WESTLAKE VILLAGE FILING

A PART OF SECTION 29, TOWNSHIP I SOUTH, RANGE 68 WEST OF THE 6th P.M., CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET I OF 3

the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, more particularly described as follows: LEGAL DESCRIPTION Beginning at the Southwest Corner of Section 29, Township 1 South, Range 63 West of the 6th P.M., City of Broomfield, Adams County, State of Colorado; thence 589°13'10"E, along the South line of said Section 29 a distance of 1721.31 feet to the TRUE POINT OF BEGINNING: thence N00°46'50"E, 450.00 feet; thence N89°13'10"W, 25.30 feet; thence N00°46'50"E, 300.00 feet; thence N89°13'10"W, 8.78 feet; thence N00°46'50"E, 200.00 feet; thence S89°13'10"E, 10.00 feet; thence N00°46'50"E, 200.00 feet; thence S89°13'10"E, 10.00 feet; thence N00°46'50"E, 50.00 feet; thence S89°13'10"E, 15.00 feet to the North

Right of Way line of Princess Circle;

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

feet; thence on a curve to the right along said North Right of Way line an arc distance of 117.51 feet, said curve having a delta angle of 18057'56" and a radius of 355.00 feet;

thence S89°13'10"E, along said North Right of Way line a distance of 597.50

thence N40°30'00"E, 167.37 feet; thence N54°48'32"W, 448.40 feet to the South Right of Way line of Westlake Drive.

thence on a curve to the left along said South Right of Way line an arc distance of 230.64 feet, said curve having a delta angle of 10°53'28" and a radius of 1213.36 feet; whose chord bears N 61°08' 30"E, 230.28 feet;

thence South, 131.01 feet; thence S54°48'32"E, 610.69 feet; thence N33°43'21"E, 1070.90 feet; thence S69°36'25"E, 434.99 feet; thence N47°42'48"E, 384.87 feet; thence S45°15'56"E, 381.25 feet; thence S89°33'09"E, 803.60 feet; thence S00°15'50"E, 50.00 feet; thence S89°44'04"W, 828.39 feet; thence N45°15'56"W, 341.10 feet; thence S44°44'04"W, 378.50 feet; thence N70°15'56"W, 431.00 feet; thence S35°11'28"W, 1099.29 feet; thence S00°46'50"W, 888.44 feet; thence N80°13'10"W 1133.42 feet to the TRUE POINT OF BEGINNING thence N89°13'10"W. 1133.42 feet to the TRUE POINT OF BEGINNING

Said parcel containing 33.129 acres, more or less.

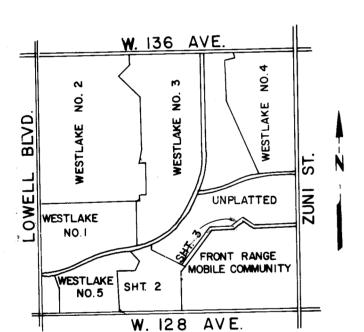
Have laid out and platted the above described land as shown hereon under the name and style of WESTLAKE FILING NO. 6 and by these presents do dedicate to the public the right of thoroughfare over and across the streets and Tracts A, B, and C as open space and utility and drainage easements.

Witness my hand and seal this 2 day of Muse

OWNER: Billdan Development Corporation A COLORADO CORPORATION

STATE OF COLORADO COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this _____day of _____ A.D., 1980 by William M. Jenkins, President and Daniel C. Tom, Secretary-Billdan Corporation, A Colorado Corporation Witness my hand and seal. My commission expires leve



VICINITY MAP SCALE : 1"= 2000"

OUTLOT A to be conveyed to Front Range Community Mobile Home Park.

Drainage easement in OUTLOT A is dedicated to the City of Broomfield and follows the 5221 contour. No alterations of OUTLOT A below the 5221 contour shall be permitted without prior written permission of the City of Broomfield.

NOTES:

0-denotes 5/8" rebar set with tag stamped L.S. 9735. Bearings are based on the West line of Section 29, T1S, R68W, being due North and South.

3. Along all front lines exists a 10.00 foot utility easement, along all rear lot lines exists a 10.00 foot utility easement and along all side lot lines exists a 5.00 foot utility easement for utilities including but not limited to Mountain Bell Telephone Company. Public Service Company of Colorado, Water and Sanitary Sewer, and Storm Drainage.

The entire tracts of A,B,C and D shall be used for Open Space. The entire tracts of A,B,C and D shall also be used as a utility

and drainage easement. All block corner radii are fifteen (15) feet except where shown otherwise.

by the PLANNING COMMISSION of the City of Broomfield this day of November A.D., 1980/979.

ACCEPTED and APPROVED as a subdivision and passed by the City Council of the City of Broomfield, Colorado this 3RD day of MARCH, A.D., 1980.

, A Registered Professional Engineer and Land Surveyor I, James D. Smith to the State of Colorado do hereby certify that the survey of Westlake Filing No. 6 was made under my direct supervision and this plat accurately and properly shows said tract and the monuments shown do actually exist.

L.S. Colorado No.7017

I, ______, 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 herein above 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 10 A.D., 19**80**.

Attorney at Law

I hereby certify that this plat was filed in my office on this 274 day of A.D., 1980 at 2:30 F.M. o'clock, and was recorded in Plat File /4 at Map 678 . Reception

STATE OF COLORADO)

COUNTY OF ADAMS

