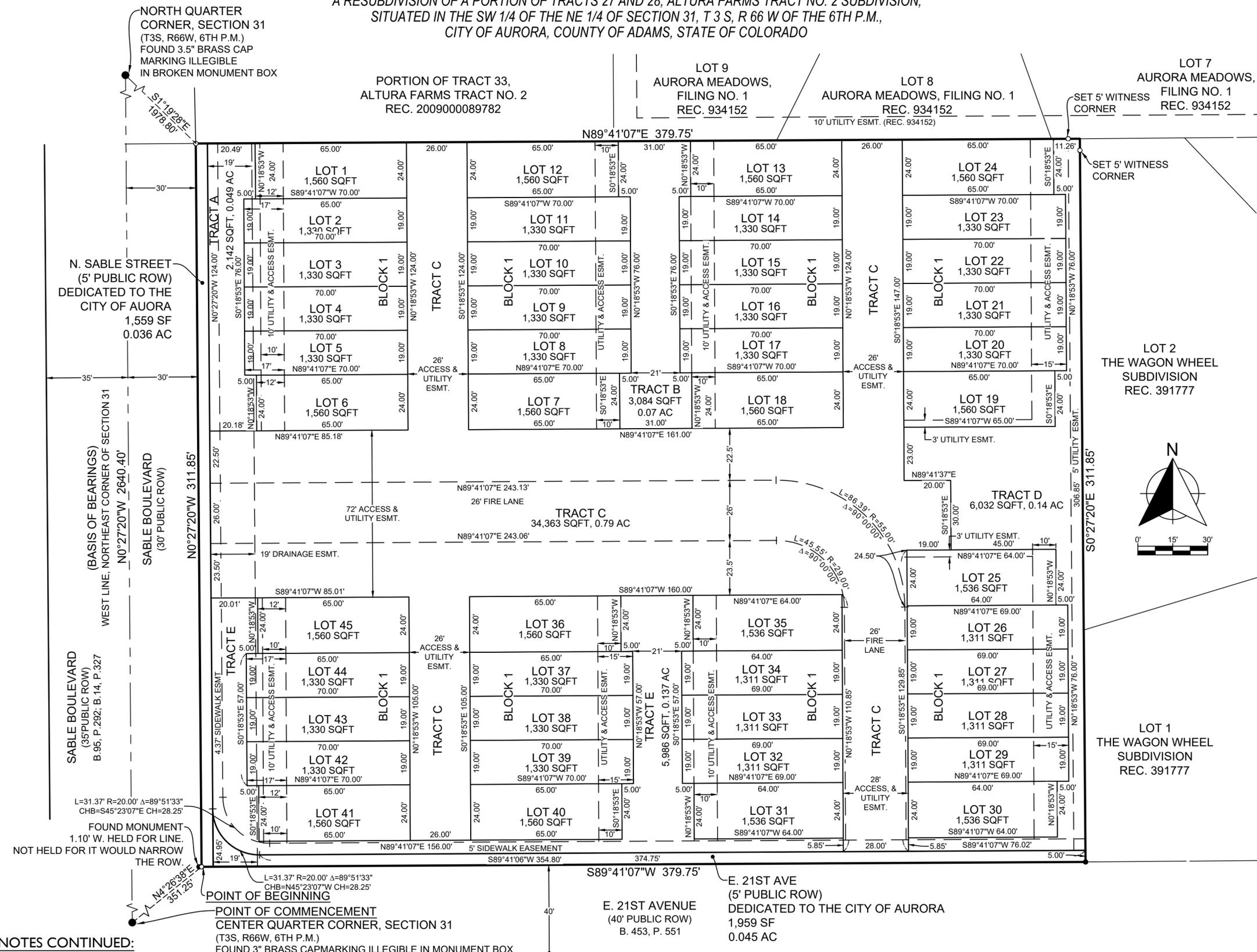


WESTLAKE SUBDIVISION FILING NO. 1

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

Crew: ABC
 Checked: LBO
 Drawn: KDS
 Drawing date: 7/13/2023
 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

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