

The name was coordinated with Real Property Staff during the bi-weekly meetings - Not changed

(Should "High Point" be spelled out for consistency with Filing 1?)

HP ELEVATED SUBDIVISION FILING NO. 2
BEING A RESUBDIVISION OF TRACT A, 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 1 OF 4

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:

A PARCEL OF LAND BEING TRACT A, HIGHPOINT SUBDIVISION FILING NO. 1 RECORDED SEPTEMBER 21, 2021 AT RECEPTION NO. 2021000111759 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

TOTAL GROSS AREA OF THE SUBDIVISION IS 23.408 ACRES OR 1,019,666 SQUARE FEET WITH A NET AREA OF 21.871 ACRES OR 952,712 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:

- 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."
- 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 _____ COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____
- 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.
- 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.
- 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.
- ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.
- 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.
- 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 AS OF THE DATE OF THIS PLAT FOR THOSE AREAS OF THE PLAT DEDICATED TO THE CITY OF AURORA AS PUBLIC RIGHTS-OF-WAY.

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.

(Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

OWNER:

HIGHPOINT ELEVATED 2 LLC, A MINNESOTA LIMITED LIABILITY COMPANY

BY: PAUL HYDE _____

TITLE: _____

NOTARY: _____

STATE OF _____ } ss.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,

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: _____

MORTGAGE HOLDER

UPDATED

~~LIENHOLDER CERTIFICATE:~~

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 _____ } ss.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,

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: _____

(Advisory Comment) All missing reception numbers will need to be inserted prior to plat acceptance.

Label all publicly dedicated streets within 1/2 mile of the exterior of the site COA 2024 Subdivision Plat Checklist Item #3.

Names must match those in the title work COA 2024 Subdivision Plat Checklist Item #8.

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

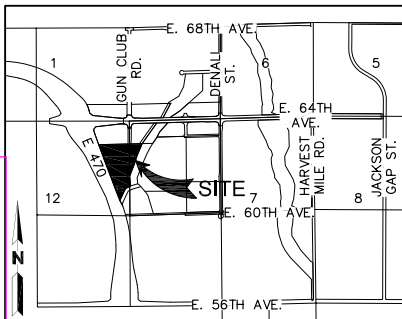
CITY OF AURORA APPROVALS:

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 _____, 2024 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: _____

Refer to the following site plans that are for this area.

High Point Gun Club to 61st Ave Extension SP,
DA-1746-40 / RSN 1777456
and
Quik Trip at High Point Site Plan
DA-1746-42 / RSN 1788264



VICINITY MAP

1" = 2500'

SHEET INDEX:

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

UPDATED

there are only 4 sheets in the plat - please review/update

JULY 12, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

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

ALL SEALS FOR THE PLAT ARE APPLIED TO THE COVER PAGE

REMOVED

ALL SEALS FOR THE PLAT ARE APPLIED TO THE COVER PAGE

HP ELEVATED SUBDIVISION FILING NO. 2

BEING A RESUBDIVISION OF TRACT A, 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 4

this is the current per the monument
recorded accepted by DORA on Aug.
26, 2023

This monument is not
listed on the
monument records

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. #2021000111759
	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 PLS #23899
	STATUTES 2020

not sure of what this comment is for
but this matches the current
monument recorded accepted by
DORA on Aug. 14, 2018

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue
survey@martinmartin.com | 303.431.6100 | martinmartin.com

JULY 12, 2024

SHEET 2 OF 4

W1/4 COR. SEC. 6,
T3S, R65W, 6TH P.M.
FOUND 3-1/4" ALUM.
CAP IN RANGE BOX
JOHNSTON ENG. ASSOC.
PLS #25379 "2001"
1.5' BELOW SURFACE

SE1/4, SEC. 1,
T3S, R66W, 6TH P.M.

LOT 1, BLOCK 1,
HPE F4

DWD
T3S R66W
1/4 S1
PLS 28649
1990
PLS 16398

NORTHERLY LINE NE1/4, SEC. 12,
T3S, R66W, 6TH P.M.
N89°57'21"E 2642.00'

N1/4 COR. SEC. 12,
T3S, R66W, 6TH P.M.
FOUND 3" BRASS
CAP IN RANGE BOX
DWD
PLS #16398 "1990"
LOT 1, BLOCK 7,
HPE F4

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

LOT 1, BLOCK 1
(20.596 ACRES OR
897,160 SQ. FT.±)
NE1/4, SEC. 12,
T3S, R66W, 6TH P.M.

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

WESTERN STATES SURVEYING INC
T3S R66W
C 1/4 S12
1994
PLS 24960

SOUTHERLY LINE NE1/4, SEC. 12,
T3S, R66W, 6TH P.M.
S89°24'52"E 2642.54'

SW COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 3" BRASS CAP
CITY OF AURORA
IN RANGE BOX
PLS #16848 "1989"
1.5' BELOW SURFACE

CITY OF AURORA PLS 16848
T3S
12 1/2
R66W R65W
1989

WESTERLY LINE SW1/4, SEC. 6,
T3S, R65W, 6TH P.M.
N00°02'19"E 2648.90'

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 2,
HPE F4

SW1/4, SEC. 6,
T3S, R65W, 6TH P.M.

R. NOBBE
T3S R65W
1/4 S7
16
12 1/2
2023
PLS 23899

LOT 1, BLOCK 3,
HPE F4

EASTERLY LINE SW1/4, SEC. 6,
T3S, R65W, 6TH P.M.
S00°00'38"E 2656.28'

N1/4 COR. SEC. 7,
T3S, R65W, 6TH P.M.
FOUND 30" #6 REBAR W/
2-1/2" ALUM. CAP
R. NOBBE
PLS #23899 "2023"
0.25' BELOW SURFACE

N. CATAWBA ST.

EAST 64TH AVENUE NORTHERLY LINE NW1/4, SEC. 7,
T3S, R65W, 6TH P.M. N88°30'42"E 2583.21'

LOT 1, BLOCK 5,
HPE F4

LOT 1, BLOCK 4,
HPE F4

EAST 63TH AVENUE

Gun Club Rd needs
to be dedicated or an
access easement is
needed.
added rec. #

TRACT A
(2.044 ACRES OR
89,029 SQ. FT.±)

TRACT B,
HPS F1

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

LOT 3, BLOCK 1,
HPEL F1

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

LOT 1, BLOCK 1,
HPS F2

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

T3S R65W
C1/4 S7
2020
PLS 25965

LOT 2, BLOCK 1,
HPEL F1

TRACT D,
HPS F1

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

EASTERLY LINE SW1/4, SEC. 7,
T3S, R65W, 6TH P.M.
S00°33'21"E 2632.22'

T3S R65W
1/4 S7
2023
PLS 38004

SE1/4, SEC. 7,
T3S, R65W,
6TH P.M.

E1/4 COR.,
SEC. 7, T3S,
R65W, 6TH P.M.
FOUND 30" 2-1/2" ALUM. PIPE W/
3-1/4" ALUM. CAP
LAMP RYNEASON
"2018" PLS #38318
1.6' BELOW SURFACE

LAMP RYNEASON
T3S R65W
1/4 S7
2018
PLS 38318

SOUTHERLY LINE NE1/4, SEC. 7, T3S, R65W, 6TH P.M.
N88°04'02"E 2655.69'

not sure of what this comment is for
but this matches the current
monument recorded accepted by
DORA on Oct. 06, 2023

SW1/4, SEC.
T3S, R65W, 6TH P.M.

FLUSH WITH SURFACE

Label the Point of Commencement per COA 2024 Subdivision Plat Checklist Item #13.d.(10)

Label the Point of Beginning per COA 2024 Subdivision Plat Checklist Item #13.d.(10)

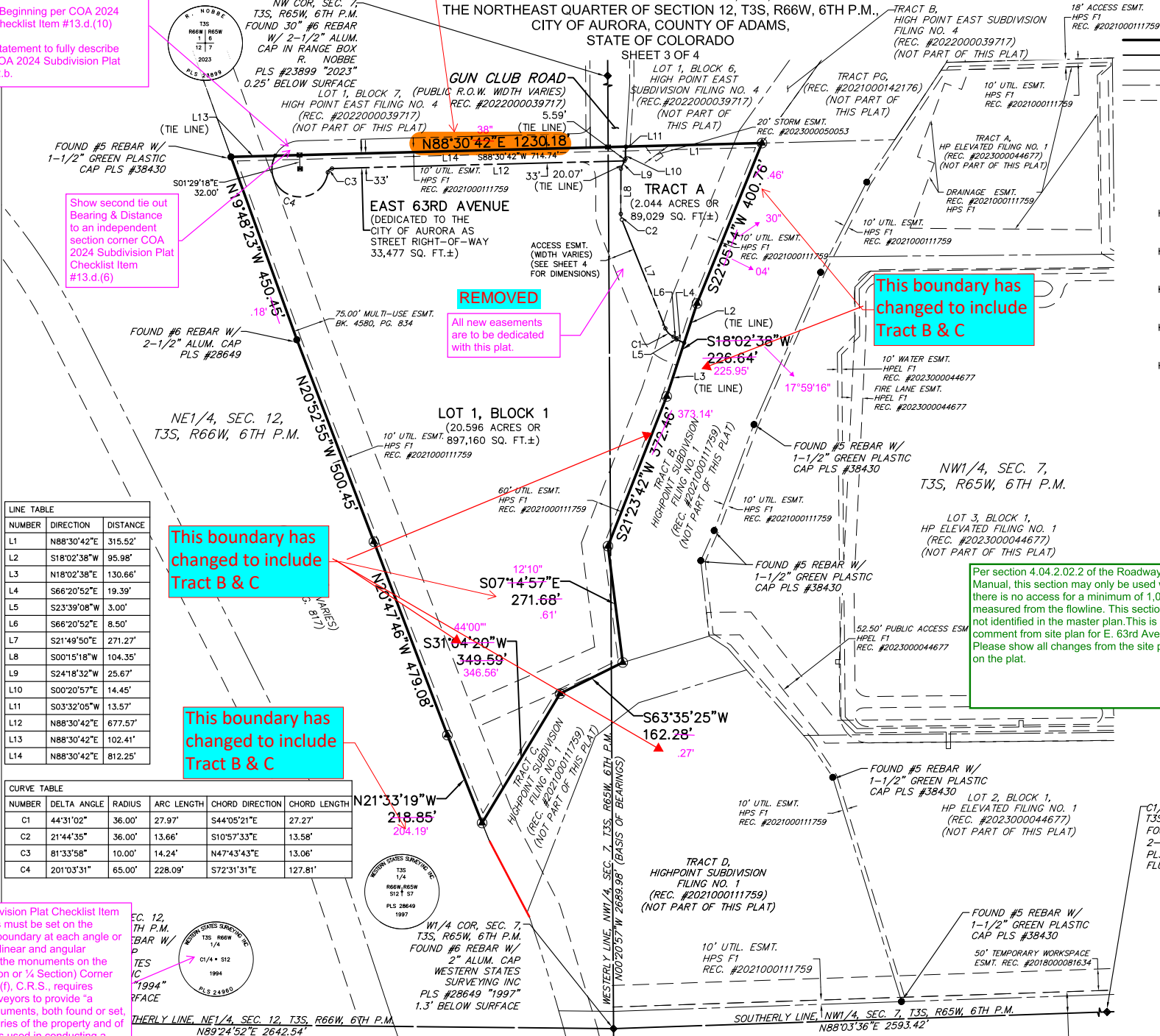
Basis of Bearing statement to fully describe monuments per COA 2024 Subdivision Plat Checklist Item #12.b.

Per COA 2024 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or 1/4 Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

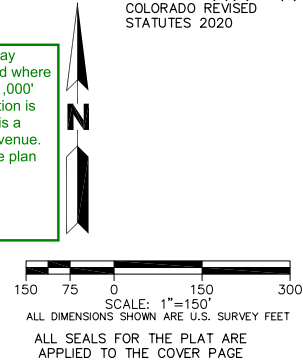
this matches to HPE Sub F4 plat rec. #2022000039717

HP ELEVATED SUBDIVISION FILING NO. 2

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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	SECTION LINE
	CENTERLINE
	RIGHT-OF-WAY
	EASEMENT
	LOT CORNER NOT MONUMENTED
	FOUND PROPERTY CORNER AS DESCRIBED
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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

JULY 12, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 West Colfax Avenue
survey@martinmartin.com | 303.431.6100 | martinmartin.com

Lakewood, Colorado 80215

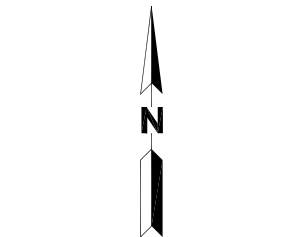
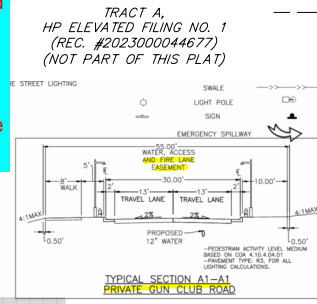
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 THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W, 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO

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
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HIGH POINT - GUN CLUB TO AVENUE EXTENSION



100 50 0 100 200
 SCALE: 1"=100'
 ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET
 ALL SEALS FOR THE PLAT ARE APPLIED TO THE COVER PAGE

JULY 12, 2024

MARTIN/MARTIN
 CONSULTING ENGINEERS

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

Private Road is included in Tract D that is for roadway and utilities. Will coordinate with COA to determine if separate easements are still required.

It appears that the private road includes fire lane easement. See snippet from gun club ave. extension site plan.

OR, Confirm if fire lane easement is required if road meets public street standard.

UPDATED ROW lines, lot lines, and tract lines need to be solid continuous lines

This private road includes a public waterline and will require a water easement. See RSN 1777456

Private Road is included in Tract D that is for roadway and utilities. Will coordinate with COA to determine if separate easements are still required.

LINE NUMBER	DIRECTION	DISTANCE
L15	S24°18'32"W	5.60'
L16	S24°18'32"W	20.07'
L17	S00°15'18"W	104.35'
L18	S66°20'52"E	8.50'
L19	S23°39'08"W	3.00'
L20	S66°20'52"E	19.39'
L21	S18°02'38"W	95.98'
L22	S18°02'38"W	55.26'
L23	N18°02'38"E	75.39'
L24	N66°20'52"W	33.29'
L25	N00°15'18"E	80.14'
L26	N13°39'52"W	4.17'
L27	N88°30'42"E	574.28'
L28	N88°30'52"E	103.29'

CURVE NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	21°44'35"	36.00'	13.66'	S10°57'33"E	13.58'
C6	44°31'02"	36.00'	27.97'	S44°05'21"E	27.27'
C7	44°31'02"	94.00'	73.04'	N44°05'21"W	71.21'
C8	21°52'25"	94.00'	35.89'	N10°53'38"W	35.67'
C9	92°33'43"	35.00'	56.54'	N45°12'27"W	50.59'

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

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



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

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

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