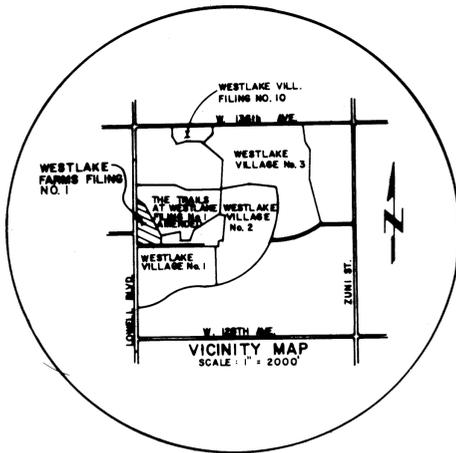


WESTLAKE FARMS FILING NO. 1
 PART OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 1 SOUTH,
 RANGE 68 WEST 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 1 OF 2

- The 30' Access Easement shown on this plat is for providing access to the unplatted property to the east and shall remain in place until such time that access is provided to the property via a dedicated right-of-way.
- The bearings shown on this plat are based on the west line of the northeast quarter, Section 29, Township 1 South, Range 68 West of the Sixth Principal Meridian, City of Broomfield, County of Adams, State of Colorado, being $90^{\circ}00'00''$ E.
- 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 2 lots in Westlake Farms Filing No. 1.
- All angles are 90° or to radial lines or the complement or supplement of the angles shown.
- Approval of this final plat may create a vested property right pursuant to Article 68, Title 24, C.R.S.
- All public improvements are deferred until such time that Lot 2 is further subdivided. At that time, developer of Lot 2 shall be responsible for improvements to Lowell Boulevard adjacent to Lots 1 and 2.



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of a parcel of land 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, more particularly describes as follows:

Commencing at the Northwest corner of said Section 29;
 thence $800^{\circ}00'00''$ E along the West line of said Section 29, 1560.98 feet;
 thence $S54^{\circ}10'00''$ E, 49.34 feet to the Point of Beginning, said point being on a line forty (40) feet East of and parallel with the West line of said Section 29;
 thence $800^{\circ}00'00''$ E along said line, 1406.13 feet to the North line of Westlake Village Filing No. 1;
 thence $S90^{\circ}00'00''$ E along said North line, 773.09 feet;
 thence $N00^{\circ}02'13''$ E, 233.08 feet to the westerly line of The Trails at Westlake Filing No. 1 Amended;
 thence $N00^{\circ}58'00''$ W along said westerly line, 1265.00 feet;
 thence $N54^{\circ}10'00''$ W along said westerly line, 150.91 feet to the Point of Beginning, containing 15.412 acres more or less.

Has laid out, platted and subdivided the above described land into Lots under the name and style of "Westlake Farms Filing No. 1", and by these presents does hereby dedicate all of the streets as shown on the accompanying plat to the City of Broomfield.

Witness our hand this _____ day of _____ A.D., 19 _____.

OWNER:
 Carl Goeritz
 13200 Lowell Boulevard
 Broomfield, CO 80020
 Elsie F. Goeritz
 13200 Lowell Boulevard
 Broomfield, CO 80020

STATE OF COLORADO)
 COUNTY OF ADAMS) SS
 The foregoing instrument was acknowledged before me this 15th day of April, A.D., 19 91, by Carl Goeritz and Elsie F. Goeritz.

My commission expires 12-3-93
 Witness my hand and seal Judith Dybing
 Notary Public
 7050 W. 120th Ave. #50
 Broomfield, CO 80020

HOLDER OF DEED OF TRUST

Federal Land Bank of Wichita, as Holder of a Deed of Trust on the above described property, hereby acknowledges and consents to the Plat and Subdivision Agreement for "Westlake Farms Filing No. 1" Form Credit Bank of Wichita
 Federal Land Bank of Wichita by: Rodney E. Witt
 Authorized Officer

STATE OF Colorado)
 City and) SS
 COUNTY OF Denver)
 The foregoing instrument was acknowledged before me this 29th day of March, A.D., 19 91, by Rodney E. Witt
 as Authorized Officer and _____
 of Federal Land Bank of Wichita (F.L.B.)
 Farm Credit Bank of Wichita
 My commission expires 6-22-94
 Witness my hand and seal John Stehler
 Notary Public
 4645 Franklin St.
 Denver Co. 80216

SURVEYOR'S CERTIFICATE

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

Jon S. McDaniel
 Registered Land Surveyor #12405
 for and on behalf of EMK Consultants, Inc.

CITY OF BROOMFIELD APPROVALS

This Plat approved by the City of Broomfield, Colorado, Planning Commission this 2nd day of April, A.D., 19 91.

Diane Eismann Secretary
Herman Hoff Chairman

Accepted and approved as a subdivision by the City Council of the City of Broomfield, Colorado, this 23rd day of April, A.D. 19 91.

Dicki Mauer City Clerk
[Signature] Mayor

RECORDER'S CERTIFICATE

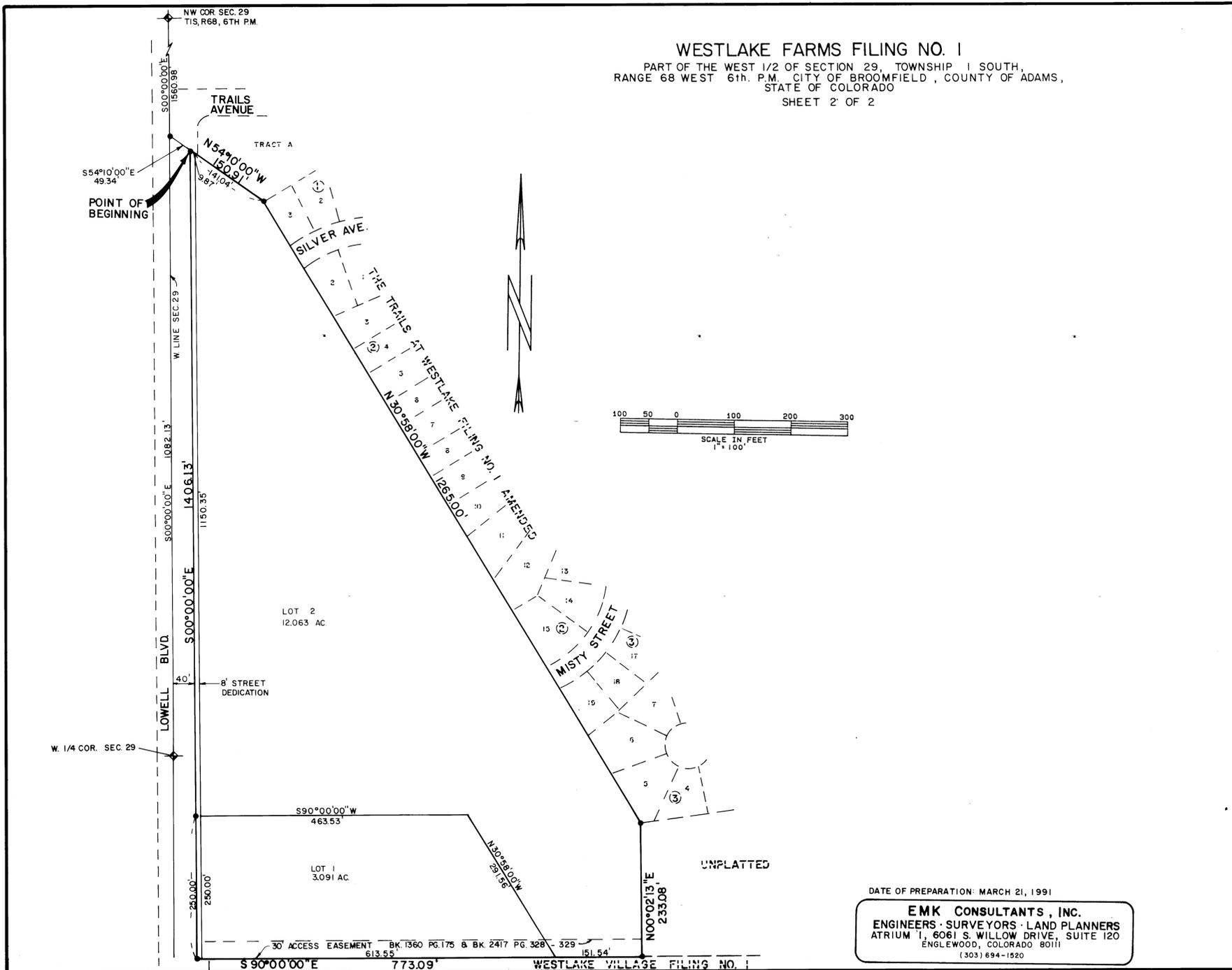
STATE OF COLORADO)
 COUNTY OF ADAMS) SS

I hereby certify that this instrument was filed for record in my office on the 7 day of May, 19 91, at 8:03 A.M., in Book No. 12, File 981, Map 981, Reception No. B1000104.
Robert Sack Clerk Recorder
[Signature] Deputy

EMK CONSULTANTS, INC.
 ENGINEERS · SURVEYORS · LAND PLANNERS
 ATRIUM I, 6061 S. WILLOW DRIVE, SUITE 120
 ENGLEWOOD, COLORADO 80111
 (303) 694-1520

DATE OF PREPARATION: MARCH 21, 1991

11627



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

DATE OF PREPARATION: MARCH 21, 1991

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