WESTLAKE TOWNHOMES FILING NO. 2, CORRECTION PLAT FINAL PLAT

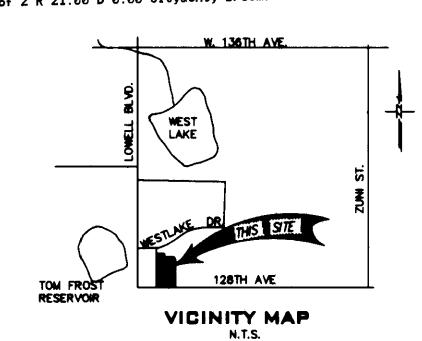
A REPLAT OF WESTLAKE TOWNHOMES FILING NO. 1 A PART OF THE SW 1/4 OF SECTION 29, T1S, R68W OF THE 6TH PRINCIPAL MERIDIAN. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

1254 SF

0.029 AC.

2006002597 03/06/2006 03:58P PL 1 of 2 R 21.00 D 0.00 City&Cnty Broomfield



ATTORNEY'S CERTIFICATE:

I, 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.

LAND USE REVIEW COMMISSION CERTIFICATE:

CITY COUNCIL CERTIFICATE:

SURVEYOR'S CERTIFICATE:

I, 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)

LAND DESCRIPTION AND DEDICATION:

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: ALL OF WESTLAKE TOWNHOMES FILING NO. 1, ACCORDING TO THE PLAT RECORDED OCTOBER 10, 2002 AT RECEPTION NO. 15154 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WESTLAKE TOWNHOMES FILING NO. 2; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS—OF—WAYS, AND OTHER 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 COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS/SUBDIVIDERS:

ACKNOWLEDGEMENT:

STATE OF COLORADO

CITY AND COUNTY OF BROOMFIELD)

ACKNOWLEDGED BEFORE ME

OF TOUNHOME'S NORTH LLC

1445 MARKET STREET, SUITE 366 DOMER CO SOROZ

LEIN HOLDER

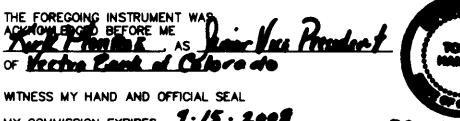
THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE FINAL PLAN, JOHNS IN AND CONSENTS TO



ACKNOWLEDGEMENT:

STATE OF COLORADO

CITY AND COUNTY OF BROOMFIELD)



MY COMMISSION EXPIRES 1.15. 2008

US SURVEY FEET

1. BEARINGS ARE BASED ON A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GIS LAND POSITIONS, NGS #U411 AND NGS #V411, BEING NOO'09'00"W, A DISTANCE OF 7341.10 FEET (MEAS) 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

COMBINED ADJUSTMENT FACTOR 0.999721468 GROUND TO GRID

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER CLASS 2-1, 1:50,000 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"

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 C.R.S. 18-4-508

16.33

0.014 AC.

TYPE B

TYPE C

TYPICAL LOT CONFIGURATIONS

653 SF 0.015 AC.

10.33

TYPE A

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ASPEN SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ASPEN SURVEYING, INC. RELIED UPON THE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 254-H0008256-210-DT, PREPARED BY FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT DATE AUGUST 24, 2004.

Aurora, CO 80014 Phone (303) 750-4590

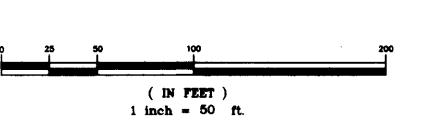
WESTLAKE TOWNHOMES FILING NO. 2, CORRECTION PLAT FINAL PLAT A REPLAT OF WESTLAKE TOWNHOMES FILING NO. 1

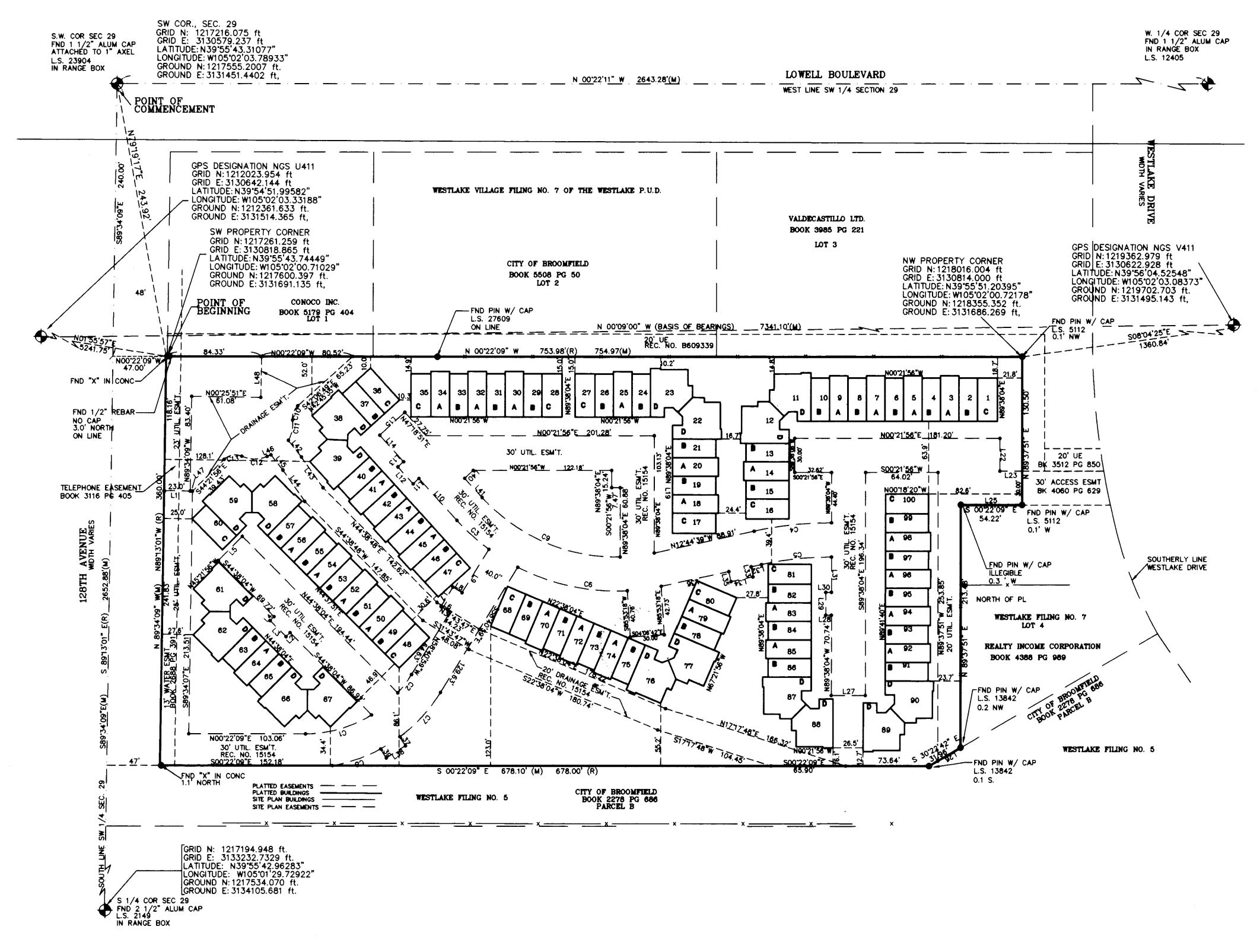
A PART OF THE SW 1/4 OF SECTION 29, T1S, R68W OF THE 6TH PRINCIPAL MERIDIAN. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 2









CURVE 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	\$07°01'20"W	128.51			
C7	21'48'09"	53.27	140.00	\$47'46'55"E	52.95			
C8	18'33'54"	45.36	140.00	\$19*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	\$70°16'51"E	13.22			
C11	37'05'27"	18.27	28.72	\$78°47'49"E	18.27			
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"			
L2	5.00	S45'21'56"E	L26	23.10	S30'22'42"			
L3	20.00	S44'38'04"W	L27	30.00	S00'21'56"			
L4	5.00	N45'21'56"W	L28	5.00	S00*21*56"			
L5	30.00	N45'21'56"W	L29	20.00	589'38'04"			
L6	9.41	S31"19'01"W	L30	5.00	N00'21'56"			
L7	20.00	N58'40'59"W	L31	31.19	S89'38'04"			
L8	9.41	N31"19'01"E	L32	9.31	S12'44'39"			
L9	45.00	N58'40'59"W	L33	9.00	N77"15'21"			
L10	49.87	S47'18'51"W	L34	20.08	S12'44'39"			
L11	6.86	542'41'09"E	L35	9.00	577"15'21"			
L12	20.00	S47"18'51"W	L36	59.53	\$12'44'39"			
L13	6.86	N42'41'09"W	L37	9.36	N57"12'55"			
L14	31.44	\$47'18'51"W	L38	20.00	S32'47'05"			
L15	30.00	N42'41'09"W	L39	9.36	S5712'55"			
			L40	10.25	S43'46'23"			
L17	40.66	N89'38'04"E	L41	22.78	N47"18"51"			
			L42	18.62	N51'21'41"			
			L43	33.17	N54'24'58"			
			L44	33.17	N54'24'58"			
]		L45	17.05	\$51'21'41"\			
L22	28.82	N89'37'51"E	L46	3.74	S23'16'37"			
L23	19.66	N00°22'09"W	L47	2.00	S00'25'51"			
			L48	35.94	N8971116"\			

LEGEND PLAT BOUNDARY LINE — — — — EASEMENT LINE (SIZE AS NOTED) 223.56'(M)225.00'(R) (M) MEASURED (R) RECORDED

