

# THE TRAILS AT WESTLAKE FILING NO. 5

A RESUBDIVISION OF A PORTION OF THE TRAILS AT WESTLAKE FILING NO. 4  
PART OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Park Homes West, Inc. and Mountain AMD, L.P., a Delaware limited partnership, being owner and mortgagee of a portion of The Trails at Westlake Filing No. 4, a subdivision located in the West half of Section 29, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, said portion is more particularly described as follows:

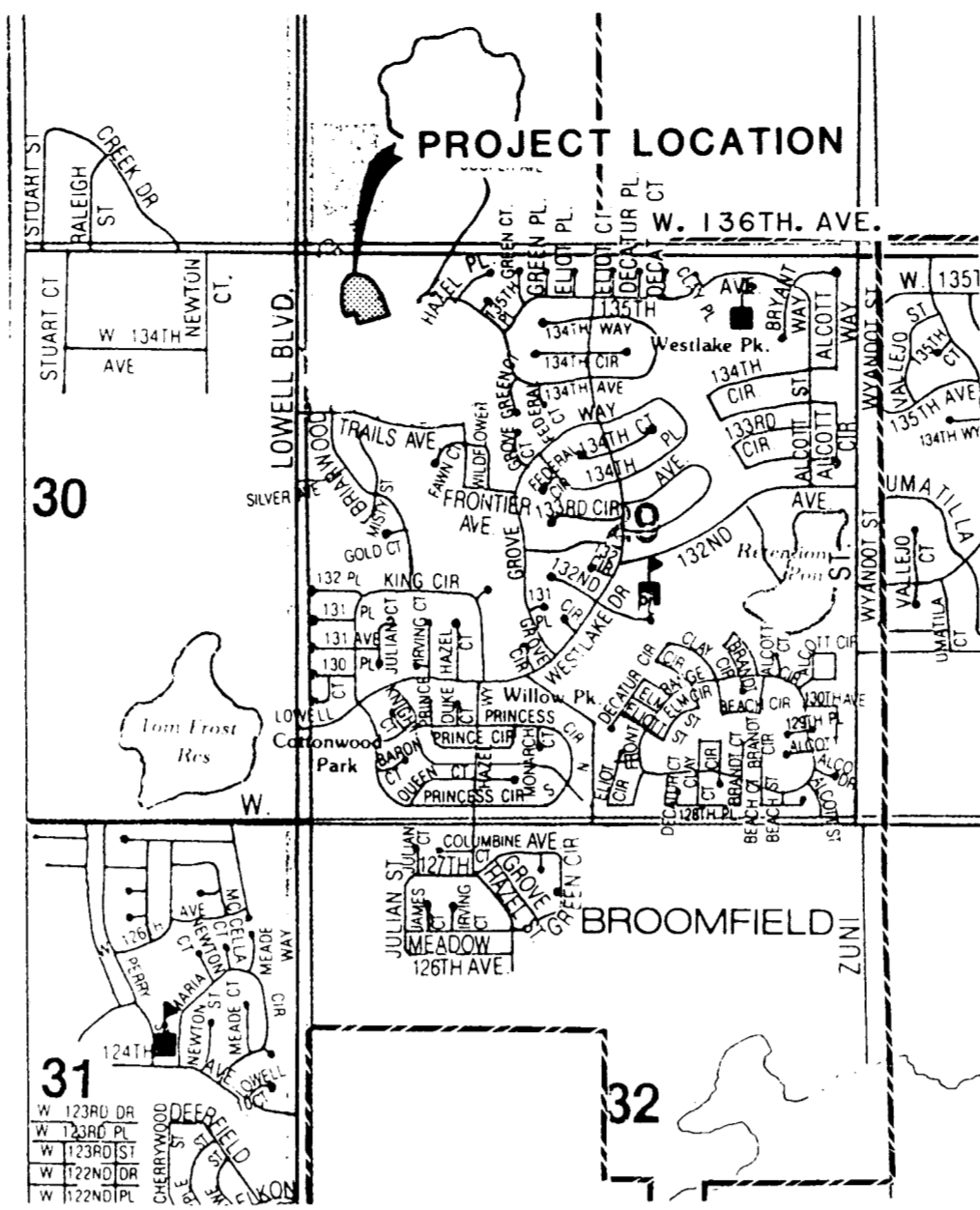
Commencing at the Northwest corner of said Section 29;  
thence S89°30'10"E along the North line of said Section 29, 73.64 feet;  
thence S00°29'50"W, 48.00 feet to a point on a curve the center of which bears S00°29'50"W, said point also being on the boundary of Tract B of said The Trails at Westlake Filing No. 4;  
thence along the boundary of said Tract B the following seven (7) courses:

- thence along said curve to the left having a radius of 25.00 feet, a central angle of 90°29'50", 39.49 feet to a point of tangency;
- thence S00°00'00"W along said tangent, 446.89 feet to a point of curve;
- thence along said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", 39.27 feet to a point of tangency;
- thence N90°00'00"E along said tangent, 57.30 feet to a point of curve;
- thence along said curve to the left having a radius of 275.50 feet, a central angle of 0°13'22", 5.88 feet to a point of tangency;
- thence N88°46'38"E along said tangent, 192.33 feet to a point of curve;
- thence along said curve to the left having a radius of 275.50 feet, a central angle of 0°45'09", 19.79 feet to the Point of Beginning;

thence N09°52'55"W, 180.12 feet;  
thence N37°43'37"E, 126.77 feet;  
thence N88°30'00"E, 119.45 feet;  
thence S52°03'22"E, 89.04 feet to the Northwest corner of Tract A of said The Trails at Westlake Filing No. 4;  
thence S20°28'52"E along the westerly line of said Tract A, 252.10 feet to the Northwest corner of Lot 22, Block 1 of The Trails at Westlake Filing No. 4;  
thence S69°31'08"W along the North line of said Lot 22, 100.00 feet to the Northwest corner of said Lot 22;  
thence S20°28'52"E along the West line of said Lot 22, 6.33 feet;  
thence S69°31'08"W along the North line of Lot 22, Block 1 of The Trails at Westlake Filing No. 4 and its westerly extension, 117.00 feet to the Southeast corner of Lot 24, Block 1 of The Trails at Westlake Filing No. 4;  
thence N20°28'52"W along the East line of said Lot 24, 100.00 feet;  
thence S69°31'08"W along the North line of said Lot 24, 8.54 feet;  
thence N20°28'52"W, 45.00 feet to the North line of West 135th Avenue as platted in The Trails at Westlake Filing No. 4, said point being on a curve the center of which bears N20°28'52"W;  
thence along said curve to the right having a radius of 277.50 feet, a central angle of 15°10'22", 73.49 feet to the Point of Beginning containing 2.008 acres, more or less.

have laid out, platted and subdivided the above described land into tracts, lots, blocks, and streets under the name and style of THE TRAILS AT WESTLAKE FILING NO. 5 and by these presents does hereby dedicate Tract B and all of the streets and public easements as shown on the accompanying plat to the City of Broomfield.

Witness our hand this 22nd day of SEPTEMBER, A.D., 19 93.



VICINITY MAP  
NO SCALE

## NOTES

- The bearings shown on this plat are based on the north 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 S89°30'10"E (assumed) and both ends of said line are monumented as shown hereon.
- This symbol "•" indicates a 5/8" steel pin with cap and L.S. No. 12405, unless otherwise shown.
- According to Colorado law, you must commence any legal action based upon any defect in this survey within three 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.
- There are 8 lots and 2 tracts in THE TRAILS AT WESTLAKE FILING NO. 5.
- All angles are 90° or to radial lines or the complement or supplement of the angles shown.
- All block corner radii are 20.50 feet unless otherwise noted.
- Approval of this final plat may create a vested property right pursuant to Article 68, Title 24, C.R.S.
- UTILITY EASEMENT ACKNOWLEDGMENT: 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.
- All easements labeled "E" are 10 feet in width along rear lot lines, 5 feet in width along side lot lines where shown on the plat, 12 feet in width along front lot lines, or as otherwise shown. Easements labeled "D.U.E." are drainage and utility easements, three feet each side of the lot line where shown on the plat.
- The City of Broomfield shall have a dominant interest in the tracts, streets and easements dedicated to the City of Broomfield, and all other interests in easements shall be servient to said dominant interests of the City of Broomfield. Installation and maintenance of utilities and drainage facilities by servient easement owners shall be done in a reasonable and responsible manner. The servient easement owner shall replace and repair any and all damage caused to the surface or subsurface of the real property. The servient easement owner shall also replace and repair any and all damage caused to any existing facilities and/or utilities located on the surface or subsurface of the property.
- The drainage and ditch easements on Tracts A and B reflect existing irrigation uses per the agreement dated August 22, 1989, recorded at Book 3626, Pages 218-219.
- Tract A is to be retained by the owner.

## ATTORNEY'S CERTIFICATE

I, James C. Kurtz-Phelan, an attorney admitted to practice in the State of Colorado, do hereby certify that Park Homes West, Inc. is the owner thereof in fee simple, free and clear of all liens and encumbrances.

*James C. Kurtz-Phelan*

## SURVEYOR'S CERTIFICATE

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

*Jon S. McDaniel*  
Registered Land Surveyor #1881  
and on behalf of EMK Consultants, Inc.

## CITY OF BROOMFIELD APPROVAL

This Plat approved by the City of Broomfield, Colorado, Planning Commission this 5th day of October, A.D., 19 93.

*Oliver Egan* Secretary  
*John Melan* Chairman

Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado, this 2nd day of October, A.D. 19 93.

*Vicki Mann* City Clerk  
*Robert Johnson* Mayor

## RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF ADAMS )  
I hereby certify that this instrument was filed for record in my office on the 19th day of 19 93, at \_\_\_\_\_ M., in Book No. \_\_\_\_\_ File \_\_\_\_\_ Map \_\_\_\_\_, Reception No. \_\_\_\_\_

Deputy

OWNER: PARK HOMES WEST, INC.

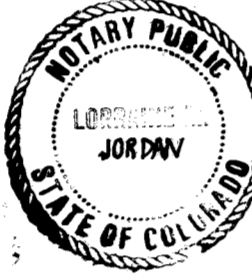
*J. Eric Eckberg*  
PRESIDENT

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 22nd day of September, A.D., 19 93, by J. ERIC ECKBERG as \_\_\_\_\_ of Park Homes West, Inc.

My commission expires 05-28-95

Witness my hand and seal *J. Eric Eckberg*  
Notary Public  
1330 E. CHELSEA BLVD. #300  
ENGLEWOOD CO 80111



MORTGAGEE: MOUNTAIN AMD, L.P., a Delaware limited partnership

The undersigned, as mortgage holder on part or all of the real property shown hereon, hereby agree and consent to the platting of said property.

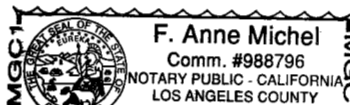
*Clifford R. Smith*  
CLIFFORD R. SMITH  
First Vice President

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

The foregoing instrument was acknowledged before me this 30th day of September, A.D., 19 93, by CLIFFORD R. SMITH as \_\_\_\_\_ of Mountain AMD, L.P., a Delaware limited partnership.

My commission expires 03-28-1997

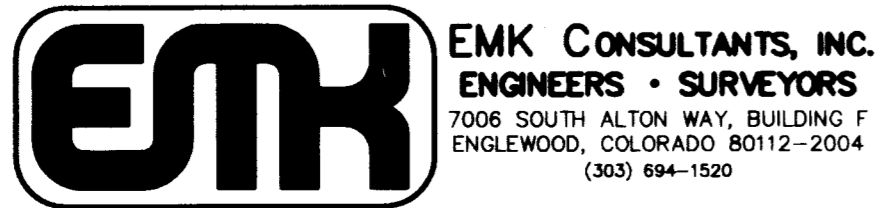
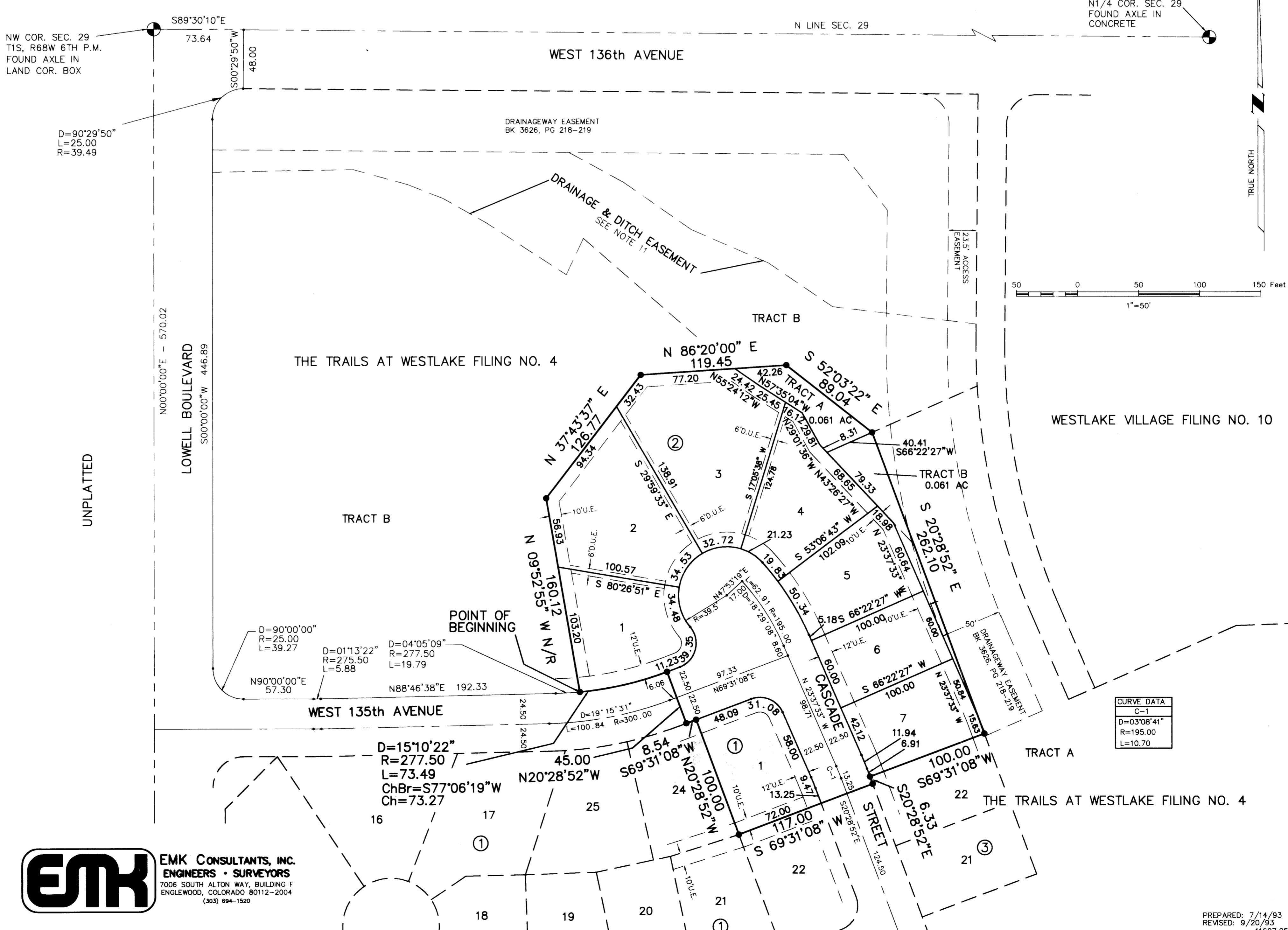
Witness my hand and seal *F. Anne Michel*  
Notary Public  
1800 S. SEPULVEDA #10  
LOS ANGELES CA 90045



PREPARED: July 14, 1993  
REVISED: September 20, 1993

# THE TRAILS AT WESTLAKE FILING NO. 5

A RESUBDIVISION OF A PORTION OF THE TRAILS AT WESTLAKE FILING NO. 4  
PART OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2



PREPARED: 7/14/93  
REVISED: 9/20/93  
11697.05