

WESTBROOKE PRESERVE FILING #1 FINAL PLAT



A PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT:

THAT THE UNDERSIGNED, SUBURBAN HOMES, BEING THE OWNER OF A TRACT OF LAND LOCATED IN NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTH 40 FEET THEREOF AS CONVEYED TO ADAMS COUNTY IN THE DEED RECORDED JULY 10, 1961 IN BOOK 918 AT PAGE 579, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15;
 THENCE S 00°39'29" E ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15 A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE S 89°51'58" E PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15 A DISTANCE OF 1318.59 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15;
 THENCE S 00°33'40" E ALONG SAID EAST LINE A DISTANCE OF 1282.66 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15;
 THENCE N 89°53'06" W ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15 A DISTANCE OF 1316.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15;
 THENCE N 00°39'29" W ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15 A DISTANCE OF 1283.12 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 38.80 ACRES MORE OR LESS.

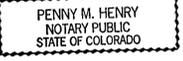
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "WESTBROOKE PRESERVE" AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

IN WITNESS WHEREOF, SUBURBAN HOMES INC. HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF APRIL, 2002

BY: D. Richard Rothman as President of Suburban Homes Inc.

ACKNOWLEDGMENT:

STATE OF COLORADO } SS
 COUNTY OF _____



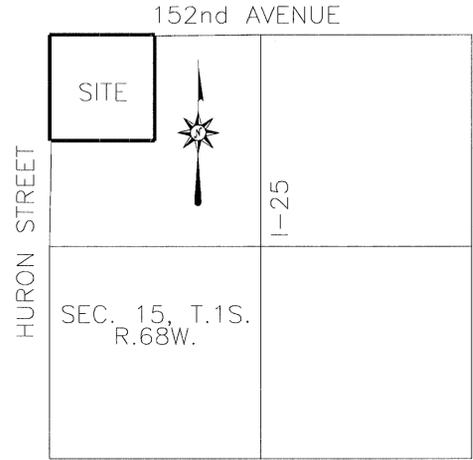
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2002 BY D. Richard Rothman AS President OF Suburban Homes

MY COMMISSION EXPIRES 7-18-05 Penny M. Henry NOTARY PUBLIC

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 8th DAY OF October, 2001.

Judith Mabe CHAIRMAN Samuel Langford SECRETARY



VICINITY MAP
N.T.S.

LIENHOLDER CERTIFICATE:

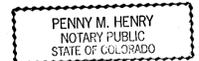
THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM THE ENCUMBRANCE RECORDED 10/03/01 AT REC #COB66726 OF THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD. (formerly Adams County Records)

By Thomas G. Weigandt
U. Dean Mathena P.A.

STATE } SS
 CITY, COUNTY }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2002 BY U. Dean Mathena



MY COMMISSION EXPIRES 7-18-05
 MY ADDRESS IS 2143 E 116th Pl, Northglenn CO 80233



LIENHOLDER CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM THE ENCUMBRANCE RECORDED 10/03/01 AT REC #COB66726 OF THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD. (formerly Adams County Records)

By Linda C. Kirklind
U. Dean Mathena P.A.

STATE } SS
 CITY, COUNTY }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2002 BY U. Dean Mathena



MY COMMISSION EXPIRES 7-18-05
 MY ADDRESS IS 2143 E 116th Pl, Northglenn CO 80233



CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 11th DAY OF DECEMBER, 2001.

Allen Stewart MAYOR Dicki Mau CITY CLERK



SURVEYOR'S CERTIFICATE:

I, CURT E. ACKLAM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WESTBROOKE PRESERVE SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID PROPERTY.

CURT E. ACKLAM - LS NO. 23027
 FOR AND ON BEHALF OF ACKLAM & ASSOCIATES, INC.

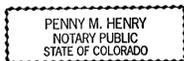


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By U. Dean Mathena

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 CITY, COUNTY }
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MY COMMISSION EXPIRES 7-18-05
 MY ADDRESS IS 2143 E 116th Pl, Northglenn CO 80233



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

WESTBROOKE PRESERVE FILING 1-FINAL PLAT
 THAT PART OF THE NW1/4NW1/4 SEC. 15, T1S., R68W. OF THE 6th P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



REVISIONS

ACKLAM & ASSOCIATES, INC.
 P.O. Box 795 - 1001 East Bridge Street
 Brighton, Colorado 80601
 303-659-8546

DESIGN BY:
 DRAWN BY: JRY
 CHECK BY: CEa

PROJ. NO. 9594
 BOOK: 150
 PAGE: 66 SHT: 1 of 2

SCALE: N/A
 FILE NO. 15-18-4LL
 DATE: 12/03/01

