WESTLAKE VILLAGE FILING NO. 15

FINAL PLAT

A RESUBDIVISION OF OUTLOT "A" OF WESTLAKE VILLAGE FILING NO. 14 BEING A PORTION OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO 3.12 ACRES, MORE OR LESS

W. 136TH AVE.

#### 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, SUBDIMDED, AND PLATTED SAID LANDS INTO LOTS, BLOCK, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION KNOWN AS WESTLAKE VILLAGE FILING NO. 15. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES. ADDITIONAL EASEMENTS AND RESERVATIONS MADE ARE FOR THE PURPOSE SHOWN HEREON AND ARE HEREBY RESERVED FOR THE STATED PURPOSES. TRACT "A" IS HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR DRAINAGE, UTILITY AND PARK PURPOSES.

# LEGAL DESCRIPTION

ALL OF OUTLOT "A" OF WESTLAKE VILLAGE FILING NO. 14 AS RECORDED IN FILE 17, MAP 101 OF THE ADAMS COUNTY RECORDS, BEING A PORTION OF SECTION 29, TOWNSHIP I SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO. CONTAINING 3.12 ACRES, MORE OR LESS.

# UTILITY EASEMENT ACKNOWLEDGMENT

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.

# OWNER

STATE OF COLORADO COUNTY OF DARANS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3/2 DAY OF DAY OF LOTTES, LLC, A COLORADO LIMITED LIABILITY CO.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 7-31-96

CENTENNIAL -ELEMENTARY SCHOOL W. 128TH AVE. **MCINITY MAP** 

## OWNER AND SUBDIVIDER:

GIBRALTAR EQUITIES, LLC 8791 WOLFF COURT, SUITE 200 WESTMINSTER, COLORADO 80030

# SURVEYOR AND ENGINEER:

CARROLL & LANGE, INC. 165 SOUTH UNION BLVD., SUITE 156 LAKEWOOD, COLORADO 80228 (303) 980-0200

# GENERAL NOTES

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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
- 2. BEARINGS ARE BASED ON SOUTHWESTERLY LINE OF OUTLOT "A" OF WESTLAKE VILLAGE FILING NO. 14, BEING NORTH 54'48'32" WEST AND MONUMENTED AS SHOWN.
  - DENOTES SET NO.5 REBAR W/CAP L.S. NO. 13213
    - DENOTES SET NAIL W/WASHER L.S. NO. 13213 (1' 0/S)
    - DENOTES FND. NO.5 REBAR w/CAP L.S. NO. 13213
    - DENOTES FND. NAIL W/WASHER L.S. NO. 13213 (1' 0/S)
- RECORD INFORMATION PERTAINING TO EXISTING RIGHTS-OF-WAY AND EASEMENTS WAS TAKEN FROM THE PLAT OF WESTLAKE VILLAGE FILING NO. 14. NO ADDITIONAL RECORD TITLE INFORMATION WAS PROVIDED BY CLIENT.
- 5. NO WALKOUT BASEMENTS WILL BE ALLOWED TO BE CONSTRUCTED ON LOTS SHOWN ON

## ATTORNEY'S CERTIFICATE

JACK E. REUTZEL 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 DEDICATED TO THE CITY IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

# 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. 15 WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND WAS PREPARED IN A MANNER CONSISTENT WITH STATE LAW, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

# LAND USE REVIEW COMMISSION STATEMENT

THE BROOMFIELD LAND USE REVIEW COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT FOR WESTLAKE VILLAGE FILING NO. 15, THIS 16 th DAY OF JUNUARY

# APPROVAL OF CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THE 6th DAY OF February

William M. Berens MAYOR, CITY OF BROOMFIELD

CITY CLERK Deputy

SEAL

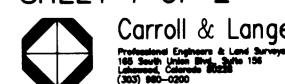
# RECORDER'S CERTIFICATE

STATE OF COLORADO

COUNTY OF ADAMS I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 199 6 AT \_\_\_\_ O'CLOCK \_\_\_.M., AND WAS RECORDED UNDER FILE 17 , MAP 507, RECEPTION NUMBER CO161500

COUNTY CLERK AND RECORDER

SHEET 1 OF 2



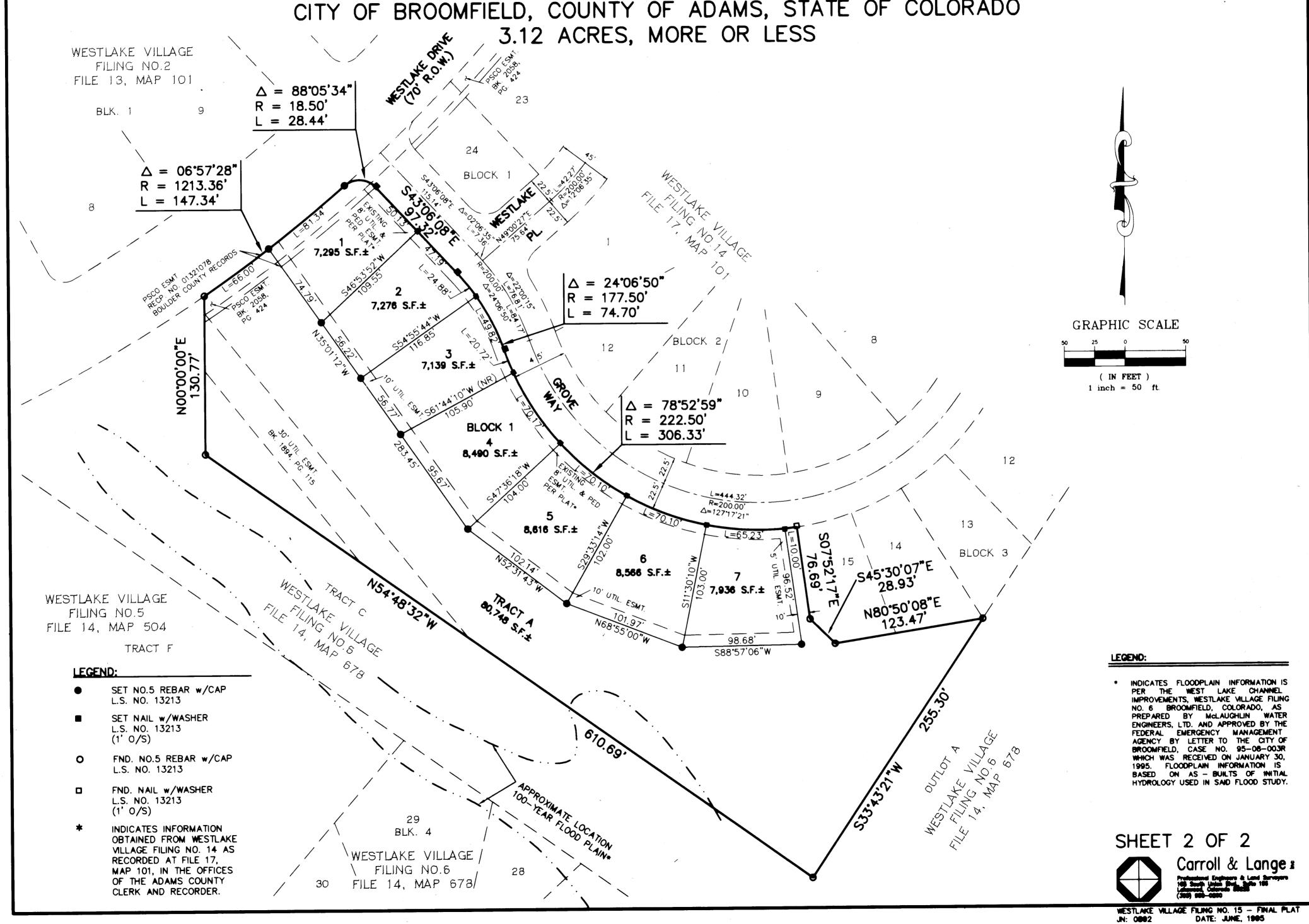
WESTLAKE VILLAGE FILING NO. 15 - FINAL PLAT DATE: JUNE, 1995 REV. 9/8/95. 10/31/95. 12/21/95. 1/22/96,

POSITION EDGE OF PRINT ON THIS LINE 
POSITION EDGE OF PRINT ON THIS LINE 
POSITION EDGE OF PRINT ON THIS LINE -

# WESTLAKE VILLAGE FILING NO. 15

FINAL PLAT

A RESUBDIVISION OF OUTLOT "A" OF WESTLAKE VILLAGE FILING NO. 14
BEING A PORTION OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



 $\overline{\mathbf{A}}$ 

31

 $\ddot{\omega}$ 

2

10

22

01

F15

\2680\: