = 1000'

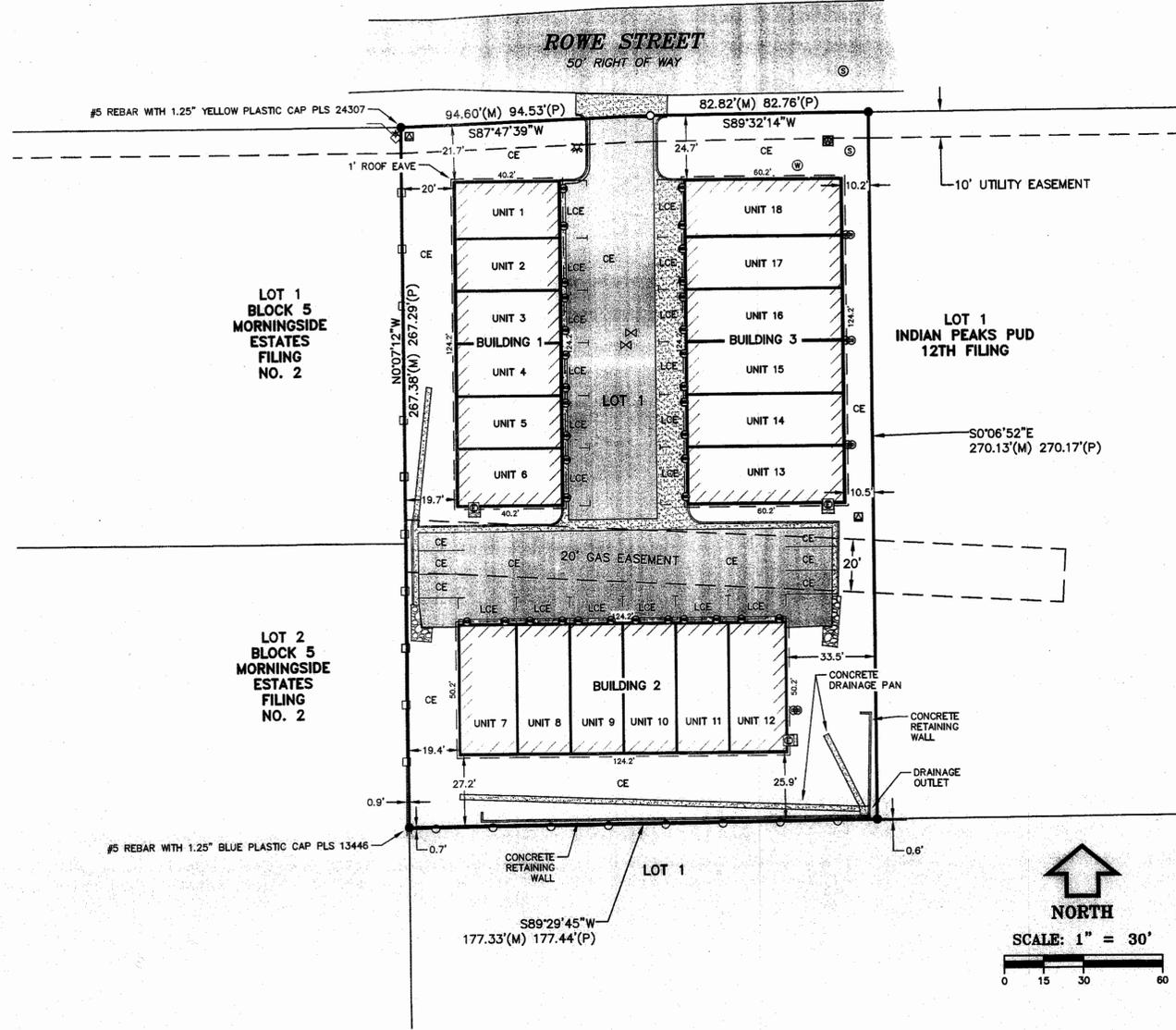
LEGEND

- FOUND #4 REBAR WITH 1" ORANGE PLASTIC CAP, PLS 18982 - UNLESS NOTED OTHERWISE
- SET NAIL & 1" WASHER, EHRHART PLS 29414
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- ⊕ SEWER CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ WATER METER
- ⊕ ELECTRIC METER
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ WOOD FENCE
- ⊕ CHAIN LINK/IRON FENCE
- ⊕ WIRE FENCE
- ⊕ LIGHT POLE
- SIGN
- ⊕ BOLLARD
- ▨ ASPHALT
- ▨ CONCRETE
- ▨ BUILDING/LOFT
- ▨ RIP RAP

NOTICE:

NOTICE IS HEREBY GIVEN THAT THE CONDOMINIUM DECLARATION OF HOME BASE CONDOMINIUMS CONTAINS A MANDATORY ARBITRATION CLAUSE APPLICABLE TO CERTAIN CLAIMS AND DISPUTES AS SET FORTH THEREIN. IN ADDITION, THIS MAP AND THE COMMON ELEMENTS AND UNITS DEPICTED HEREIN ARE SUBJECT TO THE FOLLOWING COVENANT AND RESTRICTION WHICH SHALL RUN WITH THE LAND AND BIND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE PARTIES. ANY CLAIM, DISPUTE OR ACTION RELATING TO THIS MAP AND THE COMMON ELEMENTS AND UNITS DEPICTED HEREIN, INCLUDING ANY CLAIM OF CONSTRUCTION DEFECT PURSUANT TO C.R.S. 13-20-801 ET SEQ. OR OTHERWISE, AGAINST DECLARANT OR ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN C.R.S. 13-80-802.5(4) SHALL BE SUBJECT TO MANDATORY BINDING ARBITRATION UNDER THE COLORADO UNIFORM ARBITRATION ACT. THIS COVENANT AND RESTRICTION IS IN ADDITION TO AND INDEPENDENT OF ANY ARBITRATION REQUIREMENT CONTAINED IN THE ABOVE REFERENCED CONDOMINIUM DECLARATION, BUT, TO THE EXTENT BOTH OR MULTIPLE ARBITRATION PROVISIONS MAY APPLY TO A PARTICULAR CLAIM OR CIRCUMSTANCE, THIS COVENANT SHALL BE CONSTRUED AND APPLIED IN A MANNER CONSISTENT THEREWITH. THIS COVENANT AND RESTRICTION SHALL EXPIRE TWENTY YEARS FROM THE DATE HEREOF.

CONDOMINIUM MAP
HOME BASE CONDOMINIUMS
 LOT 1, INDIAN PEAKS PUD 11TH FILING
 SOUTHEAST QUARTER OF SECTION 22, T2N, R66W OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 1 OF 3



LEGAL DESCRIPTION:

(PER PLAT)
 LOT 1, INDIAN PEAKS P.U.D. 11TH FILING, TOWN OF FREDERICK, COUNTY OF WELD,
 STATE OF COLORADO.
 SURVEYED AREA CONTAINING 47,779 SQUARE FEET OR 1.097 ACRE, MORE OR LESS.

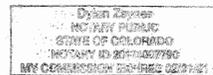
DECLARANT'S CERTIFICATE:

AS DECLARANT AND OWNER OF THE HEREON DESCRIBED PROPERTY, AS THE SAME IS DEFINED IN THE CONDOMINIUM DECLARATION OF HOME BASE CONDOMINIUM ASSOCIATION FOR THE HEREON DESCRIBED PROPERTY DOES CERTIFY THAT THIS CONDOMINIUM MAP WAS PREPARED PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM DECLARATION OF HOME BASE CONDOMINIUM ASSOCIATION RECORDED WITH THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, AND ANY AMENDMENTS THERETO, IN ORDER TO SUBMIT THE PROPERTY AND IMPROVEMENTS HEREIN DESCRIBED TO THE CONDOMINIUM FORM OF OWNERSHIP AND USE PURSUANT TO THE COLORADO COMMON INTEREST OWNERSHIP ACT, BEING THE PROPERTY DEPICTED ON THE CONDOMINIUM MAP, INCLUDING ALL AREAS DESIGNATED AS COMMON ELEMENTS, ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS CONTAINED OR DESCRIBED IN THE CONDOMINIUM DECLARATION.

Home Base at Indian Peaks LLC by James A. Reicher, member
 HOME BASE AT INDIAN PEAKS LLC

STATE OF COLORADO)
 COUNTY OF BOULDER)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 17th DAY OF January, 2018 AD
 BY James Reicher AND

WITNESS MY HAND AND SEAL
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 02/21/21
 1707 N Main St Longmont, CO 80501
 ADDRESS

NOTES:

- 1) BENCHMARK: NGS "CHEVY" - PID: AE6474 - STEEL ROD IN MONUMENT WELL. ELEV=4997.73' (NAVD88-GEOD12B)
- 2) BASIS OF BEARINGS: THE WEST PROPERTY LINE OF SUBJECT PROPERTY BEARING N00°07'12"W (ASSUMED) A DISTANCE OF 267.38' MONUMENTED AS SHOWN HEREON.
- 3) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 4) CE INDICATES COMMON ELEMENTS AS DEFINED IN THE CONDOMINIUM DECLARATION OF HOME BASE CONDOMINIUM ASSOCIATION. LCE INDICATES LIMITED COMMON ELEMENT AS DEFINED IN THE CONDOMINIUM DECLARATION OF HOME BASE CONDOMINIUM ASSOCIATION.
- 5) ALL ELECTRIC METERS AND CONCRETE PADS UNDER THESE UNITS (LOCATED OUTSIDE OF BUILDING) ARE LIMITED COMMON ELEMENTS APPURTENANT TO A SPECIFIC UNIT.
- 6) EXCEPT AS OTHERWISE PROVIDED IN THE DECLARATION ALL STRUCTURAL AND LOAD BEARING WALLS, COUNTER SUPPORT WALLS, CHASES, FLUES, DUCTS, OUTDOOR STAIRS, ROOFS AND OTHER ARCHITECTURAL AND STRUCTURAL ELEMENTS ARE COMMON ELEMENTS.
- 7) ALL DIMENSIONS ARE TO FINISHED WALL SURFACES. FURTHER DEFINITION OF OWNERSHIP IS OUTLINED IN THE CONDOMINIUM DECLARATION.
- 8) ALL TIES TO LOT LINES FROM THE BUILDING CORNERS AS SHOWN HEREON ARE AT RIGHT ANGLES TO THE PROPERTY LINE. ALL MEASUREMENTS REFLECT FINISHED EXTERIOR WALL ON ALL BUILDINGS; NOT TO CANOPIES, EAVES ETC. THEREFORE, THE POSSIBILITY EXISTS TO A SMALL DISPARITY BETWEEN OUR MEASUREMENTS AND THOSE OF THE ORIGINAL BUILDING PLANS AND NOT TO CANOPIES, EAVES, DECKS, CANTILEVERS OR SIMILAR ARCHITECTURAL FEATURES.
- 9) ASCENDANT TITLE COMMITMENT ORDER NO.CO-17-8598, DATED AUGUST 14, 2017, 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.
- 10) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF INDIAN PEAKS PUD 11TH FILING AS RECORDED MAY 16, 2017 AT RECEPTION NO. 4302674.
- 11) SECTIONS OF EXISTING FENCE ARE ON ADJOINING PROPERTIES SHOWN HEREON.
- 12) PARKING SPACES ARE SHOWN PER SITE PLAN, REVISED DATE JULY 24TH, 2017 BY RVP ARCHITECTURE AND WERE NOT IDENTIFIABLE AT TIME OF FIELD WORK.
- 13) EACH UNIT IS ALLOCATED ONE LCE PARKING SPOT. EACH LCE PARKING SPOT IS ADJOINING THE ENTRANCE TO THE ASSOCIATED UNIT SHOWN HEREON.
- 14) NOTICE: 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 SURVEYOR'S STATEMENT SHOWN HEREON.

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF EHRHART LAND SURVEYING, LLC, THAT THE CONDOMINIUM MAP OF HOME BASE CONDOMINIUMS WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, AND ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPROMISING ANY CONDOMINIUM UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED AND THAT THE MAP ACCURATELY AND PROPERLY SHOWS SAID CONDOMINIUMS AND MEETS THE PROVISIONS OF ARTICLE 33.3 TITLE 38, COLORADO REVISED STATUTES 1973, AS AMENDED AND SUPPLEMENTED. FURTHER THIS CONDOMINIUM MAP CONTAINS THE INFORMATION REQUIRED BY SECTION 209, ARTICLE 33.3, TITLE 38, COLORADO REVISED STATUTES 1973, AS AMENDED AND SUPPLEMENTED.



JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 PO BOX 930, ERIE, CO 80516
 PHONE: 303-828-3340



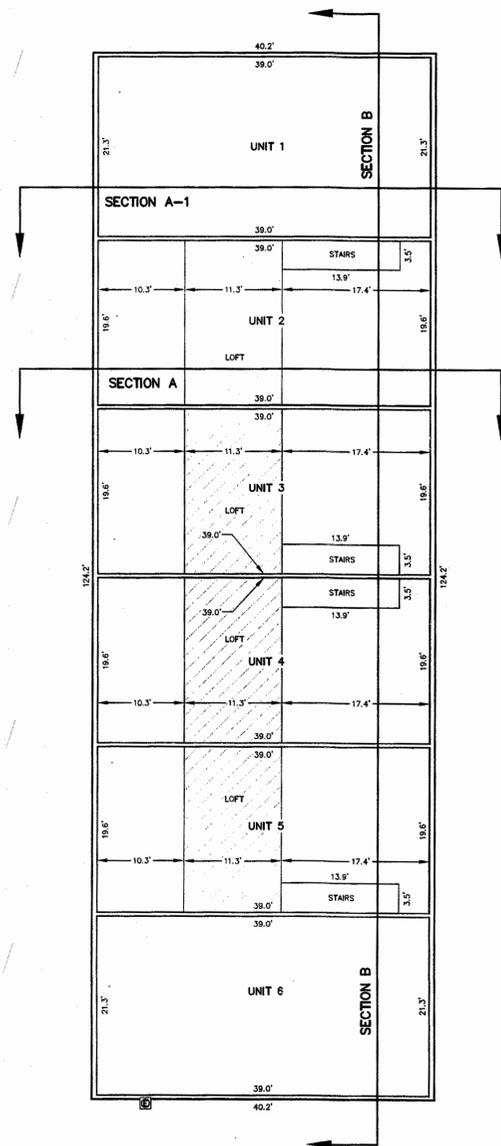
SHEET:	1 OF 3
DATE:	1/17/18
DRAWN BY:	MMS
PROJECT:	S175157

CONDOMINIUM MAP
HOME BASE CONDOMINIUMS
 LOT 1, INDIAN PEAKS PUD 11TH FILING
 SOUTHEAST QUARTER OF SECTION 22, T2N, R68W OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

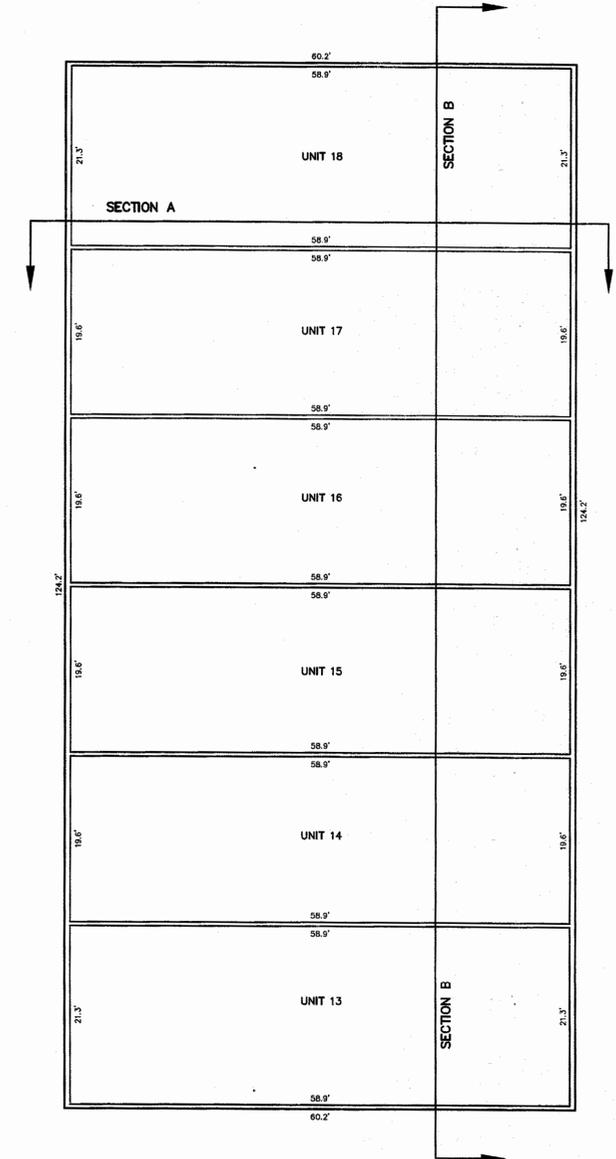
SHEET 2 OF 3

UNIT	FLOOR AREA (SQ. FT.)	LOFT (SQ. FT.)
1	830.7	N/A
2	764.4	221.5
3	764.4	221.5
4	764.4	221.5
5	764.4	221.5
6	830.7	N/A
7	1043.7	N/A
8	960.4	N/A
9	960.4	299.9
10	960.4	299.9
11	960.4	N/A
12	1043.7	N/A
13	1254.6	N/A
14	1154.4	N/A
15	1154.4	N/A
16	1154.4	N/A
17	1154.4	N/A
18	1254.6	N/A

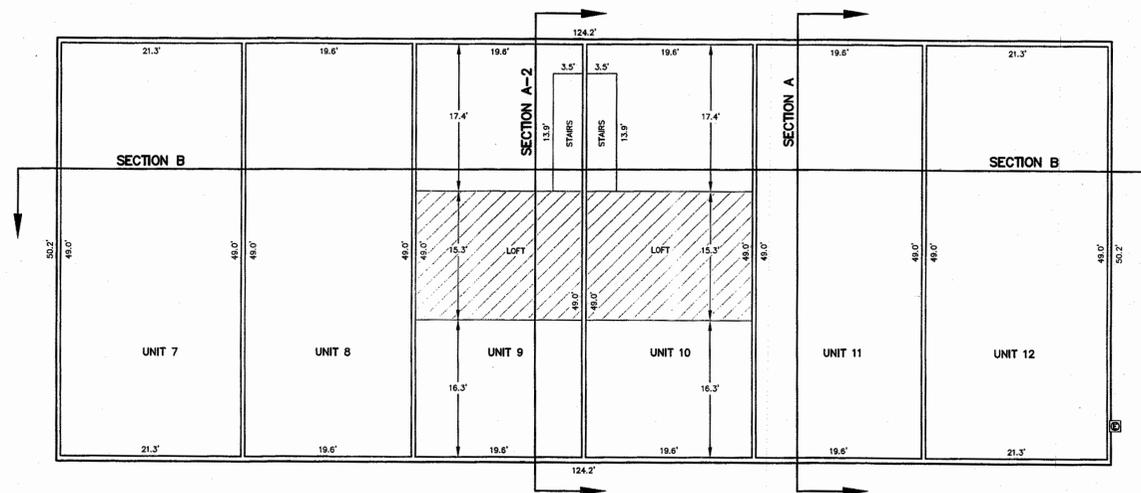
BUILDING 1



BUILDING 3



BUILDING 2



SCALE: 1" = 10'



EHRHART
 LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516
 (303) 828-3340
 www.coloradols.com

SHEET:
2 OF 3
 DATE: 1/17/18
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 SOUTHEAST QUARTER OF SECTION 22, T2N, R68W OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 3

SECTION A

SECTION A-1

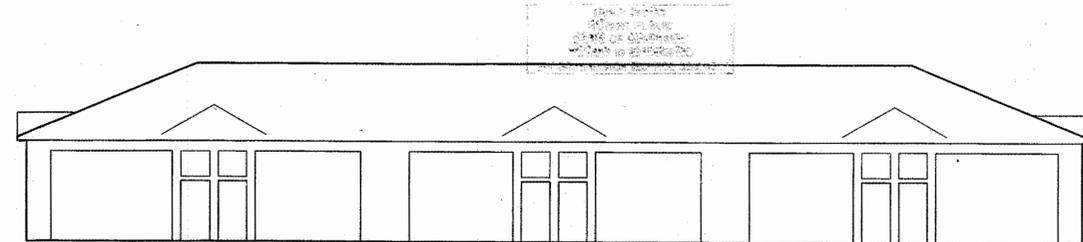
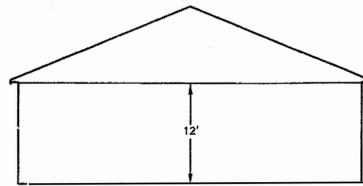
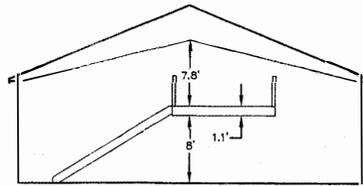
SECTION B

BUILDING 1

PEAK
ELEV = 4991.6

LEVEL 2 - LOFT
ELEV = 4979.2

LEVEL 1 - GROUND
ELEV = 4970.0



SECTION A

SECTION A-2

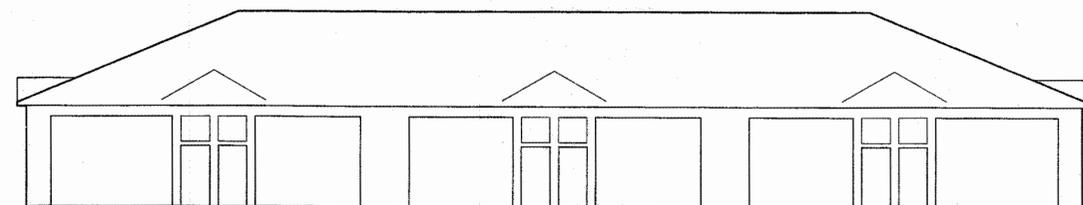
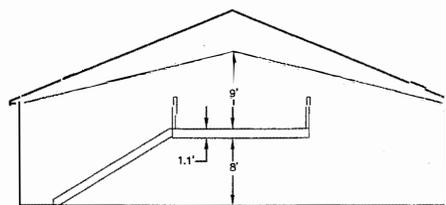
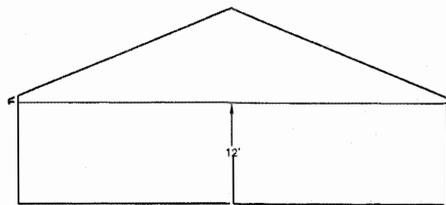
SECTION B

BUILDING 2

PEAK
ELEV = 4992.7

LEVEL 2 - LOFT
ELEV = 4979.2

LEVEL 1 - GROUND
ELEV = 4969.0



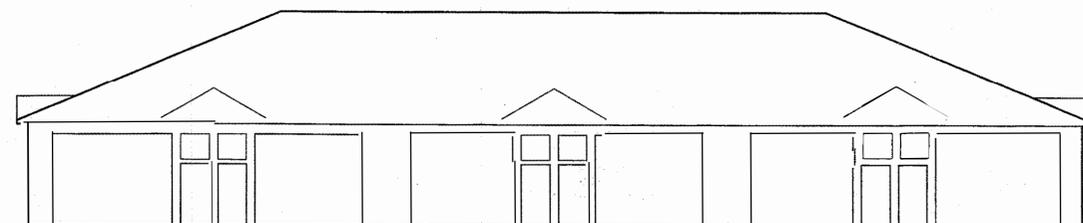
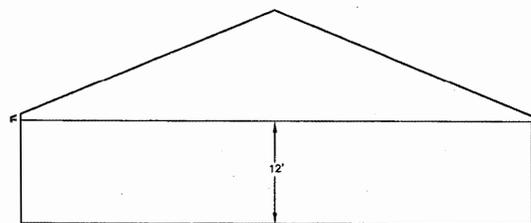
SECTION A

SECTION B

BUILDING 3

PEAK
ELEV = 4994.8

LEVEL 1 - GROUND
ELEV = 4969.0



SCALE: 1" = 10'



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