HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE MAP TO BE KNOWN AS THE CONDOMINIUM MAP OF VELO CONDOMINIUMS PURSUANT TO THE RECORDED DECLARATION THEREOF, AND IS HEREBY SUBJECTING TO CONDOMINIUM OWNERSHIP ONLY THAT CERTAIN REAL PROPERTY HEREIN ABOVE DESCRIBED AND DESIGNATED ON THIS CONDOMINIUM MAP.

MARY DUVALL, MANAGER THISTLE VELO, LLC

ACKNOWLEDGMENT

COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS <u>/O</u> DAY OF

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 6/20/25

NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20014019191 My Commission Expires: June 20 2025

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT

_______O'CLOCK, THIS ____ DAY OF ______, 20__ AND IS

ANY TIME AND FROM TIME TO TIME, TO EXERCISE THE FOLLOWING DEVELOPMENT RIGHTS WITHIN THE COMMUNITY: TO CREATE, ADD TO, EXPAND, LOT 1C, AIRPORT SOUTH REPLATIC, A SUBDIVISION IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE CONTRACT, OR ELIMINATE UNITS, COMMON ELEMENTS, OR LIMITED COMMON ELEMENTS AND TO SUBDIVIDE, RE-SUBDIVIDE, OR COMBINE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS AND CONVERT COMMON ELEMENTS INTO UNITS, TO ASSIGN PARKING SPACES, AND PORCHES, BALCONIES, DECKS, PATIOS, OR COURTYARDS AS LIMITED COMMON ELEMENTS, TO MODIFY OR COMPLETE CONSTRUCTION IN CONNECTION THEREWITH AND TO EXERCISE ALI SUCH RIGHTS ON THE PROPERTY, AND INCLUDING, WITHOUT LIMITATION, ON REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. F70734868-2. EFFECTIVE THOSE COMMON ELEMENTS DESCRIBED ON THIS MAP AS "PROPERTY SUBJECT DATE 07/08/2021, AND PREPARED BY LAND TITLE GUARANTEE COMPANY. SAID TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR THE PROPERTY DESCRIPTION AND RECORDED INFORMATION REGARDING TO DEVELOPMENT RIGHTS" PURSUANT TO ARTICLE 15 OF THE DECLARATION. RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

11. OWNER, AS DECLARANT, RESERVES THE RIGHT FOR ITSELF AND ANY

SUCCESSOR DECLARANT, WITHOUT IN ANY WAY BEING BOUND TO DO SO, AT

Page: 1 of 4

BEAR N 00°17'57" W (1327.37") ON THE RECORDED PLAT OF AIRPORT SOUTH REPLATIC, RECORDED AS

08/11/2021 12:18 PM

Electronically recorded in Boulder County Colorado. Recorded as received.

NOTES CONTINUED:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. F70734868-2.

1. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN OLD

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE

RECEPTION NO. 3412921 OF THE BOULDER COUNTY RECORDS.

DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING:

EXCEPTIONS 1 - 7: STANDARD EXCEPTIONS;

RECEPTION NO. 03731015 (SHOWN HEREON);

DOCUMENT STORED AS OUR IMAGE 19487254,

RECEPTION NO. 03733277;

2019 AT RECEPTION NO. 03755387;

AREAS ARE SUBJECT TO CHANGE.

SUBDIVISION PLAT OF RECORD.

THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC.

SOUTHEAST 1/4 OF SECTION 21, T1N, R70W, MONUMENTED AS SHOWN HEREON, AND INDICATED TO

MONUMENT BOX ADJACENT TO THE CENTER 1/4 CORNER OF SAID SECTION 21 - PUBLISHED NAVD88

- EXCEPTION 8: RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE

GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF

THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 27, 1881 IN

- EXCEPTION 9: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN

· EXCEPTION 11: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN

- EXCEPTION 12: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN

NOTES ON THE PLAT OF AIRPORT SOUTH RECORDED SEPTEMBER 22, 1986 UNDER RECEPTION NO.

- EXCEPTION 14: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION AGREEMENT RECORDED OCTOBER 01,1986 UNDER RECEPTION NO. 00793224: · EXCEPTION 15: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND

EXCEPTION 13: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND

NOTES ON THE PLAT OF AIRPORT SOUTH REPLAT C RECORDED NOVEMBER 14, 2014 UNDER

MEMORANDUM OF UNDERSTANDING IN LIEU OF A DEVELOPMENT AGREEMENT FOR THE SITE

SOUTH REPLATIC RECORDED NOVEMBER 14, 2014 UNDER RECEPTION NO. 03412947;

DEVELOPMENT AGREEMENT RECORDED MAY 25, 2017 UNDER RECEPTION NO. 03594219;

DECLARATION OF USE RECORDED AUGUST 13, 2019 UNDER RECEPTION NO. 03729875;

NOVEMBER 07, 2019 PREPARED BY BOULDER LAND CONSULTANTS, INC., JOB #94119, SAID

PROPERTY TO ACCESS THE ADJOINING PROPERTY (VISTA VILLAGE).

PROPERTY WITHOUT BENEFIT OF RECORDED EASEMENTS:

HOUSING AND INCOME ELIGIBILITY COVENANTS, AS SET FORTH IN

JUNE 07, 2021 AT RECEPTION NO. 03890781 (BLANKET);

REVIEW AMENDMENT OF AIRPORT P.U.D. AND IN LIEU OF A SUBDIVISION AGREEMENT FOR AIRPORT

EXCEPTION 20: TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS

SET FORTH AND GRANTED IN GRANT OF UTILITY EASEMENT RECORDED AUGUST 19, 2019 UNDER

B. GATES EXIST ALONG WESTERLY BOUNDARY INDICATING USE OF PORTIONS OF THE SUBJECT

C. UNDERGROUND UTILITY LINES ARE LOCATED ALONG THE WESTERLY BOUNDARY OF SUBJECT

EXCEPTION 23: TERMS, CONDITIONS AND PROVISIONS OF INDEMNITY AGREEMENT REGARDING

HAZARDOUS SUBSTANCES AND ANTI-DISABILITY LAWS (VELO - PHASE I) RECORDED DECEMBER 17,

- EXCEPTION 24: UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN

EXCEPTION 25: UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN

INSTRUMENT RECORDED SEPTEMBER 16, 2020 UNDER RECEPTION NO. 03815852 (BLANKET);

EXCEPTION 26: TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED

- EXCEPTION 27: TERMS, PROVISIONS, BURDENS, OBLIGATIONS PERTAINING TO AFFORDABLE

08013C0411K, EFFECTIVE DECEMBER 7, 2017, THE SUBJECT PROPERTY LIES IN ZONE X, WHICH IS

DESCRIBED ON SAID MAP TO BE AN AREA OF MINIMAL FLOOD HAZARD. LOCATION OF FLOOD HAZARD

THE SURVEY MARKERS RECOVERED WERE ACCEPTED AS DELINEATING THE ACTUAL LOCATION OF LOT 1C. THE POSITIONS OF SAID MARKERS WERE FOUND TO BE IN SUBSTANTIAL AGREEMENT WITH THE

8. OTHER THAN AS DEPICTED HEREON, NO CONFLICTING BOUNDARY EVIDENCE WAS OBSERVED,

SOME PERIMETER FENCES ARE NOT CONTIGUOUS TO PROPERTY LINES, AS DEPICTED HEREON.

10. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF VELO CONDOMINIUMS RECORDED IN THE

OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO

BonLOGE Com77 RECORDED 8/29/2019 UNDER RECEPTION NO. 03733277

INSTRUMENT RECORDED JULY 15, 2020, UNDER RECEPTION NO. 03798387 (BLANKET);

5. NO UNDERGROUND UTILITIES WERE SURVEYED AND, THUSLY, NONE ARE SHOWN HEREON.

6. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP

DECLARATION OF COVENANTS RECORDED MARCH 01,1974 UNDER RECEPTION NO. 95195;

UNDER RECEPTION NO. 177962 AND JANUARY 10,1980 UNDER RECEPTION NO. 378453;

1977 UNDER RECEPTION NO. 216254 AND MARCH 29, 1977 UNDER RECEPTION NO. 216255;

ANNEXATION ORDINANCE RECORDED JANUARY 28, 1983 UNDER RECEPTION NO. 530632;

- EXCEPTION 10: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND

THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY

ACCORDING TO SCHEDULE B, PART II OF THE ABOVE DESCRIBED TITLE COMMITMENT, THE PROPERTY

PREPARED BY LAND TITLE GUARANTEE COMPANY):

LOT 2C

AIRPORT SOUTH

REPLAT C

CITY OF BOULDER

S 42'36'22" E

PARKING PACE S 07

DISABLED PARKING SPACE S 04

PARKING SPACE S 03

PARKING

SPACE

DETAIL

(NOT TO

SCALE)

I. JASON EMERY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY TO THISTLE VELO LLC THAT, SUBJECT TO THE NOTES SHOWN HEREON, A . BENCHMARK FOR VERTICAL INFORMATION SHOWN HEREON IS NGS BENCHMARK X438, A STEEL ROD IN SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND CONFORMS TO APPLICABLE STANDARDS OF PRACTICE. THIS CONDOMINIUM MAP IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY. I FURTHER CERTIFY THAT (I) TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP FULLY AND ACCURATELY DEPICTS THE LOCATION OF AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE CONDOMINIUM BUILDINGS AND CONDOMINIUM UNITS CREATED AND CONTAINED THEREIN; (II) THAT ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETE; AND (III) THIS MAP CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION 38-33.3-209 C.R.S. FIELD WORK WAS COMPLETED ON JULY 27, 2021. PER COLORADO STATE BOARD RULE NO. 1.6(B)(2)(D), THE CERTIFICATION SHOWN HEREON DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO LICENSED PROFESSIONAL NOTES ON THE MAPS RECORDED DECEMBER 26, 1975 UNDER RECEPTION NO. 162182, MAY 27, 1976 LAND SURVEYOR NO. 20134 FOR, AND ON BEHALF OF, BOULDER LAND CONSULTANTS, INC. FINDINGS AND RULING OF THE REFEREE AND DECREE OF THE WATER COURT RECORDED MARCH 29, DATE: AUGUST 5, 2021

KNOW ALL MEN BY THESE PRESENTS: THISTLE VELO, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY AS DESCRIBED IN THE ACCOMPANYING MAP.

EXCEPTION 17: TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED APRIL 20, 2016 UNDER RECEPTION

- EXCEPTION 18: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN - EXCEPTION 19: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN

EXCEPTION 21: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PERMANENTLY AFFORDABLE FOR-SALE INTERIM COVENANT RECORDED AUGUST 29, 2019 UNDER EXCEPTION 22: ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED

August, 20.21, BY MARY DUVALL, MANAGER, THISTLE VELO LLC, A COLORADO LIMITED LIABILITY COMPANY. A. FENCES ARE NOT ENTIRELY COINCIDENT WITH BOUNDARY LINES AS SHOWN AND DESCRIBED.

CLERK AND RECORDER'S CERTIFICATE

DULY RECORDED AS RECEPTION NO._

RECORDER

ON 8/11/2021 AT RECEPTION NO. 03906156 DECLARATION.

NOTES CONTINUE..

VELO CONDOMINIUM MAP OF THE

VELO CONDOMINIUM MAP OF THE

LOCATED WITHIN LOT 1C, AIRPORT SOUTH REPLAT C, A SUBDIVISION LOCATED

IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH

CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

Electronically recorded in Boulder (1) The county of the count INDEPENDENCE RE LOT 1C AREA (AS PLATTED): 113380 SQ FT (2.603 ACRES)
SHEET 1 OF 4 - BOULDER MUNICIPAL AIRPOR SECTION 21, T1N, R70W; FOUND 2.5" ALLOY CAP, INSCRIBED "CENTER SEC 21 TIN R70W", ON 2" IRON POST $\int_{0.07}^{3.2}$ N 89°49'12" E / 196.79' VICINITY MAP (NOT TO SCALE) PROPERTY SUBJECT TO 2 DEVELOPMENT RIGHTS UTILITY EASEMENT DETAIL N 89'40'57" E 175.60' (RCPTN #3731015) SCALE 1" = 40'WOODEN PRIVACY FENCE WOODEN PRIVACY FENCE FOLLOWS PROPERTY LINE N 89'49'12" E 201.46' N 89°42'03" E 108.00' PROPERTY SUBJECT TO LOT 1C DEVELOPMENT RIGHTS AIRPORT SOUTH 83.00' REPLAT C S 89'42'03" W CITY OF BOULDER N 89'41'34" E 188.03' L2A VILLAGE LINE_TABLE (SEE ANNEXATION **AGREEMENT** PER F1031, 23.29 S00'17'57"E R#302744) N89'42'03"E 15.46 **MULTIPLE** 207-212 PROPERTY S89'42'03"W 15.46 N53'57'02"W 14.02 8.00 S36'02'58"W N53'57'02"W N36'02'58"E N53'57'02"W 1.40 38.44 N00'17'57"W S89'42'03"W N00'17'57"W 15.00 17.03 N89'42'03"E 25.00 N00'17'57"W ROAD Δ=53'39'05" R≃52.50' 101-106 ∆=5**3°39**°05″ L=49.16'CH=N27'07'29"W L10 R=27.50' _=25.75'

CH=S27'07'29"E 24.82' GCE 1''=40' Δ=02'02'47" R=700.00'L=25.00' CH=S36'02'58"W NORTH-SOUTH 0 25.00' CENTERLINE OF Q-SECTION 21, T1N, R70W;

-ASPHALT!

CONTINUATION

TO SOUTH IN

DETAIL AT

N80'03'30"W 19.05

DETENTION

SEE ADDITIONAL LIMITED COMMON ELEMENT (LCE) INFORMATION ON SHEETS 2-4 SHEET 1 OF 4 THIS MAP WAS PREPARED BY

: 420.50'

Δ: 34*25'06"

CH: S30°12'01"W

414.21

LEGEND

♥> : TELEÇOMM VAULT

WMH: WATER MANHOLE

: STORM WATER INLET

GCE: GENERAL COMMON ELEMENT

LCE: LIMITED COMMON ELEMENT

W WY: WATER VALVE

: FOUND OR SET 5/8" REBAR

PLS 20134"

WITH 2" ALLOY CAP INSCRIBED "BOULDER LAND CNSLTS INC

R: 700.00

DI: DRAINAGE INLET

EC: ELECTRICAL CABINET

co : SEWER CLEANOUT

THE HYDRANT

DCO: DRAINAGE LINE CLEAN OUT

Ø STMH : DRAKNAGE/STORM SEWER MANHOLE

: WOODEN PRIVACY FENCE

BOULDER LAND CONSULTANTS, INC.

950 LARAMIE BLVD-UNIT D BOULDER, CO 80304 (303) 443-3616 Email: Info@BLCsurveyors.com Website: BLCsurveyors.com

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CENTER SOUTH 1/16TH

CAP, INSCRIBED "1/16",

CORNER, SECTION 21,

FOUND 2.5" BRASS

SET IN CONCRETE

T1N, R70W;

VELO CONDOMINIUMS BOULDER, COLORADO



