

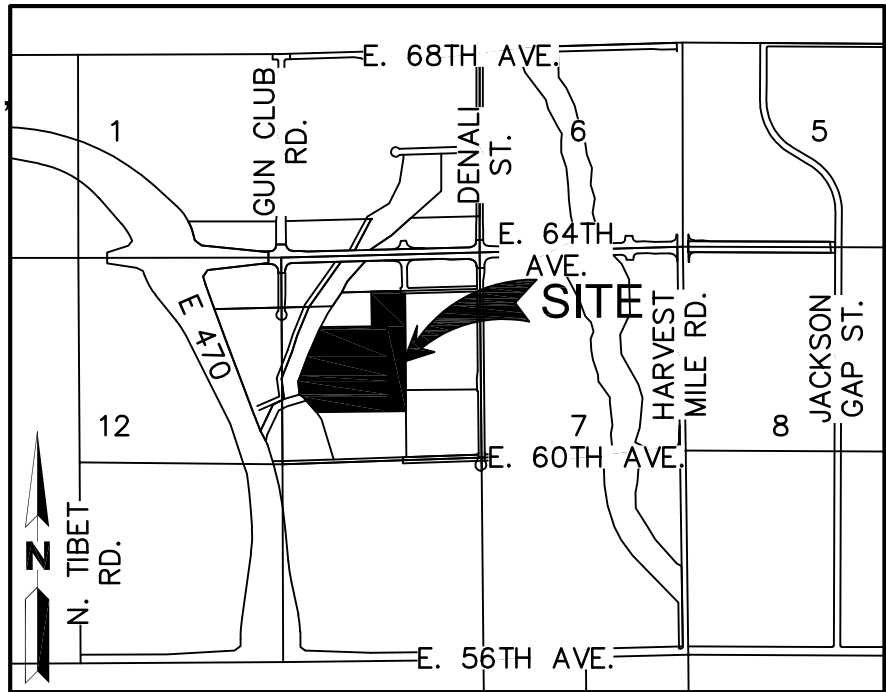
HP ELEVATED SUBDIVISION FILING NO. 3

BEING A RESUBDIVISION OF LOT 3, BLOCK 1, HP ELEVATED SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2023000044677,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 6

Advisory Note: Subdivision plat must be executed and submitted to the City prior to submittal of the signature set (3rd review) civil plan set. If the executed plat has not been submitted to the City prior to routing for final City signatures, the civil plan set will be returned and full submittal will be required.

The 1st Review comments in green were made by Kendra Hanagami. My email is khanagam@auroragov.org.



VICINITY MAP

1" = 2500'

SHEET INDEX:

- 01 COVER SHEET
- 02 COVENANT NOTES
- 03 OVERALL LAYOUT
- 04 PLAT SHEET
- 05 PLAT SHEET
- 06 PLATTED EASEMENT DETAIL & CURVE AND LINE TABLE

1st Review
Ashley Duncan
Aurora Water Utilities
aduncan@auroragov.org

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:

LOT 3, BLOCK 1, HP ELEVATED SUBDIVISION FILING NO. 1 RECORDED AUGUST 04, 2023 AT RECEPTION NO. 2023000044677, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 37.107 ACRES OR 1,616,360 SQUARE FEET MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HP ELEVATED SUBDIVISION FILING NO. 3, 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 158-F00426-25, REVISION NO. 1 WITH AN EFFECTIVE DATE OF JANUARY 03, 2025 AT 08:00 A.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.
- TRACTS A AND B ARE TO BE PRIVATELY OWNED AND MAINTAINED. TRACTS A AND B ARE TO BE USED FOR WATER, SANITARY SEWER, STORM SEWER, PRIVATE ROADWAYS AND PUBLIC ACCESS.
- 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.
- 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.
- THE OWNERS AGREE TO THE ADAMS COUNTY GENERAL EASEMENT TERMS AND CONDITIONS DOCUMENT RECORDED APRIL 10, 2024 AT RECEPTION NO. 2024000018661.

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: _____

At the time of recording this will have to be modified to reflect the 30 day requirement of title commitment as identified within checklist. This is to old.

We will update to the title to be within 30 days upon approval o the plat

Move this portion of the language to the legend portion of your plat and identify that the intent is for easement purposes. REMOVED, ADDED TO LEGEND

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

Please remove the tracts in the **UPDATED** acceptance and approval. We are not receiving tracts.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, TRACTS AND 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 AND TRACTS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

MARCH 18, 2025

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

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.

or

not in the COA 2024
Subdivision Plat Checklist

Add "or" in this
location

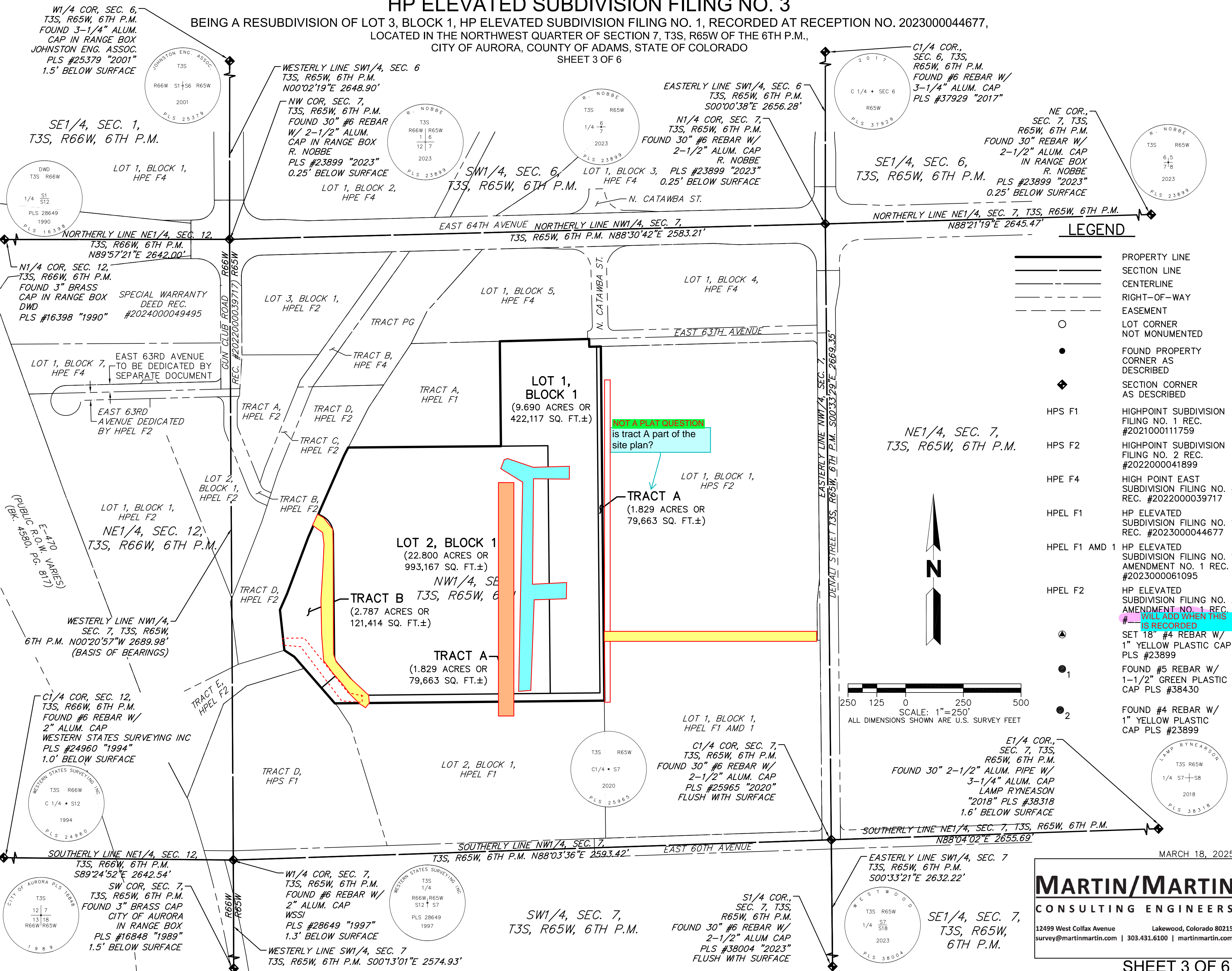
Separate the
covenant information
as shown within the
Subdivision Plat
Checklist.

Covenants have been
revised to reflect
updated format.

MARCH 18, 2025

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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
- HPS F2
- HPE F4
- HPEL F1
- HPEL F1 AMD 1
- HPEL F2
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- FOUND #5 REBAR W/ 1-1/2" GREEN PLASTIC CAP PLS #38430
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899

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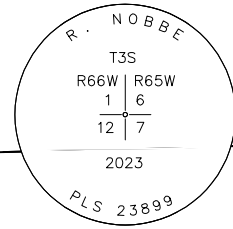
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SHEET 4 OF 6

LEGEND

	PROPERTY LINE
	SECTION LINE
	CENTERLINE
	RIGHT-OF-WAY
	EASEMENT
	LOT CORNER NOT MONUMENTED
	FOUND PROPERTY CORNER AS DESCRIBED
	SECTION CORNER AS DESCRIBED
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
HPEL F2	HP ELEVATED SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 REC. #2023000061095
	SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
	FOUND #5 REBAR W/ 1-1/2" GREEN PLASTIC CAP PLS #38430
	FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899

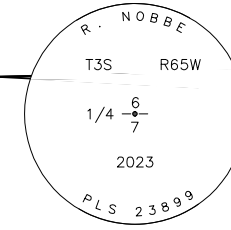
Area highlighted in yellow is identifying that the intent would be to hold the plat not until filing 2 has been recorded to fill in reception number.

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



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

EAST 64TH AVENUE
(PUBLIC R.O.W. WIDTH VARIES)
REC. #2022000039717



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

TRACT B,
HIGH POINT EAST
SUBDIVISION FILING NO. 4
(REC. #2022000039717)
(NOT PART OF THIS PLAT)

LOT 3, BLOCK 1,
HP ELEVATED FILING 2
(REC. #2023000044677)
(NOT PART OF THIS PLAT)

LOT 1, BLOCK 5,
HIGHPOINT EAST SUBDIVISION
FILING NO. 4
(REC. #2022000039717)
(NOT PART OF THIS PLAT)

18' ACCESS ESMT.
HPS F1

10' UTIL. ESMT.
HPS F1

SLOPE ESMT.
REC. #2021000148698

18' ACCESS ESMT.
REC. #2021000148697

UTIL. ESMT.
HPE F4

TRACT PG,
(REC. #2021000142176)
(NOT PART OF THIS PLAT)

20' STORM ESMT.
REC. #2023000050053

UTIL. ESMT.
HPE F4

10' UTIL. ESMT.
HPS F1

WILL ADD WHEN THIS
IS RECORDED

10' UTIL. ESMT.
HPS F1

60' UTIL. ESMT.
HPS F1

TRACT C,
HP ELEVATED FILING 2
REC. #2023000044677
(NOT PART OF THIS PLAT)

TRACT D,
HP ELEVATED FILING 2
REC. #2023000044677
(NOT PART OF THIS PLAT)

TRACT B,
HP ELEVATED FILING 2
REC. #2023000044677
(NOT PART OF THIS PLAT)

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

N89°29'55"E 662.01'

N27°03'56"E
40.45'

10' UTIL. ESMT.
HPS F1

10' WATER ESMT.
REC. #2023000067758

STORM, DRAINAGE &
MAINTENANCE
ACCESS ESMT.
(SEE SHEET 6 - DETAIL
"B" FOR DIMENSIONS)

16' WATER ESMT.
REC. #2023000067758

FIRE LANE ESMT.
HPEL F1

TRACT B
(2.787 ACRES OR
121,414 SQ. FT.±)

10' WATER ESMT.
REC. #2023000067758

LOT 2, BLOCK 1
(22.800 ACRES OR
1,007,911 SQ. FT.±)

20' SAN. ESMT.
HPEL F1

LOT 1, BLOCK 1
(9.690 ACRES OR
422,117 SQ. FT.±)

23' FIRE LANE ESMT.
REC. #2023000007149

WATER ESMT.
REC. #2023000007153

16' WATER ESMT.
REC. #2023000067758

SAN. ESMT.
HPEL F1

16' WATER ESMT.
REC. #2023000067758

10' WATER ESMT.
REC. #2023000067758

10' WATER ESMT.
REC. #2023000067758

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10' WATER ESMT.
REC. #2023000067758

10' WATER ESMT.
REC. #2023000067758

FIRE LANE
ESMT.
HPEL F1

TRACT A
(1.829 ACRES OR
79,663 SQ. FT.±)

10' WATER ESMT.
HPS F2

26' SAN. ESMT.
HPEL F1

FIRE LANE ESMT.
HPEL F1

FIRE LANE ESMT.
HPEL F1

FIRE LANE ESMT.
HPEL F1

FIRE LANE ESMT.
HPEL F1

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HPEL F1

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HPEL F1

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HPEL F1

FIRE LANE ESMT.
HPEL F1

FIRE LANE ESMT.
HPEL F1

FIRE LANE ESMT.
HPEL F1

FIRE LANE ESMT.
HPEL F1

S01°29'18"E
34.00'

N88°30'42"E
50.25'

18.50'

31.75'

52.50' ACCESS
ESMT.
HPS F2

52.50' ACCESS
ESMT.
HPS F2

52.50' ACCESS
ESMT.
HPS F2

52.50' ACCESS
ESMT.
HPS F2

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HPS F2

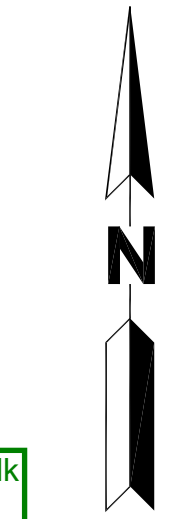
52.50' ACCESS
ESMT.
HPS F2

52.50' ACCESS
ESMT.
HPS F2

Lat UPDATED

Please show the
proposed fire lane
easement and
indicate easements
to be vacated per the
site plan, typ, all

Show any require sidewalk
easements to
accommodate the
required sidewalk and
curb ramps along the
private streets, typ. all.



SCALE: 1"=100'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

we will get you
lineowrk for this
water easement and
this fire lane
easemnt

A new water easement will
be required around the new
water line. If the old one is
no longer being used, it
needs to be vacated

MARCH 18, 2025

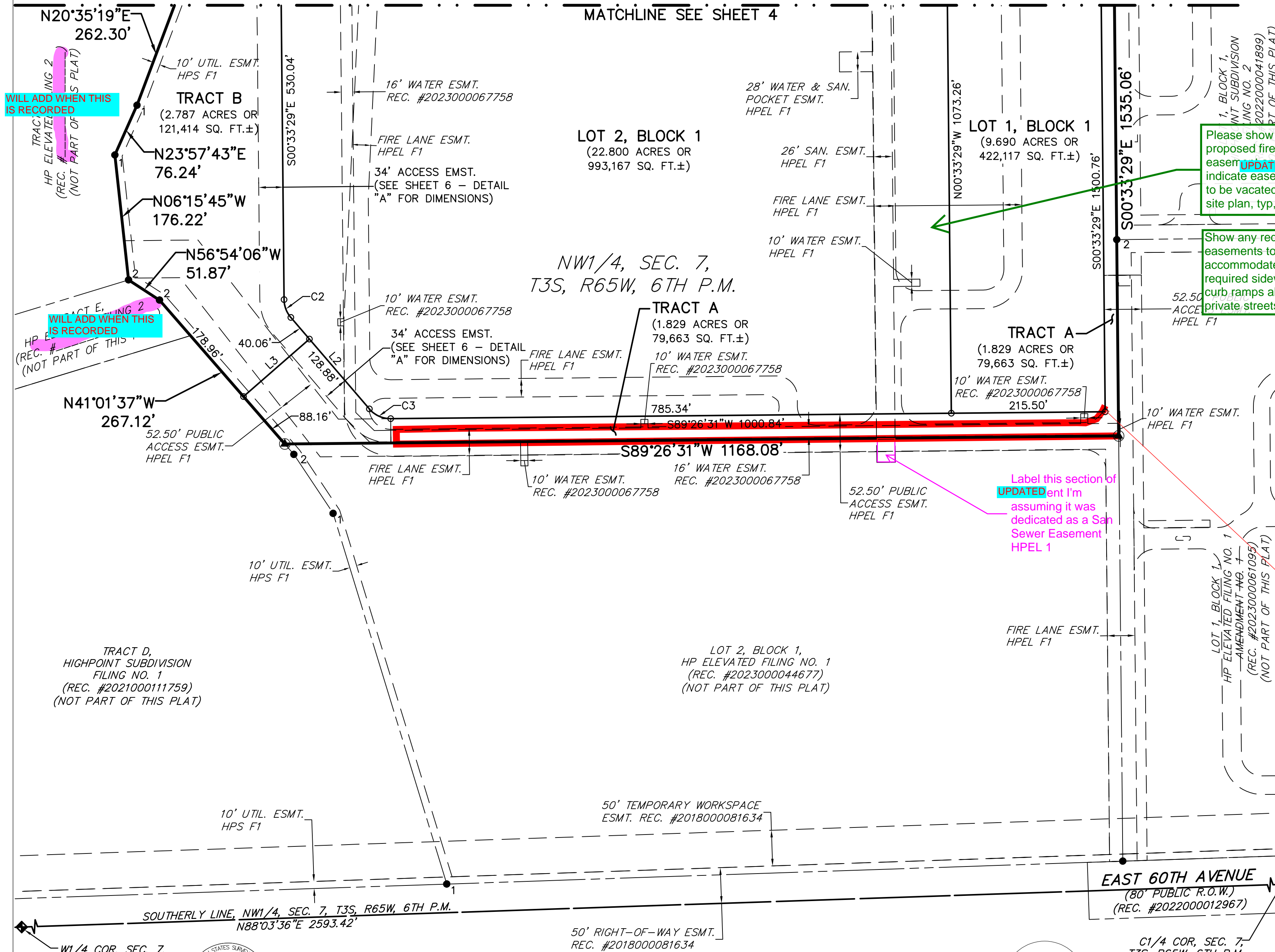
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SHEET 5 OF 6

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- LOT CORNER
- NOT MONUMENTED
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER AS DESCRIBED
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- HP ELEVATED SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 REC. #2023000061095
- HP ELEVATED SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 REC. #2023000061095
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- FOUND #5 REBAR W/ 1-1/2" GREEN PLASTIC CAP PLS #38430
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899



updated tract to follow the existing fire lane easement which should be the existing curb flowline

Label this section of updated easement I'm assuming it was dedicated as a San Sewer Easement HPEL F1

Please show the proposed fire lane easement updated indicate easements to be vacated per the site plan, typ, all

Show any require sidewalk easements to accommodate the required sidewalk and curb ramps along the private streets, typ. all.

SCALE: 1"=100'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

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SHEET 6 OF 6
PLATTED EASEMENTS AND CURVE AND LINE TABLES

LEGEND

- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- LOT CORNER NOT MONUMENTED
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- HP ELEVATED SUBDIVISION FILING NO. 2, AMENDMENT NO. 1 REC. #
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- FOUND #5 REBAR W/ 1-1/2" GREEN PLASTIC CAP PLS #38430
- FOUND #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899

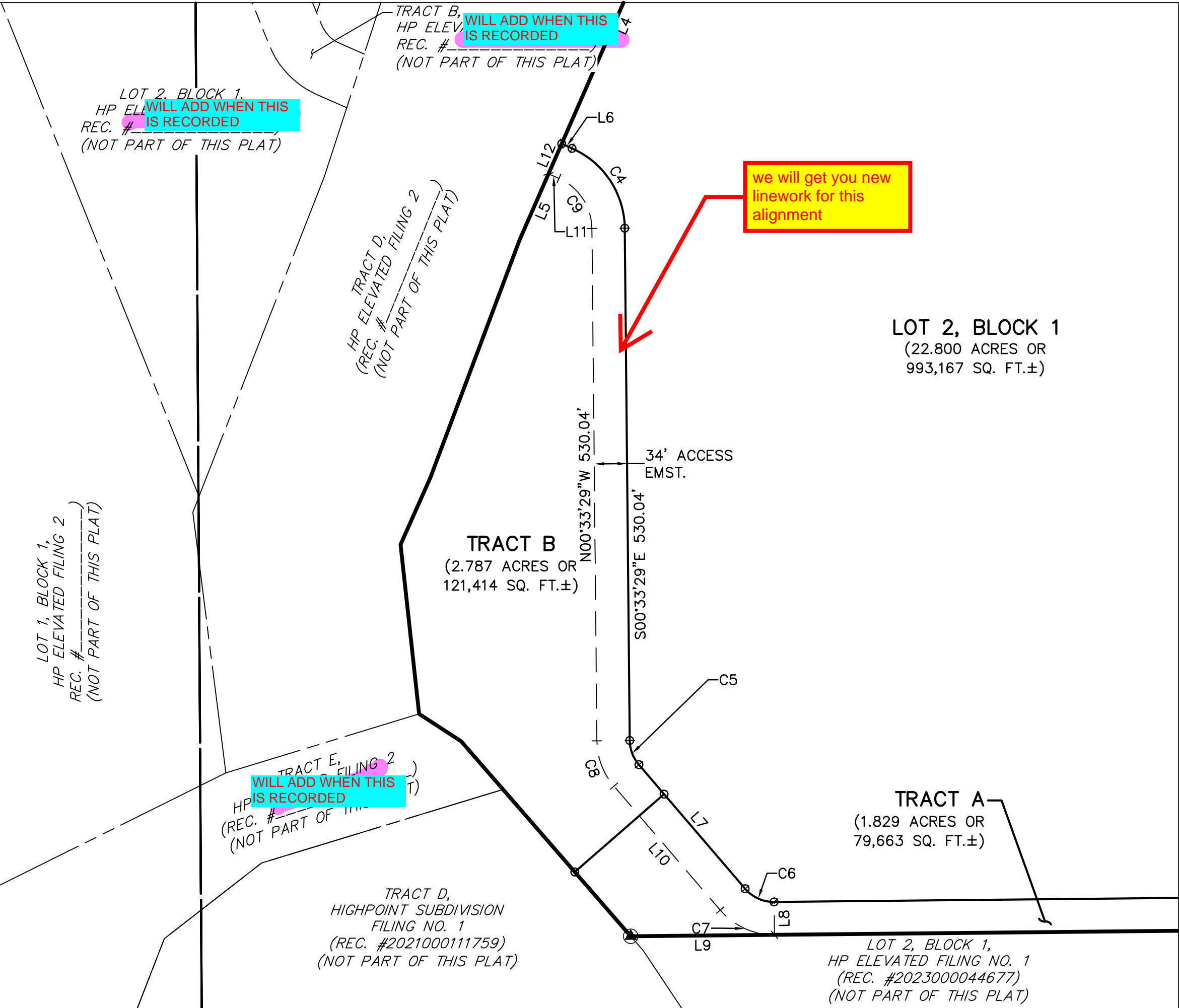
CURVE TABLE (PLATTED BOUNDARY)					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	65°47'23"	91.00'	104.49'	S33°27'10"E	98.84'
C2	40°02'59"	39.00'	27.26'	S20°34'58"E	26.71'
C3	49°57'01"	39.00'	34.00'	S65°34'58"E	32.93'

LINE TABLE (PLATTED BOUNDARY)		
NUMBER	DIRECTION	DISTANCE
L1	S66°20'52"E	11.73'
L2	S40°36'28"E	168.94'
L3	S48°58'24"W	122.52'

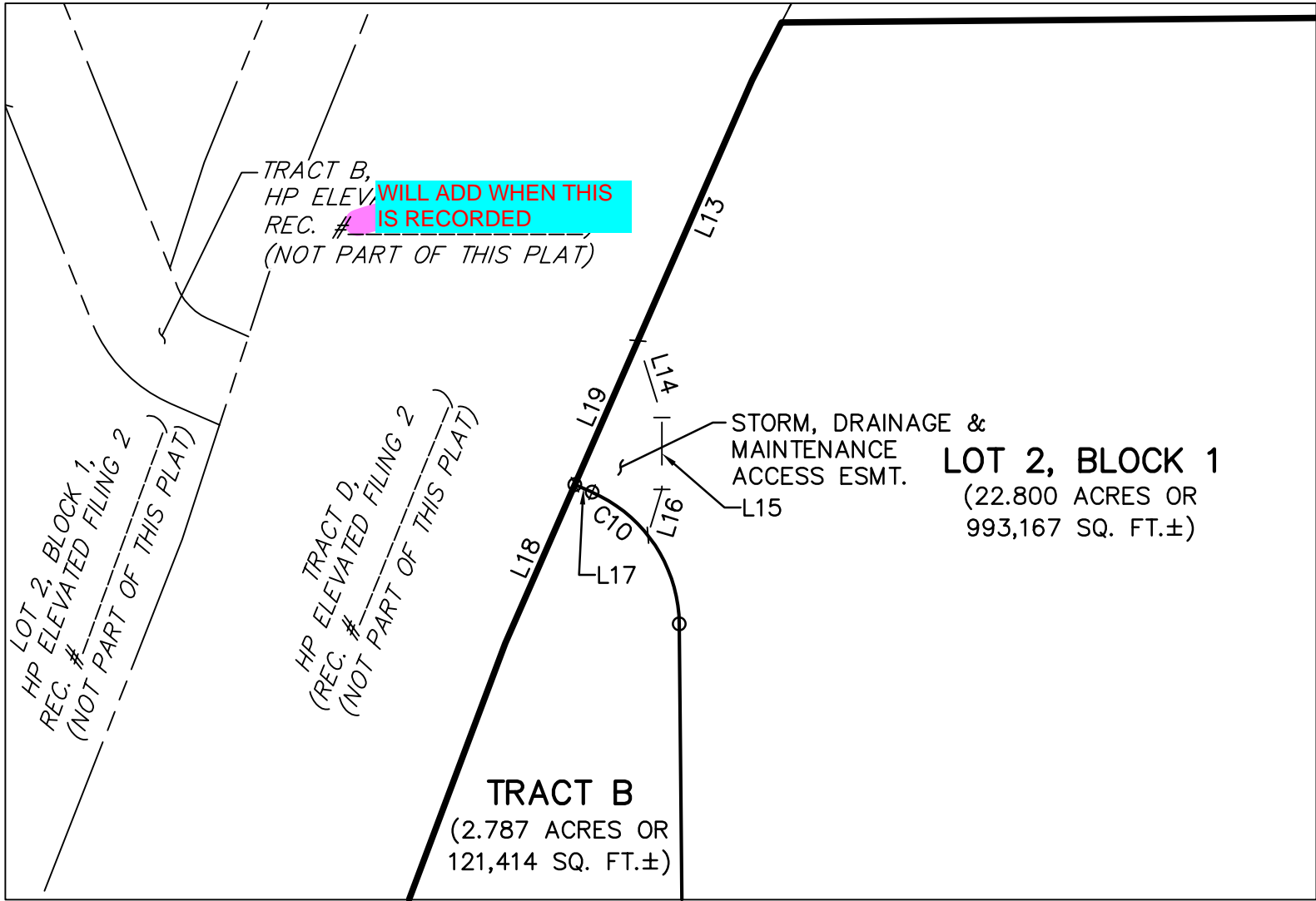
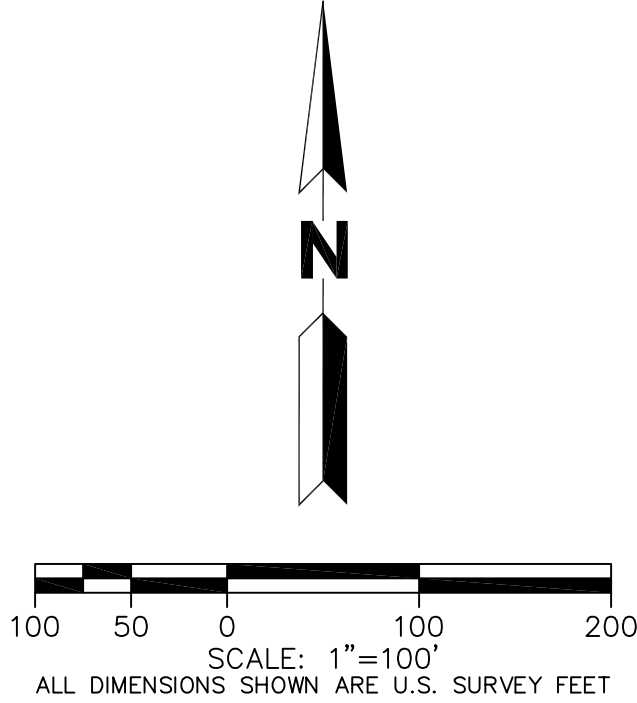
CURVE TABLE (PLATTED EASEMENTS)					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	65°47'23"	91.00'	104.49'	S33°27'10"E	98.84'
C5	40°02'59"	39.00'	27.26'	S20°34'58"E	26.71'
C6	49°57'01"	39.00'	34.00'	S65°34'58"E	32.93'
C7	49°57'01"	73.00'	63.64'	N65°34'58"W	61.64'
C8	40°02'59"	73.00'	51.03'	N20°34'58"W	49.99'
C9	65°47'23"	57.00'	65.45'	N33°27'10"W	61.91'
C10	28°04'46"	91.00'	44.60'	N52°18'29"W	44.15'

LINE TABLE (PLATTED EASEMENTS)		
NUMBER	DIRECTION	DISTANCE
L4	N23°39'03"E	276.42'
L5	N23°39'01"E	74.39'
L6	S66°20'52"E	11.73'
L7	S40°36'28"E	168.94'
L8	S00°33'29"E	34.00'
L9	N89°26'31"E	148.74'
L10	N40°36'28"W	168.94'
L11	N66°20'52"W	11.73'

LINE TABLE (PLATTED EASEMENTS)		
NUMBER	DIRECTION	DISTANCE
L12	N23°39'08"E	34.00'
L13	S23°39'03"W	178.15'
L14	S17°23'44"E	50.32'
L15	S00°00'00"E	44.91'
L16	S16°58'20"W	30.10'
L17	N66°20'52"W	11.73'
L18	N23°39'03"E	108.39'
L19	N23°39'03"E	98.28'



DETAIL "A"
1" = 100'



DETAIL "B"
1" = 100'

MARCH 18, 2025

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