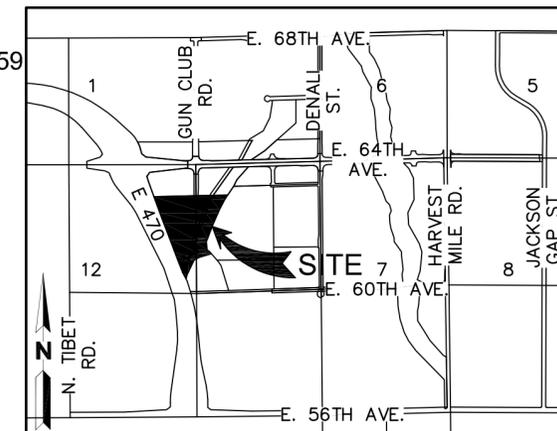


HP ELEVATED SUBDIVISION FILING NO. 2

BEING A RESUBDIVISION OF TRACT A, B AND C, HIGHPOINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2021000111759
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W OF THE 6TH P.M. AND
THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W, 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO



VICINITY MAP

1" = 2500'

SHEET INDEX:

- 01 COVER SHEET
- 02 COVER SHEET
- 03 OVERALL LAYOUT
- 04 PLAT SHEET
- 05 PLATTED EASEMENT DETAILS
- 06 CURVE AND LINE TABLE

DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, B AND C, HIGHPOINT SUBDIVISION FILING NO. 1 RECORDED SEPTEMBER 21, 2021 AT RECEPTION NO. 2021000111759, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

TOTAL GROSS AREA OF THE SUBDIVISION IS 32.215 ACRES OR 1,403,274 SQUARE FEET WITH A NET AREA OF 30.678 ACRES OR 1,336,319 SQUARE FEET MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HP ELEVATED SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, STREETS, EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

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. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 158-F15445-24 WITH AN EFFECTIVE DATE OF DECEMBER 06, 2024.
3. 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 18-4-580, C.R.S.
4. BEARINGS ARE BASED ON THE WESTERLY LINE LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, STATE OF COLORADO ASSUMED TO BEAR N00°20'57"W AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP PLS #28649 AT THE WEST QUARTER CORNER AND A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #28649 AT THE NORTHWEST CORNER.
5. 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.
6. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.
7. 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.
8. TRACTS A, B AND D ARE PRIVATELY OWNED AND MAINTAINED.
9. TRACT C TO BE GRANTED TO THE CITY OF AURORA FOR UTILITY AND DRAINAGE PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
10. TAX NOTE:
PROPERTY OWNER(S) NOTED ON THIS PLAT SHALL BE RESPONSIBLE FOR ANY AND ALL PERSONAL PROPERTY TAXES AND GENERAL REAL ESTATE TAXES IMPOSED BY ADAMS COUNTY AND THAT PROPERTY OWNER IS LEGALLY OBLIGATED TO PAY AS OF THE DATE OF THIS PLAT FOR THOSE AREAS OF THE PLAT DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY.
11. 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.
12. THE OWNERS AGREE TO THE ADAMS COUNTY GENERAL EASEMENT TERMS AND CONDITIONS DOCUMENT RECORDED APRIL 10, 2024 AT RECEPTION NO. 2024000018661.

OWNER: SHEET 1 OF 6

HIGHPOINT ELEVATED 2 LLC, A MINNESOTA LIMITED LIABILITY COMPANY

BY: PAUL HYDE

TITLE: _____

NOTARY:

STATE OF _____)
COUNTY OF _____)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025,

IT WILL BE EXECUTED BY _____ OF HIGHPOINT ELEVATED 2 LLC, A MINNESOTA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
COUNTY OF _____)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025,

IT WILL BE EXECUTED BY _____ OF ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE HOLDER:

THE UNDERSIGNED AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING ASSOCIATION

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
COUNTY OF _____)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025,

IT WILL BE EXECUTED BY _____ OF FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

HIGHPOINT ACQUISITION LLC, A MINNESOTA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY:

STATE OF _____)
COUNTY OF _____)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025,

IT WILL BE EXECUTED BY _____ OF HIGHPOINT ACQUISITION LLC, A MINNESOTA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 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 _____ TO THE BEST OF MY BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND IS IN COMPLIANCE WITH CRS 38-51-106. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD A. NOBBE
PROFESSIONAL L.S. NO. 23899

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 2025 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: _____

DECEMBER 20, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

HP ELEVATED SUBDIVISION FILING NO. 2

BEING A RESUBDIVISION OF TRACT A, B AND C, HIGHPOINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2021000111759
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W OF THE 6TH P.M. AND
THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W, 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO
SHEET 2 OF 6

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");
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;
THE SOUTH HALF OF EAST 63RD AVENUE, ABUTTING THE PROPERTY SHALL BE INCLUDED AS PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS; 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 OF THE CITY OF AURORA.

DECEMBER 20, 2024

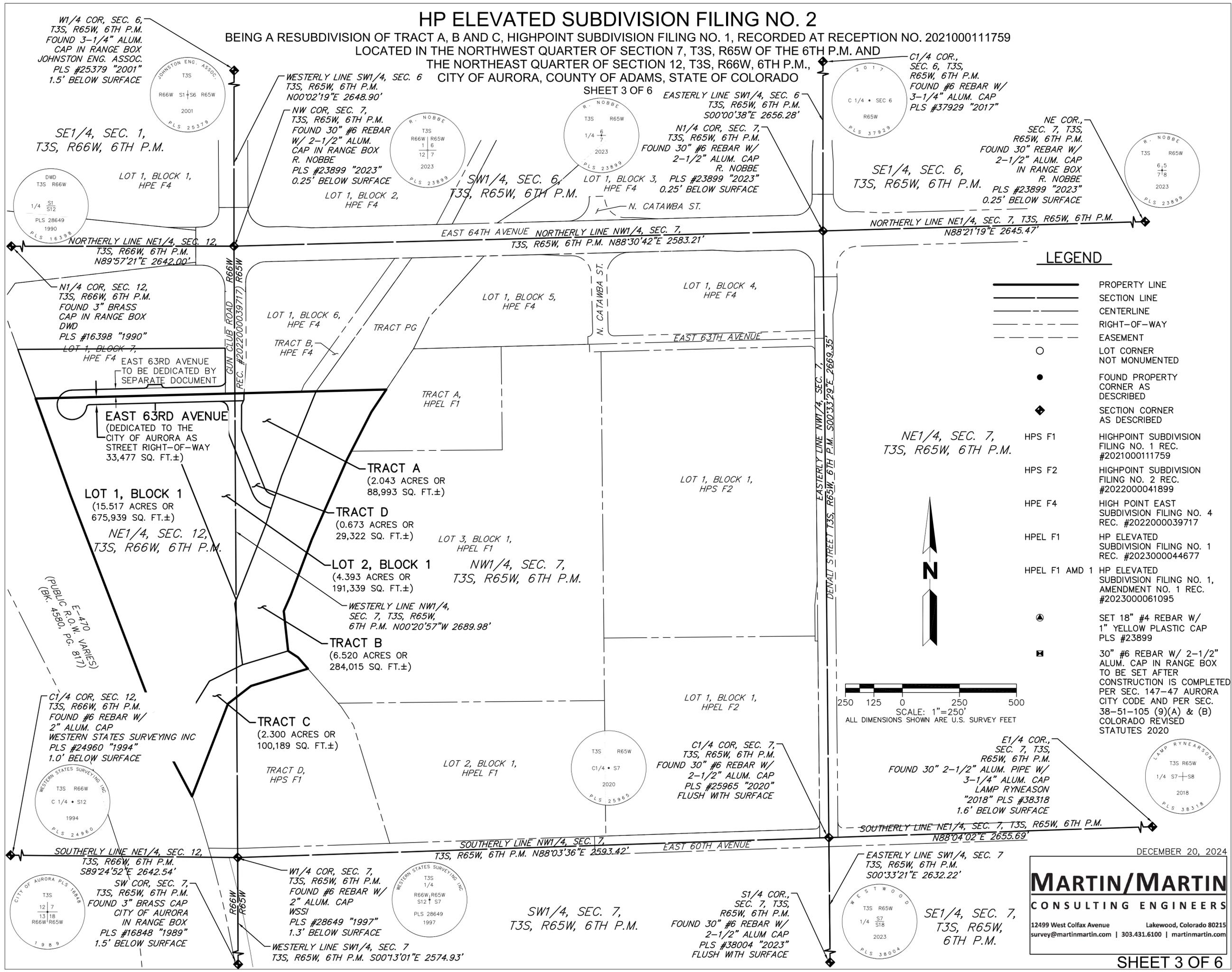
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

SHEET 2 OF 6

HP ELEVATED SUBDIVISION FILING NO. 2

BEING A RESUBDIVISION OF TRACT A, B AND C, HIGHPOINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 202100011759
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W OF THE 6TH P.M. AND
 THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W, 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 6



LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- LOT CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
- HPS F1 HIGHPOINT SUBDIVISION FILING NO. 1 REC. #202100011759
- HPS F2 HIGHPOINT SUBDIVISION FILING NO. 2 REC. #2022000041899
- HPE F4 HIGH POINT EAST SUBDIVISION FILING NO. 4 REC. #2022000039717
- HPEL F1 HP ELEVATED SUBDIVISION FILING NO. 1 REC. #2023000044677
- HPEL F1 AMD 1 HP ELEVATED SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 REC. #2023000061095
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- 30" #6 REBAR W/ 2-1/2" ALUM. CAP IN RANGE BOX TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2020

DECEMBER 20, 2024

MARTIN/MARTIN
 CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
 survey@martinmartin.com | 303.431.6100 | martinmartin.com

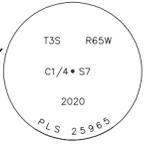
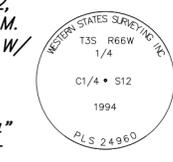
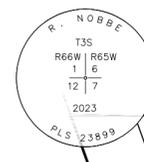
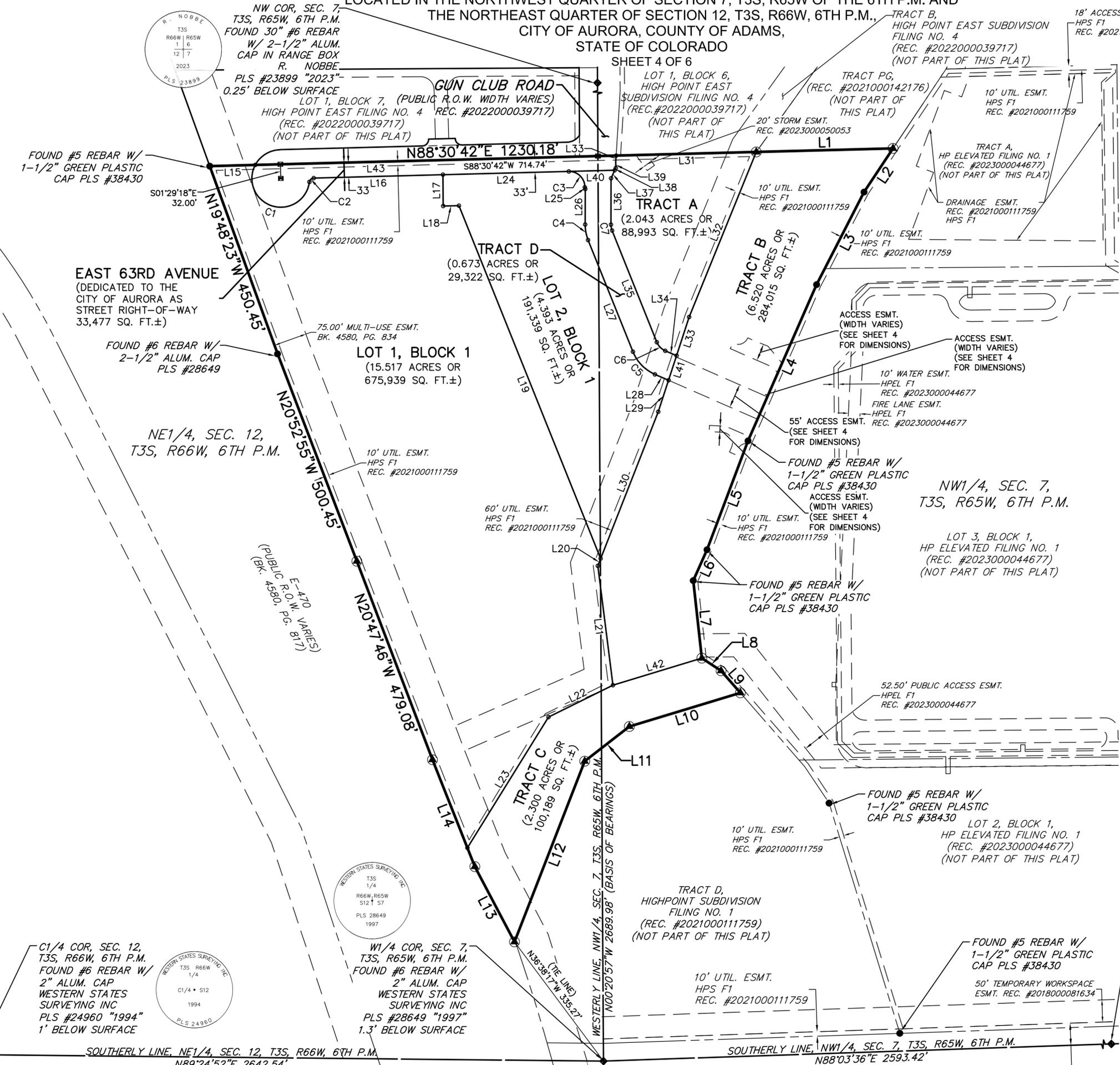
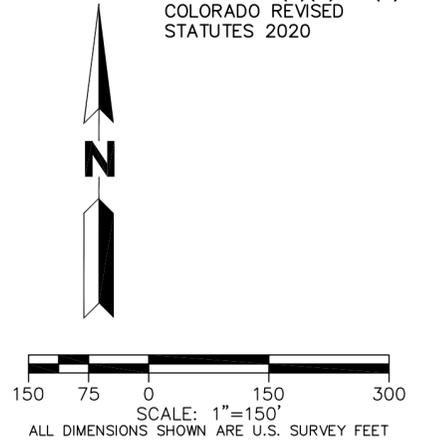
HP ELEVATED SUBDIVISION FILING NO. 2

BEING A RESUBDIVISION OF TRACT A, B AND C, HIGHPOINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 202100011759
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W OF THE 6TH P.M. AND
 THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W, 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO

SHEET 4 OF 6

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- LOT CORNER NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
- HIGHPOINT SUBDIVISION FILING NO. 1 REC. #202100011759
- HIGHPOINT SUBDIVISION FILING NO. 2 REC. #2022000041899
- HIGH POINT EAST SUBDIVISION FILING NO. 4 REC. #2022000039717
- HP ELEVATED SUBDIVISION FILING NO. 1 REC. #2023000044677
- HP ELEVATED SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 REC. #2023000061095
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- 30" #6 REBAR W/ 2-1/2" ALUM. CAP IN RANGE BOX TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2020



C1/4 COR, SEC. 7, T3S, R65W, 6TH P.M. FOUND 30" #6 REBAR W/ 2-1/2" ALUM. CAP PLS #25965 "2020" FLUSH WITH SURFACE

DECEMBER 20, 2024

MARTIN/MARTIN
 CONSULTING ENGINEERS

12499 West Colfax Avenue Lakewood, Colorado 80215
 survey@martinmartin.com | 303.431.6100 | martinmartin.com

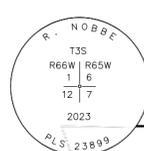
HP ELEVATED SUBDIVISION FILING NO. 2

BEING A RESUBDIVISION OF TRACT A, B AND C, HIGHPOINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 202100011759
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W OF THE 6TH P.M. AND
 THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W, 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO

SHEET 5 OF 6
 EASEMENT DETAIL

LEGEND

-  PROPERTY LINE
-  SECTION LINE
-  CENTERLINE
-  RIGHT-OF-WAY
-  EASEMENT
-  LOT CORNER NOT MONUMENTED
-  FOUND PROPERTY CORNER AS DESCRIBED
-  SECTION CORNER AS DESCRIBED
- HPS F1 HIGHPOINT SUBDIVISION FILING NO. 1 REC. #202100011759
- HPS F2 HIGHPOINT SUBDIVISION FILING NO. 2 REC. #2022000041899
- HPE F4 HIGH POINT EAST SUBDIVISION FILING NO. 4 REC. #2022000039717
- HP EL F1 HP ELEVATED SUBDIVISION FILING NO. 1 REC. #2023000044677
- HP EL F1 AMD 1 HP ELEVATED SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 REC. #2023000061095
-  SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
-  30" #6 REBAR W/ 2-1/2" ALUM. CAP IN RANGE BOX TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2020



NW COR, SEC. 7,
 T3S, R65W, 6TH P.M.
 FOUND 30" #6 REBAR
 W/ 2-1/2" ALUM.
 CAP IN RANGE BOX
 R. NOBBE
 PLS #23899 "2023"
 0.25' BELOW SURFACE
 LOT 1, BLOCK 7,
 HIGH POINT EAST FILING NO. 4
 (REC. #2022000039717)
 (NOT PART OF THIS PLAT)

GUN CLUB ROAD
 (PUBLIC R.O.W. WIDTH VARIES)
 REC. #2022000039717
 EAST 63RD AVENUE
 TO BE DEDICATED BY
 SEPARATE DOCUMENT

LOT 1, BLOCK 6,
 HIGH POINT EAST
 SUBDIVISION FILING NO. 4
 (REC. #2022000039717)
 (NOT PART OF
 THIS PLAT)

TRACT PG,
 HP ELEVATED FILING NO. 1
 (REC. #2021000142176)
 (NOT PART OF
 THIS PLAT)

TRACT A,
 HP ELEVATED FILING NO. 1
 (REC. #2023000044677)
 (NOT PART OF THIS PLAT)

TRACT D
 (0.673 ACRES OR
 29,322 SQ. FT.±)

TRACT A
 (2.043 ACRES OR
 88,993 SQ. FT.±)

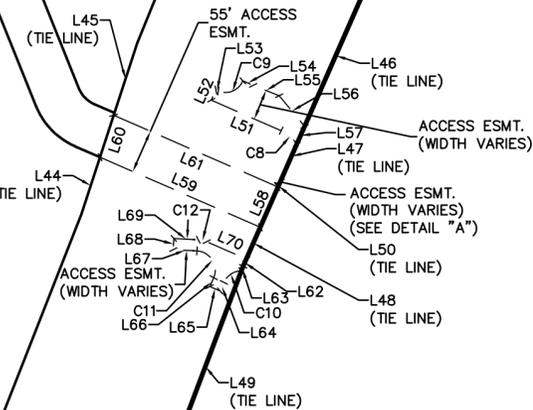
TRACT B
 (6.520 ACRES OR
 284,015 SQ. FT.±)

EAST 63RD AVENUE
 (DEDICATED TO THE
 CITY OF AURORA AS
 STREET RIGHT-OF-WAY
 33,477 SQ. FT.±)

NE1/4, SEC. 12,
 T3S, R66W, 6TH P.M.

LOT 1, BLOCK 1
 (15.517 ACRES OR
 675,939 SQ. FT.±)

LOT 2, BLOCK 1
 (4.365 ACRES OR
 191,333 SQ. FT.±)



NW1/4, SEC. 7,
 T3S, R65W, 6TH P.M.

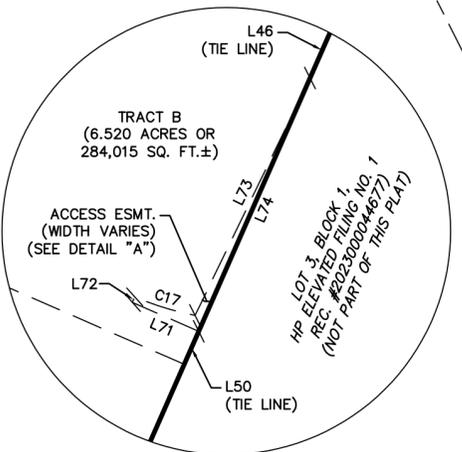
LOT 3, BLOCK 1,
 HP ELEVATED FILING NO. 1
 (REC. #2023000044677)
 (NOT PART OF THIS PLAT)

E-470 (VARIES)
 (Bk. #5890, P.G. 817)

TRACT C
 (2.300 ACRES OR
 100,189 SQ. FT.±)

WESTERLY LINE, NW1/4, SEC. 7, T3S, R65W, 6TH P.M.
 N00°20'57"W 2689.98' (BASIS OF BEARINGS)

LOT 2, BLOCK 1,
 HP ELEVATED FILING NO. 1
 (REC. #2023000044677)
 (NOT PART OF THIS PLAT)



DETAIL "A"
 1" = 10'

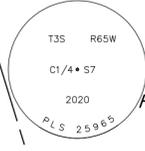
C1/4 COR, SEC. 12,
 T3S, R66W, 6TH P.M.
 FOUND #6 REBAR W/
 2" ALUM. CAP
 WESTERN STATES
 SURVEYING INC
 PLS #24960 "1994"
 1' BELOW SURFACE



W1/4 COR, SEC. 7,
 T3S, R65W, 6TH P.M.
 FOUND #6 REBAR W/
 2" ALUM. CAP
 WESTERN STATES
 SURVEYING INC
 PLS #28649 "1997"
 1.3' BELOW SURFACE

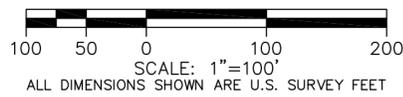
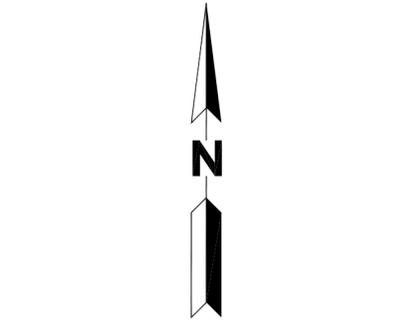


FOUND #5 REBAR W/
 1-1/2" GREEN PLASTIC
 CAP PLS #38430



C1/4 COR, SEC. 7,
 T3S, R65W, 6TH P.M.
 FOUND 30" #6 REBAR W/
 2-1/2" ALUM. CAP
 PLS #25965 "2020"
 FLUSH WITH SURFACE

SOUTHERLY LINE, NW1/4, SEC. 7, T3S, R65W, 6TH P.M.
 N88°03'36"E 2593.42'



DECEMBER 20, 2024

MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 West Colfax Avenue Lakewood, Colorado 80215
 survey@martinmartin.com | 303.431.6100 | martinmartin.com

HP ELEVATED SUBDIVISION FILING NO. 2

BEING A RESUBDIVISION OF TRACT A, B AND C, HIGHPOINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2021000111759
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W OF THE 6TH P.M. AND
 THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W, 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO
 SHEET 6 OF 6
 LINE AND CURVE TABLES

CURVE TABLE (PLATTED BOUNDARY)					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	201°03'31"	65.00'	228.09'	S72°31'31"E	127.81'
C2	81°33'58"	10.00'	14.24'	S47°43'43"W	13.06'
C3	92°33'43"	35.00'	56.54'	S45°12'27"E	50.59'
C4	21°52'25"	94.00'	35.89'	S10°53'38"E	35.67'
C5	44°31'02"	94.00'	73.04'	S44°05'21"E	71.21'
C6	44°31'02"	36.00'	27.97'	N44°05'21"W	27.27'
C7	21°44'35"	36.00'	13.66'	N10°57'33"W	13.58'

CURVE TABLE (PLATTED EASEMENTS)					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C8	35°14'54"	43.00'	26.45'	N48°43'25"W	26.04'
C9	92°29'31"	23.00'	37.13'	N67°24'23"E	33.23'
C10	66°23'08"	24.00'	27.81'	S56°50'42"W	26.28'
C11	110°47'29"	24.00'	46.41'	N31°44'37"W	39.51'
C12	20°47'29"	30.00'	10.89'	S76°44'37"E	10.83'
C17	12°28'29"	24.14'	5.26'	S72°56'19"E	5.25'

LINE TABLE (PLATTED BOUNDARY)		
NUMBER	DIRECTION	DISTANCE
L1	N88°31'55"E	307.79'
L2	S33°35'56"W	117.98'
L3	S27°03'56"W	234.58'
L4	S23°39'03"W	384.81'
L5	S20°35'19"W	262.30'
L6	S23°57'43"W	76.24'
L7	S06°15'45"E	176.22'
L8	S56°54'06"E	51.87'
L9	S41°01'37"E	65.99'
L10	S73°03'42"W	260.91'
L11	S52°06'56"W	127.58'
L12	S21°09'39"W	437.02'
L13	N27°46'40"W	191.84'
L14	N21°33'19"W	259.37'
L15	N88°30'42"E	102.41'
L16	N88°30'44"E	290.80'
L17	N00°20'57"W	70.75'
L18	S88°30'42"W	35.50'
L19	N21°49'50"W	857.78'
L20	S21°23'42"W	17.59'
L21	S07°12'40"E	271.36'
L22	S63°35'15"W	162.02'

LINE TABLE (PLATTED BOUNDARY)		
NUMBER	DIRECTION	DISTANCE
L23	S31°44'00"W	346.85'
L24	N88°30'40"E	283.47'
L25	S13°39'52"E	4.17'
L26	S00°15'18"W	80.14'
L27	S21°49'50"E	271.27'
L28	S66°20'52"E	33.45'
L29	S17°59'16"W	74.70'
L30	S21°23'42"W	355.67'
L31	N88°30'42"E	315.52'
L32	S22°04'30"W	401.80'
L33	S17°59'16"W	91.93'
L33	N03°32'05"E	13.57'
L34	N66°20'52"W	27.69'
L35	N21°49'50"W	271.27'
L36	N00°15'18"E	104.35'
L37	N24°18'32"E	20.07'
L38	N24°18'32"E	5.59'
L39	N00°20'57"W	14.45'
L40	N88°30'42"E	103.29'
L41	S17°59'16"W	58.28'
L42	N73°03'42"E	208.94'
L43	N88°30'42"E	812.25'

LINE TABLE (PLATTED EASEMENTS)		
NUMBER	DIRECTION	DISTANCE
L44	N17°59'16"E	74.70'
L45	S17°59'16"W	94.94'
L46	S23°39'03"W	193.63'
L47	S23°39'03"W	32.23'
L48	N23°39'03"E	43.47'
L49	N20°35'19"E	256.20'
L50	N23°39'03"E	3.00'
L51	N66°20'52"W	95.21'
L52	N24°30'01"E	14.00'
L53	S66°20'52"E	3.20'
L54	S66°20'52"E	14.04'
L55	S68°01'41"E	34.99'
L56	S39°40'06"E	49.93'
L57	S23°39'03"W	24.49'
L58	S23°39'03"W	55.00'
L59	N66°20'52"W	218.46'

LINE TABLE (PLATTED EASEMENTS)		
NUMBER	DIRECTION	DISTANCE
L60	N17°59'16"E	55.27'
L61	S66°20'52"E	223.91'
L62	S23°39'03"W	9.92'
L63	S20°35'19"W	6.10'
L64	S23°39'08"W	11.83'
L65	N66°20'52"W	14.00'
L66	N23°39'08"E	12.02'
L67	N87°08'21"W	29.65'
L68	N02°51'39"E	14.00'
L69	S87°08'21"E	30.58'
L70	S66°20'52"E	54.03'
L71	N66°20'52"W	6.02'
L72	N23°39'08"E	0.50'
L73	N25°46'20"E	21.99'
L74	S23°39'03"W	23.08'

DECEMBER 20, 2024

MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 West Colfax Avenue Lakewood, Colorado 80215
 survey@martinmartin.com | 303.431.6100 | martinmartin.com