WESTLAKE VILLAGE FILING NO. 15

FINAL PLAT

A RESUBDIVISION OF OUTLOT "A" OF WESTLAKE VILLAGE FILING NO. 14
BEING A PORTION OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOKFIELD, COUNTY OF ADAMS, STATE OF COLORADO

3.12 ACRES, MORE OR LESS

DEDICATION

Know all men by these presents that the herein signed being all the owners and certain of the proprietor of the herein described plat or lot, by this instrument do hereby dedicate to the said city a strip of land shown herein taken from the southeast quarter of section twenty-eight, township forty-nine north, range sixty-nine west of the sixth principal meridian being a portion of city right of way and sidewalk and hereby dedicated to the city of brookfield for drainage, utility and farm purposes.

LEGAL DESCRIPTION

All of plat No. 14 of Westlake Village Filing No. 14 as recorded in file 17, map 190 and all of plat No. 14 of Westlake Village Filing No. 14 as recorded in file 17, map 190 and all of plat No. 14 of Westlake Village Filing No. 14 as recorded in file 17, map 190 and all of plat No. 14 of Westlake Village Filing No. 14 as recorded in file 17, map 190

UTILITY EASEMENT ACKNOWLEDGMENT

Those portions of real property which are labeled as utility easements on this plat for the installation and maintenance of utility and drainage facilities, together with a permanent right of ingress and egress for installation, maintenance, and replacement of such lines, said easements and right to be utilized in a responsible and prudent manner.

OWNER AND SUBDIVIDER:

GIBRALTAR  RESIDENTS, LLC
800 WEST COUNTY ROAD 200
WESTMONT, COLORADO 80318

SURVEYOR AND ENGINEER:

CARROLL & LANGE INC
180 SOUTH UNION BLVD, SUITE 150
LAWRENCE, COLORADO 66543

GENERAL NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMISSION ANY LEGAL ACTION BASED UPON ANY DECISION IN THIS SURVEY WITHIN TEN 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 HERIN.

2. BEARINGS ARE BASED ON SOUTHWESTERLY LINE OF OUTLOT "A" OF WESTLAKE VILLAGE FILING NO. 14, BEING NORTH 49° 04' 56" WEST AND MONUMENTED AS SHOWN.

3. D DENOTES SET NO. 5 PEBBLES W/CAP L.S. NO. 13213
   D DENOTES SET NO. 5 PEBBLES W/CAP L.S. NO. 13213 (Y/0/0)
   D DENOTES SET NO. 5 PEBBLES W/CAP L.S. NO. 13213 (Y/0/0)

4. RECORD INFORMATION RETAINED TO CLEAR RIGHTS-OF-WAY AND EASEMENTS WAS TAKEN FROM THE WESTLAKE VILLAGE FILING NO. 14 NO ADDITIONAL RECORD TITLE INFORMATION WAS PROVIDED BY CLIENT.

5. NO ROADSIDE EASEMENTS WILL BE ALLOWED TO BE CONSTRUCTED ON LOTS SHOWN ON THIS PLAT.

LAND USE REVIEW COMMISSION STATEMENT

THE BROOKFIELD LAND USE REVIEW COMMISSION RECOMMENDS APPROVAL OF THE FINAL PLAT FOR WESTLAKE VILLAGE FILING NO. 15, THIS _______________ DAY OF _______________, _______________.

APPROVAL OF CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOKFIELD, COLORADO, ON THE ______ DAY OF _______________, _______________.

RECORDERS CERTIFICATE

STATE OF COLORADO

COUNTY OF ADAMS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE _______________ DAY OF _______________, _______________, AND WAS RECORDED UNDER FILE _______________ SAID DOCUMENT.

COUNTY CLERK AND RECORDER

BY:

RECORDING: 057
RECEIPT NUMBER: CD011500

AT: 06/05/96 10:34:01 AM
REGISTER: G:\LAND\15\507.pdf
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3.12 ACRES, MORE OR LESS

WESTLAKE VILLAGE
FILE 14, MAP 504
TRACT C

WESTLAKE VILLAGE
FILE 14, MAP 504
TRACT C

LEGEND:

- SET NO. REBAR w/CAP
  L.S. NO. 13213

- SET NAIL w/ WASHER
  L.S. NO. 13213

- IND. NAIL w/ WASHER
  L.S. NO. 13213

- INDICATES INFORMATION OBTAINED FROM WESTLAKE VILLAGE FILING NO. 14 AS RECORDED AT FILE 14, MAP 504, OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.

GRAPHIC SCALE

1 IN. = 50 FT

OUTLINE OF WESTLAKE VILLAGE FILING NO. 14, MAP 504

SHEET 2 OF 2

Carroll & Lange

WESTLAKE VILLAGE FILING NO. 14 - FINAL PLAT

DAE: 3/31/2021