

C

FINAL PLAT

WESTLAKE VILLAGE FILING NO. 9 OF THE WESTLAKE P.U.D.

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

SHEET 1 OF 2

100 YEAR FLOODPLAIN: AS OF THIS DATE, THE PLAT OF WESTLAKE FILING 9 IS NOT WITHIN THE BOUNDARY OF ANY 100 YEAR FLOODPLAIN, BUT IS SUBJECT TO CHANGE DUE TO CHANGING CONDITIONS AFTER THIS DATE.

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 SOUTHEAST 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 SOUTHEAST CORNER OF SAID SECTION 29; THENCE N89°13'10"W ALONG THE SOUTH LINE OF SAID SECTION 29, 300.00 FEET; THENCE N0°15'50"W, 50.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 128TH AVENUE;

THENCE CONTINUING N0°15'50"W PARALLEL WITH THE EAST LINE OF SAID SECTION 29 AND ALONG THE EAST LINE OF FRONT RANGE MOBILE COMMUNITY, AS RECORDED AT RECEPTION NUMBER A020705 IN THE ADAMS COUNTY, COLORADO RECORDS, 300.00 FEET; THENCE S89°13'10"E PARALLEL WITH THE SOUTH LINE OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID FRONT RANGE MOBILE COMMUNITY, 250.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET; THENCE S0°15'50"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET AND PARALLEL TO AND 50.00 WEST OF THE EAST LINE OF SAID SECTION 29, 300.00 FEET; THENCE N89°13'10"W FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 128TH AVENUE AND PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 29, 250.00 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 1.722 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. 9 OF THE WESTLAKE P.U.D. AND BY THESE PRESENTS DOES DEDICATE TO THE CITY OF BROOMFIELD AND ITS ASSIGNS IN FEE SIMPLE THE STREETS AND EASEMENTS SHOWN HEREON FOR UTILITY, DRAINAGE, AND OTHER PUBLIC PURPOSES.

OWNER: RALPH JENSEN & CO., A COLORADO GENERAL PARTNERSHIP

RALPH JENSEN, GENERAL PARTNER

STATE OF COLORADO)
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 19____ BY RALPH JENSEN AS GENERAL PARTNER OF RALPH JENSEN & CO., A COLORADO GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS _____ DAY OF _____ A.D., 19____.

CHAIRMAN _____

SECRETARY _____

ACCEPTED AND APPROVED AS A SUBDIVISION AND PASSED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO THIS _____ DAY OF _____ A.D., 19____.

MAYOR _____

ATTEST: _____
CITY CLERK

BROOMFIELD CITY ENGINEER _____

PUBLIC SERVICE COMPANY _____

MOUNTAIN BELL _____

JONES INTERCABLE _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ A.D., 19____ AT _____ O'CLOCK, ____ M., AND WAS RECORDED IN PLAT FILE _____ AT MAP _____, RECEPTION NO. _____.

CLERK AND RECORDER _____

BY: _____
DEPUTY

ATTORNEY'S CERTIFICATE

I, _____, 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 DEDICATED AND SHOWN 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 _____ DAY OF _____ A.D., 19____

ATTORNEY AT LAW _____

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. 9 WAS MADE UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID TRACT AND THE MONUMENTS SHOWN DO ACTUALLY EXIST.

3-8-85
DATE

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

RECEIVED
MAR 6 1985
PLANNING DEPT.

D

FINAL PLAT

WESTLAKE VILLAGE FILING NO. 9 OF THE WESTLAKE P.U.D.

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

SHEET 2 OF 2

S 1/4 COR. SEC. 29
T1S, R68W
2" ALUM. CAP

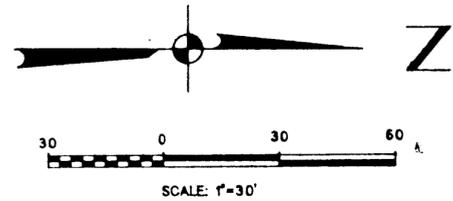
FRONT RANGE MOBILE COMMUNITY
REC. NO. A020705

POINT OF BEGINNING
FND. CHISLED "+" IN SIDEWALK

N00°15'50"W
300.00'

FND. REBAR & CAP
L. S. 9133

50'
EX. R.O.W.
REC. NO. A020705



UNPLATTED

WEST 128th AVENUE

N89°13'10"W
2648.22'

N89°13'10"W
250.00'

LOT 1
AREA=1.722 Ac.

FRONT RANGE MOBILE COMMUNITY
REC. NO. A020705

250.00'
S89°13'10"E

EXISTING EASEMENT
BK. 2158 PG. 541

SET REBAR & CAP
L. S. 13842

8' UTILITY EASEMENT

300.00'
S00°15'50"E

SET REBAR & CAP
L. S. 13842

50'
EX. R.O.W.
REC. NO. A020705

SE COR. SEC. 29
T1S, R68W
5/8" REBAR IN RANGE BOX

N00°15'50"W

E. LINE SE 1/4 SEC. 29

ZUNI STREET

UNPLATTED