

# HIGHPOINT SUBDIVISION FILING NO. 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## LEGAL DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF:

A PARCEL OF LAND BEING LOT 1, BLOCK 1, HIGHPOINT SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2021000111759 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 57°36'25" WEST, A DISTANCE OF 70.93 FEET TO A LINE 40.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY OF SAID LOT 1, BLOCK 1 THE FOLLOWING FIFTEEN (15) COURSES:

- 1) SOUTH 88°03'49" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,866.27 FEET;
- 2) NORTH 17°02'14" WEST DEPARTING SAID PARALLEL LINE, A DISTANCE OF 543.16 FEET;
- 3) NORTH 33°41'25" WEST, A DISTANCE OF 98.94 FEET;
- 4) NORTH 41°01'36" WEST, A DISTANCE OF 286.65 FEET;
- 5) NORTH 56°54'05" WEST, A DISTANCE OF 51.87 FEET;
- 6) NORTH 06°15'44" WEST A DISTANCE OF 176.22 FEET;
- 7) NORTH 23°57'44" EAST A DISTANCE OF 76.24 FEET;
- 8) NORTH 20°35'20" EAST A DISTANCE OF 262.30 FEET;
- 9) NORTH 23°39'04" EAST A DISTANCE OF 384.81 FEET;
- 10) NORTH 27°03'57" EAST A DISTANCE OF 234.58 FEET;
- 11) NORTH 33°35'57" EAST A DISTANCE OF 117.98 FEET;
- 12) NORTH 33°35'55" EAST, A DISTANCE OF 215.09 FEET;
- 13) NORTH 88°30'38" EAST, A DISTANCE OF 1,760.54 FEET TO A LINE 40.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER;
- 14) SOUTH 00°33'28" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,138.03 FEET TO A POINT OF CURVATURE;
- 15) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°37'17", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.93 FEET AND A CHORD THAT BEARS SOUTH 43°45'11" WEST, A DISTANCE OF 27.94 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 4,518,035 SQUARE FEET, OR 103.720 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TWO LOTS, AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **HIGHPOINT SUBDIVISION FILING NO. 2** 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.

## OWNER:

HIGHPOINT ACQUISITION LLC, A MINNESOTA LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME

PRINT TITLE

## NOTARIAL:

STATE OF \_\_\_\_\_ )  
 ) SS

COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ AD BY \_\_\_\_\_ AS

\_\_\_\_ OF HIGHPOINT ACQUISITION LLC, A MINNESOTA LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## OWNER:

HIGHPOINT ELEVATED 1 LLC, A MINNESOTA LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME

PRINT TITLE

## NOTARIAL:

STATE OF \_\_\_\_\_ )  
 ) SS

COUNTY OF \_\_\_\_\_ )

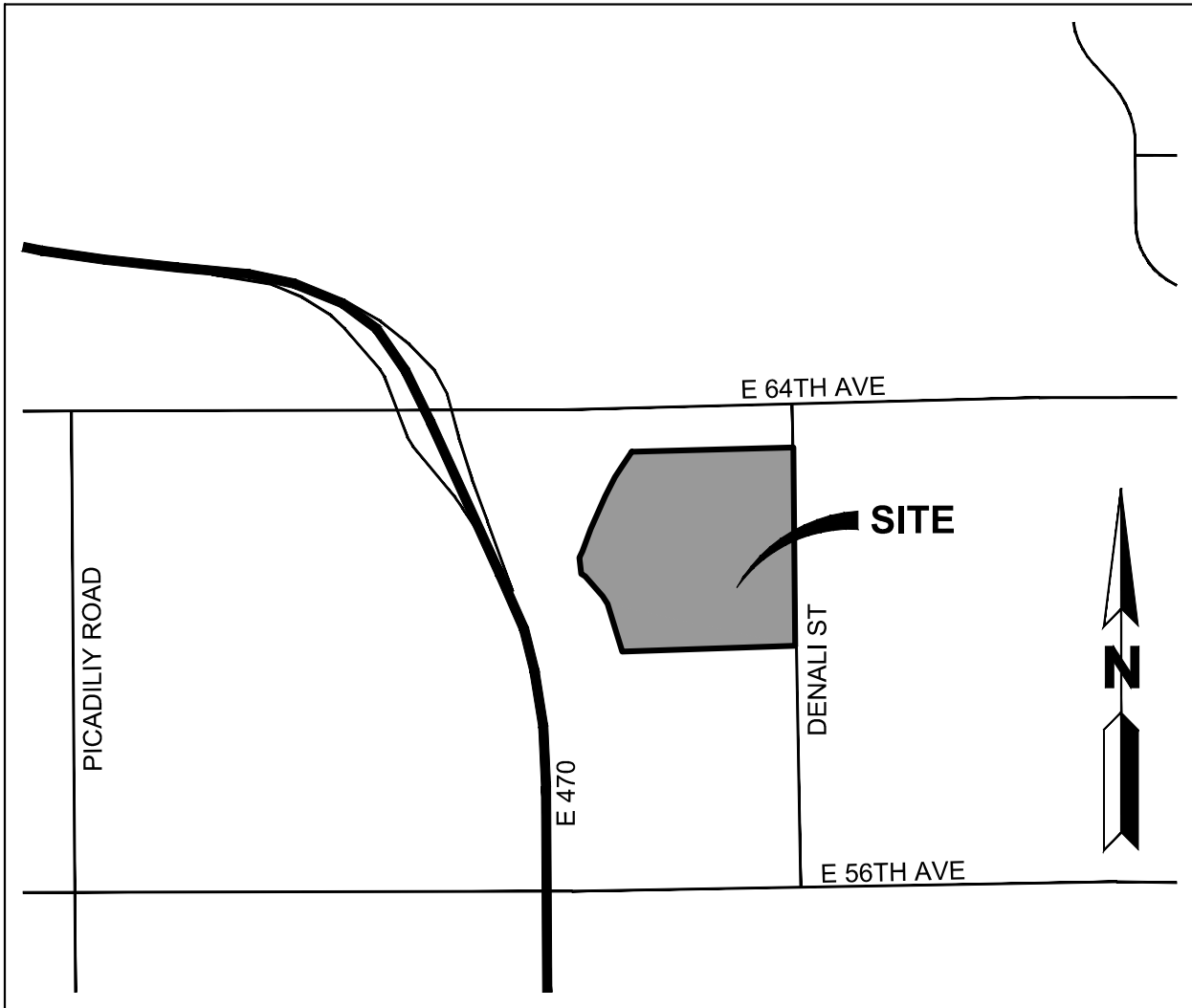
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ AD BY \_\_\_\_\_ AS

\_\_\_\_ OF HIGHPOINT ELEVATED 1 LLC, A MINNESOTA LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



## VICINITY MAP

(1"=2000')

## COVENANTS:

THE UNDERSIGNED OWNER(S), 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.

## 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\_ AD, 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 \_\_\_\_\_

900 south broadway st.  
suite 320  
denver, co 80209  
p. 303.561.3333  
waremalcomb.com

## NOTES:

1. 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 VEHICLE ROADS, AND SHALL BE POSTED "NO-PARKING - FIRE LANE".
2. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7 AND IS ASSUMED TO BEAR NORTH 88°43'09" WEST WITH ALL BEARINGS SHOWN HEREON REALITIVE THERETO, BETWEEN MONUMENTATION AS SHOWN HEREON. SAID LINE IS MONUMENTED AT ITS EAST END BY A 2.5" ALUMINUM CAP STAMPED "T3S, R65W, C¼, S7, 2020, PLS 25965", FLUSH WITH GRADE AND AT ITS WEST END BY A 2" ALUMINUM CAP STAMPED "T3S, ¼, R66W, R65W, S12, S7, LS 28649 1997", 1.4' BELOW GRADE.
3. THE EASEMENT AREA WITHIN EACH LOT 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.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB. RELIED UPON THE FOLLOWING FIDELITY NATIONAL TITLE INSURANCE COMPANY OFFICE FILE NUMBER 21-0026, COMMITMENT DATE OCTOBER 21, 2021, AT 5:00 P.M., ISSUED BY ELITE TITLE, LLC.
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
7. ALL OWNERS OF LOTS ADJACENT TO DENALI STREET 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.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT 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 (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 JANUARY 17, 2020.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, ETHER EXPRESSED OR IMPLIED.

JUSTIN C. SCHEITLER, P.L.S. NO. 38430  
FOR & ON BEHALF OF WARE MALCOMB  
900 SOUTH BROADWAY SUITE 320, DENVER, COLORADO 80209

**NOTICE:** 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.

## CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_ AD AT \_\_\_\_ O'CLOCK \_M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

INSTRUMENT NO.: \_\_\_\_\_

JOB NO: DEN19-0141

DATE: 04/20/2020

SCALE: NA

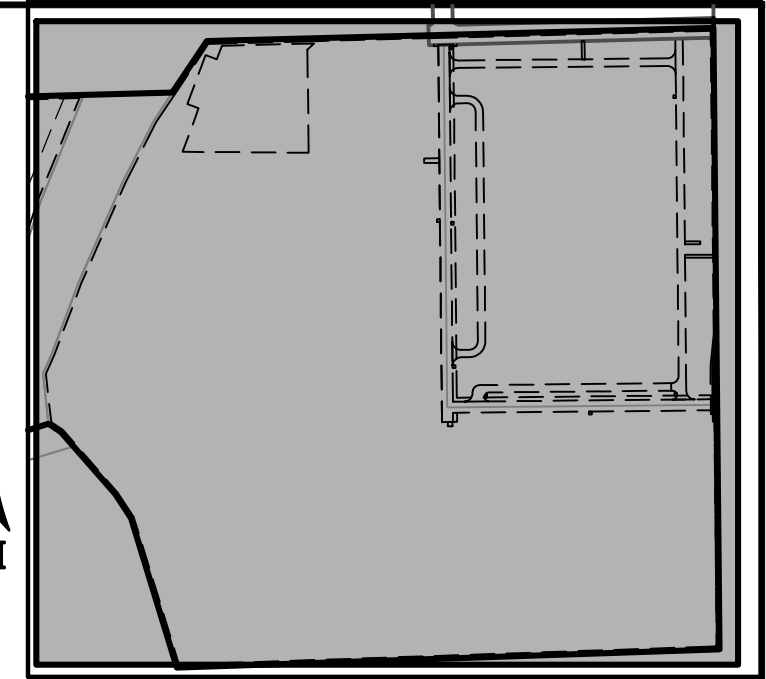
Sheet 1 of 7

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6	10/22/2021	CITY COMMENTS
5	09/24/2021	CITY COMMENTS
4	07/21/2021	CITY COMMENTS
3	04/29/2021	CLIENT COMMENTS
2	01/29/2021	CITY COMMENTS
NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: JCS

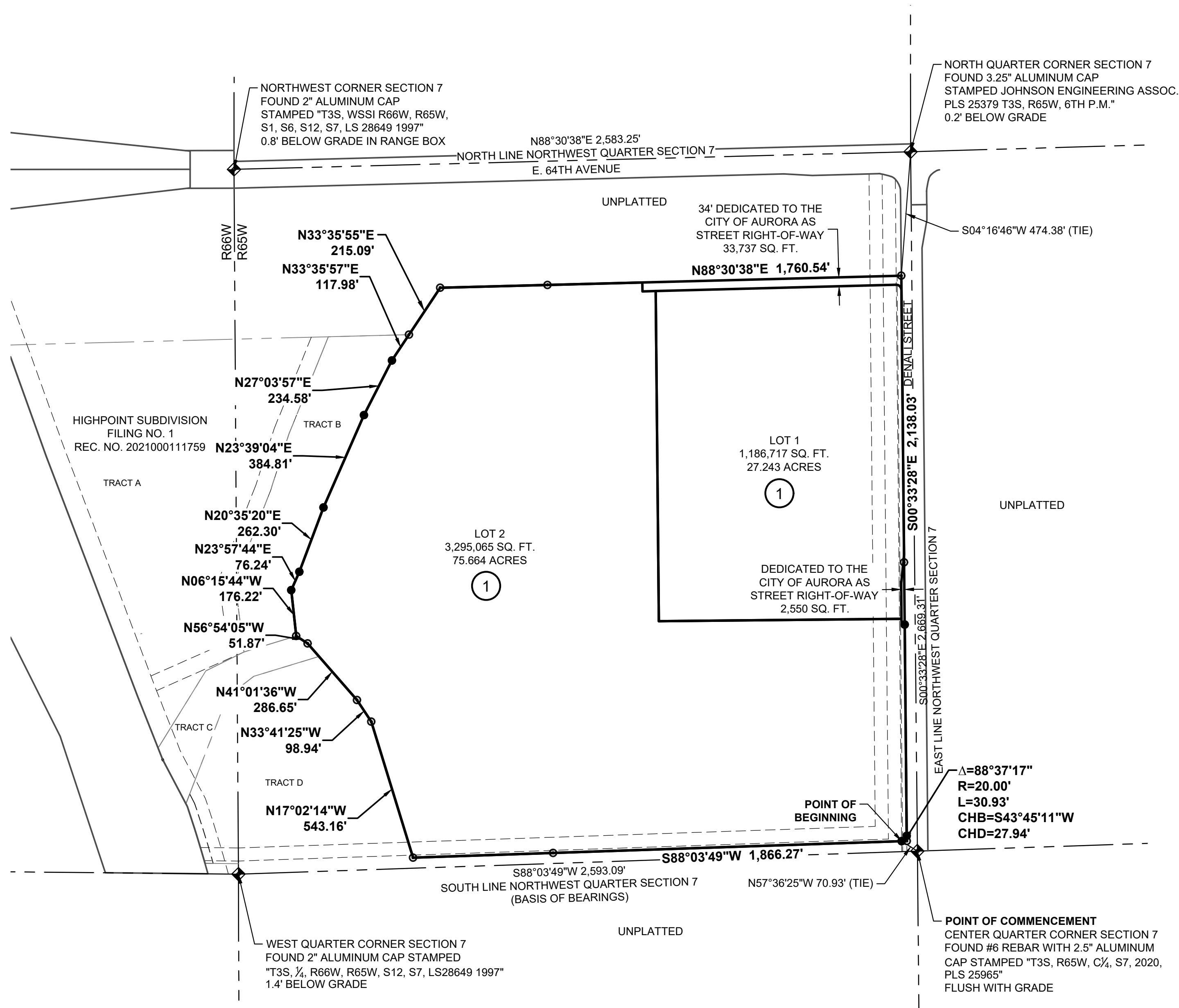
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CIVIL ENGINEERING & SURVEYING

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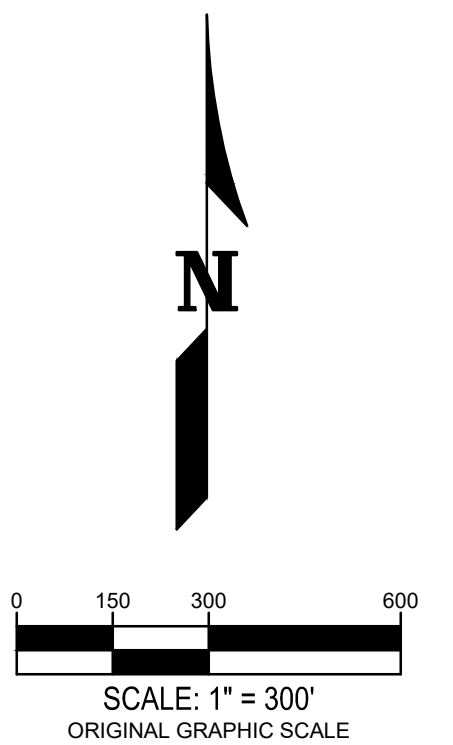


KEY MAP  
N.T.S.



## LEGEND

- SECTION CORNER AS DESCRIBED
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "PLS 38430" AT GRADE
- FOUND 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "PLS 38430" AT GRADE
- SECTION LINE
- SITE BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- BLOCK NUMBER
- U.E. UTILITY EASEMENT



JOB NO.	DEN19-0141
DATE:	04/20/2020
SCALE:	1" = 300'
Sheet	2 of 7

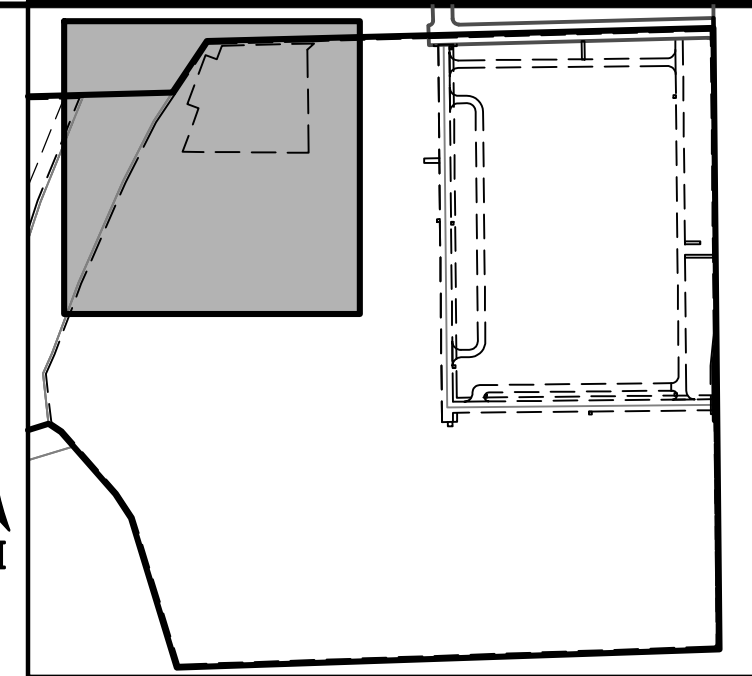
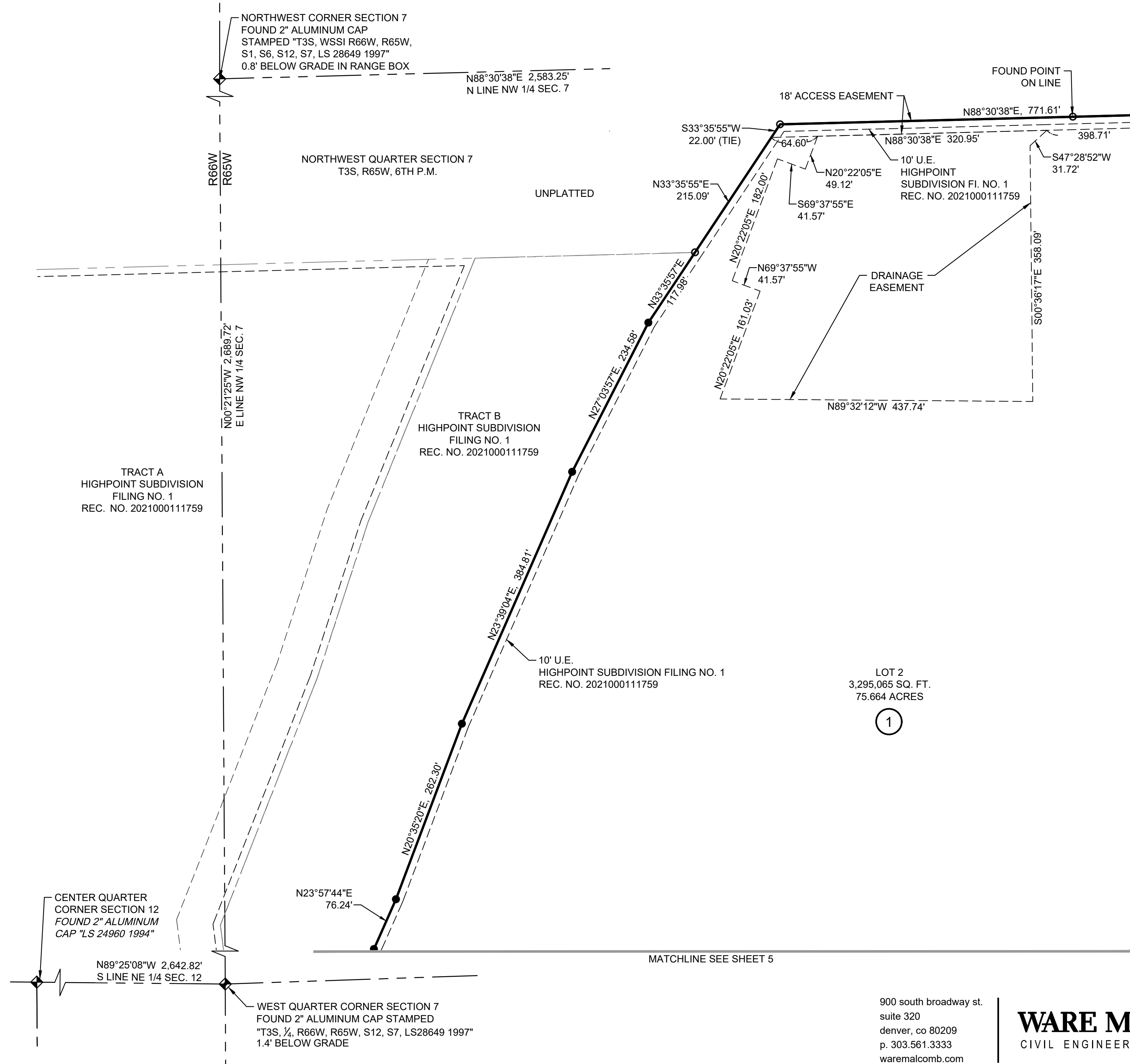
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6	10/22/2021	CITY COMMENTS
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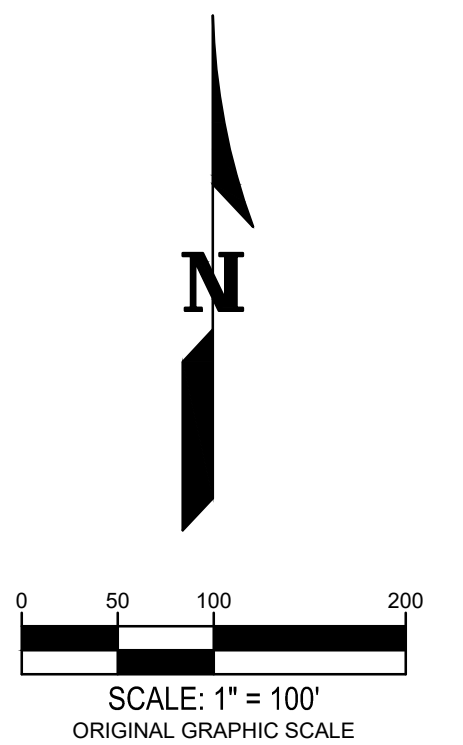
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KEY MAP  
N.T.S.

## LEGEND

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JOB NO.	DEN19-0141
DATE:	04/20/2020
SCALE:	1" = 100'
Sheet	3 of 7

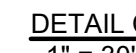
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4	07/21/2021	CITY COMMENTS
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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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7	10/26/2021	NEW TITLE
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DRAWN BY: AJ		PA/PM: JCS

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W:\DEN\19\0141\00\Survey\CAD\Plat\DEN19-0141\_PLAT-FI 2.dwg

MATCHLINE SEE SHEET 3

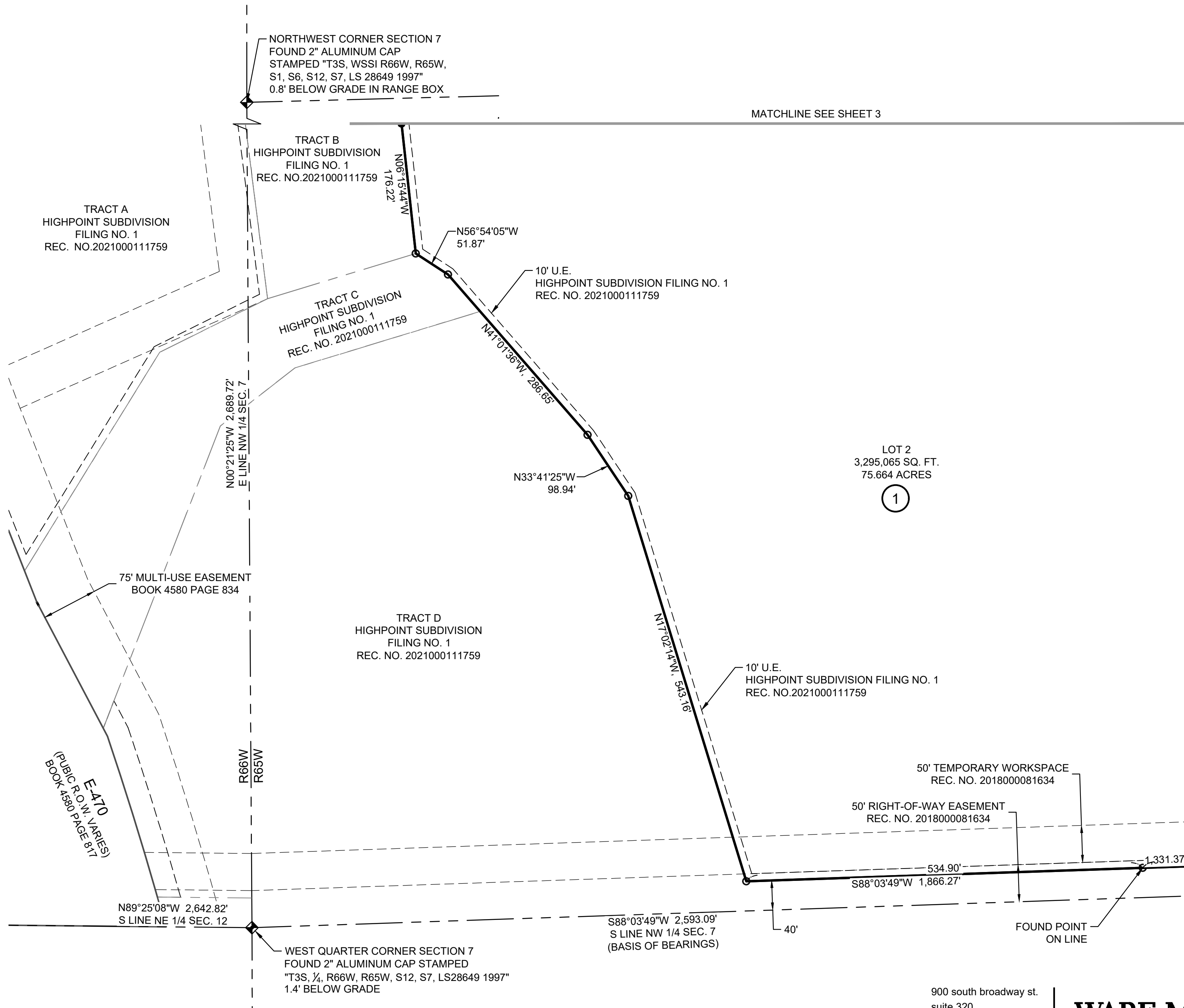
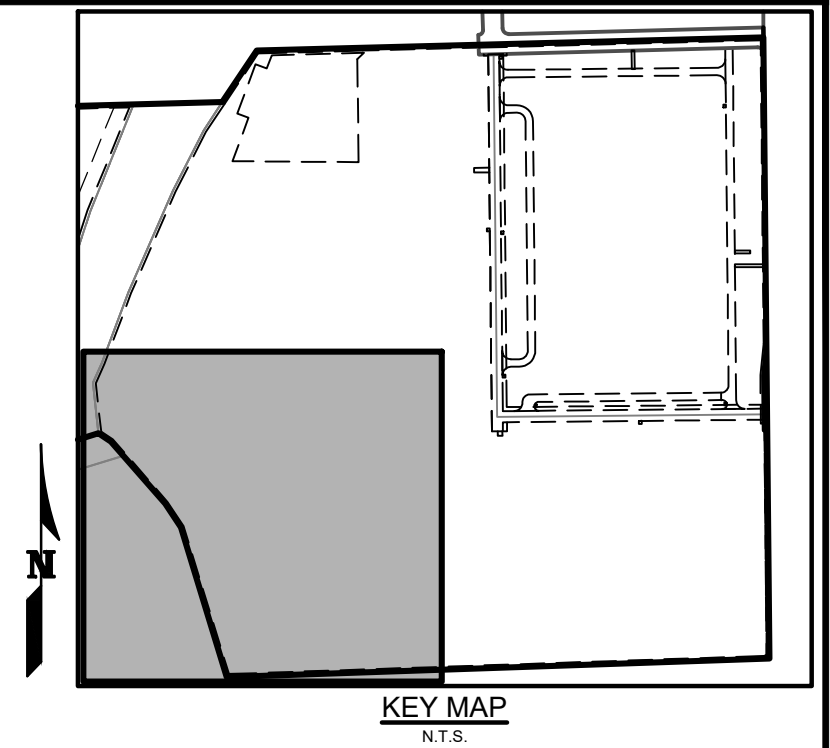
MATCHLINE SEE SHEET 6

SCALE: 1" = 100'

— DEDICATED TO THE  
CITY OF AURORA AS  
STREET RIGHT-OF-WAY  
2,550 SQ. FT.  
(SEE DETAIL H ON SHEET 7)

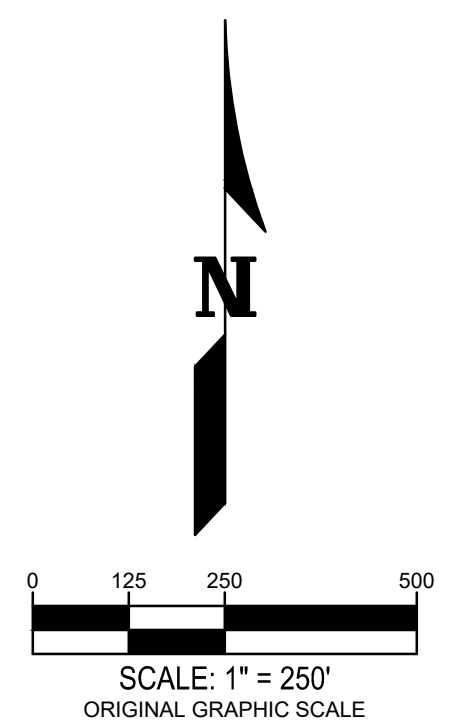
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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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## LEGEND

- SECTION CORNER AS DESCRIBED
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "PLS 38430" AT GRADE
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- BLOCK NUMBER
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JOB NO.	DEN19-0141
DATE:	04/20/2020
SCALE:	1" = 100'
Sheet	5 of 7

NO.	DATE	REMARKS
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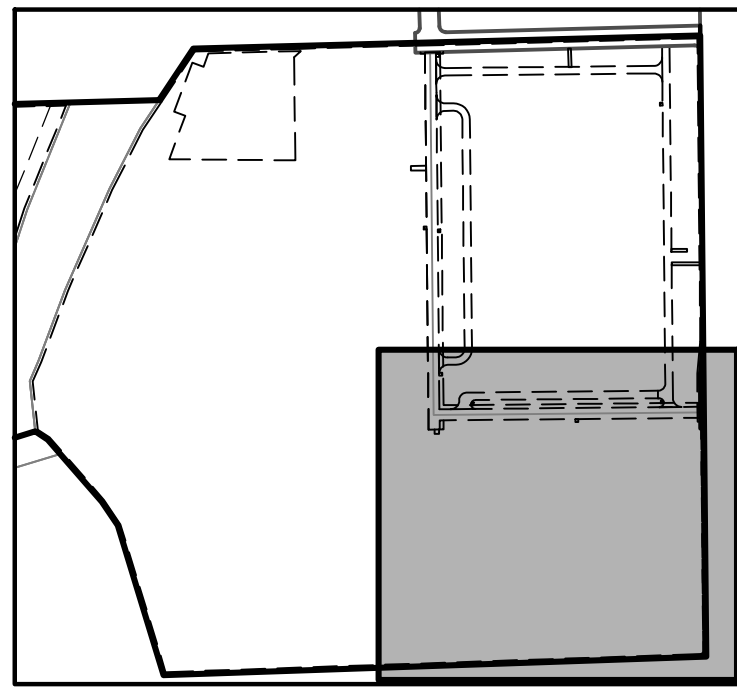
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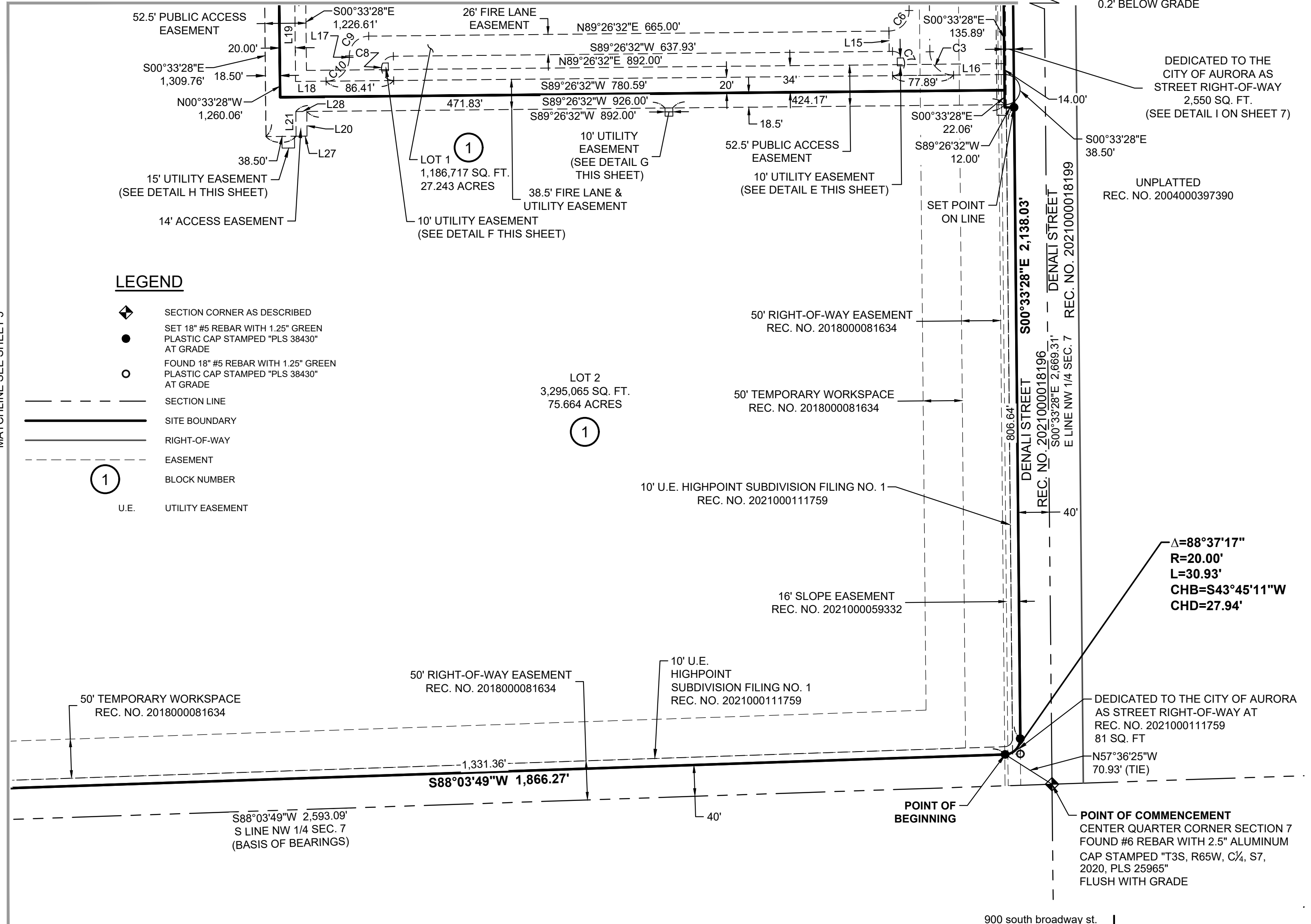
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KEY MAP  
N.T.S.

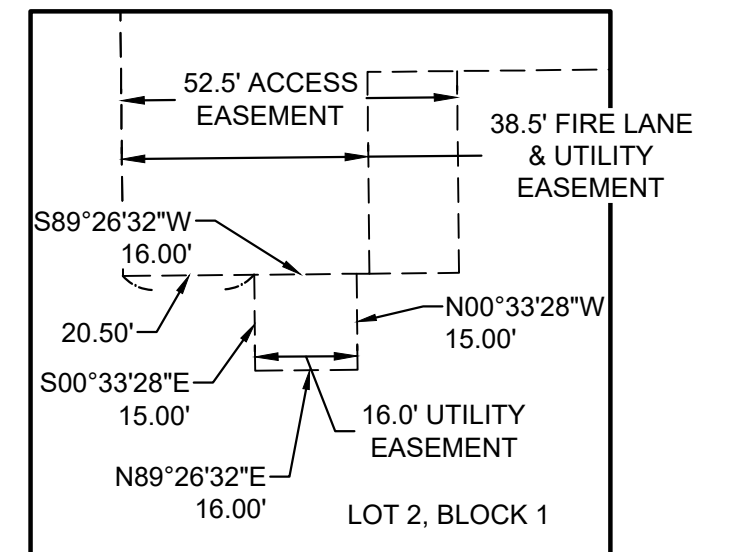
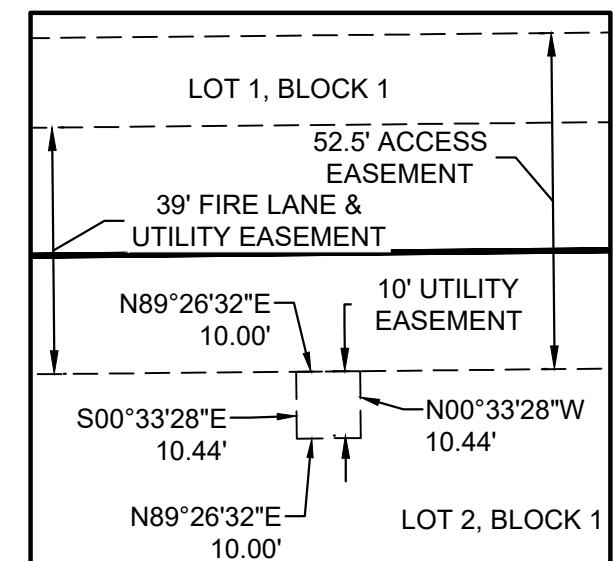
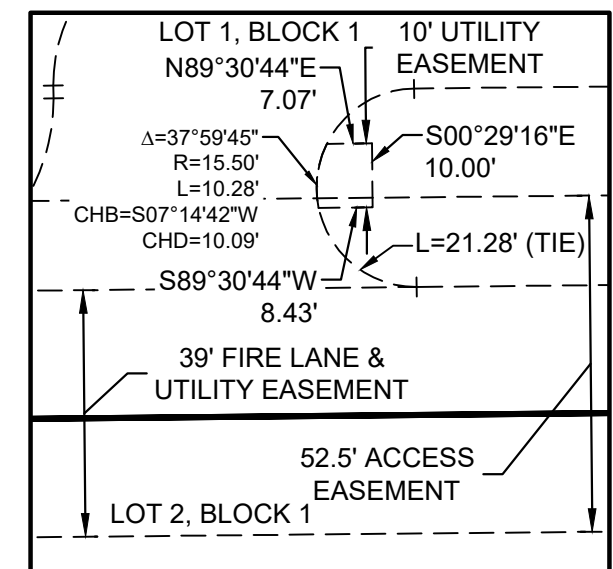
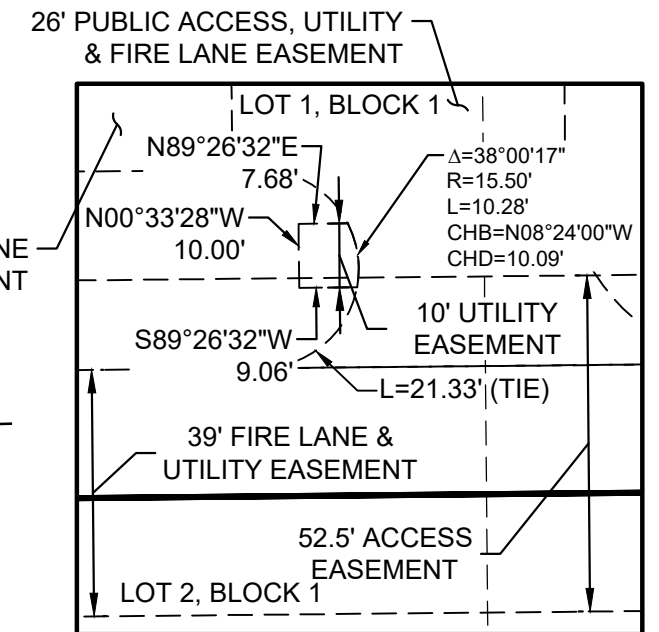
SCALE: 1" = 100'  
ORIGINAL GRAPHIC SCALE

MATCHLINE SEE SHEET 4



## LEGEND

- SECTION CORNER AS DESCRIBED
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DETAIL H  
1" = 30'

JOB NO.	DEN19-0141
DATE:	04/20/2020
SCALE:	1" = 100'
Sheet	6 of 7

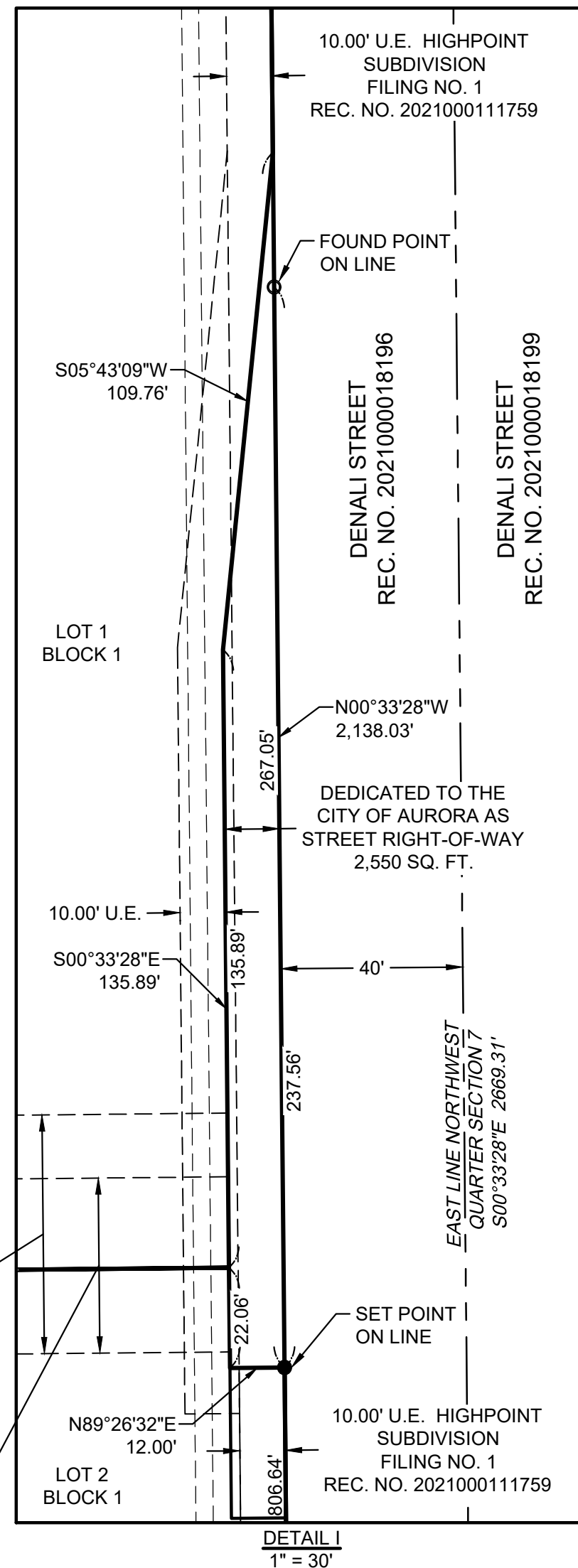
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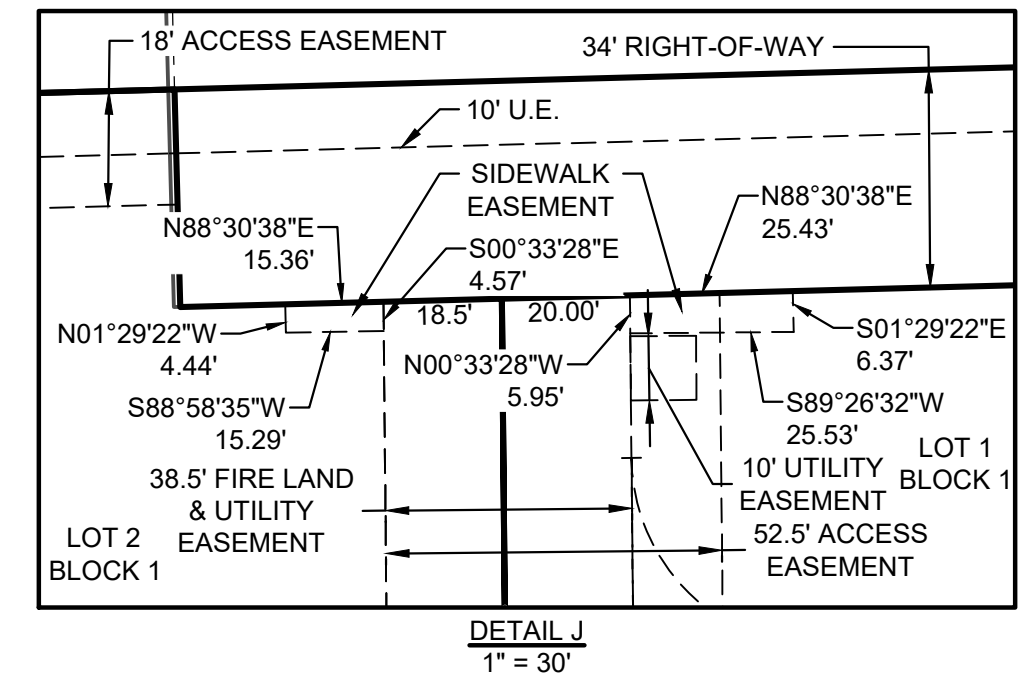
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°33'28"W	25.39'
L2	N88°30'38"E	10.00'
L3	S01°29'22"E	64.64'
L4	S88°30'38"W	10.00'
L5	N01°29'22"W	64.64'
L6	N00°33'28"W	38.15'
L7	N00°00'00"E	10.00'
L8	N90°00'00"E	53.60'
L9	S00°00'00"E	10.00'
L10	N90°00'00"W	53.60'
L11	N00°33'28"W	10.00'
L12	N90°00'00"E	107.01'
L13	S00°33'28"E	10.00'
L14	N90°00'00"W	107.01'
L15	N00°33'28"W	26.00'
L16	N89°26'32"E	65.00'
L17	N00°33'28"W	2.00'
L18	S89°26'32"W	39.00'
L19	N00°33'28"W	124.00'
L20	S00°33'28"E	31.50'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N00°33'28"W	31.50'
L22	S89°26'32"W	29.00'
L23	N89°26'32"E	29.00'
L24	S89°26'32"W	29.00'
L25	N89°26'32"E	29.00'
L26	S00°33'28"E	37.00'
L27	N89°26'32"E	14.00'
L28	N89°26'32"E	14.00'



CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	30.00'	47.12'	S45°33'28"E	42.43'
C2	90°00'00"	30.00'	47.12'	N44°26'32"E	42.43'
C3	90°00'00"	30.00'	47.12'	S45°33'28"E	42.43'
C4	90°00'00"	30.00'	47.12'	S44°26'32"W	42.43'
C5	89°52'04"	30.03'	47.11'	N45°33'28"W	42.43'
C6	90°00'00"	26.00'	40.84'	N44°26'32"E	36.77'
C7	179°26'22"	15.50'	48.54'	N00°16'44"W	31.00'
C8	179°26'22"	15.50'	48.54'	S00°42'38"E	31.00'
C9	90°00'00"	25.00'	39.27'	N44°26'32"E	35.36'
C10	90°00'00"	30.00'	47.12'	N44°26'32"E	42.43'
C11	90°00'00"	30.00'	47.12'	S44°26'32"W	42.43'
C12	90°00'00"	56.00'	87.96'	S44°26'32"W	79.20'
C13	90°00'00"	30.00'	47.12'	S45°33'28"E	42.43'
C14	90°00'00"	30.00'	47.12'	N44°26'32"E	42.43'
C15	90°00'00"	30.00'	47.12'	N45°33'28"W	42.43'
C16	90°00'00"	30.00'	47.12'	S44°26'32"W	42.43'
C17	90°00'00"	56.00'	87.96'	S45°33'28"E	79.20'
C18	90°00'00"	30.00'	47.12'	S45°33'28"E	42.43'
C19	90°55'54"	20.00'	31.74'	S46°01'25"E	28.51'

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**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

JOB NO. DEN19-0141  
DATE: 04/20/2020  
SCALE: NA  
Sheet 7 of 7

NO.	DATE	REMARKS
7	10/26/2021	NEW TITLE
6	10/22/2021	CITY COMMENTS
5	09/24/2021	CITY COMMENTS
4	07/21/2021	CITY COMMENTS
3	04/29/2021	CLIENT COMMENTS
2	01/29/2021	CITY COMMENTS
DRAWN BY:	AJ	PA/PM: JCS