

# HIGHLINE VILLAGE SUBDIVISION FILING NO. 4

BEING A RE-PLAT OF LOT 2, BLOCK 1, HIGHLINE VILLAGE FILING NO. 2 AND TRACT B, CHAMBERS 17 SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**LAND DESCRIPTION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING LOT 2, BLOCK 1, HIGHLINE VILLAGE FILING NO. 2 RECORDED AT BOOK 14, PAGE 977, RECEPTION NO. B453120, AND TRACT B, CHAMBERS 17 SUBDIVISION, RECORDED AT BOOK 13, PAGE 86, RECEPTION NO. 972110, IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE OFFICIAL RECORDS, AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 32;  
THENCE, SOUTH 49°49'53" EAST, A DISTANCE OF 3,030.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE, BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, HIGHLINE VILLAGE SUBDIVISION FILING NO. 2 AND **THE POINT OF BEGINNING**;  
THENCE, NORTH 89°56'04" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE, A DISTANCE OF 200.00 FEET;

THENCE, NORTH 77°07'07" A DISTANCE OF 134.98 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK 1, JASPER & 17TH WAREHOUSE FILING NO. 1;

THENCE, NORTH 00°19'05" EAST ALONG THE SAID EASTERLY LINE OF BLOCK 1, JASPER & 17TH/ WAREHOUSE FILING NO. 1, A DISTANCE OF 601.14 FEET, TO A POINT ON THE SOUTH LINE OF LOT 7, BLOCK 3, CHAMBERS 17 SUBDIVISION;

THENCE, NORTH 89°56'50" WEST, ALONG THE SAID SOUTH LINE OF LOT 7, BLOCK 3, CHAMBERS 17 SUBDIVISION, A DISTANCE OF 2.99 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE ON THE EASTERLY LINE OF SAID LOT 7, BLOCK 3, CHAMBERS 17 SUBDIVISION;

THENCE, 49.59 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 63°08'29" AND SUBTENDING A CHORD THAT BEARS NORTH 12°02'59" WEST A DISTANCE OF 47.12 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE HIGHLINE CANAL;

THENCE, ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE HIGHLINE CANAL THE FOLLOWING THREE COURSES;

1. THENCE, SOUTH 44°01'43"EAST, A DISTANCE OF 63.64 FEET;
  2. THENCE, SOUTH 43°28'55" EAST, A DISTANCE OF 188.56 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
  3. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.53 FEET, THROUGH A CENTRAL ANGLE OF 12°24'35" HAVING A RADIUS OF 1027.41 FEET AND SUBTENDING A CHORD THAT BEARS SOUTH 49°47'33"EAST, A DISTANCE OF 222.09 FEET, TO THE NORTHWEST CORNER OF HIGHLINE VILLAGE FILING NO. 3;
- THENCE, SOUTH 00°24'42" WEST, ALONG THE WESTERLY LINE OF SAID HIGHLINE VILLAGE FILING NO.3 A DISTANCE OF 351.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE AND **THE POINT OF BEGINNING**;

SAID DESCRIBED PARCEL CONTAINS 163,048 SQUARE FEET OR 3.74 ACRES, MORE OR LESS

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HIGHLINE VILLAGE SUBDIVISION FILING NO. 4, 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.

**COVENANTS:**

THE UNDERSIGNED OWNERS, 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;

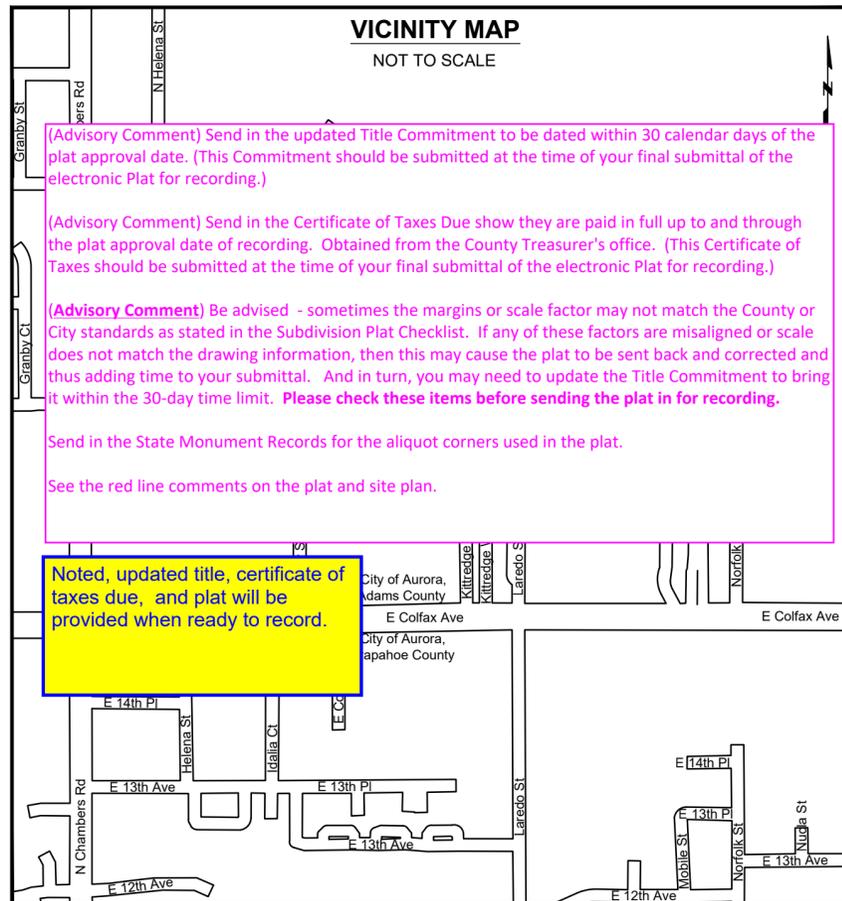
THE NORTH 1/2 OF E. 16TH AVE. ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

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 TO THE CITY OF AURORA.

**CITY OF AURORA APPROVALS:**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACT A, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AND HEREBY NOTIFIES THE PUBLIC AT LARGE OF THESE CORRIDORS AND STREET DESIGNATIONS BY RECORDING THIS SUBDIVISION PLAT AT THE OFFICE OF THE CLERK AND RECORDER FOR ADAMS COUNTY, STATE OF COLORADO.



(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.)

(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 at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Send in the State Monument Records for the aliquot corners used in the plat.

See the red line comments on the plat and site plan.

Noted, updated title, certificate of taxes due, and plat will be provided when ready to record.

**OWNERSHIP CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED HEREON, HAVE LAID OUT, THE SAME INTO LOTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF HIGHLINE VILLAGE SUBDIVISION FILING NO. 4 AS SHOWN HEREON.

**OWNER:** SRB PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

COUNTY OF \_\_\_\_\_ ) SS:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF, 20\_\_.

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

SEAL

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

MY COMMISSION EXPIRES: 20\_\_

**CONTRACT PURCHASER:** HIGHLINE VILLAGE 4 MANAGER - LLC

BY: \_\_\_\_\_

COUNTY OF \_\_\_\_\_ ) SS:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF, 20\_\_.

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

SEAL

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

MY COMMISSION EXPIRES: 20\_\_

**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. BEARINGS ARE BASED ON THE ASSUMED BEARING OF N00°19'05"E ALONG THE WEST LINE OF LOT 2, BLOCK 1, HIGHLINE VILLAGE SUBDIVISION, FILING NO. 2, BEING MONUMENTED BY A FOUND 1/2" REBAR WITH AN ILLEGIBLE 1 1/2" PLASTIC CAP AT THE NORTHWEST CORNER OF SAID LOT 2, AND A FOUND 1/2" REBAR WITH A 1 1/2" PLASTIC CAP, STAMPED: "PLS 38219" AT THE SOUTHWEST CORNER OF SAID LOT 2 AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. UNIT OF DISTANCE IS U.S. SURVEY FEET AND DECIMALS THEREOF.
4. 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.
5. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND ADJACENT TO E. 16TH AVENUE SHALL BE REQUIRED TO COMPLY WITH THE CITY OF AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT.
6. **Noted, updated title and plat will be provided when ready to record.**
7. TITLE COMMITMENT ORDER NUMBER 153-F08502-22 WITH AN EFFECTIVE DATE OF **JUNE 6, 2023 AT 8:00 AM** WAS REVIEWED AND EASEMENTS ARE SHOWN HEREON.
8. FARNSWORTH GROUP INC. AND THE SURVEYOR OF RECORD ARE NOT RESPONSIBLE FOR FAILING TO NOTE EVIDENCE OF OCCUPATION, EASEMENTS, ENCROACHMENTS, ENCUMBRANCES OR ANY OTHER MATTER WHICH BEARS ON THIS SURVEY AND WHICH WERE NOT VISIBLE DURING THE FIELD SURVEY. FARNSWORTH GROUP INC. AND THE SURVEYOR OF RECORD ARE NOT RESPONSIBLE FOR CHANGES TO THE PROPERTY WHICH OCCURRED AFTER THE FIELD SURVEY.
9. 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 NEGLIGENCE OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
10. 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.
11. NON-EXCLUSIVE TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY 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 NOV. 2, 2023.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: JOHN ROBERT MCGHEE  
PROFESSIONAL LAND SURVEYOR NO. 38219  
FOR AND ON BEHALF OF  
FARNSWORTH GROUP INC.

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.

**Farnsworth**  
GROUP  
223 WILLOW STREET  
FORT COLLINS, COLORADO 80524  
(970) 484-7477 / info@f-w.com  
www.f-w.com  
Engineers | Architects | Surveyors | Scientists

|          |         |                 |
|----------|---------|-----------------|
| DWN: MDG | RV: JRM | FB NO.: DEN2623 |
|----------|---------|-----------------|

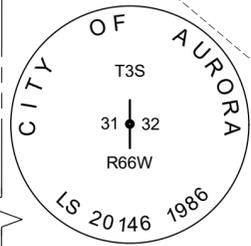
|                                    |                                   |
|------------------------------------|-----------------------------------|
| SHEET TITLE:<br><b>COVER SHEET</b> |                                   |
| DATE:<br><b>JUNE 21, 2024</b>      | SHEET NUMBER:<br><b>1</b><br>OF 4 |

jmcghee | j. | 2023 | 0231600.00 - Highline Village 4 | Survey | 07 | Drawings | SV | Highline RePlat 2 - 0231600.00.dwg | 16/25/2024 7:26 PM

# HIGHLINE VILLAGE SUBDIVISION FILING NO. 4

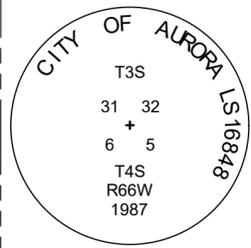
BEING A RE-PLAT OF LOT 2, BLOCK 1, HIGHLINE VILLAGE FILING NO. 2 AND TRACT B, CHAMBERS 17 SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER SECTION 32,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN  
FOUND 3" BRASS CAP ON #6 REBAR,  
MARKED AS SHOWN HEREON.  
0.6' BELOW GRADE IN RANGE BOX



WEST LINE SOUTHWEST QUARTER SECTION 32  
S00°02'38"W 2642.50'

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| 1L         | 10.00' | N00°19'05"E |
| 2L         | 27.79' | S89°40'55"E |
| 3L         | 10.00' | S00°19'05"W |
| 4L         | 27.79' | N89°40'55"W |
| 5L         | 10.00' | N00°19'05"E |
| 6L         | 26.21' | N89°40'55"W |
| 7L         | 9.99'  | S00°19'06"W |
| 8L         | 26.21' | S89°39'49"E |
| 9L         | 9.51'  | N90°00'00"E |
| 10L        | 10.00' | S00°00'00"E |
| 11L        | 9.51'  | N90°00'00"W |
| 12L        | 35.18' | S00°00'00"E |
| 13L        | 16.00' | N89°56'04"W |
| 14L        | 14.95' | N00°00'00"E |
| 15L        | 18.00' | N90°00'00"W |
| 16L        | 14.93' | S00°00'00"E |
| 17L        | 10.00' | N00°00'00"E |
| 18L        | 10.00' | N00°00'00"E |



Updated

Pipe material?

SOUTHWEST CORNER SECTION 32,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN  
FOUND 3" BRASS CAP ON 2-1/2" PIPE,  
MARKED AS SHOWN HEREON.  
0.6' BELOW GRADE IN RANGE BOX

LOT 7, BLOCK 3,  
CHAMBERS 17 SUBDIVISION  
REC. NO. 972110

R=45.00'  
L=49.59'  
C=47.12'  
CB=N12°02'59"W  
Δ=63°08'29"

EAST 17TH AVENUE  
REC. NO. 972110  
REC. NO. 990131  
(60' R.O.W.)

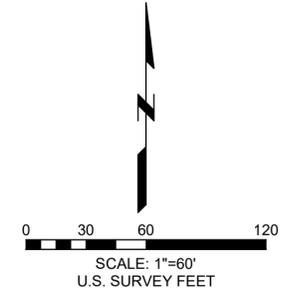
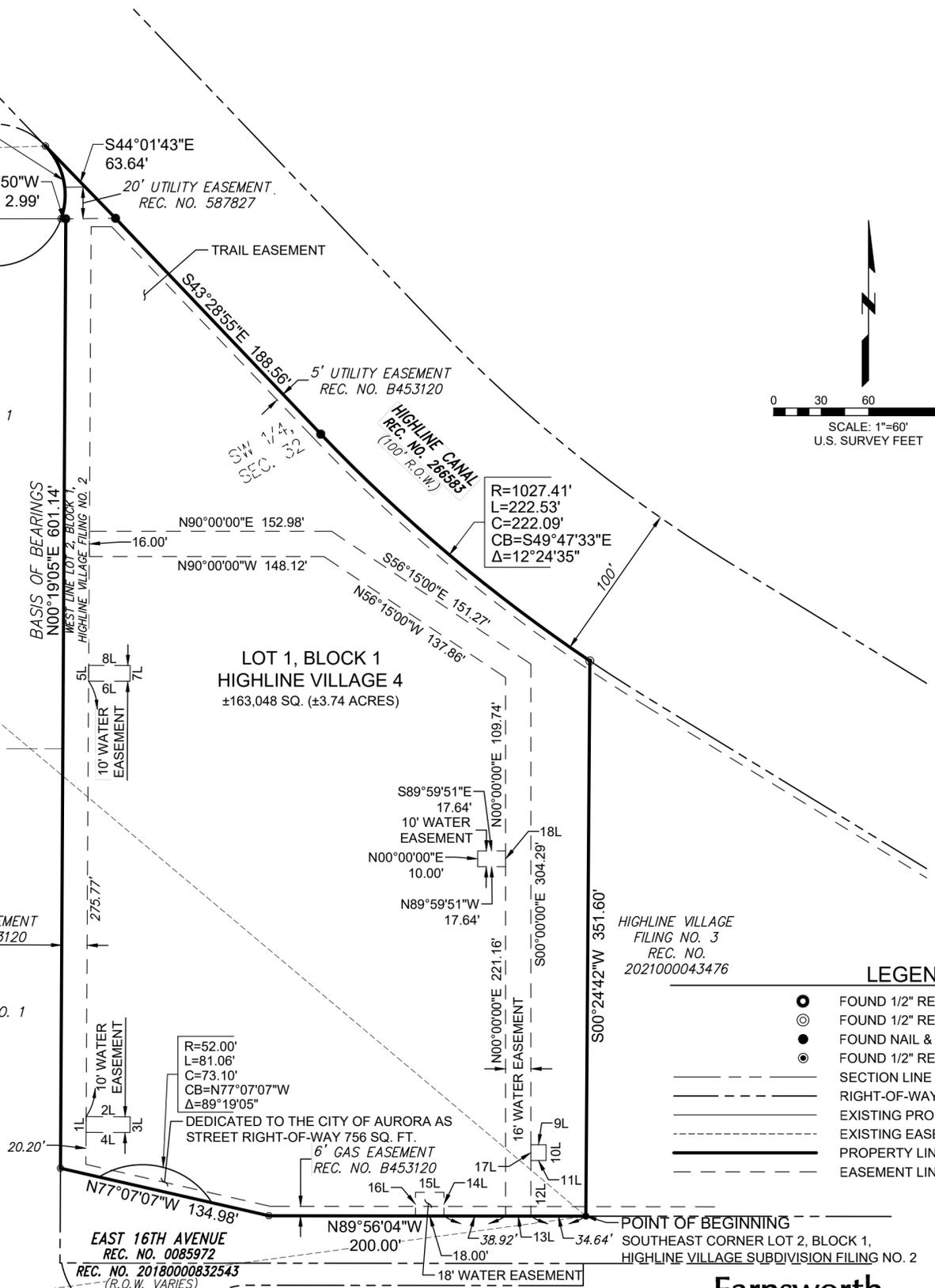
LOT 1, BLOCK 1,  
JASPER & 17TH WAREHOUSE FILING NO. 1  
REC. NO. 990131

LOT 2, BLOCK 1,  
JASPER & 17TH WAREHOUSE FILING NO. 1  
REC. NO. 990131

LOT 1, BLOCK 1  
HIGHLINE VILLAGE 4  
±163,048 SQ. (±3.74 ACRES)

LOT 3, BLOCK 1,  
GLEAM II CARWASH SUBDIVISION FILING NO. 1  
REC. NO. 20180000832543

BASIS OF BEARINGS  
N00°19'05"E 601.14'  
WEST LINE LOT 2, BLOCK 1,  
HIGHLINE VILLAGE FILING NO. 2



| LEGEND |  |
|--------|--|
|        | FOUND 1/2" REBAR & 1" ORANGE PLASTIC CAP, ILLEGIBLE  |
|        | FOUND 1/2" REBAR & 1.25" YELLOW CAP "PLS 34580"      |
|        | FOUND NAIL & 1/2" BRASS DISC "PLS 38219"             |
|        | FOUND 1/2" REBAR & 1" ORANGE PLASTIC CAP "PLS 38219" |
|        | SECTION LINE   |
|        | RIGHT-OF-WAY LINE                                    |
|        | EXISTING PROPERTY LINE                               |
|        | EXISTING EASEMENT LINE TO BE VACATED                 |
|        | PROPERTY LINE  |
|        | EASEMENT LINE  |

**NOTICE:**  
PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

**Farnsworth**  
GROUP  
223 WILLOW STREET  
FORT COLLINS, COLORADO 80524  
(970) 484-7477 / info@f-w.com  
www.f-w.com  
Engineers | Architects | Surveyors | Scientists

|          |         |                 |
|----------|---------|-----------------|
| DWN: MDG | RV: JRM | FB NO.: DEN2623 |
|----------|---------|-----------------|

|   |                                   |
|---|-----------------------------------|
| SHEET TITLE:<br><b>BOUNDARY AND WATER EASEMENTS</b> |                                   |
| DATE:<br>JUNE 21, 2024                              | SHEET NUMBER:<br><b>2</b><br>OF 4 |

mhaof | J:\2023\0231600.00 - Highline Village 4\Drawings\SV\_Highline RePlat 2- 0231600.00.dwg | 6/25/2024 7:26 PM |

# HIGHLINE VILLAGE SUBDIVISION FILING NO. 4

BEING A RE-PLAT OF LOT 2, BLOCK 1, HIGHLINE VILLAGE FILING NO. 2 AND TRACT B, CHAMBERS 17 SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER SECTION 32,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN  
FOUND 3" BRASS CAP ON #6 REBAR,  
MARKED AS SHOWN HEREON.  
0.6' BELOW GRADE IN RANGE BOX

LOT 7, BLOCK 3,  
CHAMBERS 17 SUBDIVISION  
REC. NO. 972110  
R=45.00'  
L=49.59'  
C=47.12'  
CB=N12°02'59"W  
Δ=63°08'29"

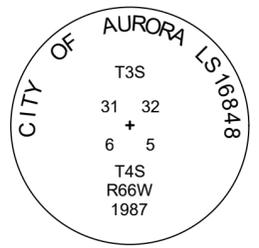
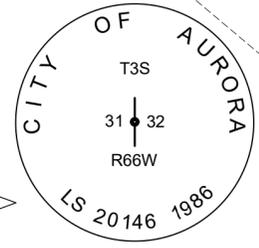
EAST 17TH AVENUE  
REC. NO. 972110  
REC. NO. 990131  
(60' R.O.W.)

LOT 1, BLOCK 1,  
CHAMBERS 17 WAREHOUSE FILING NO. 1  
REC. NO. 990131

LOT 2, BLOCK 1,  
CHAMBERS 17 WAREHOUSE FILING NO. 1  
REC. NO. 990131

DEDICATED TO THE CITY  
OF AURORA AS STREET  
RIGHT-OF-WAY 756 SQ. FT.

LOT 3, BLOCK 1,  
GLEAM II CARWASH SUBDIVISION FILING NO. 1  
REC. NO. 20180000832543

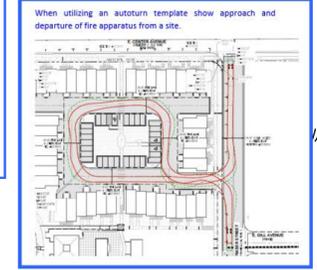


| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| 19L  | 30.18' | N00°00'00"E |
| 20L  | 7.67'  | S00°03'56"W |
| 21L  | 5.00'  | S89°56'04"E |
| 22L  | 7.67'  | N00°03'56"E |
| 23L  | 5.00'  | S89°56'04"E |

Will an off site easement be required for the fire lane to have access to E. 17th Ave.?

An easement per separate document for fire access from the cul-de-sac is ready and will be recorded prior to recording of the plat and approval of the site plan.

Note:  
If there is a concern with meeting the turning radii for the fire lane easement, you can provide an autoturn template that shows that an apparatus can navigate through the fire lane easement. I have provided the fire department vehicle that is to be used with the template and an example of what needs to be provided.

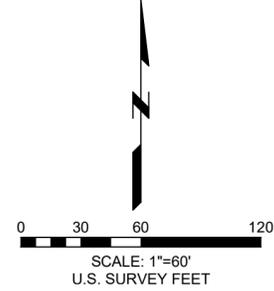


Addressed per call with Life Safety and autoturn exhibits provided with this submittal

Minimum inside turning radius for a 26' fire lane easement is 26'.

Addressed per call with Life Safety and autoturn exhibits provided with this submittal

| CURVE TABLE |        |        |           |             |        |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE       | RADIUS | LENGTH | DELTA     | Ch. BEARING | CHORD  |
| 1C          | 78.00' | 59.35' | 43°35'38" | S21°47'49"E | 57.93' |
| 2C          | 52.00' | 26.37' | 29°03'35" | N85°11'23"W | 26.09' |
| 3C          | 52.00' | 39.56' | 43°35'38" | N21°47'49"W | 38.62' |
| 4C          | 52.00' | 34.67' | 38°12'02" | N51°33'35"W | 34.03' |
| 5C          | 52.00' | 20.02' | 22°03'29" | S69°15'05"W | 19.90' |
| 6C          | 25.00' | 39.28' | 90°01'10" | N44°59'25"W | 35.36' |
| 7C          | 20.00' | 17.12' | 49°02'55" | S24°31'27"W | 16.60' |
| 8C          | 26.00' | 40.84' | 90°00'00" | N45°00'00"W | 36.77' |
| 9C          | 26.00' | 40.84' | 90°00'00" | N45°00'00"E | 36.77' |
| 10C         | 26.00' | 40.84' | 90°00'00" | S45°00'00"E | 36.77' |



WEST LINE SOUTHWEST QUARTER SECTION 32

SOUTHWEST CORNER SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN FOUND 3" BRASS CAP ON 2-1/2" PIPE, MARKED AS SHOWN HEREON. 0.6' BELOW GRADE IN RANGE BOX

**NOTICE:**  
PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

| LEGEND |  |
|--------|--|
|        | FOUND 1/2" REBAR & 1" ORANGE PLASTIC CAP, ILLEGIBLE  |
|        | FOUND 1/2" REBAR & 1.25" YELLOW CAP "PLS 34580"      |
|        | FOUND NAIL & 1/2" BRASS DISC "PLS 38219"             |
|        | FOUND 1/2" REBAR & 1" ORANGE PLASTIC CAP "PLS 38219" |
|        | SECTION LINE   |
|        | RIGHT-OF-WAY LINE                                    |
|        | EXISTING PROPERTY LINE                               |
|        | EXISTING EASEMENT LINE TO BE VACATED                 |
|        | PROPERTY LINE  |
|        | EASEMENT LINE  |

**Farnsworth**  
GROUP  
223 WILLOW STREET  
FORT COLLINS, COLORADO 80524  
(970) 484-7477 / info@f-w.com  
www.f-w.com  
Engineers | Architects | Surveyors | Scientists

|  |                                   |
|--|-----------------------------------|
| SHEET TITLE:<br><b>BOUNDARY,<br/>PUBLIC ACCESS AND<br/>FIRE LANE EASEMENTS</b> |                                   |
| DATE:<br>JUNE 21, 2024   | SHEET NUMBER:<br><b>3</b><br>OF 4 |

mhaof | J:\2023\20231600.00 - Highline Village 4\Drawings\SV\_Highline RePlat 2- 0231600.00.dwg | 6/25/2024 7:26 PM |

# HIGHLINE VILLAGE SUBDIVISION FILING NO. 4

BEING A RE-PLAT OF LOT 2, BLOCK 1, HIGHLINE VILLAGE FILING NO. 2 AND TRACT B, CHAMBERS 17 SUBDIVISION  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

POINT OF COMMENCEMENT  
WEST QUARTER CORNER SECTION 32,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN  
FOUND 3" BRASS CAP ON #6 REBAR,  
MARKED AS SHOWN HEREON.  
0.6' BELOW GRADE IN RANGE BOX

LOT 7, BLOCK 3,  
CHAMBERS 17 SUBDIVISION  
REC. NO. 972110

R=45.00'  
L=49.59'  
C=47.12'  
CB=N12°02'59"W  
Δ=63°08'29"

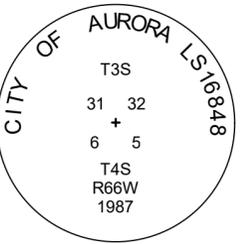
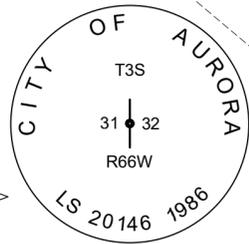
EAST 17TH AVENUE  
REC. NO. 972110  
REC. NO. 990131  
(60' R.O.W.)

LOT 1, BLOCK 1,  
JASPER & 17TH WAREHOUSE FILING NO. 1  
REC. NO. 990131

LOT 2, BLOCK 1,  
JASPER & 17TH WAREHOUSE FILING NO. 1  
REC. NO. 990131

LOT 1, BLOCK 1  
HIGHLINE VILLAGE 4  
±163,048 SQ. (±3.74 ACRES)

LOT 3, BLOCK 1,  
GLEAM II CARWASH SUBDIVISION FILING NO. 1  
REC. NO. 20180000832543



| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| 24L  | 79.68' | S89°56'02"E |
| 25L  | 7.23'  | S00°24'42"W |
| 26L  | 18.81' | S49°00'23"W |
| 27L  | 33.44' | N43°35'38"W |
| 28L  | 9.00'  | N46°24'22"E |
| 29L  | 18.50' | S43°35'38"E |

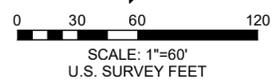
| CURVE TABLE |         |        |           |             |        |
|-------------|---------|--------|-----------|-------------|--------|
| CURVE       | RADIUS  | LENGTH | DELTA     | Ch. BEARING | CHORD  |
| 11C         | 58.00'  | 85.37' | 84°20'17" | S77°07'07"E | 77.87' |
| 12C         | 14.50'  | 8.57'  | 33°50'56" | N73°08'28"E | 8.44'  |
| 13C         | 15.00'  | 8.86'  | 33°50'56" | N73°08'28"E | 8.73'  |
| 14C         | 14.54'  | 10.23' | 40°20'02" | S69°10'23"W | 10.02' |
| 15C         | 152.03' | 4.64'  | 1°44'49"  | N41°52'28"W | 4.64'  |
| 16C         | 11.50'  | 17.24' | 85°53'25" | S86°32'21"E | 15.67' |
| 17C         | 23.54'  | 8.56'  | 20°49'34" | N60°55'44"E | 8.51'  |

16' UTILITY EASEMENT  
REC. NO. B453120

HIGHLINE VILLAGE  
FILING NO. 3  
REC. NO.  
2021000043476

### LEGEND

- FOUND 1/2" REBAR & 1" ORANGE PLASTIC CAP, ILLEGIBLE
- ⊙ FOUND 1/2" REBAR & 1.25" YELLOW CAP "PLS 34580"
- FOUND NAIL & 1/2" BRASS DISC "PLS 38219"
- FOUND 1/2" REBAR & 1" ORANGE PLASTIC CAP "PLS 38219"
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE TO BE VACATED
- PROPERTY LINE
- EASEMENT LINE



### NOTICE:

PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

## Farnsworth

GROUP  
223 WILLOW STREET  
FORT COLLINS, COLORADO 80524  
(970) 484-7477 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists  
DWN: MDG RV: JRM FB NO.: DEN2623

SHEET TITLE:  
**BOUNDARY, GAS AND  
SIDEWALK/TRAIL  
EASEMENTS**

DATE:  
JUNE 21, 2024

SHEET NUMBER:  
**4**  
OF 4

Parcel Name: Survey Site - !V-Prop-Lots\_FG : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,150,689.999174' East: 3,197,200.226916'

Segment# 1: Line

Course: S0° 24' 42"W Length: 351.60'

North: 1,150,338.408249' East: 3,197,197.700714'

Segment# 2: Line

Course: N89° 56' 04"W Length: 200.00'

North: 1,150,338.637081' East: 3,196,997.700845'

Segment# 3: Line

Course: N77° 07' 07"W Length: 134.98'

North: 1,150,368.728642' East: 3,196,866.117797'

Segment# 4: Line

Course: N0° 19' 05"E Length: 601.14'

North: 1,150,969.859380' East: 3,196,869.454778'

Segment# 5: Line

Course: N89° 56' 50"W Length: 2.99'

North: 1,150,969.862134' East: 3,196,866.464780'

Segment# 6: Curve

Length: 49.59' Radius: 45.00'

Delta: 63°08'29" Tangent: 27.65'

Chord: 47.12' Course: N12° 02' 59"W

Course In: N70° 28' 45"W Course Out: N46° 22' 47"E

RP North: 1,150,984.898866' East: 3,196,824.051377'

End North: 1,151,015.943277' East: 3,196,856.628126'

Segment# 7: Line

Course: S44° 01' 43"E Length: 63.64'

North: 1,150,970.186573' East: 3,196,900.859039'

Segment# 8: Line

Course: S43° 28' 55"E Length: 188.56'

North: 1,150,833.369086' East: 3,197,030.612069'

Segment# 9: Curve

Length: 222.53' Radius: 1,027.41'

Delta: 12°24'35" Tangent: 111.70'

Chord: 222.09' Course: S49° 47' 33"E

Course In: N46° 24' 45"E Course Out: S34° 00' 10"W

RP North: 1,151,541.728764' East: 3,197,774.788039'

End North: 1,150,689.995127' East: 3,197,200.226364'

Perimeter: 1,815.04' Area: 3.743Acre

Error Closure: 0.004085 Course: S7° 46' 02"W

Error North : -0.0040475 East: -0.0005521

Precision 1: 444,315.79