

# WESTLAKE VILLAGE FILING NO. 4

237 Units File-14-MAP-304

A PART OF SECTION 29, T1S, R68W, 6TH P. M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, as Owners and as Mortgagee of a part 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 described as follows:

The True Point of Beginning is the Northeast corner of aforesaid Section 29; Thence N89°30'38"W along the north line of aforesaid Section 29 a distance of 1360.00 feet to Boundary Corner No.1 of Westlake Village Filing No.3; Thence S00°29'22"W a distance of 144.36 feet to Boundary Corner No.2 of Westlake Village Filing No.3; Thence S30°55'38"E a distance of 119.69 feet to Boundary Corner No.3 of Westlake Village Filing No.3; Thence S59°04'22"W a distance of 230.00 feet to Boundary Corner No.4 of Westlake Village Filing No.3 and also the point of curvature of a curve to the right having a central angle of 30°39'32" and a radius of 433.90 feet; Thence westerly along the arc of aforesaid curve a distance of 232.18 feet to Boundary Corner No.5 of Westlake Village Filing No.3; Thence S00°16'06"E a distance of 100.05 feet to Boundary Corner No.6 of Westlake Village Filing No.3; Thence S03°30'54"W a distance of 135.76 feet to Boundary Corner No.7 of Westlake Village Filing No.3; Thence S00°29'22"W a distance of 371.00 feet to Boundary Corner No.8 of Westlake Village Filing No.3; Thence S17°30'49"E a distance of 211.20 feet to Boundary Corner No.9 of Westlake Village Filing No.3; Thence S33°51'08"E a distance of 435.00 feet to Boundary Corner No.10 of Westlake Village Filing No.3; Thence S10°25'00"E a distance of 190.20 feet to Boundary Corner No.11 of Westlake Village Filing No.3; Thence S33°51'08"E a distance of 623.00 feet to Boundary Corner No.12 of Westlake Village Filing No.3 and also the Point of Curvature of a curve to the right having a central angle of 33°06'18" and a radius of 1171.60 feet and whose long chord bears N72°42'01"E; Thence easterly along the arc of aforesaid curve a distance of 676.94 feet to Boundary Corner No. 13 of Westlake Village Filing No.3 and also the point of tangent of aforesaid curve; Thence N89°15'10"E a distance of 201.52 feet to Boundary Corner No. 14 of Westlake Village Filing No.3; Thence N80°43'19"E a distance of 101.12 feet to Boundary Corner No.15 of Westlake Village Filing No.3; Thence N89°15'10"E a distance of 80.00 feet to a point, said point being 50.00 feet west of the east line of aforesaid Section 29; Thence S00°44'50"E parallel to aforesaid east line a distance of 594.61 feet; Thence S00°15'50"E Parallel to aforesaid east line a distance of 941.68 feet to the Northeast Corner of Front Range Mobile Community; Thence N89°44'04"E a distance of 50.00 feet to a point on the aforesaid east line; Thence N00°15'50"W along the aforesaid east line a distance of 941.52 feet to the East 1/4 Corner of aforesaid Section 29; Thence N00°44'50"W along aforesaid east line a distance of 2665.20 feet to the True Point of Beginning. Containing 77.153 acres more or less.

Have laid out and platted the above described land as shown hereon under the name and style of WESTLAKE VILLAGE FILING NO.4 and by these presents do dedicate to the public the right of thoroughfare over and across the streets and Tracts A,B,C,D,E & F as open space hereon shown.

Witness my hand and seal this 17<sup>th</sup> Day of Nov A.D., 1976.

OWNER: COLORADO 777, INC.,  
A COLORADO CORPORATION.

MORTGAGEE: THE BANK OF CALIFORNIA, N.A.

*William M. Jenkins*  
William M. Jenkins, President

*Kenneth W. Brayman*  
Kenneth W. Brayman, Secretary

*Henry E. Bollman*  
Henry E. Bollman, Vice President

OWNER: SCHOOL DISTRICT NO.12  
ADAMS COUNTY, COLORADO

*Henry E. Bollman*  
Henry E. Bollman, President

*Wesley H. Brown*  
Wesley H. Brown, Secretary

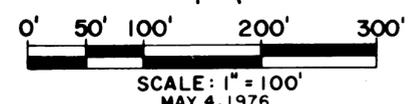
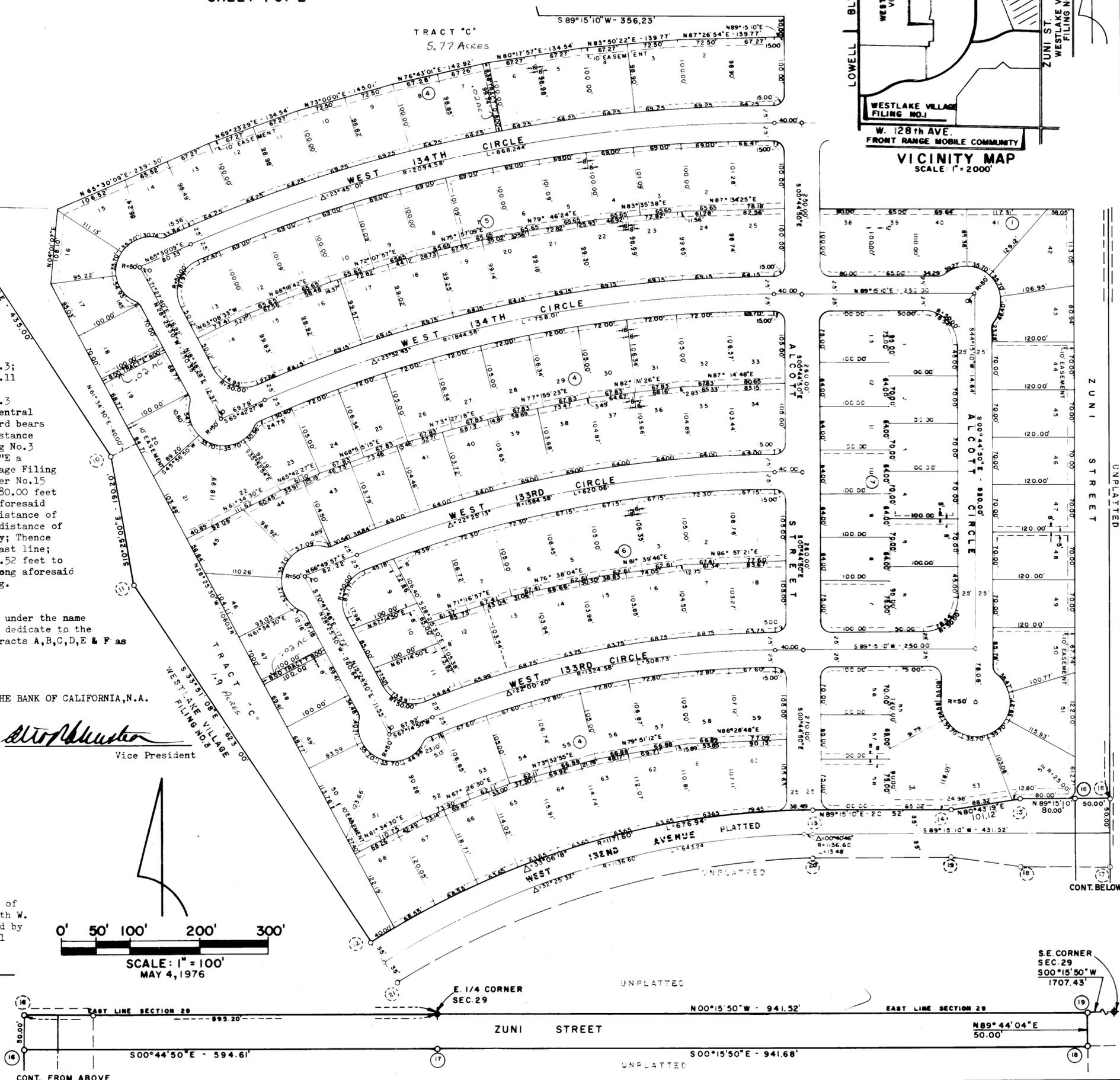
SS  
( )

going instrument was acknowledged before me this 17<sup>th</sup> day of November A.D., 1976 by William M. Jenkins, President and Kenneth W. Brayman, Secretary - Colorado 777, Inc., a Colorado Corporation and by Henry E. Bollman, President and Wesley H. Brown, Secretary - School District No.12, Adams County, Colorado, a Colorado Corporation.

Witness my hand and seal. My commission expires 12/19

*Barbara M. Pinkston*  
Notary Public

K.E.N. ENGINEERING CO.  
2401 W. 128TH AVE.  
DENVER, COLORADO 80234



SE CORNER  
SEC. 29  
N89°15'50"W  
1707.43'

1062

WESTLAKE VILLAGE FILING NO. 4

IRVINE, CALIFORNIA

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDER BY NUMBER 07549  
POSITION EDGE OF PRINT ON THIS LINE

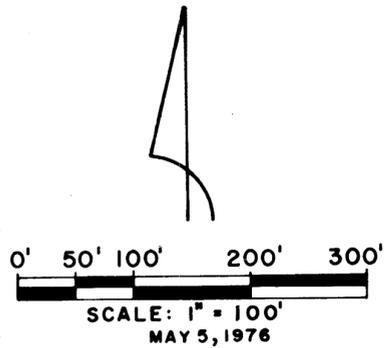
UNPLATTED

CONT. BELOW

CONT. FROM ABOVE

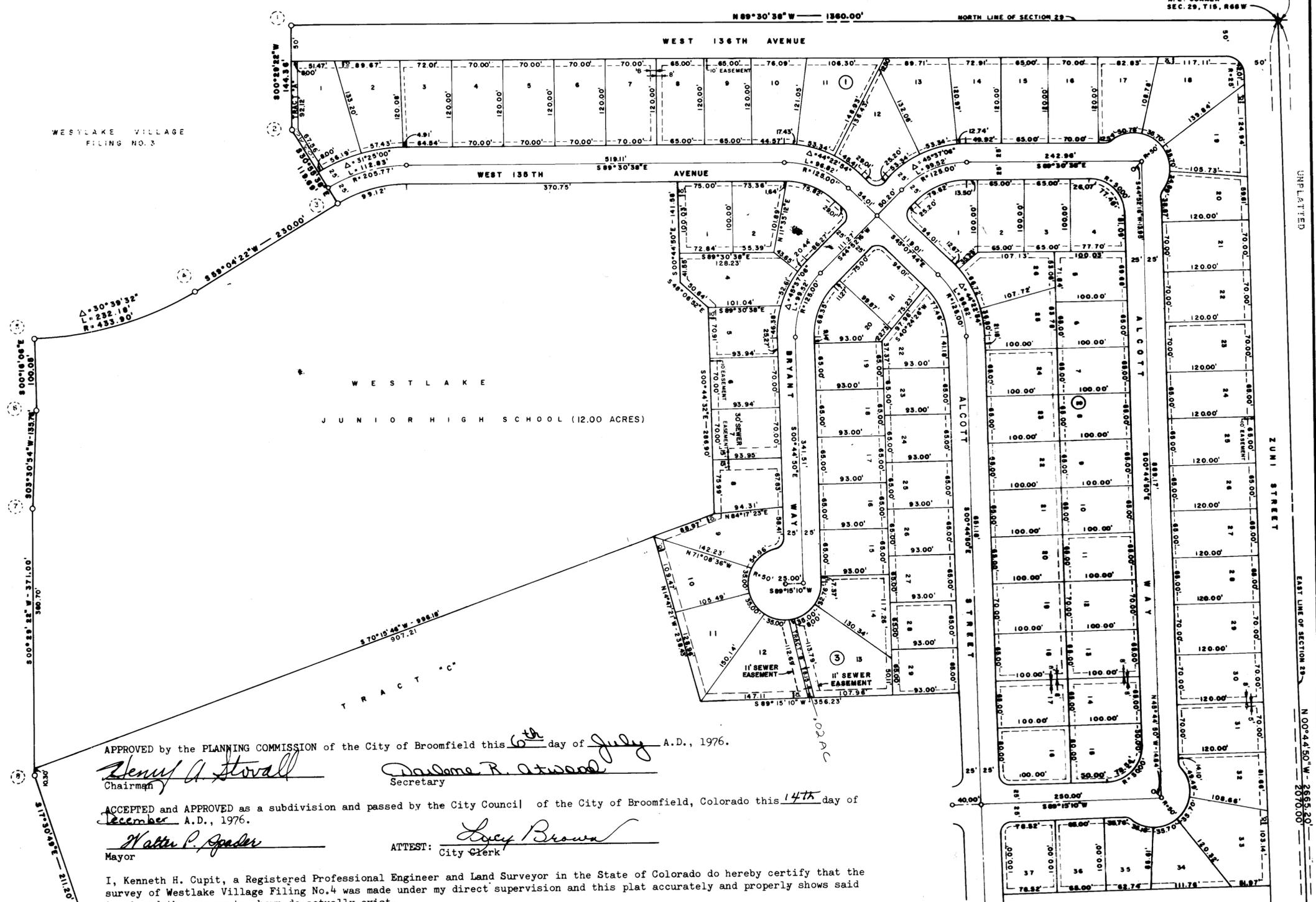
# WESTLAKE VILLAGE FILING NO. 4

A PART OF SECTION 29, T1S, R68W, 6TH P.M. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2



NOTES:

- This symbol (2) indicates a 5/8 inch rebar with metal cap stamped with boundary point number and L.S. No. 5648.
- This symbol (x) indicates an exist. 5/8 inch rebar with metal cap stamped with boundary point number of adjoining subdivision and L.S. No. 2568.
- Bearings are based on the West line of Section 29, T1S, R68W, being due North and South.
- Easements six (6) feet in width along the street right of way line of the platted lots as shown on this plat are granted to Public Service Company of Colorado for installation, use and replacement of underground gas pipeline only and are subject to use concurrently for other underground utility service lines and for individual lot and for surface use and sidewalks and driveways provided that they cross at substantially right angle to the front lot line and do not exceed twenty-six (26) feet in width and provided further that water meters, valves, street lights and power poles, mail boxes, trees or shrubs, shall not be placed in said easement. All other rear lot line utility easements are eight (8) feet in width, except as shown otherwise.
- The entirety of Tract A, B, C, D, E & F shall also be used as a utility and drainage easement.
- All side lot line easements are five (5) feet in width except where shown otherwise.
- All block corner radii are fifteen (15) feet except where shown otherwise.
- Corner dimensions are to the intersection of extended lot lines.



APPROVED by the PLANNING COMMISSION of the City of Broomfield this 6th day of July A.D., 1976.

Henry A. Stovall Chairman  
Darlene R. Atwood Secretary

ACCEPTED AND APPROVED as a subdivision and passed by the City Council of the City of Broomfield, Colorado this 14th day of December A.D., 1976.

Walter P. Spader Mayor  
ATTEST: Lucy Brown City Clerk

I, Kenneth H. Cupit, a Registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that the survey of Westlake Village Filing No. 4 was made under my direct supervision and this plat accurately and properly shows said tract and the monuments shown do actually exist.

Kenneth H. Cupit  
Registered Professional Engineer and Land Surveyor No. 5648

I John S. Costellano, an Attorney at Law, duly licensed to practice before the Courts of Record of Colorado, do hereby certify that I have examined the title of all lands herein above dedicated and shown upon the within plat as public ways, streets, avenues and easements and that title to such land is in the dedicators, free and clear of all liens and encumbrances, except as shown hereon. Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1976.

John S. Costellano  
Attorney at Law

I hereby certify that this plat was filed in my office on this 6th day of January A.D., 1977 at 4:20 o'clock, and was recorded in Plat File 14 at Map 304, Reception No. 8056250

STATE OF COLORADO )  
COUNTY OF ADAMS ) SS  
William Sobel County Clerk and Recorder  
by Kay Sakaguchi Deputy

William B. Barton  
Broomfield City Engineer

Robert L. Belushy  
Public Service Company

Paul S. Edmerson  
Mountain Bell

K.E.N. ENGINEERING CO.  
2401 W. 128TH AVENUE  
DENVER, COLORADO 80234



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WESTLAKE VILLAGE FILING NO. 4

E. CALIFORNIA

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR  
POSITION EDGE OF PRINT ON THIS LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR  
POSITION EDGE OF PRINT ON THIS LINE

