LAND DESCRIPTION AND DEDICATION: BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 29, T1S, R68W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29 FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 29 BEARS SOUTH 89°34'09" EAST, 2652.88 FEET AS MEASURED;

THENCE SOUTH 89°34'09" EAST, ALONG THE SOUTH LINE OF SAID SECTION 29,

240.00 FEET TO A POINT; THENCE NORTH 00°22'09" WEST, A DISTANCE OF 48.00 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF LOT 1, WESTLAKE VILLAGE FILING NO. 7 OF THE WESTLAKE P.U.D, AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF LOTS 1, 2 AND 3, AND ALONG THE WESTERLY AND SOUTHERLY LINE OF LOT 4 OF SAID P.U.D., THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°22'09" WEST, A DISTANCE OF 754.97 FEET:

2. NORTH 89°37'51" EAST, A DISTANCE OF 130.50 FEET;

OWNERS/SUBDIVIDERS:

ACKNOWLEDGEMENT:

THE FOREGOING INSTRUMENT WAS

of Townhomes North, LLC

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE FINAL PLANT, JOINS IN AND CONSENTS TO

CITY AND COUNTY OF BROOMFIELD)

STATE OF COLORADO

LEIN HOLDER

THE FILING HEREOF.

3. SOUTH 00°22'09" EAST, A DISTANCE OF 54.22 FEET; 4. NORTH 89°37'51" EAST, A DISTANCE OF 213.48 FEET TO A POINT ON THE WEST LINE OF PARCEL B, WESTLAKE FILING NO. 5;

THENCE ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED, THE FOLLOWING TWO

1. SOUTH 30°22'42" EAST, A DISTANCE OF 31.96 FEET; 2. SOUTH 00°22'09" EAST, A DISTANCE OF 678.10 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 128TH AVENUE AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 22, 1982 IN BOOK 2688 AT PAGE 389;

THENCE NORTH 89°34'09" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 260003 SQUARE FEET OR 5.9688 ACRES OF LAND, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WESTLAKE TOWNHOMES FILING NO. 1; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY 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 PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

WESTLAKE TOWNHOMES FILING NO. 1 FINAL PLAT

A PART OF THE SW 1/4 OF SECTION 29, T1S, R68W OF THE 6TH PRINCIPAL MERIDIAN. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

DEVELOPMENT RIGHTS: ALL REAL PROPERTY ENCUMBERED BY THIS FINAL PLAT IS SUBJECT TO DEVELOPMENT RIGHTS, AS SUCH TERM IS DEFINED IN SECTION 38-33.3-103(14), C.R.S. (2001) AND AS WILL BE MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTLAKE TOWNHOMES (THE "DECLARATION")., A PLANNED COMMUNITY, TO BE RECORDED AGAINST ALL REAL PROPERTY ENCUMBERED BY THIS FINAL PLAT IN THE REAL PROPERTY RECORDS OF THE CITY AND COUNTY OF BROOMFIELD. COLORADO.

ENCROACHMENTS: PURSUANT TO AND TO THE EXTENT PROVIDED IN THE DECLARATION, AN EASEMENT WILL BE CREATED FOR ANY ENCROACHMENT OF A UNIT OR COMMON ELEMENT UPON ANY OTHER UNIT OR COMMON ELEMENT.

BALCONIES CONNECTED TO UNITS CONSTRUCTED ON LOTS WILL BE OWNED BY THE INDIVIDUAL UNIT OWNERS. PURSUANT TO AND TO THE EXTENT PROVIDED IN THE DECLARATION, EACH UNIT WILL BE GRANTED AN EASEMENT FOR THE EXISTENCE OF SUCH BALCONY IN THE AIR SPACE OVER THE COMMON AREA.

<u>DEDICATION OF COMMON ELEMENTS:</u> ALL AREAS DESIGNATED AS COMMON AREAS ON THIS FINAL PLAT ARE TO BE TRANSFERRED TO AND MAINTAINED BY THE WESTLAKE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., AS COMMON ELEMENTS. THIS FINAL PLAT NEITHER DESIGNATES OR DEDICATES ANY OF SUCH COMMON AREAS FOR THE USE BY THE GENERAL PUBLIC.

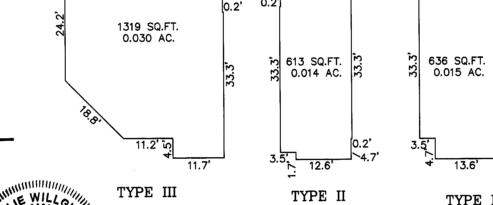
LENDER

LENDER SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATION AND GRANT TO THE CITY AND COUNTY OF BROOMFIELD, COLORADO.

ACKNOWLEDGEMENT: STATE OF COLORADO

CITY AND COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
MAYCIA C. GIRENAS VICE President
OF KenBank Nutional Association



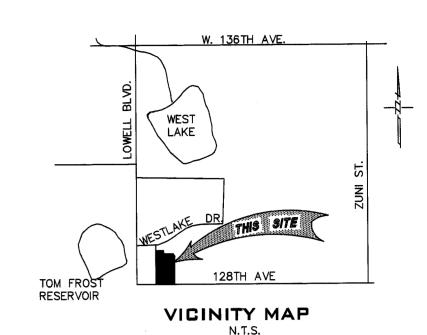


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mmiseien Expires Ju	ne 23, 2006	CHEV	T TADIE			
		CURV	E TABLE	4		
CURVE	DFI TA	LENGTH	RADIUS	CHORD BEARING	CH	

CORVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	32°04'21"	61.57	110.00	N16*24'06"W	60.77
C2	10°30'31"	20.17	110.00	N52°20'01"W	20.15
C3	11*28'09"	38.03	190.00	S41'34'46"W	37.97
C4	12*30'09"	68.74	315.00	N06°29'35"W	68.60
C5	12 ° 30′55″	62.25	285.00	S06'29'11"E	62.13
C6	39'31'59"	131.10	190.00	S07°01'20"W	128.51
C7	21'48'09"	53.27	140.00	S47*46'55"E	52.95
C8	18 ° 33'54"	45.36	140.00	S19*24'22"E	45.16
C9	48*55'03"	136.60	160.00	N22°51'19"E	132.49
C10	54*07'24"	13.72	14.53	S7016'51"E	13.22
C11	27'38'41"	13.86	28.72	S83*31'13"E	13.72
C12	46*58'34"	22.96	28.00	S00°12'40"W	22.32
C13	69 * 03'53"	16.88	14.00	S10'49'59"E	15.87

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	25.00	N00°25'51"E	L25	54.22	S00°22'09"E
L2	9.00	S45°21'56"E	L26	23.10	S30°22'42"E
L3	20.00	S44'38'04"W	L27	30.00	S00°21'56"E
L4	9.00	N45°21'56"W	L28	9.00	S00°21'56"E
L5	30.00	N45°21'56"W	L29	20.00	S89*38'04"W
L6	13.50	S31"19'01"W	L30	9.00	N00°21'56"W
L7	20.00	N58°40'59"W	L31	31.19	S89'38'04"W
L8	13.50	N31"19'01"E	L32	16.27	S12'44'39"E
L9	45.00	N58'40'59"W	L33	9.00	N77"15'21"E
L10	52.01	S47"18'51"W	L34	20.00	S12*44'39"E
L11	9.00	S42*41'09"E	L35	9.00	S77"15'21"W
L12	20.00	S47"18'51"W	L36	52.65	S12'44'39"E
L13	9.00	N42°41'09"W	L37	9.36	N5712'55"E
L14	34.30	S47*18'51"W	L38	20.00	S32°47'05"E
L15	30.00	N42°41'09"W	L39	9.36	S57°12'55"W
L16	44.65	N43°46'23"W	L40	37.07	S43'46'23"E
L17	40.66	N89*38'04"E	L41	12.05	N47*18'51"E
L18	9.00	N00°21'56"W	L42	20.15	N51°21'41"E
L19	20.00	N89*38'04"E	L43	34.22	N61°28'10"E
L20	9.00	S00°21'56"E	L44	35.41	S61°28'10"W
L21	42.47	N89'38'04"E	L45	14.62	S51°21'41"W
L22	38.82	N89'37'51"E	L46	8.11	S2316'37"E
L23	19.65	N00'22'09"W	L47	2.00	S00°25'51"W
1.24	20.00	NO0.77'E1"E	1 4 8	35.04	NO041'16"W



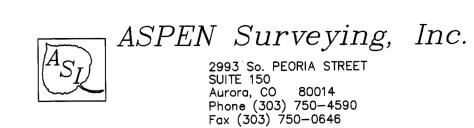
ATTERNEY'S CERTIFICATE: . AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT—OF—WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS. REGISTRATION NO.

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

CITY COUNCIL CERTIFICATE: THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS DAY OF JUNE 2003

SURVEYOR'S CERTIFICATE: , ROGER A. VERMAAS P.L.S. 24968, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WESTLAKE TOWNHOMES FILING NO. 1, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS FOR A LAND SURVEY PLAT AS SPECIFIED IN SECTION 38-51-106, C.R.S. (2001). FURTHER, THIS PLATIMENTS (2001). ROGER A. VERMAAS 24900
PROFESSIONAL LAND STRVEYOR

STATE OF COL	ORADO)	SS
ITY AND COUN	ITY OF BROOMFIELD	
HEREBY CER	TIFY THAT THIS INSTRUMEN	NT WAS FILED IN MY OFFICE AT 2:35 O'CLOCK .,2002. FILED IN FILE, MAP, AND
RECEPTION NO	20020/5/5	*
FILE	FILM	NO
FEE \$	PAID	
		RECORDER
		RECORDERBY



ACKNOWLEDGEMENT:

STATE OF COLORADO CITY AND COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME MARCIAC GREENAS VICE PRESIDENT OF KEYBANK

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES June 25, 20 63 BY: Mary doud emons 1675 Broad Skip Still 400

Denver CO \$0246

NOTES:

1. BEARINGS ARE BASED ON A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GIS LAND POSITIONS, NGS #U411 AND NGS #V411, BEING NOOO9'00"W, BETWEEN THE MONUMENTS SHOWN HEREON.

2. CITY AND COUNTY OF BROOMFIELD G.P.S. DATUM, JUNE 1995

HORIZONTAL DATUM NAD 83/92 VERTICAL DATUM NAVD 1988 ZONE COLORADO NORTH

US SURVEY FEET COMBINED ADJUSTMENT FACTOR 0.999721468 GROUND TO GRID

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

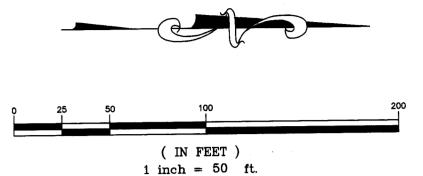
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO

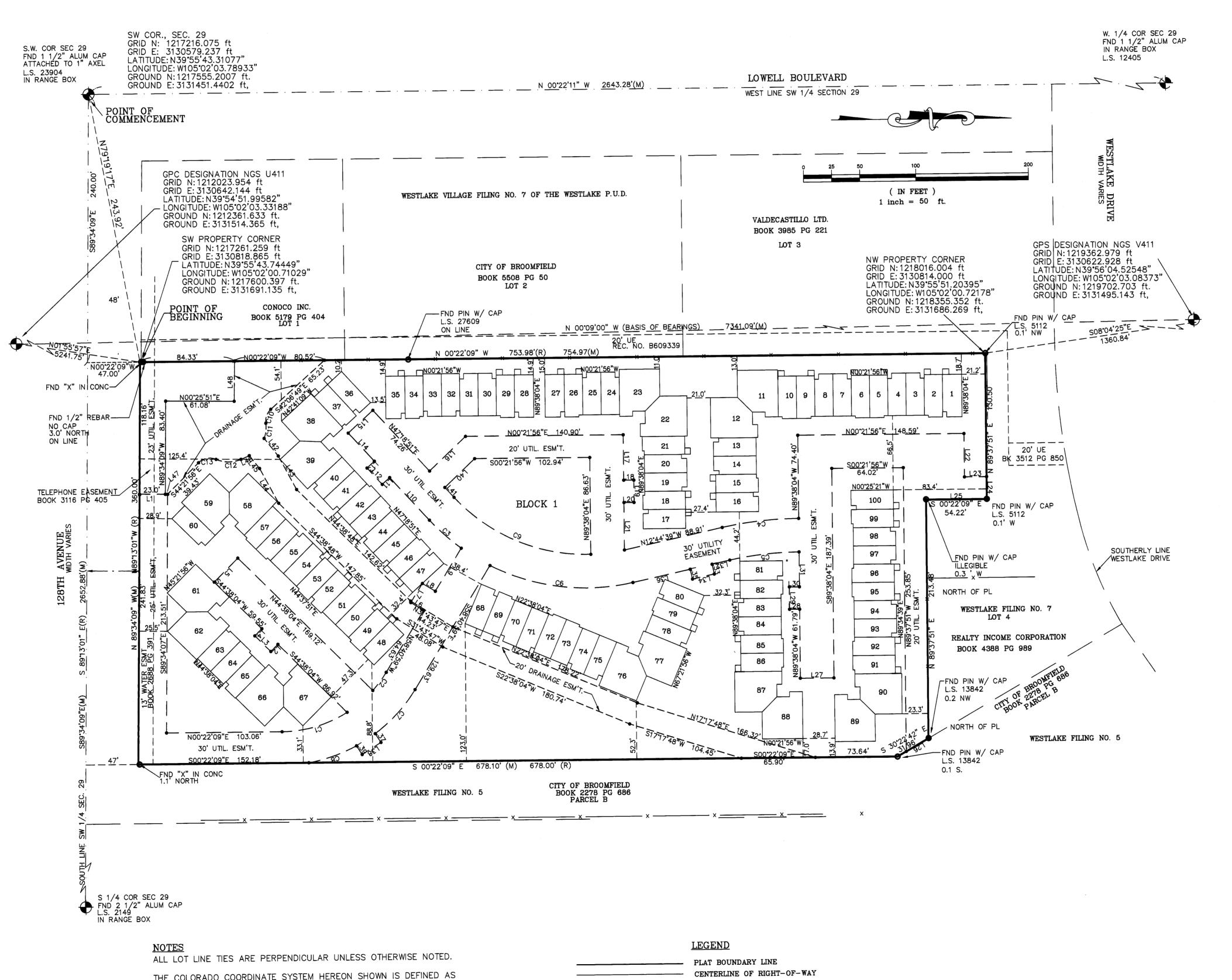
4. THE CITY OF BROOMFIELD WILL ALLOCATE 60 RESIDENTIAL BUILDING PERMITS FOR WESTLAKE TOWNHOMES FILING NO. 1 (WESTLAKE) THROUGH DECEMBER 31, 2001. ANY OF THE 60 PERMITS NOT ISSUED IN 2001 MAY BE CARRIED INTO 2002 UPON THE WRITTEN REQUEST OF THE WESTLAKE DEVELOPER IN ADDITION TO ANY PERMITS CARRIED OVER FROM CALENDAR YEAR 2001, 40 RESIDENTIAL BUILDING PERMITS ARE ALLOCATED TO WESTLAKE IN CALENDAR YEAR 2002. ANY RESIDENTIAL BUILDING PERMITS NOT ISSUED IN 2001 OR 2002 MAY BE CARRIED FORWARD TO SUBSEQUENT YEARS UPON THE WRITTEN REQUEST OF THE WESTLAKE DEVELOPER.

LINE	LLINGIII	DLAMINO		LLI10 III	DE/ (1 (11 10
L1	25.00	N00°25'51"E	L25	54.22	S00°22'09"E
L2	9.00	S45°21'56"E	L26	23.10	S30°22'42"E
L3	20.00	S44'38'04"W	L27	30.00	S00°21'56"E
L4	9.00	N45°21'56"W	L28	9.00	S00°21'56"E
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L6	13.50	S31"19'01"W	L30	9.00	N00°21'56"W
L7	20.00	N58'40'59"W	L31	31.19	S89*38'04"W
L8	13.50	N31"19'01"E	L32	16.27	S12'44'39"E
L9	45.00	N58'40'59"W	L33	9.00	N77"15'21"E
L10	52.01	S47"18'51"W	L34	20.00	S12'44'39"E
L11	9.00	S42'41'09"E	L35	9.00	S77"15'21"W
L12	20.00	S47"18'51"W	L36	52.65	S12'44'39"E
L13	9.00	N42°41'09"W	L37	9.36	N57"12'55"E
L14	34.30	S47*18'51"W	L38	20.00	S32°47'05"E
L15	30.00	N42°41'09"W	L39	9.36	S5712'55"W
L16	44.65	N43'46'23"W	L40	37.07	S43°46'23"E
L17	40.66	N89'38'04"E	L41	12.05	N4718'51"E
L18	9.00	N00°21'56"W	L42	20.15	N51°21'41"E
L19	20.00	N89*38'04"E	L43	34.22	N61°28'10"E
L20	9.00	S00°21'56"E	L44	35.41	S61°28'10"W
L21	42.47	N89'38'04"E	L45	14.62	S51°21'41"W
L22	38.82	N89'37'51"E	L46	8.11	S2316'37"E
L23	19.65	N00'22'09"W	L47	2.00	S00°25'51"W
L24	20.00	N89'37'51"E	L48	35.94	N89'11'16"W

WESTLAKE TOWNHOMES FILING NO. 1 FINAL PLAT

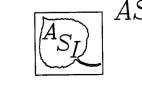
A PART OF THE SW 1/4 OF SECTION 29, T1S, R68W OF THE 6TH PRINCIPAL MERIDIAN. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO SHEET 2 OF 2





THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

___ _ _ EASEMENT LINE (SIZE AS NOTED) 223.56'(M)225.00'(R) (M) MEASURED (R) RECORDED



ASPEN Surveying, Inc. 2993 So. PEORIA STREET SUITE 150 Aurora, CO 80014 Phone (303) 750-4590 Fax (303) 750-0646