

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

VICINITY MAP
NOT TO SCALE



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 _____

SURVEY NOTES:

- 1.) BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31, T3S, R66W OF THE 6TH P.M., BEARS N00°27'20"W, AS MONUMENTED AND SHOWN HEREON.
- 2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY WSB LLC, TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAR AND TITLE OF RECORD, WSB LLC, RELIED UPON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 598-CS0606427-057 DATED APRIL 12, 2024 AT 8:00 A.M.
- 3.) THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
- 4.) FIELDWORK WAS COMPLETED IN SEPTEMBER 2021.
- 5.) LEGAL DESCRIPTION PREPARED BY L. BRAD OSWALD, PLS ON BEHALF OF WSB LLC, 5660 GREENWOOD PLAZA BLVD., SUITE 111, GREENWOOD VILLAGE, CO 80111.
- 6.) RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLES ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- 9.) THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

SEE CONTINUATION OF NOTES ON SHEET 2 OF 2.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON SEPTEMBER 10, 2021.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

L. BRAD OSWALD
PROFESSIONAL LICENSED COLORADO LAND SURVEYOR PLS NO. 38510
FOR AND ON BEHALF OF WSB LLC.

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/DEVELOPER
WESTLAKE DEVELOPMENT, LLC.
4610 S. ULSTER ST., SUITE 150
DENVER, CO. 80237

SURVEYOR/ENGINEER
WSB LLC,
5660 GREENWOOD PLAZA BLVD., STE. 111
GREENWOOD VILLAGE, CO 80111

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

Revisions:

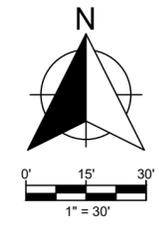
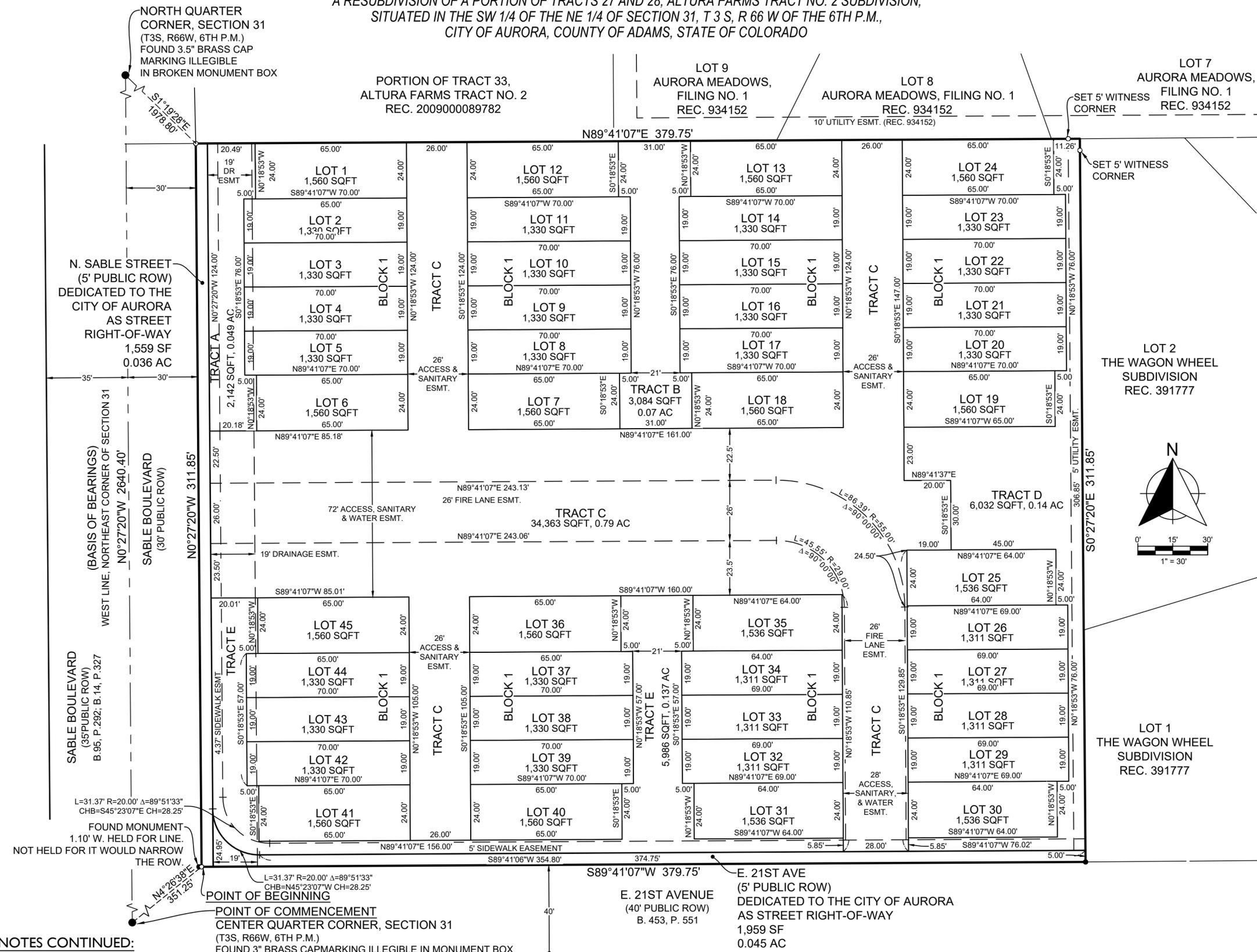
WESTLAKE
AURORA, COLORADO

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

Sheet: 1 of 2

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. 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
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Sheet: 2 of 2

NOTES CONTINUED:

- 9.) 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.
- 10.) TRACTS A, B, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 11.) 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.
- 12.) 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 NEGLIGENT 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