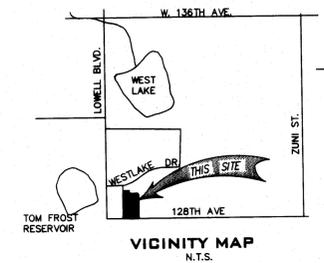


# WESTLAKE TOWNHOMES FILING NO. 2 FINAL PLAT

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

Recorded 3/17/05 @ 3:25 pm  
Receipt # 2005003354



**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:  
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 GRANTS AND CONVEYS TO THE CITY AND COUNTY OF BROOMFIELD, AN EASEMENT OVER TRACT B FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE CITY AND COUNTY OF SAID TRACT B FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

**OWNERS/SUBDIVIDERS:**

TOWNHOMES NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY

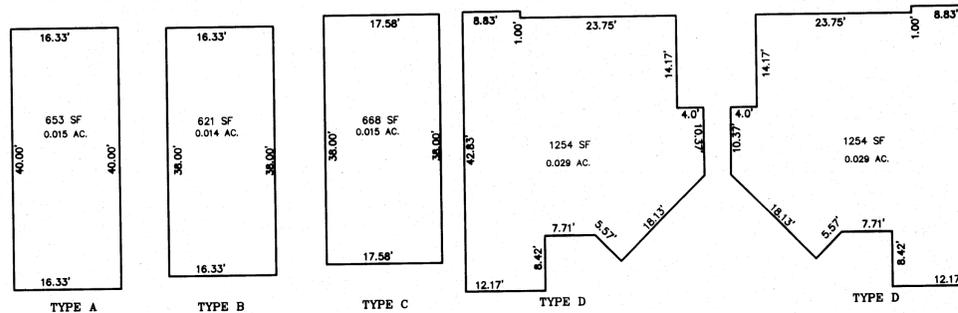
BY: David E. Wedmore  
DAVID E. WEDMORE, MANAGER

**ACKNOWLEDGEMENT:**

STATE OF COLORADO )  
CITY AND COUNTY OF BROOMFIELD )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March, 2005, BY DAVID E. WEDMORE AS MANAGER OF TOWNHOMES NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 11/12/09



BY: Amber Seidel  
NOTARY PUBLIC



TYPICAL LOT CONFIGURATIONS

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°29'36"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°46'56"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	S70°16'51"E	13.22
C11	37°05'27"	18.59	28.72	S78°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	15.67

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	25.00	N00°28'51"E	L25	54.22	S00°22'09"E
L2	9.00	S42°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	S57°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	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	18.62	N51°21'41"E
L19	20.00	N89°38'04"E	L43	33.17	N54°24'58"E
L20	9.00	S00°21'56"E	L44	33.17	N54°24'58"E
L21	42.47	N89°38'04"E	L45	17.05	S51°21'41"W
L22	38.82	N89°37'51"E	L46	3.74	S23°16'37"E
L23	19.85	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

**LIEN HOLDER**

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE FINAL PLAT, JOINS IN AND CONSENTS TO THE FILING HEREOF.  
CALIFORNIA BANK TRUST, A CALIFORNIA BANKING CORPORATION.

BY: Kirk Monroe  
NAME: Kirk Monroe  
TITLE: Senior Vice President

**ACKNOWLEDGEMENT:**

STATE OF Colorado )  
COUNTY OF Denver )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF March, 2005, BY Kirk Monroe AS Senior Vice President OF CALIFORNIA BANK & TRUST, A CALIFORNIA BANKING CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES September 15, 2008



BY: Tonya Hansen  
NOTARY PUBLIC

**NOTES:**

- BEARINGS ARE BASED ON A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GIS LAND POSITIONS, NGS #J411 AND NGS #V411, BEING N00°09'00"W, A DISTANCE OF 7341.10 FEET (MEAS) BETWEEN THE MONUMENTS SHOWN HEREOF.
- 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 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" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 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
- TRACT A AND TRACT B, AS SHOWN HEREOF, ARE RESERVED AS COMMON AREAS FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION THEIR GUESTS AND INVITEES, AND FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES. TITLE TO THE LAND OF TRACT A AND TRACT B SHALL EVENTUALLY BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS, AS ESTABLISHED BY COVENANTS AND RESTRICTIONS TO BE RECORDED IN THE OFFICE OF THE BROOMFIELD COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF SUCH COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREOF.

**NOTES:**

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-H0008256-038-GIG, AMENDMENT NO. 4, PREPARED BY FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT DATE JANUARY 31, 2005.

**ATTORNEY'S CERTIFICATE:**

I, Salvatore, 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. 084493 DATE March, 2005

**LAND USE REVIEW COMMISSION CERTIFICATE:**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 3rd DAY OF December, 2004

CHAIRMAN: Kurt Lopez SECRETARY: Samuel Berglund

**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 2nd DAY OF January, 2005

MAYOR: Walter Street CITY CLERK: Dickie Maugh



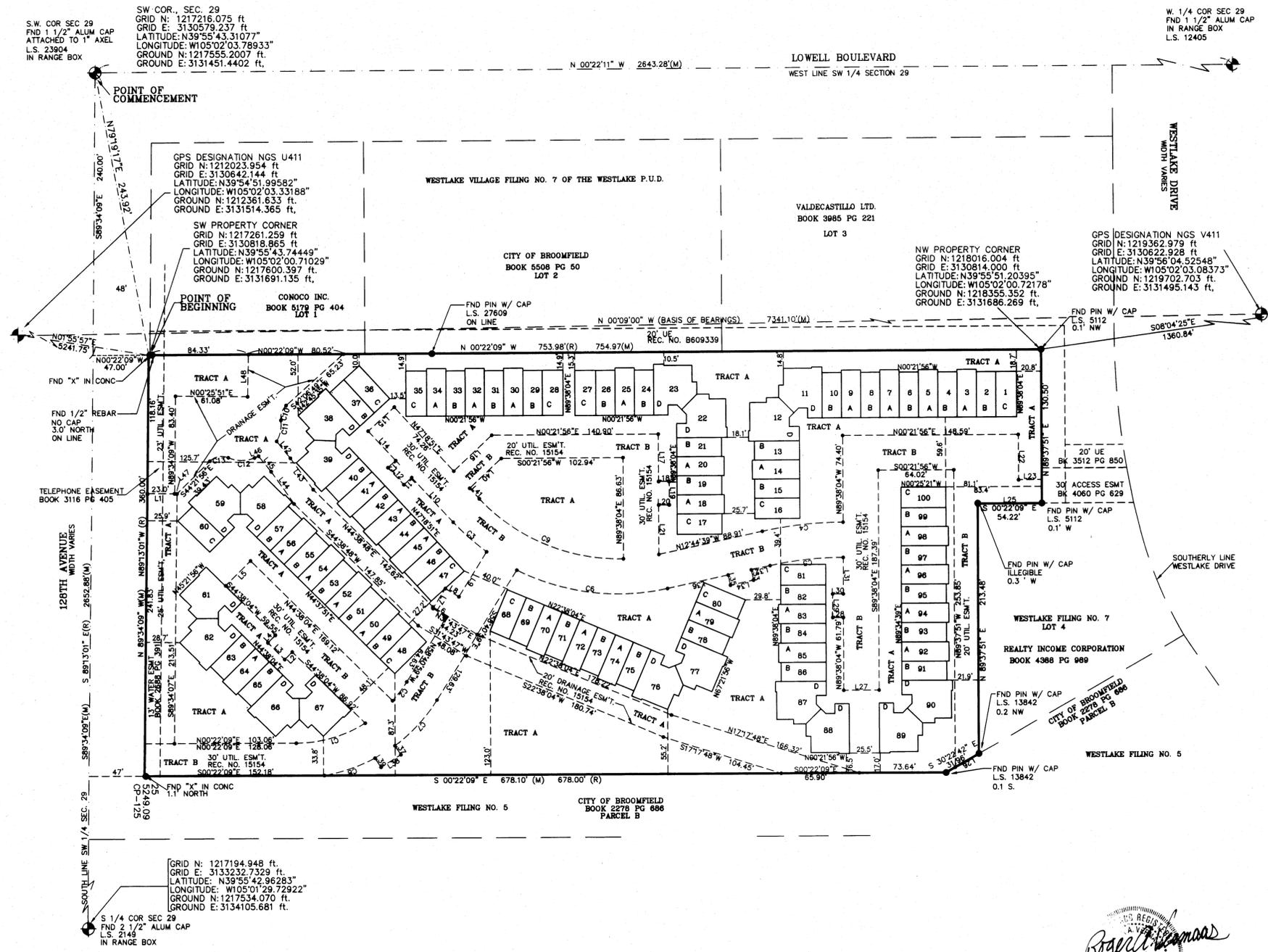
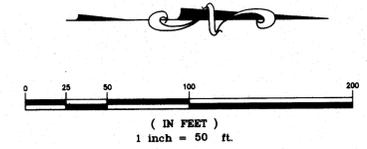
**SURVEYOR'S CERTIFICATE:**

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. 2, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREOF; 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)

BY: Roger A. Vermaas  
ROGER A. VERMAAS  
PROFESSIONAL LAND SURVEYOR  
3/1/05

# WESTLAKE TOWNHOMES FILING NO. 2 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



S.W. COR SEC 29  
GRID N: 1217216.075 ft  
GRID E: 3130579.237 ft  
LATITUDE: N39°55'43.31077"  
LONGITUDE: W105°02'03.78933"  
GROUND N: 1217555.2007 ft  
GROUND E: 3131451.4402 ft.

W. 1/4 COR SEC 29  
GRID N: 1219362.979 ft  
GRID E: 3130622.928 ft  
LATITUDE: N39°56'04.52548"  
LONGITUDE: W105°02'03.08373"  
GROUND N: 1219702.703 ft  
GROUND E: 3131495.143 ft.

GPS DESIGNATION NGS U411  
GRID N: 1212023.954 ft  
GRID E: 3130642.144 ft  
LATITUDE: N39°54'51.99582"  
LONGITUDE: W105°02'03.33188"  
GROUND N: 1212361.633 ft  
GROUND E: 3131514.365 ft.

NW PROPERTY CORNER  
GRID N: 1218016.004 ft  
GRID E: 3130814.000 ft  
LATITUDE: N39°55'51.20395"  
LONGITUDE: W105°02'00.72178"  
GROUND N: 1218355.352 ft  
GROUND E: 3131686.269 ft.

SW PROPERTY CORNER  
GRID N: 1217261.259 ft  
GRID E: 3130818.865 ft  
LATITUDE: N39°55'43.74449"  
LONGITUDE: W105°02'00.71029"  
GROUND N: 1217600.397 ft  
GROUND E: 3131691.135 ft.

GRID N: 1217194.948 ft  
GRID E: 313332.7329 ft  
LATITUDE: N39°55'42.96283"  
LONGITUDE: W105°01'29.72922"  
GROUND N: 1217534.070 ft  
GROUND E: 3134105.681 ft.

- LEGEND**
- PLAT BOUNDARY LINE
  - CENTERLINE OF RIGHT-OF-WAY
  - EASEMENT LINE (SIZE AS NOTED)
  - 223.56'(M)225.00'(R) (M) MEASURED (R) RECORDED
  - SEVA SERVICE & EMERGENCY ACCESS EASEMENT



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