

DRAWING NUMBER
10F3

DRAWING NUMBER
FILING# 3

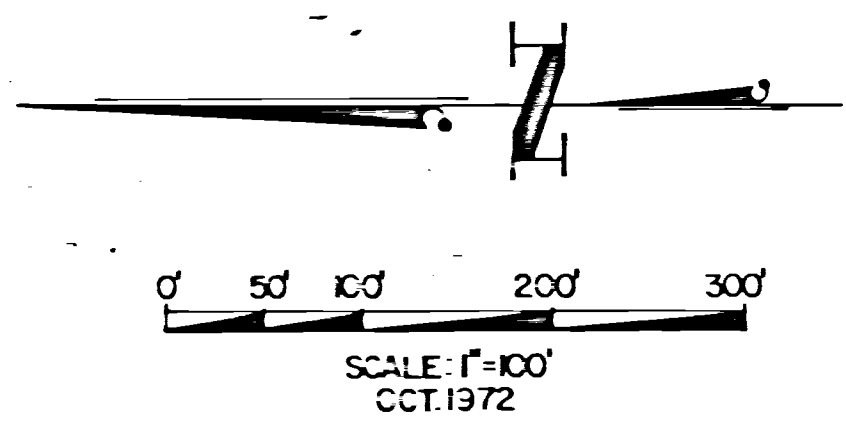
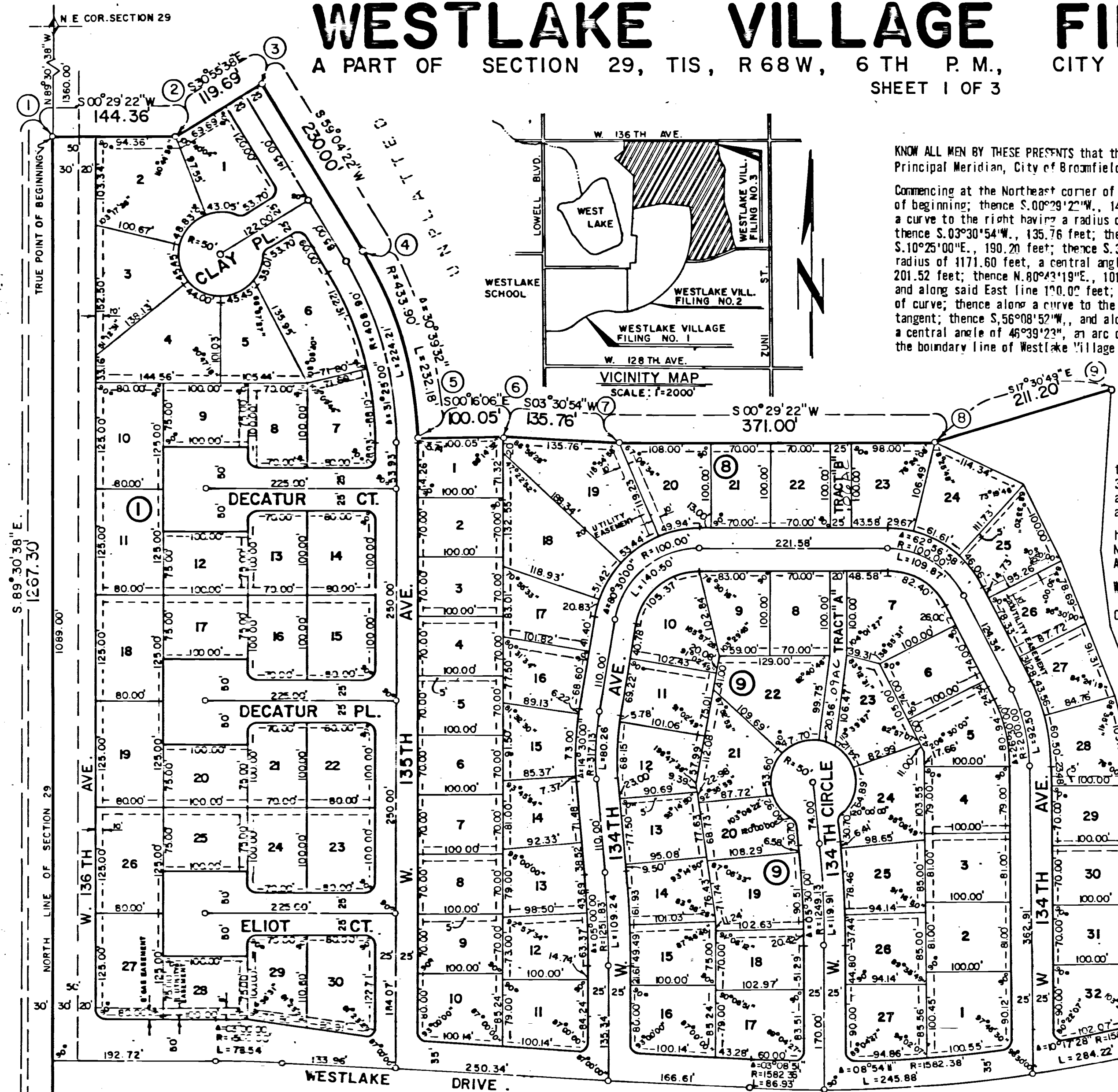
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON INCHES

CORNER

WESTLAKE VILLAGE FILING NO. 3

A PART OF SECTION 29, T1S, R68W, 6TH P.M., CITY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 3

345 units File-14 MAP-3



- NOTES:
1. All block corner radii are fifteen (15) feet unless otherwise noted.
 2. Corner lot dimensions are to the intersection of extended lot lines.
 3. This symbol (2) indicates a 5/8 inch rebar with metal cap stamped with boundary point number and L.S. No. 2568.
 4. Bearings based on the West line of Section 29, Township 1 South, Range 68 West being due North and South.
 5. This symbol (3) indicates an existing 5/8 inch rebar with metal cap stamped with boundary point number of adjoining Subdivision and L.S. No. 2568.
 6. Easements six (6) feet in width along the street right of way line of the platted lots as shown on this plat are granted to the Public Service Company of Colorado for installation, use and replacement of underground gas pipeline only and are subject to use concurrently for other underground utility service lines and for individual lots and for surface use and driveways provided that they cross at substantially right angles to the front lot line and do not exceed twenty (20) feet in width and provided further that water meters, valves, street lights and power poles, mail boxes, trees or shrubs, shall not be placed in said easement. All other back lot line utility easements are eight (8) feet in width except where indicated otherwise.
 7. The entirety of Tracts A, B, C, D, E, F and G shall also be used as utility and drainage easements.
 8. All side lot line easements are five (5) feet in width except where indicated otherwise on plat.

MEURER SERAFINI AND MEURER, INC.
CONSULTING ENGINEERS—2901 W. 19 TH. AVE.
DENVER, COLORADO — 80204

KNOW ALL MEN BY THESE PRESENTS that the undersigned as owners and as Mortgagee of a part of Section 29, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 29; thence N. 89°30'38"W., and along the North line of said Section 29, 1360.00 feet to the true point of beginning; thence S. 00°29'22"W., 144.36 feet; thence S. 30°55'38"E., 119.69 feet; thence S. 59°04'22"W., 230.00 feet to a point of curve; thence along a curve to the right having a radius of 433.90 feet, a central angle of 30°39'32", an arc distance of 232.18 feet; thence S. 00°16'06"E., 100.05 feet; thence S. 03°30'54"W., 135.76 feet; thence S. 00°29'22"W., 371.00 feet; thence S. 17°30'49"E., 211.20 feet; thence S. 33°51'08"E., 435.00 feet; thence S. 10°25'00"E., 190.20 feet; thence S. 33°51'08"E., 623.00 feet; thence on an angle to the left of 90°00'00" and along a curve to the right having a radius of 1171.60 feet, a central angle of 33°06'18", an arc distance of 676.94 feet to a point of tangent; thence along said tangent N. 89°15'10"E., 201.52 feet; thence N. 80°43'19"E., 101.12 feet; thence N. 89°15'10"E., 130.00 feet to a point on the East line of said Section 29; thence S. 00°44'50"E., and along said East line 150.00 feet; thence S. 89°15'10"W., 130.00 feet; thence N. 82°12'59"W., 101.12 feet; thence S. 89°15'10"W., 201.52 feet to a point of curve; thence along a curve to the left having a radius of 1101.60 feet, a central angle of 33°06'18", an arc distance of 676.94 feet to a point of tangent; thence S. 56°08'52"W., and along said tangent 636.63 feet to a point of curve; thence along a curve to the right having a radius of 825.01 feet, a central angle of 46°39'23", an arc distance of 671.81 feet to a point of tangent; thence N. 77°11'45"W., and along said tangent 119.69 feet to a point on the boundary line of Westlake Village Filing No. 2; thence along said boundary on the following courses:

thence on an angle to the right of 91°23'16" and along a curve to the left having a radius of 1445.00 feet, a central angle of 14°47'39", an arc distance of 373.11 feet to a point of tangent; thence N. 00°36'08"W., and along said tangent 221.37 feet to a point of curve; thence along a curve to the left having a radius of 1193.00 feet, a central angle of 19°15'00", an arc distance of 380.00 feet to a point of tangent; thence N. 18°51'08"W., and along said tangent 482.16 feet; thence S. 71°08'52"W., 70.00 feet; thence S. 83°41'10"W., 440.26 feet; thence S. 72°10'00"W., 443.00 feet;

thence leaving said boundary N. 05°20'00"W., 811.00 feet; thence N. 54°37'00"W., 608.00 feet; thence N. 35°23'00"E., 392.60 feet; thence N. 00°29'50"E., 154.79 feet to a point on the North line of said Section 29; thence S. 89°30'10"E., and along said North line 1042.53 feet to the North one-quarter corner of said Section 29; thence S. 89°30'38"E., and along said North line 1267.30 feet to the true point of beginning, containing 95.813 acres, more or less

have laid out and platted the above described land as shown hereon under the name and style of WESTLAKE VILLAGE FILING NO. 3 and by these presents do dedicate to the public the right of thoroughfare over and across the streets and Tracts A, B, C, D, E, F and G, as open space hereon shown.

Witness my hand and seal this 12th day of July A.D., 1973.

OWNER: WESTLEAR COMPANY, A CALIFORNIA LIMITED PARTNERSHIP
BY: SOUTHWEST PROPERTIES, INC., A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

MORTGAGEE: FIRST OF DENVER MORTGAGE INVESTOR

William M. Jenkins, Vice President
Robert Bogg, Assistant Secretary
Jerry D. Wrench, Loan Officer

STATE OF COLORADO) SS
COUNTY OF ADAMS)

The foregoing was acknowledged before me this 17th day of July A.D., 1973, by William M. Jenkins, Vice President and Robert Bogg, Assistant Secretary—Westlear Company, a California Limited Partnership, by Southwest Properties, Inc., a California Corporation, its General Partner, and by Jerry D. Wrench, Loan Officer of the First of Denver Mortgage Investor. Witness my hand and seal. My commission expires July 14, 1976.

Notary Public

APPROVED BY THE PLANNING COMMISSION of the City of Broomfield, Colorado, this 2nd day of January A.D., 1973.

Chairman
Secretary

ACCEPTED AND APPROVED as a subdivision and passed by the City Council of the City of Broomfield, Colorado, this 9th day of January A.D., 1973.

Mayor

I, E. Max Serafini, a Registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that the survey of WESTLAKE VILLAGE FILING NO. 3 was made under my supervision and the accompanying plat accurately and properly shows said tract and the monuments shown do actually exist.

Registered Professional Engineer and Land Surveyor No. 2568

I, James P. Lindsay, an Attorney at Law, duly licensed to practice before the Courts of Record of Colorado, do hereby certify that I have examined the title of all lands hereinabove dedicated and shown upon the within plat as public ways, streets, avenues and easements and that title to such land is in the dedicators, free and clear of all liens and encumbrances, except as shown hereon. Dated this 16th day of July A.D., 1973.

Attorney at Law

I hereby certify that this plat was filed in my office on this 22nd day of August A.D., 1973, at 2:09 PM o'clock and was recorded in Plat File 14 at Map 33 Reception No. A012845

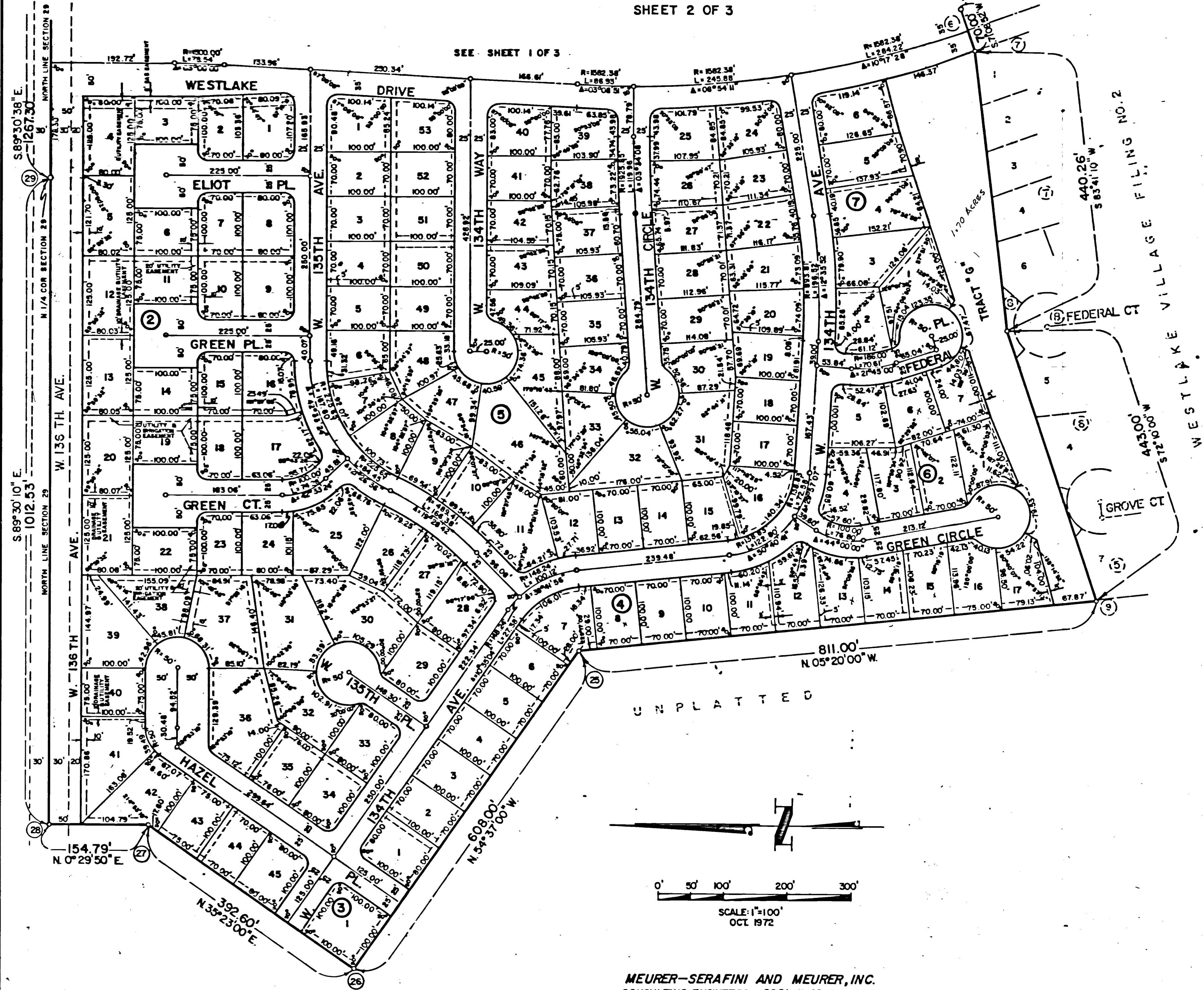
Public Service Company
Mountain Bell
County Clerk and Recorder
Broomfield City Engineer

WESTLAKE VILLAGE FILING NO. 3

A PART OF SECTION 29, T1S, R68W, 6TH P.M., CITY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 3

SEE SHEET 1 OF 3

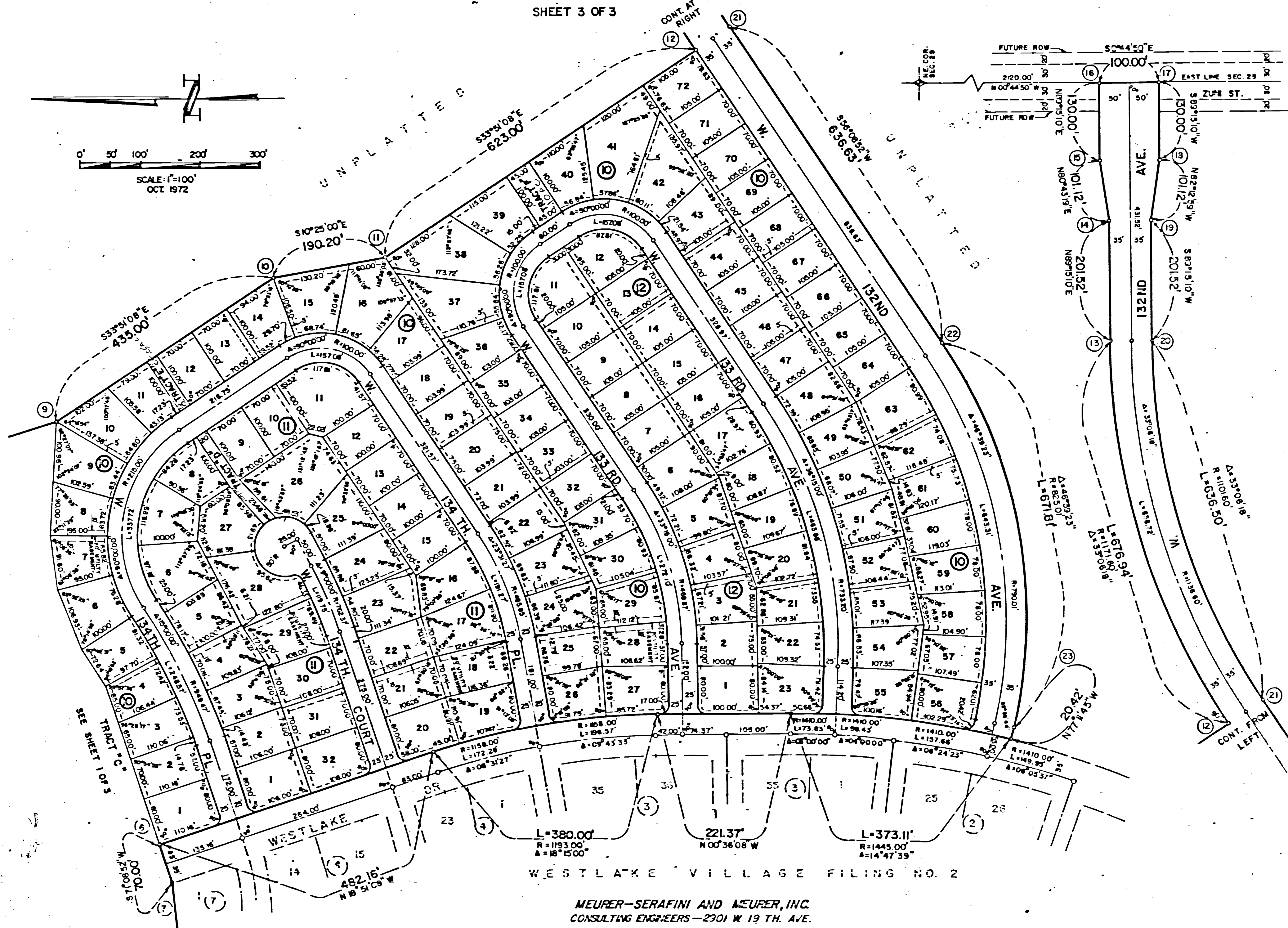
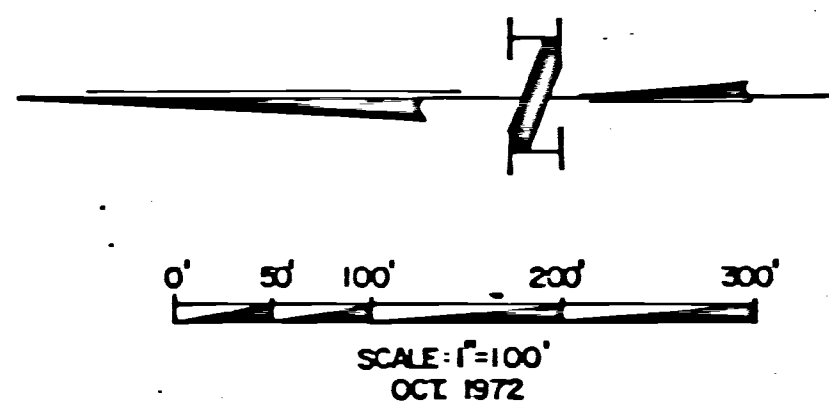


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A PART OF SECTION 29, T.1 S., R.68 W., 6TH. P.M., CITY OF BROOMFIELD, STATE OF COLORADO

SHEET 3 OF 3



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