

A RESUBDIVISION OF A PORTION OF TRACTS 27 AND 28, ALTURA FARMS TRACT NO. 2 SUBDIVISION,  
SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 31, T 3 S, R 66 W OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN A PORTION OF TRACTS 27 AND 28, ALTURA FARMS TRACT NO. 2 SUBDIVISION LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N 00° 27' 20" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 311.85 FEET TO A POINT ON THE SOUTH LINE OF THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2009000089782, SAID ADAMS COUNTY RECORDS;

THENCE S 89° 41' 07" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 21ST AVENUE, A DISTANCE OF 379.75 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

IN WITNESS WHEREOF, \_\_\_\_\_, AS MANAGER OF MANAGER OF WESTLAKE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

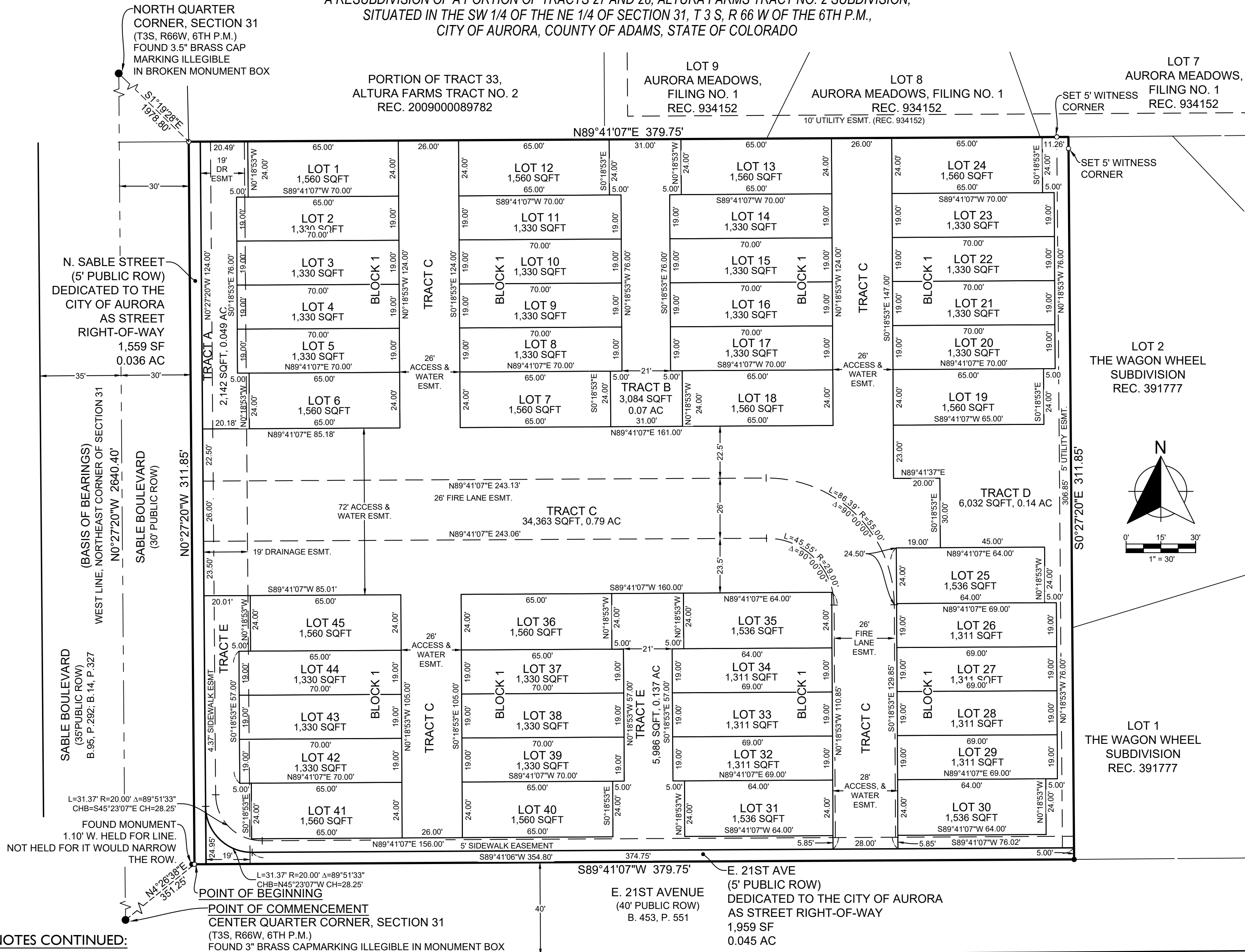
PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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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.

# WESTLAKE SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF TRACTS 27 AND 28, ALTURA FARMS TRACT NO. 2 SUBDIVISION,  
SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 31, T 3 S, R 66 W OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## LEGEND

- FOUND 5/8" IRON ROD W/ 1.25" YELLOW PLASTI CAP "BRODERICK PE&LS 7124" (UNLESS NOTED)
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38510"
- PARCEL BOUNDARY
- ADJOINER LINE
- RIGHT OF WAY
- EASEMENT
- SECTION LINE
- ESMT. SQFT
- AC
- L
- R
- Δ
- ROW
- DR
- EASEMENT SQUARE FEET
- ACRES
- ARC LENGTH
- RADIUS
- DELTA
- RIGHT-OF-WAY DRAINAGE

Crew: ABC  
Checked: LBO  
Drawn: KDS  
Drawing date: 02/01/2024  
Project No.: 18933-000

Revisions:

## WESTLAKE

ADAMS, COLORADO

Call 48 Hours before digging:  
COLORADO One Call  
CALL: (303) 232-1991 or 811

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## NOTES CONTINUED:

- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- TRACTS A, B, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO SABLE BOULEVARD AND EAST 21ST AVENUE, SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENCE OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

LAND USE TABLE				
TRACT	AREA (SQFT)	OWNER	MAINTAINED	USE
TRACT A	2,142	HOA	HOA	OPEN SPACE
TRACT B	3,084	HOA	HOA	OPEN SPACE
TRACT C	34,033	HOA	HOA	ACCESS, WATER, AND EMERGENCY VEHICLE ACCESS EASEMENT
TRACT D	6,128	HOA	HOA	OPEN SPACE
TRACT E	5,991	HOA	HOA	OPEN SPACE