# WESTBROOKE PRESERVE FILING #1 FINAL PLAT

A PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT:

THAT THE UNDERSIGNED, SUBURBAN HOMES, BEING THE OWNER OF A TRACT OF LAND LOCATED IN NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTH 40 FEET THEREOF AS CONVEYED TO ADAMS COUNTY IN THE DEED RECORDED JULY 10, 1961 IN BOOK 918 AT PAGE 579, COUNTY OF ADAMS. STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION

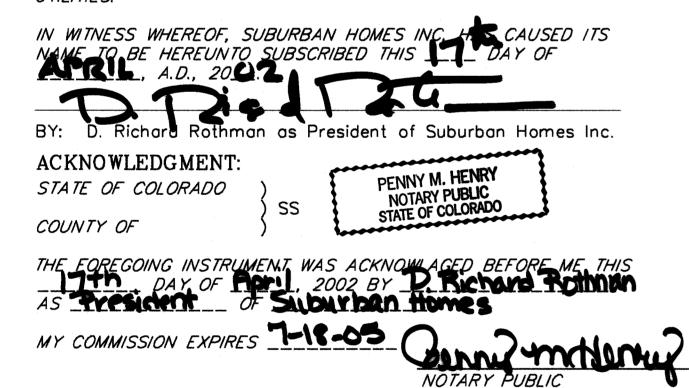
THENCE S 00'39'29" E ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15 A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89'51'58" E PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15 A DISTANCE OF 1318.59 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15; THENCE S 00'33'40" E ALONG SAID EAST LINE A DISTANCE OF 1282.66 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION

THENCE N 89°53'06" W ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15 A DISTANCE OF 1316.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15; THENCE N 00'39'29" W ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 15 A DISTANCE OF 1283.12 FEET TO THE TRUE

CONTAINS 38.80 ACRES MORE OR LESS.

POINT OF BEGINNING.

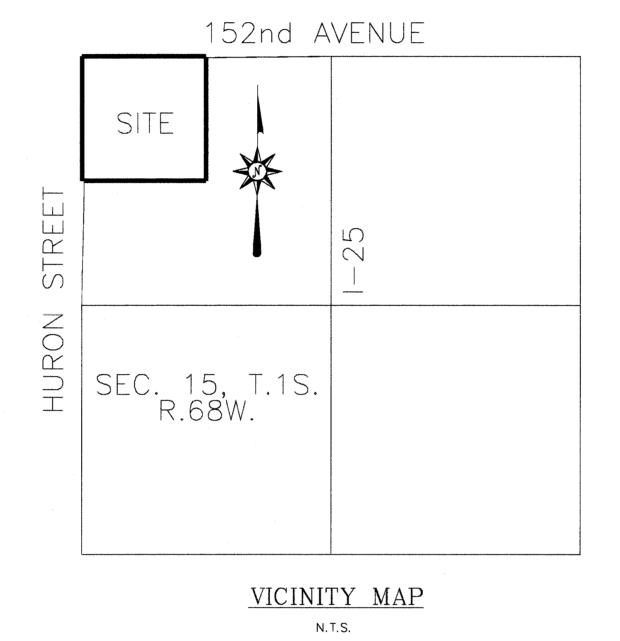
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "WESTBROOKE PRESERVE" AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



LAND USE REVIEW COMMISSION CERTIFICATE:

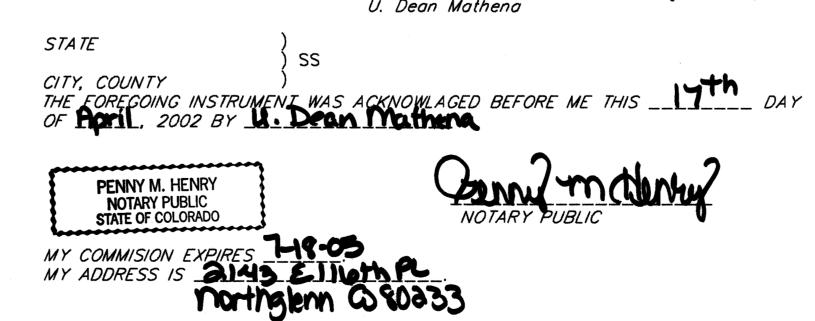
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS

Skana & Vangerus SECRETARY



## LIENHOLDER CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM THE ENCUMBRANCE RECORDED 10/03/01 AT REC #CO866726 OF THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD. (formerly Adams County Records) 2. Dean Mathemas



#### LIENHOLDER CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM THE ENCUMBRANCE RECORDED 10/03/01 AT REC #C0866726 OF THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD. (formerly Adams County Records) STATE SS CITY. COUNTY THE FOREGOING INSTRUMENT WAS ACKNOWLAGED BEFORE ME THIS 17TH OF HONL, 2002 BY 4. Dean Mathers

MY COMMISION EXPIRES 7-18-05 MY ADDRESS IS 2145 Ellioth PL

PENNY M. HENRY NOTARY PUBLIC STATE OF COLORADO

#### LIENHOLDER CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM THE ENCUMBRANCE RECORDED 10/03/01 AT REC #C0866726 OF THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD. (formerly Adams County Records)

SS NOTARY PUBLIC PENNY M. HENRY

MY COMMISION EXPIRES 7-11-05
MY ADDRESS IS A EJILOTH PL

NOTARY PUBLIC STATE OF COLORADO

### CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BIOOMFIELD COLORADO, ON THIS MILE DAY OF Desper, 2001. CITY CLERK



### SURVEYOR'S CERTIFICATE:

I, CURT E. ACKLAM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WESTBROOKE PRESERVE SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID PROPERTY.

CURT E. ACKLAM - LS NO. 23027 FOR AND ON BEHALF OF ACKLAM & ASSOCIATES, INC.

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

WESTBROOKE PRESERVE FILING 1 -FINAL PLAT THAT PART OF THE NW1/4NW1/4 SEC. 15, T1S., R68W. OF THE 6th P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



ACKLAM & ASSOCIATES, INC.

P.O. Box 795 - 1001 East Bridge Street

Brighton, Colorado 80601 303-659-8546

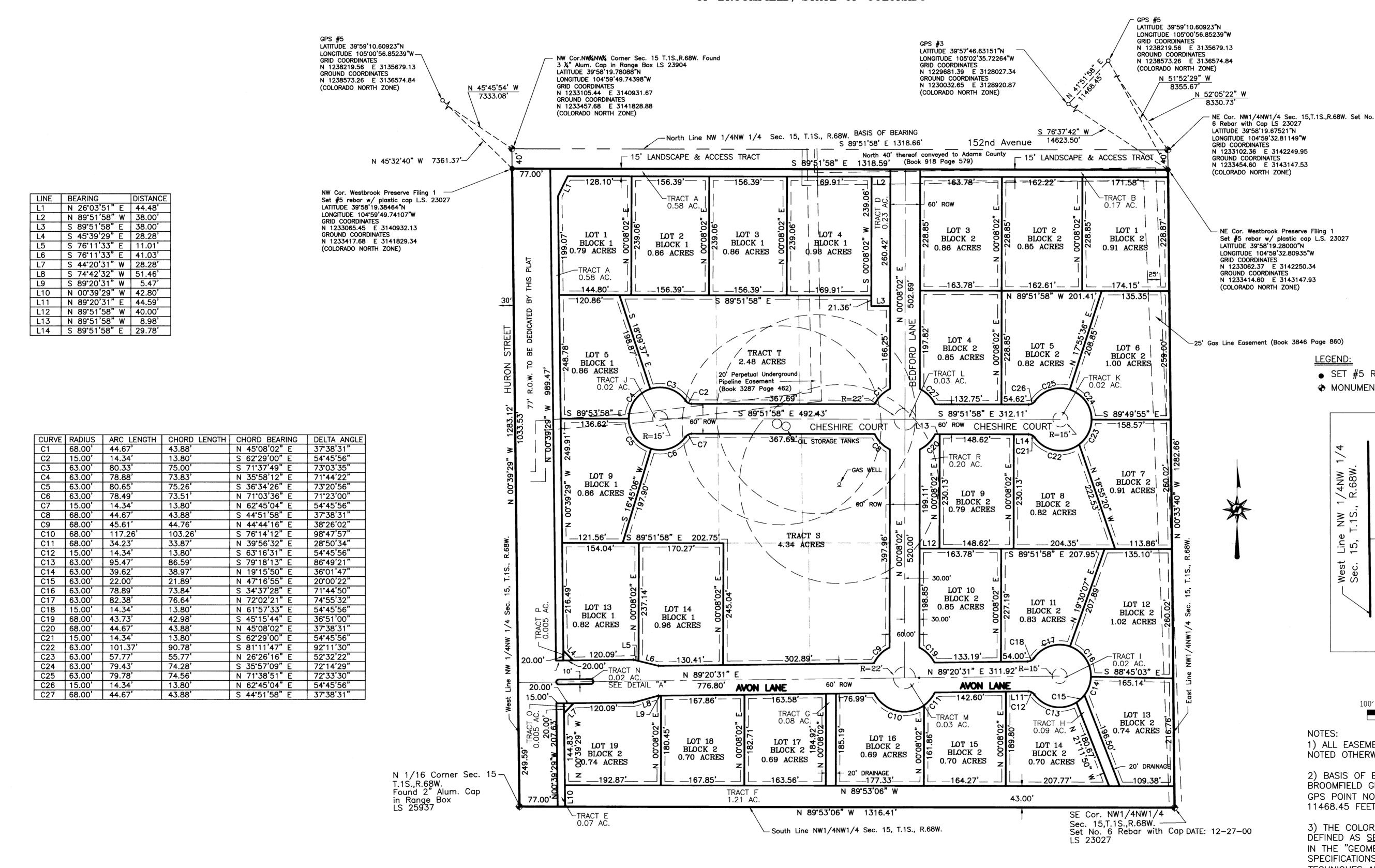
DESIGN BY:

PROJ. NO. 9594 DRAWN BY: JRY BOOK: 150 PAGE: 66 CHECK BY: CEA

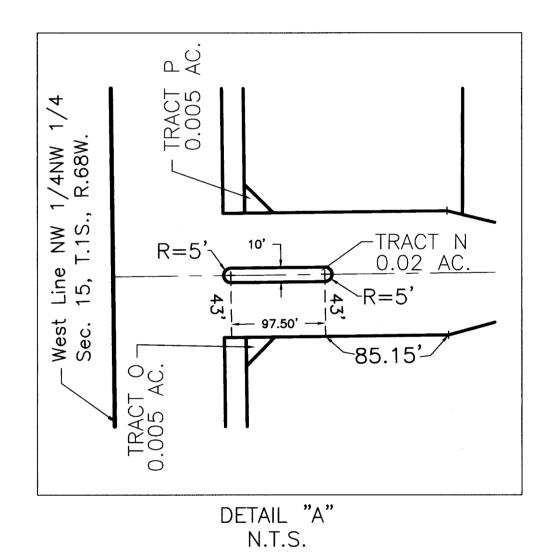
SCALE: N/A FILE NO. 15-18-4LL SHT: 1 of 2 DATE: 12/03/01

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A PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15. TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD. STATE OF COLORADO



- SET #5 REBAR W/ PLASTIC CAP L.S. 23027
- ◆ MONUMENT AS NOTED



1) ALL EASEMENTS ARE 8' DRAINAGE AND UTILITY UNLESS NOTED OTHERWISE NOTED.

2) BASIS OF BEARING: THE GRID LINE BETWEEN THE CITY OF BROOMFIELD GPS POINT NO. 3 AND THE CITY OF BROOMFIELD GPS POINT NO. 5 BEARS N 41°51'58" E. A DISTANCE OF 11468.45 FEET.

3) THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DÉFINED AS SECOND ORDER, CLASS II , 1:20,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

4) THE MODIFICATION FACTOR FOR THIS PLAT, TO REDUCE THE STATE PLANE GROUND COORDINATES TO GRID STATE PLANE VALUES IS 0.99971443.

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REVISIONS

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DESIGN BY:	PROJ. NO. 95
DRAWN BY: JRY	BOOK: 150
CHECK BY: CEA	PAGE: 66