

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

DEDICATION

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 RECORDED IN BOOK 1 AT PAGE 18 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND 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:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 31, THENCE N04°26'38"E, A DISTANCE OF 351.25 FEET TO THE INTERSECTION OF A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 21ST AVENUE RECORDED IN BOOK 453 AT PAGE 551, SAID ADAMS COUNTY RECORDS, ALSO BEING THE POINT OF BEGINNING;

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 N 89° 41' 07" E, ALONG THE SOUTH LINE OF SAID WARRANTY DEED AND ALONG THE SOUTH LINE OF THE AURORA MEADOWS, FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 934152, SAID ADAMS COUNTY RECORDS, A DISTANCE OF 379.75 FEET TO THE NORTHWEST CORNER OF THE WAGON WHEEL SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 391777, SAID ADAMS COUNTY RECORDS;

THENCE S 00° 27' 20" E, ALONG THE WEST LINE OF SAID WAGON WHEEL SUBDIVISION, A DISTANCE OF 311.85 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF EAST 21ST AVENUE;

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.

CONTAINING AN AREA OF 118,777 SQUARE FEET OR 2.727 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WESTLAKE SUBDIVISION FILING NO. 1 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS:

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

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

IN WITNESS WHEREOF, _____, AS OWNER OF WESTLAKE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20__.

OWNER OF WESTLAKE DEVELOPMENTS, LLC,
A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ AS OWNER OF WESTLAKE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____ 20__ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

PLANNING DIRECTOR

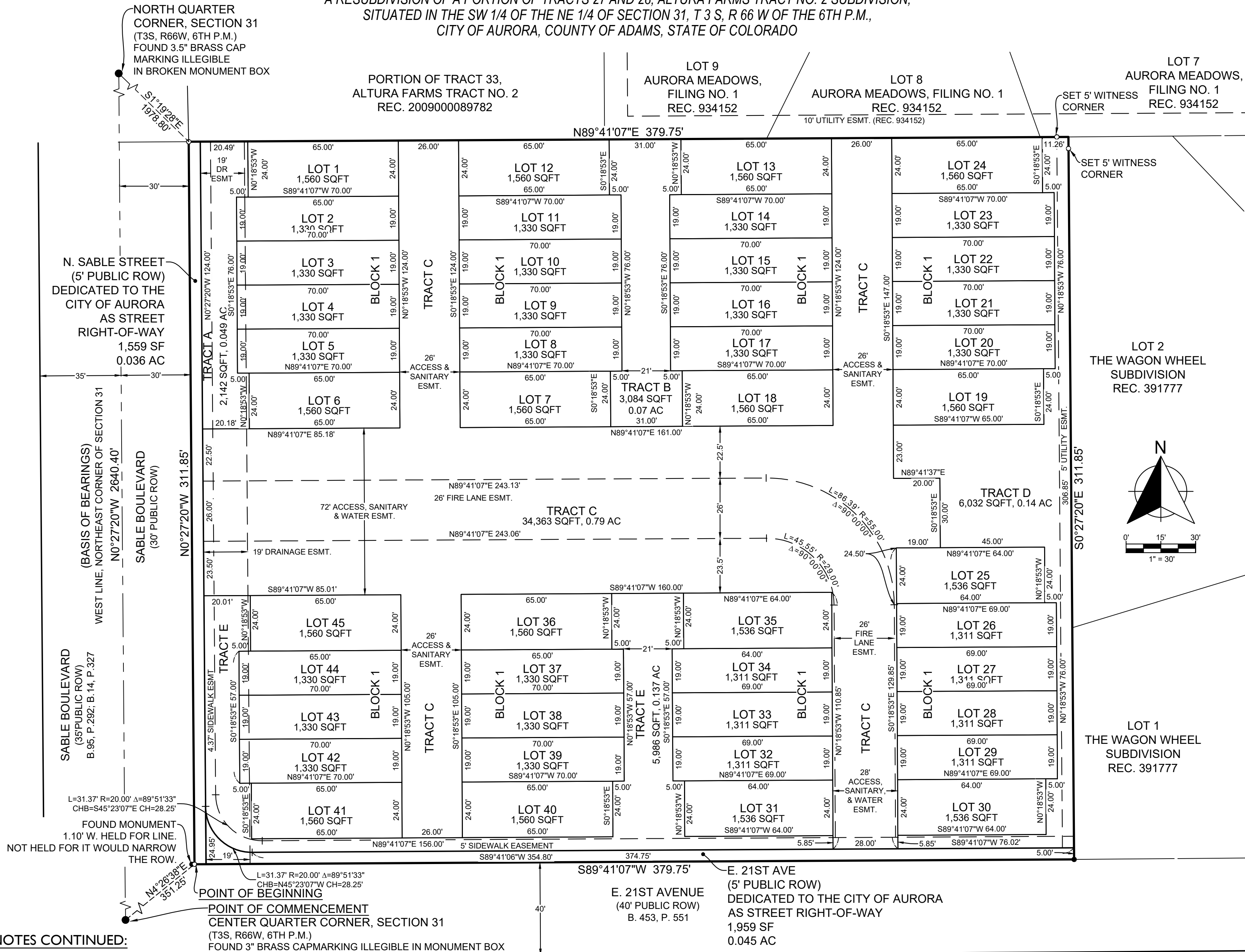
DATE

VICINITY MAP
NOT TO SCALE



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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. EASEMENT
- SQFT SQUARE FEET
- AC ACRES
- L ARC LENGTH
- R RADIUS
- Δ DELTA
- ROW RIGHT-OF-WAY
- DR DRAINAGE

Crew: ABC
Checked: LBO
Drawn: KDS
Drawing date: 5/21/2024
Project No.: 18933-000

Revisions:

WESTLAKE
AURORA, COLORADO

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

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