

WESTLAKE VILLAGE FILING NO. 8 FINAL PLAT

A RESUBDIVISION OF LOT 1 AND LOT 2, WESTLAKE VILLAGE FILING NO. 7 OF THE WESTLAKE P.U.D.
AS RECORDED IN PLAT FILE 16 AT MAP 342, RECEPTION NO. B609339
SITUATED IN THE SW 1/4 OF SECTION 29, T.1S., R.68W., OF THE 6TH P.M.
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

FILE NO. 17
MAP NO. 818
RECEPTION NO. 60394648

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, BEING THE OWNER OF LOT 1 AND LOT 2, WESTLAKE VILLAGE FILING NO. 7 OF THE WESTLAKE P.U.D., ADAMS COUNTY, COLORADO, AS RECORDED OCTOBER 30, 1985 IN PLAT FILE 16 AT MAP 342, RECEPTION NUMBER B609339, SITUATED IN THE SW 1/4 OF SECTION 29, T.1S., R.68W., OF THE 6TH P.M., CITY OF BROOMFIELD, ADAMS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 1, SAID POINT LYING AT THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF WEST 128TH AVENUE AND THE EASTERLY R.O.W. LINE OF LOWELL BOULEVARD; THENCE N00°00'00"E ALONG SAID EASTERLY R.O.W. LINE AND THE WESTERLY LINE OF SAID LOT 1 AND LOT 2 A DISTANCE OF 481.69 FEET; TO THE NORTHWEST CORNER OF SAID LOT 2
THENCE S90°00'00"E ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 179.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°00'00"W ALONG THE EASTERLY LINE OF SAID LOT 1 AND LOT 2 A DISTANCE OF 484.15 FEET TO THE SE CORNER OF SAID LOT 1, SAID POINT LYING ON SAID NORTHERLY R.O.W. LINE; THENCE N89°13'01"W ALONG SAID NORTHERLY R.O.W. LINE AND THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING (86,916 SQUARE FEET) 1.995 ACRES, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS AND A BLOCK UNDER THE NAME AND STYLE OF WESTLAKE VILLAGE FILING NO. 8 AND BY THESE PRESENTS DO HEREBY GRANT AND CONVEY TO THE CITY OF BROOMFIELD AND ITS ASSIGNS EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, CONOCO INC., A DELAWARE CORPORATION, HAS SET ITS HAND AND SEAL THIS 22 DAY OF JANUARY, 1998.

CONOCO INC., A DELAWARE CORPORATION

By: W.R. Govee
print name
AS: Attorney-in-fact
print title

ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF HARRIS } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY W.R. Govee AS Attorney-in-fact OF CONOCO INC., A DELAWARE CORPORATION AS OWNER THIS 22 DAY OF JANUARY, 1998.

WITNESS MY HAND AND OFFICIAL SEAL.

Kathy G. Williams
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



ADDRESS: _____

GENERAL NOTES:

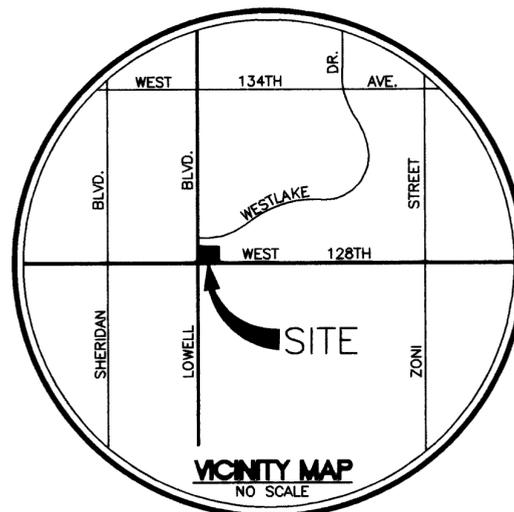
ALL EASEMENTS SHOWN HEREON AS "(BY PLAT)" WERE DEDICATED BY THE PLAT OF WESTLAKE VILLAGE FILING NO. 7 OF THE WESTLAKE P.U.D., ADAMS COUNTY, COLORADO.

THE SURVEY FOR THIS PLAT WAS COMPLETED BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT NO. C22977 AS PREPARED BY LAWYERS TITLE INSURANCE CORPORATION BEARING AN EFFECTIVE DATE OF FEBRUARY 28, 1995 AT 8:00 A.M. AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD THAT MAY AFFECT THE SUBJECT PREMISES.

BEARINGS USED ON THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE WEST LINES OF LOT 1 AND LOT 2 WESTLAKE VILLAGE FILING NO. 7 OF THE WESTLAKE P.U.D., ADAMS COUNTY, COLORADO BEARS N00°00'00"E BOUNDED AND REFERENCED BY THE FOUND MONUMENTS SHOWN HEREON.

NOTICE:

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.



OWNER & SUBDIVIDER
CONOCO INC., A DELAWARE CORPORATION
6855 SOUTH HAVANNA, #610
ENGLEWOOD, CO 80111

SURVEYOR'S CERTIFICATE:

I, BRETT L. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT OF WESTLAKE VILLAGE FILING NO. 8 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

BRETT L. MILLER
PROFESSIONAL L.S. NO. 27609

ENGINEERING SERVICE COMPANY
14426 EAST EVANS AVENUE, SUITE 150
AURORA, CO 80014

DATE OF SURVEY: JULY 21, 1997



APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION ON THIS 27 DAY OF October, 1997.

John Malone
CHAIRMAN

Kirsten Anderson
SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO ON THIS 11 DAY OF November, 1997.

William M. Burns
MAYOR

Vicki Mang
CITY CLERK



ATTORNEY'S CERTIFICATE:

I, Wendy J. Harring, AS ATTORNEY EMPLOYED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT CONOCO INC., A DELAWARE CORPORATION, IS THE OWNER THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Wendy J. Harring
ATTORNEY
print name

2/25/98
DATE

RECORDER'S CERTIFICATE:

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 10:14 OF THE 20th DAY OF MARCH, 1998 A.D.

COUNTY CLERK AND RECORDER

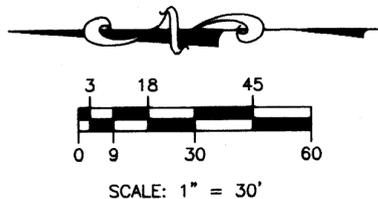
Engineering Service Company

14426 East Evans Avenue, Suite 150
Aurora, Colorado 80014
Phone: (303) 337-1393 Fax: (303) 337-7481
engineers-surveyors
DATE OF LAST REVISION: 01/12/98
DRAWER NO: F-129 - DISK FILE: GALLOWAY\CONOCO\128PLAT3.DWG

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CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

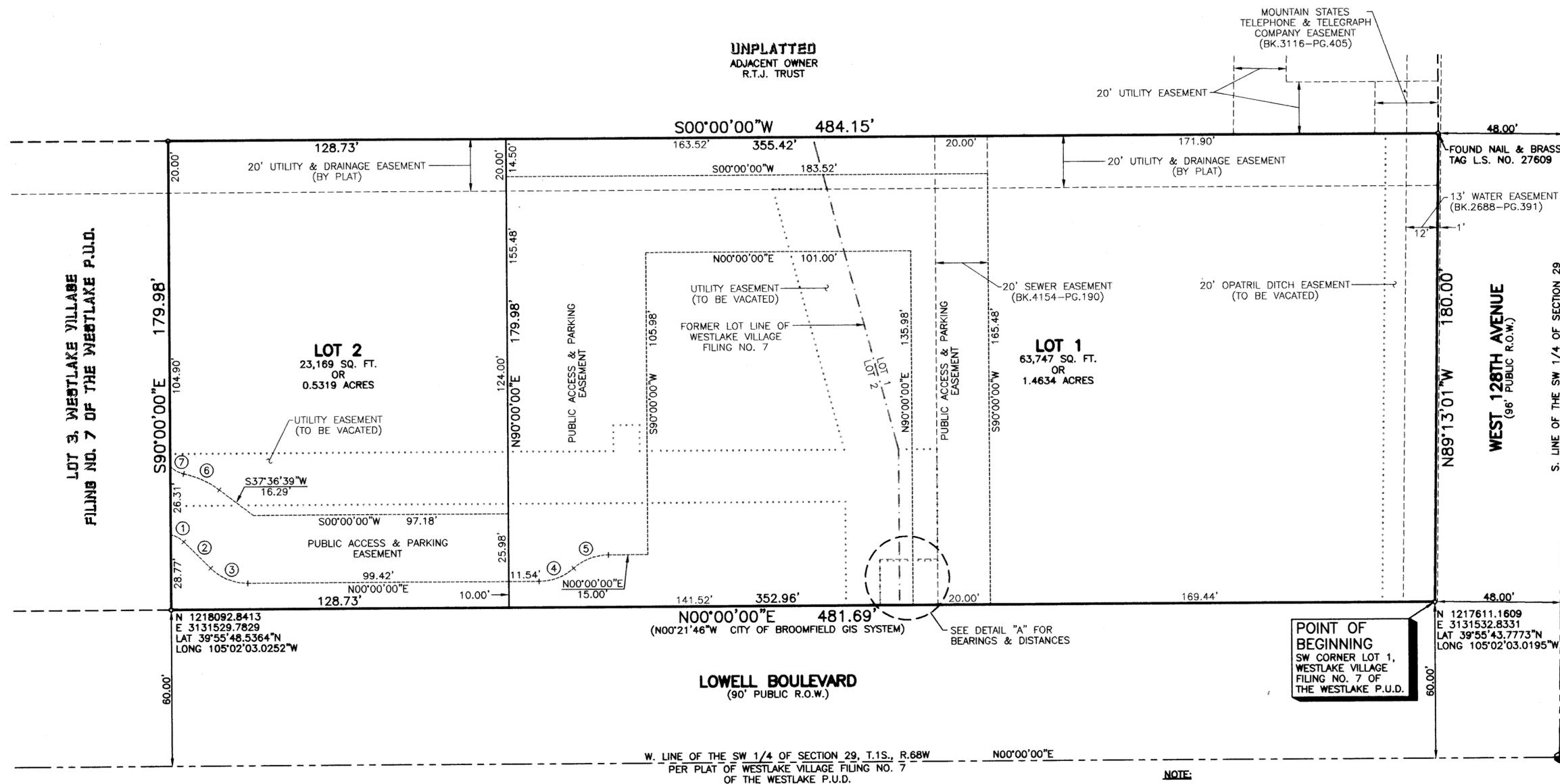
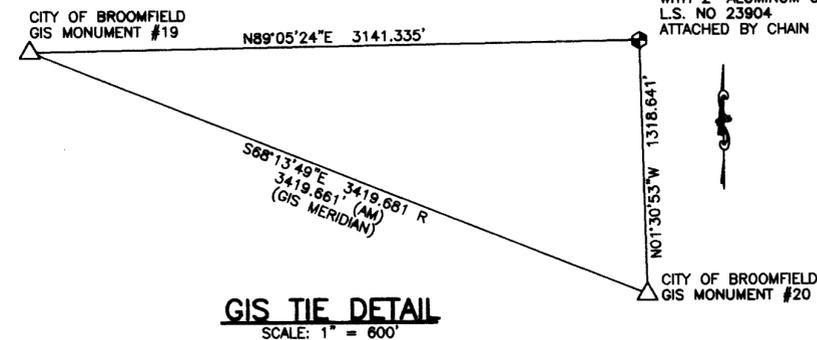
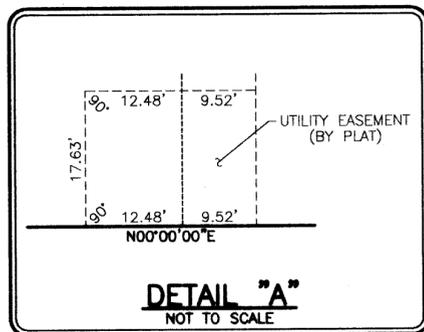


LEGEND

○ FOUND PIN AND CAP L.S. NO. 27809 UNLESS OTHERWISE NOTED

(BY PLAT) DENOTES DEDICATED BY THE PLAT OF WESTLAKE VILLAGE FILING NO. 7 OF THE WESTLAKE P.U.D. AS RECORDED IN PLAT FILE 16 AT MAP 342, RECEPTION NO. B609339 (SEE NOTE #1 ON SHEET 1 OF 2)

| BOUNDARY LINE & CURVE DATA TABLE | | | | | |
|----------------------------------|-------------|----------|---------------|--------|------------|
| COURSE | BEARING | DISTANCE | CENTRAL ANGLE | RADIUS | ARC LENGTH |
| 1 | | | 32°50'33" | 10.00' | 5.73' |
| 2 | N45°00'00"E | 14.43' | | | |
| 3 | | | 45°00'00" | 20.00' | 15.71' |
| 4 | | | 41°24'35" | 20.00' | 14.46' |
| 5 | | | 41°24'35" | 20.00' | 14.46' |
| 6 | | | 25°22'23" | 34.00' | 15.06' |
| 7 | | | 33°59'14" | 10.00' | 5.93' |



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14426 East Evans Avenue, Suite 150
Kunora, Colorado 80014
Phone: (303) 337-1393 Fax: (303) 337-7481
engineers-surveyors
DATE OF LAST REVISION: 11/28/97
DRAWER NO: F-129 - DISK FILE: GALLOWAY\CONOCO\128PLAT3.DWG

NOTE:

THE STATE PLANE GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GPS MONUMENT NO. 19 BEING N 1217513.674 / E 3128332.200 THE AVERAGE COMBO FACTOR OF GPS MONUMENT NO. 19 AND 20 BEING 0.999720185 AND A GROUND RUN TRAVERSE BETWEEN MONUMENTS 19 AND 20 WITH A CLOSURE EXCEEDING 1 IN 150,000 (UNBALANCED).

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.