

# WESTLAKE VILLAGE FILING NO. 12 FINAL PLAT

BEING A PORTION OF SECTION 29  
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF BROOMFIELD, COUNTY OF ADAMS,  
STATE OF COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE HEREON SIGNED, BEING ALL THE OWNERS AND CERTAIN OF THE MORTGAGEES OF THE HEREON DESCRIBED LANDS, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION KNOWN AS WESTLAKE VILLAGE FILING NO. 12. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS AND RESERVATIONS MADE ARE FOR THE PURPOSES SHOWN HEREON AND ARE HEREBY RESERVED FOR THE STATED PURPOSES. ALL STREETS AS SHOWN ARE DEDICATED TO THE CITY OF BROOMFIELD AS PUBLIC RIGHT-OF-WAY FOR PUBLIC USE. TRACT A IS DEDICATED TO THE CITY OF BROOMFIELD FOR DRAINAGE, UTILITY AND ACCESS PURPOSES. TRACT B IS DEDICATED TO THE CITY OF BROOMFIELD FOR DRAINAGE PURPOSES.

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE N 19°28'59" W, A DISTANCE OF 3147.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST 132ND AVE. THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY EDGE OF SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°32'33", A RADIUS OF 1101.60 FEET, AN ARC LENGTH OF 568.00 FEET AND WHOSE CHORD BEARS N 70°55'09" E, A DISTANCE OF 561.73 FEET; THENCE S 00°44'50" E, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 695.39 FEET; THENCE S 88°44'03" W, A DISTANCE OF 286.19 FEET; THENCE N 31°15'57" W, A DISTANCE OF 243.17 FEET; THENCE N 00°44'50" W, A DISTANCE OF 204.27 FEET; THENCE N 33°51'08" W, A DISTANCE OF 298.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.80 ACRES, MORE OR LESS.

### UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHT TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

### HOLDER OF DEED OF TRUST

THE UNDERSIGNED BEING THE HOLDER OF THE DEED OF TRUST, HEREBY CONSENTS TO THIS FINAL PLAT.

MARTIN EXPLORATION MANAGEMENT

BY Steve McLaughlin  
STEVE MCLAUGHLIN, GENERAL COUNSEL

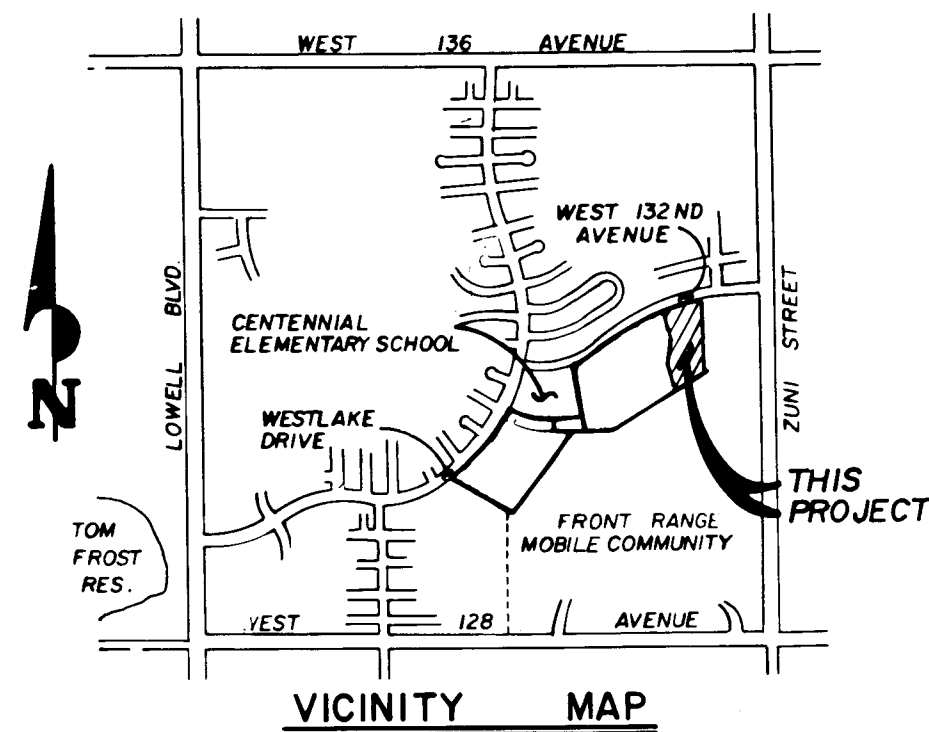
STATE OF Colorado SS  
COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 1992, BY

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 4-10-94

Debbie J. Barkow  
NOTARY PUBLIC



### GENERAL NOTES

- BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 IS S 88°13'10" E. AT THE SOUTH QUARTER CORNER, FOUND #2 1/2-INCH ALUMINUM CAP IN RANGE BOX, AND AT SOUTHEAST CORNER, FOUND #5 REBAR IN RANGE BOX.
- DENOTES 5/8-INCH CAPPED PIN WITH L.S. NO. 13213.
- TRACT A TO BE DEDICATED TO CITY FOR USE AS A DRAINAGE, UTILITY AND ACCESS TRACT. TRACT B, AN EXISTING DRAINAGE EASEMENT, SHALL BE DEDICATED TO THE CITY IN ITS ENTIRETY.
- APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, C.R.S.

### OWNER AND SUBDIVIDER

**RICHLAND HOMES**  
RICHLAND GROUP, INC.  
8791 WOLFF COURT, SUITE 200  
WESTMINSTER, COLORADO 80030

### ENGINEER AND SURVEYOR

**Carroll & Lange, Inc.**  
165 SOUTH UNION BLVD., SUITE 156  
LAKEWOOD, COLORADO 80228  
(303) 980-0200

### OWNER

RICHLAND GROUP, INC.  
BY Michael A. Messina  
MICHAEL MESSINA, PRESIDENT

STATE OF COLORADO } SS  
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 1992, BY MICHAEL MESSINA AS PRESIDENT OF RICHLAND GROUP, INCORPORATED.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 2-7-93

Debbie E. Barkow  
NOTARY PUBLIC

### ATTORNEY'S CERTIFICATE

Larry G. Johnson  
I, LARRY G. JOHNSON, AN ATTORNEY AT LAW DULY QUALIFIED, INSURED AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND CERTIFY THAT THE PROPERTY TO BE DEEDED IS THE CORRECT AND CLEAR OF ALL LIENS AND ENCUMBRANCES.  
July 21/92  
DATE

### SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WESTLAKE VILLAGE FILING NO. 12 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.  
Jerald D. Lange  
JERALD D. LANGE, L.S. NO. 13813  
DATE 7/16/92

### PLANNING COMMISSION CERTIFICATION

THE BROOMFIELD PLANNING AND ZONING COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT FOR WESTLAKE VILLAGE FILING NO. 12 THIS 21st DAY OF July, 1992.  
Stewart Hoff Debbie Cameron  
CHAIRMAN DATE

### CITY COUNCIL CERTIFICATION

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THE 25th DAY OF August, 1992.  
Debbie Cameron  
MAYOR, CITY OF BROOMFIELD  
Debbie Cameron, City Clerk

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS  
COUNTY OF ADAMS }  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1992, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND WAS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_

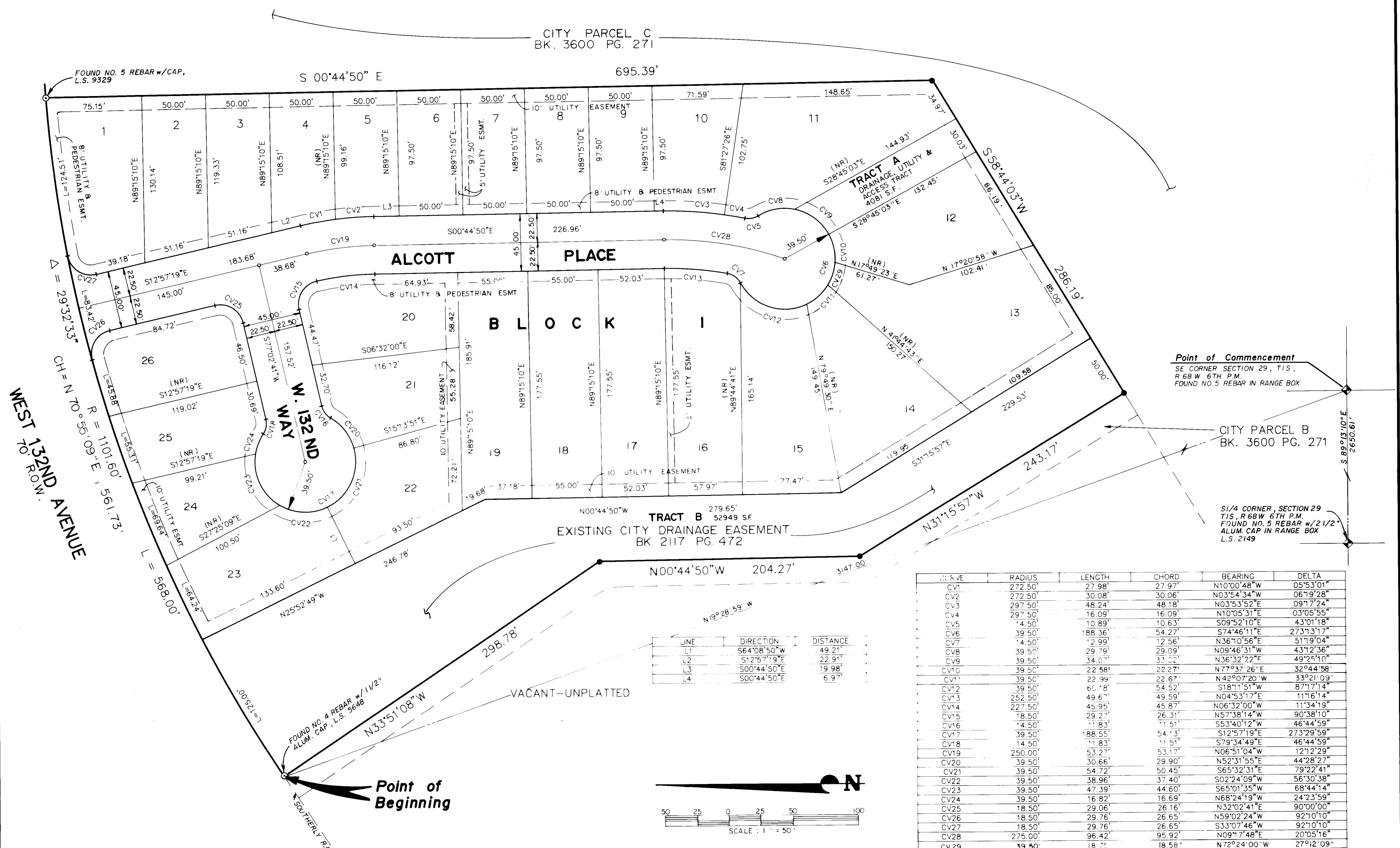
COUNTY CLERK AND RECORDER

SHEET 1 OF 2

WESTLAKE VILLAGE FILING NO. 12  
FINAL PLAT JN: 0892

# WESTLAKE VILLAGE FILING NO. 12 FINAL PLAT

BEING A PORTION OF SECTION 29  
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF BROOMFIELD, COUNTY OF ADAMS,  
STATE OF COLORADO



LINE	DIRECTION	DISTANCE
L1	S64°08'50"W	49.21'
L2	S12°57'19"E	22.91'
L3	S00°44'50"E	19.98'
L4	S00°44'50"E	6.97'

LINE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CV1	272.50'	27.98'	27.98'	N10°00'48"W	05°53'01"
CV2	272.50'	30.08'	30.08'	N03°54'34"W	06°19'28"
CV3	297.50'	48.24'	48.18'	N03°35'52"E	09°17'24"
CV4	297.50'	16.09'	16.09'	N10°05'31"E	03°05'55"
CV5	14.50'	10.89'	10.63'	S08°52'10"E	43°01'18"
CV6	39.50'	188.36'	54.27'	S74°46'11"E	27°31'37"
CV7	14.50'	2.99'	2.99'	N36°10'56"E	51°19'04"
CV8	39.50'	29.79'	29.90'	N09°46'31"W	43°12'36"
CV9	39.50'	34.07'	33.52'	N36°32'22"E	49°28'10"
CV10	39.50'	22.98'	22.27'	N79°57'36"E	32°44'58"
CV11	39.50'	22.99'	22.67'	N42°07'20"W	43°21'03"
CV12	39.50'	66.18'	54.52'	S18°11'51"W	87°17'14"
CV13	252.50'	49.67'	49.59'	N04°53'17"E	11°16'14"
CV14	227.50'	45.95'	45.87'	N06°32'00"W	11°33'19"
CV15	18.50'	26.31'	26.31'	N57°38'14"W	90°38'10"
CV16	14.50'	11.83'	11.83'	S53°40'12"W	46°44'59"
CV17	39.50'	188.55'	54.13'	S12°57'19"E	27°32'59"
CV18	14.50'	11.83'	11.83'	S79°34'49"E	46°44'59"
CV19	250.00'	53.27'	53.17'	N06°51'04"W	12°12'29"
CV20	39.50'	30.66'	29.90'	N52°31'55"E	44°28'27"
CV21	39.50'	54.72'	50.45'	S65°52'31"E	79°22'41"
CV22	39.50'	38.96'	37.40'	S02°24'09"W	56°30'38"
CV23	39.50'	47.39'	44.60'	S65°01'35"W	68°44'14"
CV24	39.50'	16.82'	16.69'	N68°24'19"W	24°23'59"
CV25	18.50'	29.06'	26.16'	N32°02'41"E	90°00'00"
CV26	18.50'	29.78'	26.65'	N59°02'24"W	92°10'00"
CV27	18.50'	29.78'	26.65'	S33°07'46"W	92°10'00"
CV28	275.00'	96.42'	95.92'	N09°17'48"E	20°05'16"
CV29	39.50'	18.71'	18.58'	N72°24'00"W	27°12'09"