THE TRAILS AT WESTLAKE FILING No. 3

PART OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 68 WEST 6th. P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 1 OF 2

NOTES:

1. UTILITY EASEMENT ACKNOWLEDGEMENT: Those portions of real property which are labeled as U.E. on this plat are utility easements for the installation and maintenance of utilities and drainage facilities, including, but not limited to storm and sanitary sewer, drainage swales, natural gas lines, water lines, telephone lines, electrical lines, cables, cable television, water meters, signs, postal facilities, conduits, and poles, together with all necessary and convenient appurtenances thereto; together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and right are to be utilized in a responsible and prudent manner.

2. All easements labeled U.E. are 10 feet in width along rear lot lines, 5 feet in width along side lot lines where shown, 12 feet in width along front lot lines, or as otherwise shown.

3. The bearings shown on this plat are based on the west line of the northwest quarter, Section 29, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being N00°00'00"E.

4. This symbol " ● " indicates a 5/8" steel pin with cap and L.S. No. 12405, unless otherwise shown.

5. According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover 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.

6. There are 107 lots and 4 tracts in "The Trails at Westlake Filing No. 3".

7. All angles are 90° or to radial lines or the complement or supplement of the angles shown.

8. Tract D in its entirety is a utility easement.

HOLDER OF DEED OF TRUST:

COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION, as Holder of a Deed of Trust on the above described property, hereby acknowledges and consents to the Plat and Subdivision Agreement for "The Trails at Westlake Filing No. 3".

Kim Propst, Assist. Vice President — Marc S. Birnbaum, Assist. Vice President

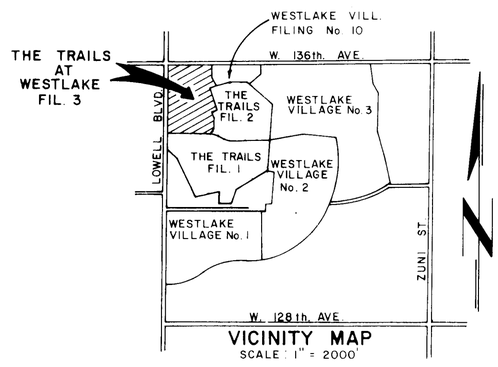
STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 26th day of June A.D., 19 86, by Kim Propst, Assistant Vice President and Marc S. Birnbaum, Assistant Vice President of Columbia Savings, A Federal Savings and Loan Association.

My commission expires August 2, 1988

Witness my hand and seal J. M. Gilmore
Notary Public
5350 S. Ulster St.
Englewood, Colorado 80111
Address

COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION



VICINITY MAP
SCALE: 1" = 2000'

ATTORNEY'S CERTIFICATE:

I, Frank H. Roberts, Jr., an attorney admitted to practice in the State of Colorado, do hereby certify that the persons dedicating the public ways shown on this Plat are the owners thereof in fee simple, free and clear of all encumbrances, except deed of trust in favor of Columbia Savings, A Federal Savings & Loan Association.

SURVEYOR'S CERTIFICATE:

I, Jon S. McDaniel, a Registered Land Surveyor in the State of Colorado do hereby certify that I have surveyed the above described property and that this Plat is a true representation of said survey.

Jon S. McDaniel — 6/26/86
Registered Land Surveyor #12405 — Date

This Plat approved by the City of Broomfield, Colorado, Planning Commission this 3rd day of June A.D., 19 86.

Secretary — Chairman

Approved by Jones Intercable, Inc. _____

Approved by Mountain Bell Telephone Co. _____

Approved by Public Service Co. of Colorado _____

Approved by Broomfield City Engineer _____

Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado this 11th day of November A.D., 19 86.

City Clerk — Mayor

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS · LAND PLANNERS
ATRIUM 1, 6061 S. WILLOW DRIVE, SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 694-1520

COUNTY OF ADAMS SEAL STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of a parcel of land described as a part of the West half of Section 29, Township 1 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of said Section 29;
thence S00°00'00"E along the West line of said Section 29, 1481.48 feet to the Northwest corner of The Trails at Westlake Filing No. 1;
thence along the northerly boundary of said The Trails at Westlake Filing No. 1 the following three (3) courses:

1. thence S90°00'00"E, 492.91 feet to a point of curve;
2. thence along said curve to the right having a radius of 698.50 feet, a central angle of 22°57'56", 279.98 feet to a point of tangent;
3. thence S67°02'04"E along said tangent, 126.54 feet to the Southwest corner of The Trails at Westlake Filing No. 2;

thence along the boundary of said The Trails at Westlake Filing No. 2 the following eight (8) courses:

1. thence N22°57'56"E, 79.56 feet;
2. thence N00°00'00"E, 359.16 feet;
3. thence N05°52'17"W, 57.85 feet;
4. thence N21°21'12"W, 56.93 feet;
5. thence N23°37'33"W, 140.00 feet;
6. thence N66°22'27"E, 49.00 feet;
7. thence N23°37'33"W, 370.00 feet;
8. thence N66°22'27"E, 23.50 feet to the Southwest corner of Westlake Village Filing No. 10;

thence along the westerly boundary of said Westlake Village Filing No. 10 the following three (3) courses:

1. thence N23°37'33"W, 73.58 feet to a point of curve;
2. thence along said curve to the right having a radius of 550.00 feet, a central angle of 24°07'23", 231.57 feet to a point of tangent;
3. thence N00°29'50"E along said tangent, 248.48 feet to the North line of Section 29;

thence N89°30'10"W along said North line of Section 29, 675.00 feet to the Point of Beginning, containing 27.4218 acres, more or less.

Has laid out, platted and subdivided the above described land into Lots, Blocks, Streets and Tracts under the name and style of "The Trails at Westlake Filing No. 3", and by these presents does hereby dedicate all of the streets as shown on the accompanying plat to the City of Broomfield and does hereby dedicate to the City of Broomfield and its assigns those portions of the real property which are labeled as easements on the accompanying plat as easements for the installation and maintenance of all utility services. Tracts B through D inclusive are hereby dedicated to the City of Broomfield. Tract A is to be retained by the Owner and is subject to further platting.

Witness our hand this 1st day of July A.D., 19 86.

OWNER:

R B DEVELOPMENT, INC.

Robert B. Brisnehan, President — Dennis A. Drumm, Vice President

STATE OF COLORADO)
) SS
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 1st day of July A.D., 19 86, by Robert B. Brisnehan, President and Dennis A. Drumm, Vice President of R B Development, Inc.

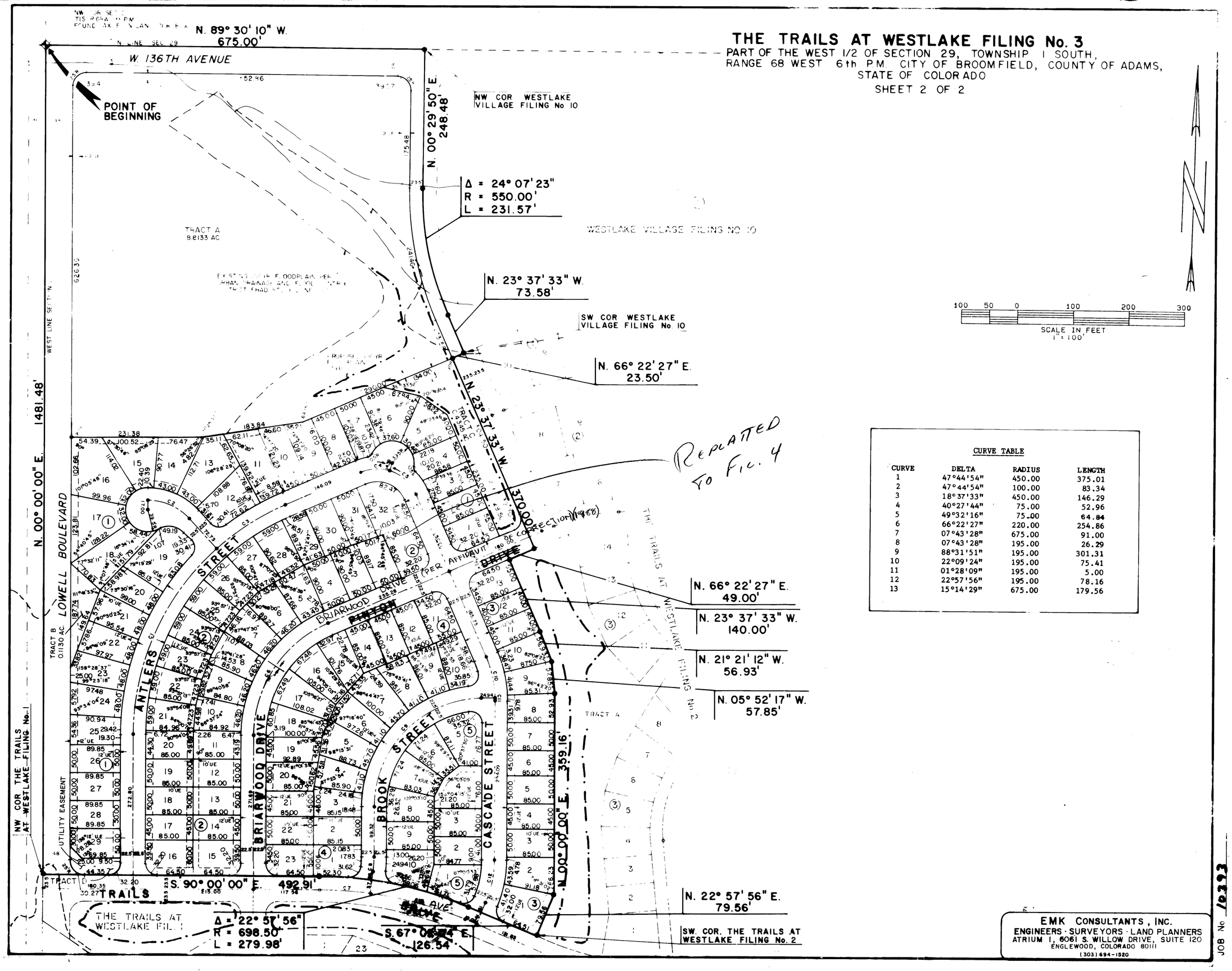
My commission expires May 3, 1990

Witness my hand and seal _____
Notary Public

RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF ADAMS)

I hereby certify that this instrument was filed for record in my office on the 3rd day of December, 1986, at 1:30 P.M., in Book No. —, File 16, Map 506, Reception No. 699614.

William Sokol Clerk & Recorder by Macel Schellhorn, Deputy

JOB No. 10393