

WESTLAKE VILLAGE FILING NO. 14 FINAL PLAT

BEING A PORTION OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF ADAMS,
STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE HEREON SIGNED, BEING ALL THE OWNERS AND CERTAIN OF THE MORTGAGEES OF THE HEREON DESCRIBED LANDS, HAVE LAID OUT AND PLATTED SAID LANDS INTO LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION KNOWN AS WESTLAKE VILLAGE FILING NO. 14. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS AND RESERVATIONS MADE ARE FOR THE PURPOSES SHOWN HEREON AND ARE HEREBY RESERVED FOR THE STATED PURPOSES. ALL STREETS AS SHOWN ARE DEDICATED TO THE CITY OF BROOMFIELD AS PUBLIC RIGHT-OF-WAY FOR PUBLIC USE. TRACT A IS DEDICATED TO THE CITY OF BROOMFIELD FOR EMERGENCY ACCESS, DRAINAGE, AND UTILITY USE.

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE N 06°58'30" E, A DISTANCE OF 2099.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WESTLAKE DRIVE, THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY S 58°36'08" E, A DISTANCE OF 102.77 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°08'42", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 266.49 FEET, AND WHOSE CHORD BEARS S 74°40'29" E, A DISTANCE OF 263.01 FEET; THENCE N 89°15'10" E, A DISTANCE OF 101.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°28'54", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 187.87 FEET, AND WHOSE CHORD BEARS S 80°00'23" E, A DISTANCE OF 106.68 FEET; THENCE S 70°15'56" E, A DISTANCE OF 156.28 FEET; THENCE S 00°44'50" E, A DISTANCE OF 66.73 FEET; THENCE N 69°36'22" W, A DISTANCE OF 218.57 FEET; THENCE S 39°43'21" W, A DISTANCE OF 33.24 FEET; THENCE N 54°48'32" W, A DISTANCE OF 20.85 FEET; THENCE S 35°11'28" W, A DISTANCE OF 20.00 FEET; THENCE S 64°48'32" E, A DISTANCE OF 21.36 FEET; THENCE S 39°43'21" W, A DISTANCE OF 1017.85 FEET; THENCE N 54°48'32" W, A DISTANCE OF 610.69 FEET; THENCE N 09°00'00" E, A DISTANCE OF 130.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WESTLAKE DRIVE. THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°51'54", A RADIUS OF 1213.36 FEET, AN ARC LENGTH OF 399.51 FEET AND WHOSE CHORD BEARS N 46°19'49" E, A DISTANCE OF 397.70 FEET; THENCE N 36°53'52" E, A DISTANCE OF 241.37 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°29'28", A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 163.70 FEET AND WHOSE CHORD BEARS N 33°39'08" E, A DISTANCE OF 163.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.13 ACRES, MORE OR LESS.

UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

HOLDER OF DEED OF TRUST

THE UNDERSIGNED BEING THE HOLDER OF THE DEED OF TRUST, HEREBY CONSENTS TO THIS FINAL PLAT.

MARTIN EXPLORATION MANAGEMENT CO.

BY Steve McLaughlin
STEVE MCLAUGHLIN, GENERAL COUNSEL

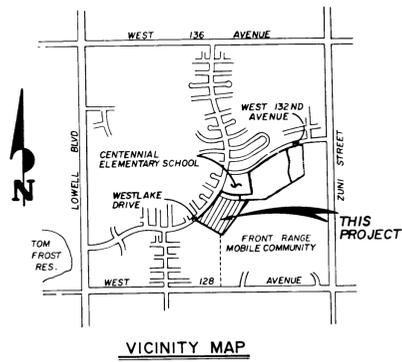
STATE OF Colorado SS
COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 1992, BY _____ AS _____

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 4-10-94

Jessie K. Banker
NOTARY PUBLIC



OWNER

RICHLAND GROUP, INC.
BY Michael A. Messina
MICHAEL MESSINA, PRESIDENT

STATE OF COLORADO } SS
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF September, 1992, BY MICHAEL MESSINA AS PRESIDENT OF RICHLAND GROUP, INCORPORATED.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 2-1-93

Deane E. Egan
NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

I, Larry D. Lange, AN ATTORNEY AT LAW DULY QUALIFIED, INSURED AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND CERTIFY THAT THE PROPERTY TO BE PLATTED IS THE CITY OF BROOMFIELD AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Larry D. Lange #8128 7/21/92
ATTORNEY AT LAW REGISTERED DATE

SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WESTLAKE VILLAGE FILING NO. 14 WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

Jerald D. Lange
JERALD D. LANGE, L.S. NO. 10213

DATE _____

PLANNING COMMISSION CERTIFICATION

THE BROOMFIELD PLANNING AND ZONING COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT FOR WESTLAKE VILLAGE FILING NO. 14 THIS 21st DAY OF July, 1992.

Deane Egan Deane Egan
CHAIRMAN DATE

CITY COUNCIL CERTIFICATION

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THE 25th DAY OF August, 1992.

Vicki Mays
MAYOR, CITY OF BROOMFIELD

Vicki Mays, City Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF ADAMS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 1992, AT _____ O'CLOCK _____ M., AND WAS RECORDED UNDER RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER



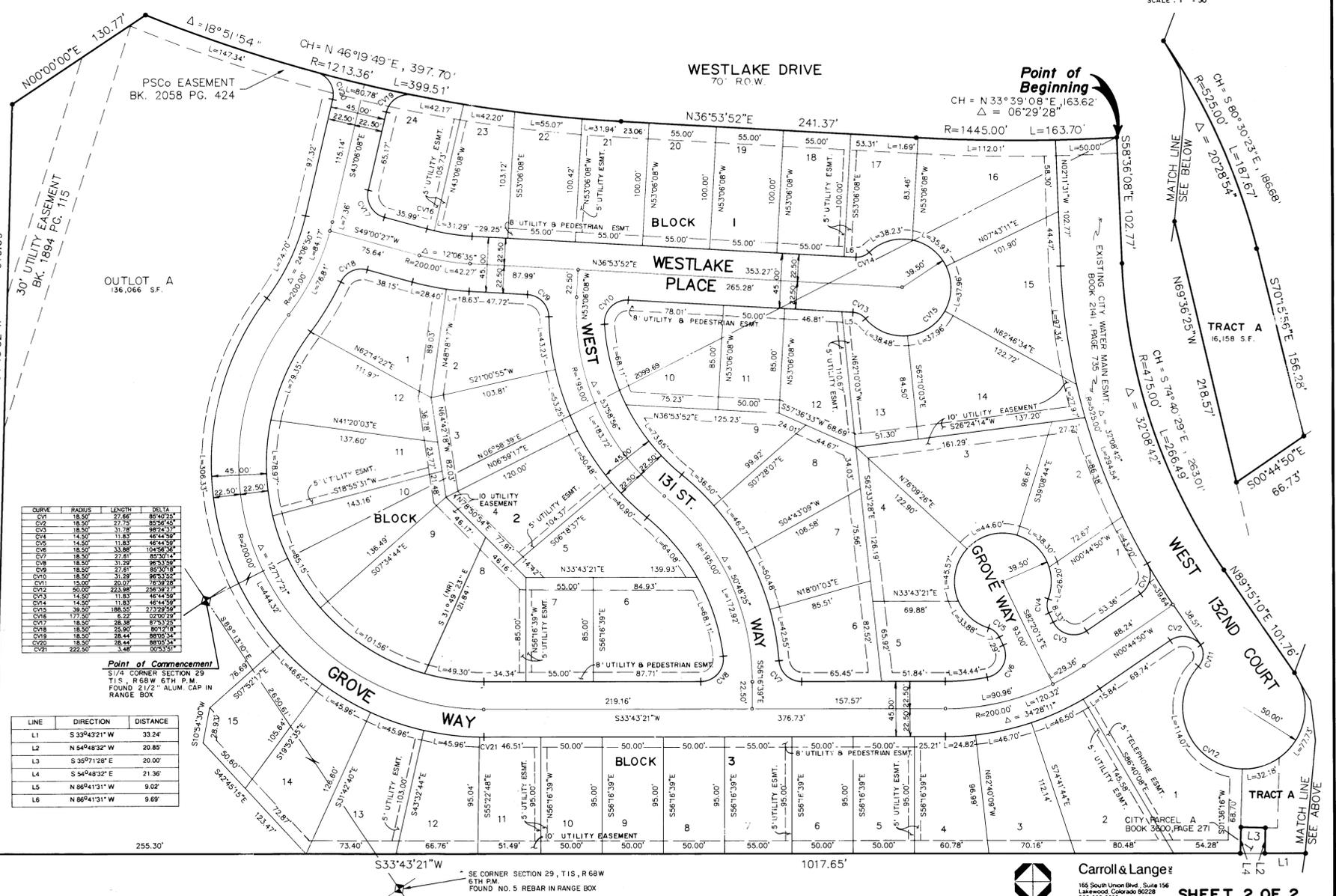
Carroll & Lange
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
303.960.0200

SHEET 1 OF 2

WESTLAKE VILLAGE FILING NO. 14
FINAL PLAT
JN: 0892

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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
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SHEET 2 OF 2

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