

File-16-Map-342

FINAL PLAT
WESTLAKE VILLAGE FILING NO. 7 OF THE WESTLAKE P.U.D.

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 29, T1S, R68W, OF THE 6th PM
CITY OF BROOMFIELD, COUNTY OF ADAMS, COLORADO

SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, AS OWNER
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:

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29 FROM WHICH
THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29
BEARS N00°00'00"E, 2643.19 FEET, THENCE N00°00'00"E, ALONG THE
WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 860.80
FEET; THENCE S90°00'00"E, 60.00 FEET TO A POINT ON THE SOUTH RIGHT-
OF-WAY OF WESTLAKE DRIVE AS RECORDED ON THE PLAT OF WESTLAKE VILLAGE
FILING NO. 1 SUBDIVISION IN THE ADAMS COUNTY, COLORADO RECORDS, SAID
POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID WESTLAKE DRIVE THE
FOLLOWING COURSES AND DISTANCES:

THENCE S90°00'00"E, 162.76 FEET TO THE POINT OF CURVATURE
OF A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF
14°24'34", AND A RADIUS OF 694.29 FEET;
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.61
FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE
LEFT, SAID CURVE HAVING A DELTA ANGLE OF 15°35'59", AND A
RADIUS OF 349.81 FEET;
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.24 FEET;

THENCE DEPARTING FROM THE SOUTH RIGHT-OF-WAY OF SAID WESTLAKE DRIVE
S30°00'33"E, 201.00 FEET ALONG THE WESTERLY BOUNDARY OF WESTLAKE
VILLAGE FILING NO. 5 AS RECORDED IN ADAMS COUNTY, COLORADO RECORDS;
THENCE N90°00'00"W, 213.48 FEET;
THENCE N00°00'00"E, 54.22 FEET;
THENCE N90°00'00"W, 130.50 FEET;
THENCE S00°00'00"W PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER
OF SAID SECTION 29 AND ALONG THE WESTERLY BOUNDARY OF SAID WESTLAKE
VILLAGE FILING NO. 5, 753.98 FEET TO A POINT ON THE NORTH RIGHT-OF-
WAY OF 128TH AVENUE;
THENCE N89°13'01"W, ALONG SAID RIGHT-OF-WAY LINE, 180.00 FEET;
THENCE N00°00'00"E PARALLEL TO THE WEST LINE OF SAID SOUTHWEST
QUARTER, 813.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.14 ACRES, MORE OR LESS.

HAS LAID OUT AND PLATTED THE ABOVE DESCRIBED LAND AS SHOWN HEREON
UNDER THE NAME AND STYLE OF WESTLAKE VILLAGE FILING NO. 7 OF THE
WESTLAKE P.U.D. AND BY THESE PRESENTS DOES DEDICATE AND GRANT TO
THE CITY OF BROOMFIELD AND ITS ASSIGNS IN FEE SIMPLE THE STREETS
AND EASEMENTS SHOWN HEREON FOR UTILITY, DRAINAGE, AND OTHER PUBLIC
PURPOSES, AND DOES DEDICATE THE OPATRI DITCH EASEMENT SHOWN
HEREON TO THE OWNERS OF WATER RIGHTS SERVED THROUGH THE OPATRI
DITCH INCLUDING THE RIGHT TO ENTER AND MAINTAIN A DITCH, PIPE OR
OTHER IMPROVEMENTS THEREIN.

OWNER: RALPH JENSEN

Ralph Jensen
RALPH JENSEN

STATE OF COLORADO

COUNTY OF *Boulder*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *16th*
DAY OF *Oct.* A.D., 19*85* BY RALPH JENSEN.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES *2-16-89*

Glenn E. Reeves
NOTARY PUBLIC # *29484*
Broomfield, CO

LENDER: UNITED BANK OF BROOMFIELD

BY: *Patrick A. Walsh*

STATE OF COLORADO

COUNTY OF *Boulder*) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *16th*
DAY OF *Oct.* A.D., 19*85*, BY *Patrick A. Walsh*
OF UNITED BANK OF BROOMFIELD.

MY COMMISSION EXPIRES *2-16-89*

WITNESS MY HAND AND SEAL.

Glenn E. Reeves
NOTARY PUBLIC # *29484*
Broomfield, CO

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS
4th DAY OF *September* A.D., 19*84*.

Wm. H. H.
CHAIRMAN

Glenn E. Reeves
SECRETARY

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL
OF THE CITY OF BROOMFIELD, COLORADO THIS *25th* DAY OF *September* A.D.,
19*84*.

Walter P. Spader
MAYOR

ATTEST: *Debra Brainerd*
CITY CLERK

Don Eugene Tatum 10-23-85
BROOMFIELD CITY ENGINEER

Wayne E. H.
PUBLIC SERVICE COMPANY

Walter A. Battiglieri
MOUNTAIN BELL

William M. M.
JONES INTERCABLE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF ADAMS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS *30th*
DAY OF *October* A.D., 19*85* AT *2:00* O'CLOCK, P.M., AND WAS
RECORDED IN PLAT FILE *16* AT MAP *342*, RECEPTION NO. *8609339*.

William M. M.
CLERK AND RECORDER

BY *Lay Sakaguchi*
DEPUTY

ATTORNEY'S CERTIFICATE

I, FENTON A. BAIN, 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 *15th* DAY OF *October* A.D., 19*85*.

Fenton A. Bain
ATTORNEY AT LAW #7609

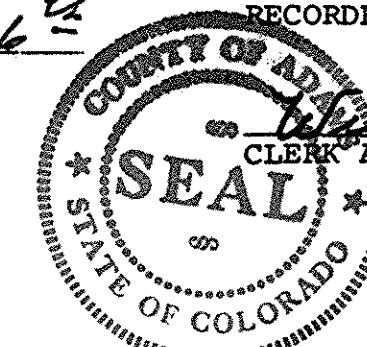
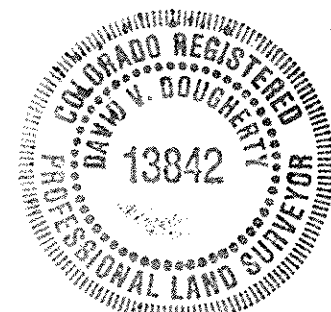
MC HALLY AND BAIN
ATTORNEYS AT LAW
PARK PLACE OFFICES
3100 ARAPAHO AVENUE, SUITE 402
BOULDER, COLORADO 80303
(303) 443-8873

SURVEYOR'S CERTIFICATE

I, DAVID V. DOUGHERTY, A REGISTERED LAND SURVEYOR IN THE STATE OF
COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF WESTLAKE FILING NO. 7
WAS MADE UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND
PROPERLY SHOWS SAID TRACT AND THE MONUMENTS SHOWN DO ACTUALLY EXIST.

10/15/85
DATE

David V. Dougherty
DAVID V. DOUGHERTY
COLORADO L.S. NO. 13842



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A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 29, T1S, R68W, OF THE 6th PM
CITY OF BROOMFIELD, COUNTY OF ADAMS, COLORADO

SHEET 2 OF 2

