

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:

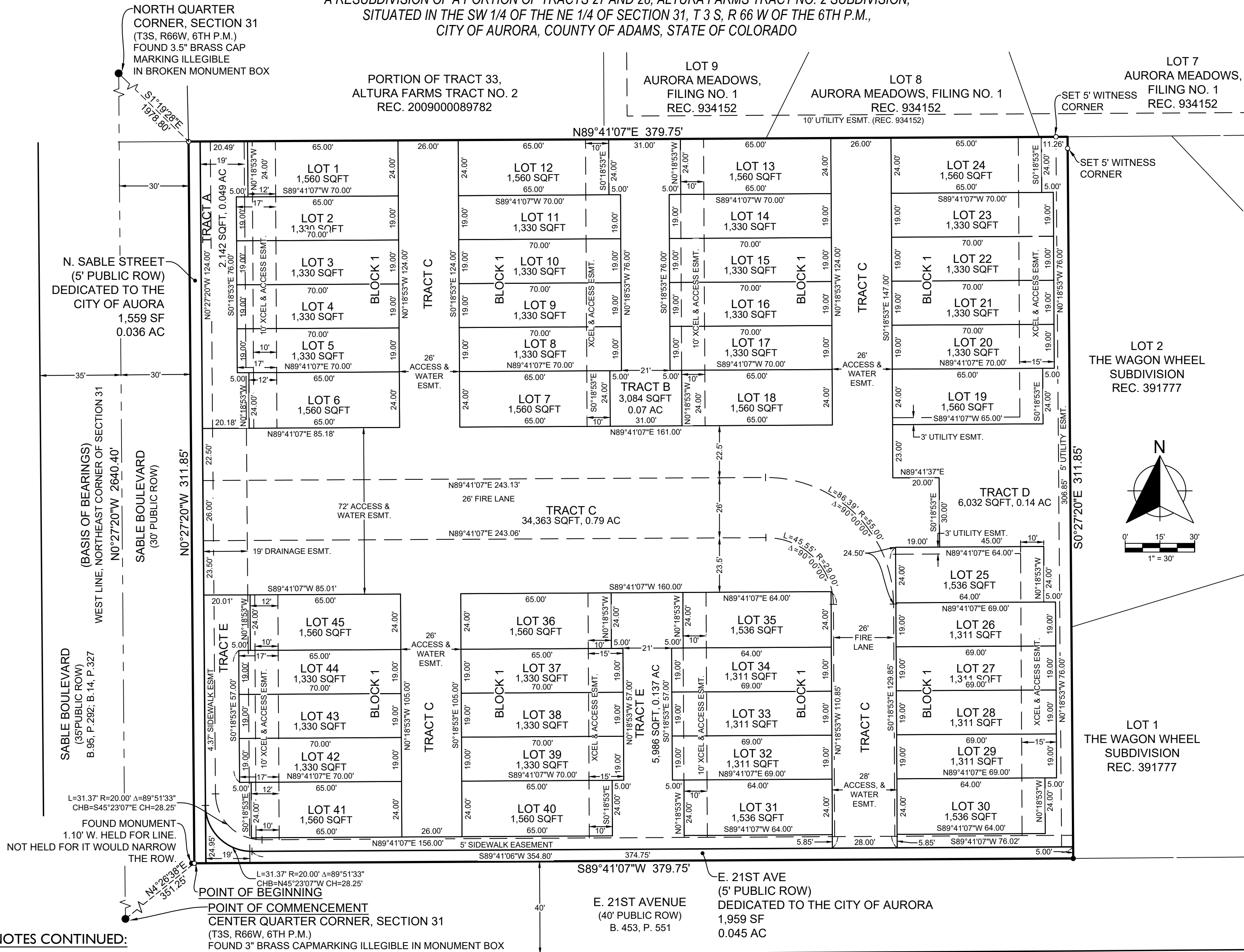
THENCE N 00° 27' 20" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 311.85 FEET TO A POINT ON THE SOUTH LINE OF THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2009000089782, SAID ADAMS COUNTY RECORDS;

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.

Sheet: 1 of 2

# WESTLAKE SUBDIVISION FILING NO. 1

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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 PLASTIC 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
- EASEMENT SQUARE FEET
- ACRES
- ARC LENGTH
- RADIUS
- DELTA
- RIGHT-OF-WAY

Crew: ABC  
Checked: LBO  
Drawn: KDS  
Drawing date: 9/8/2023  
Project No.: 18933

Revisions:

WESTLAKE  
ADAMS, COLORADO

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

Sheet: 1 of 2

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, EMERGENCY VEHICLE ACCESS, UTILITY EASEMENT
TRACT D	6,128	HOA	HOA	OPEN SPACE
TRACT E	5,991	HOA	HOA	OPEN SPACE