


# WESTLAKE VILLAGE FILING NO. 1

A PART OF THE SW 1/4 OF SECTION 29, T1S, R68W, 6TH P.M., CITY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 2

**NOTES:**

- All block corner radii are fifteen (15) feet unless otherwise noted.
- Corner lot dimensions are to the intersection of extended lot lines.
- This symbol  indicates a 5/8" rebar with metal cap stamped with boundary point number and L.S. No. 2568.
- Bearings based on the West line of Section 29, Township 1 South, Range 68 West being due North and South.
- Within Tracts A and B lies an existing irrigation lateral. All rights of existing irrigation lateral owners and users shall be reserved and access to tracts A and B shall be granted to the ditch owners for ditch lateral maintenance purposes.
- The Mountain States Telephone and Telegraph Company has the right to perform work and maintain its poles and facilities on public roads (Lowell Boulevard) adjoining Section 29, Township 1 South, Range 68 West as recorded in Book 188 at Page 597 of the Adams County, State of Colorado records.
- Easements 6 (six) 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 for individual lots and for surface use and sidewalks and driveways, provided that they cross at substantially right angles to the front lot line and do not exceed 26 (twenty-six) 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 8 (eight) feet in width except where indicated otherwise.
- The entirety of Tracts A and B shall also be used as utility and drainage easements.
- Tract C shall be reserved for a gas regulator site.

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, State of Colorado, more particularly described as follows:

Beginning at a point on the West line of the Southwest one-quarter of said Section 29, said point being 352.84 feet South of the West one-quarter corner of said Section 29; thence continuing South along said West line 1430.00 feet; thence East 222.76 feet to a point of curve; thence along a curve to the left having a radius of 694.29 feet, a central angle of 14°24'34", an arc distance of 174.61 feet to a point of compound curve; thence along a curve to the left having a radius of 349.81, a central angle of 24°05'21", an arc distance of 147.07 feet to a point of tangent; thence N.51°30'05"E. and along said tangent 140.60 feet to a point of curve; thence along a curve to the right having a radius of 1112.69 feet, a central angle of 42°59'54", an arc distance of 835.04 feet to a point of tangent; thence S.85°30'01"E. and along said tangent 310.00 feet to a point of curve; thence along a curve to the left having a radius of 865.00 feet, a central angle of 20°06'08", an arc distance of 303.49 feet; thence N.15°36'09"W., 70.00 feet; thence N.21°45'02"W., 153.68 feet; thence North 802.11 feet; thence West 1950.00 feet to the point of beginning; containing 52.640 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. 1 and by these presents do dedicate to the public the right of thoroughfare over and across the streets and Tracts A and B as open space hereon shown.

Witness my hand and seal this 24<sup>th</sup> Day of March A.D., 1972.

OWNER: WESTLEAR COMPANY, A CALIFORNIA LIMITED PARTNERSHIP, BY  
SOUTHWEST PROPERTIES, INC., A CALIFORNIA CORPORATION, ITS  
GENERAL PARTNER  
William M. Jenkins Vice President      Gilbert S. Egan Asst. Secretary  
MORTGAGEE: FIRST OF DENVER MORTGAGE INVESTOR  
Jerry D. Wrench Loan Officer

STATE OF COLORADO )  
COUNTY OF ADAMS ) SS

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March A.D., 1972 by William M. Jenkins, Vice President and Gilbert S. Egan, Assistant Secretary - Westlear Company, a California Limited Partnership, by Southwest Properties, Inc., a California Corporation, its General Partner.

Witness my hand and seal. My commission expires Dec 12 1974 M. L. Sparks  
Notary Public

APPROVED by the PLANNING COMMISSION of the City of Broomfield, Colorado, this 3<sup>rd</sup> day of April A.D., 1972.

[Signature] Chairman      [Signature] Secretary

ACCEPTED and APPROVED as a subdivision and passed by the City Council of the City of Broomfield, Colorado, this 10<sup>th</sup> day of April A.D., 1972

[Signature] Mayor      [Signature] Attest: City Clerk

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. 1 was made under my supervision and the accompanying plat accurately and properly shows said tract and the monuments shown do actually exist.

[Signature]  
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 23<sup>rd</sup> day of March A.D., 1972

[Signature]  
Attorney at Law

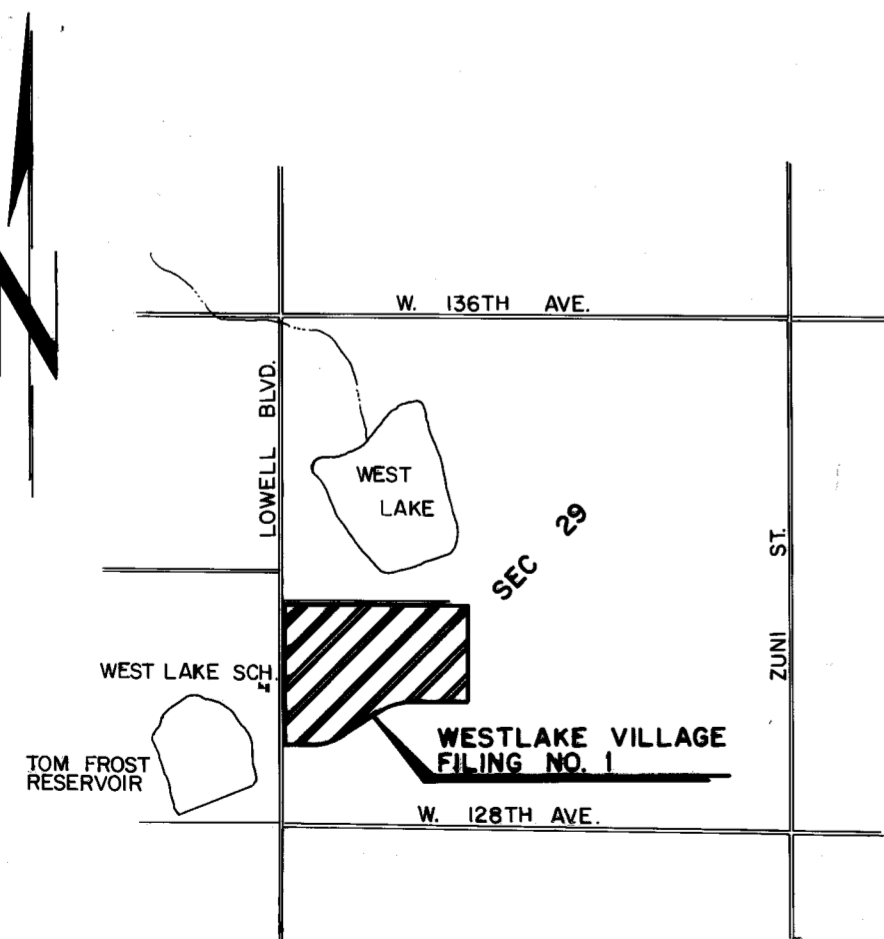
I hereby certify that this plat was filed in my office on this 12<sup>th</sup> day of April A.D., 1972 at 3:03 a.m. o'clock, and was recorded in Plat File 13 at Map 30 Reception No. 456350

[Signature]  
County Clerk and Recorder  
by [Signature] Deputy

STATE OF COLORADO )  
COUNTY OF ADAMS ) SS

The foregoing instrument was acknowledged before me this 22 day of March A.D., 1972 by Jerry D. Wrench, Loan Officer, of the First of Denver Mortgage Investor

Witness my hand and seal. My commission expires July 21 1975 [Signature]  
Notary Public



VICINITY MAP  
SCALE: 1" = 2000'

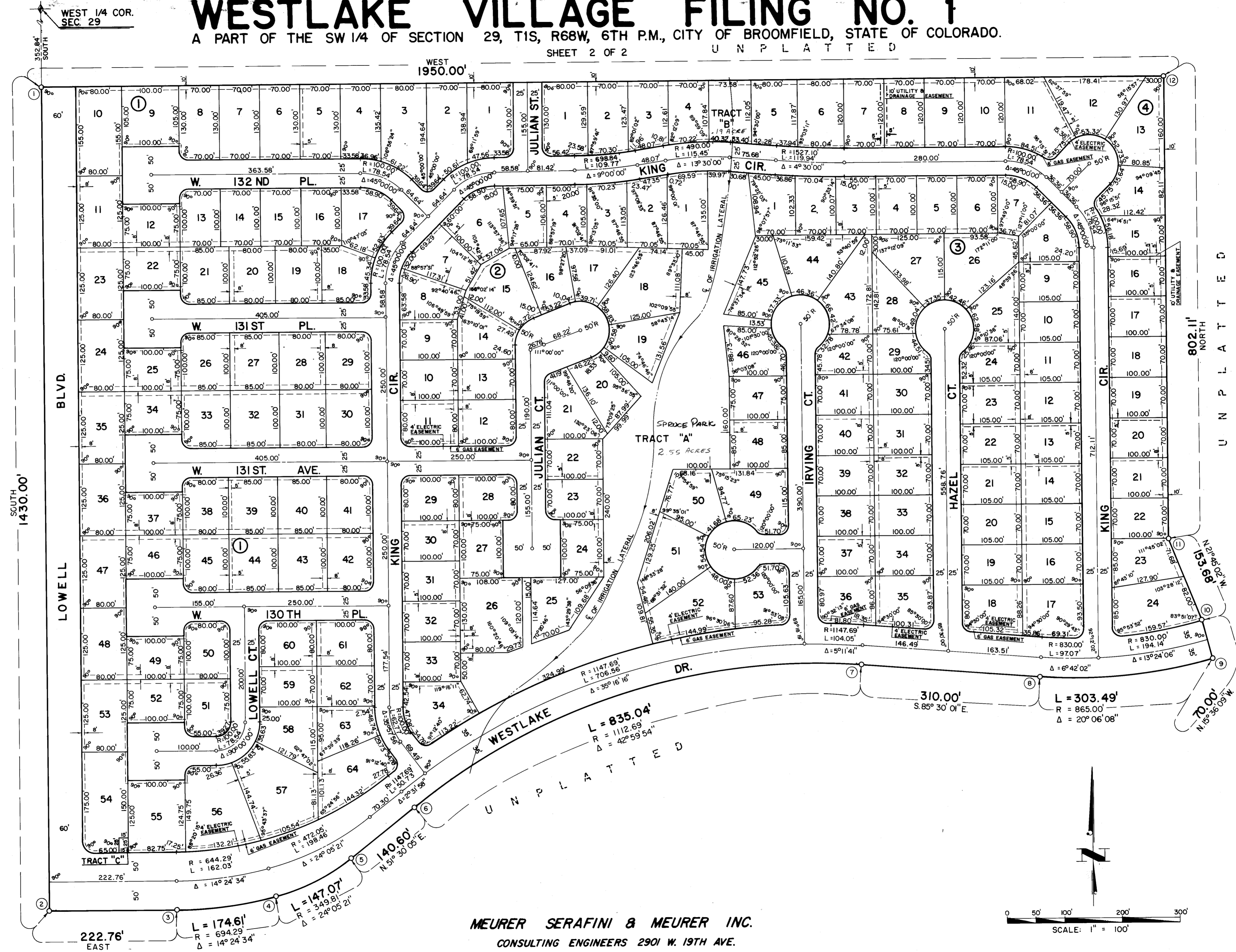
MEURER SERAFINI & MEURER INC.  
CONSULTING ENGINEERS 2901 W. 19TH AVE.  
DENVER, COLORADO 80204

# WESTLAKE VILLAGE FILING NO. 1

A PART OF THE SW 1/4 OF SECTION 29, T1S, R68W, 6TH P.M., CITY OF BROOMFIELD, STATE OF COLORADO.

SHEET 2 OF 2

UNPLATTED



**MEURER SERAFINI & MEURER INC.**  
CONSULTING ENGINEERS 2901 W. 19TH AVE.  
DENVER, COLORADO 80204