

HIGH POINT EAST SUBDIVISION FILING NO. 6

1st Review
Aurora Water
Jenny Wynn
jwynn@auroragov.org

DEDICATION

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

A PARCEL OF LAND BEING LOT 1, BLOCK 7, HIGH POINT EAST FILING NO. 4, RECORDED AT RECEPTION NO. 2022000039717 OF THE ADAMS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE NORTHWEST QUARTER OF SECTION, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST;

THENCE WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, S89°57'29"W, A DISTANCE OF 139.60 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°02'31"E, A DISTANCE OF 83.92 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 64TH AVENUE AND THE NORTH LINE OF SAID LOT 1, BLOCK 7, HIGH POINT EAST FILING NO. 4, BEING A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, AND BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTHEASTERLY AND EAST LINES OF SAID LOT 1, BLOCK 7, AND THE WEST RIGHT OF WAY LINES OF GUN CLUB ROAD, THE FOLLOWING FOUR CALLS;

ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°49'58", HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 156.79 FEET, WITH A CHORD BEARING OF S45°07'08"E AND A CHORD DISTANCE OF 141.21 FEET;

S00°13'54"E, A DISTANCE OF 16.12 FEET;

S89°54'49"W, A DISTANCE OF 0.41 FEET;

S00°21'01"E, A DISTANCE OF 249.05 FEET;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, S89°38'59"W, A DISTANCE OF 908.91 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, BLOCK 7, AND EAST LINE OF E-470 RIGHT-OF-WAY;

THENCE WITH SAID WEST LINE AND EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE CALLS;

N19°45'51"W, A DISTANCE OF 102.19 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°39'06", HAVING A RADIUS OF 1442.05 FEET, AN ARC LENGTH OF 117.08 FEET, WITH A CHORD BEARING OF N17°26'39"W AND A CHORD DISTANCE OF 117.04 FEET;

N34°44'47"E, A DISTANCE OF 101.42 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK 7, AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE;

THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF SAID LOT 1, BLOCK 7 THE FOLLOWING THREE CALLS;

N83°21'23"E, A DISTANCE OF 683.79 FEET;

N89°57'17"E, A DISTANCE OF 112.61 FEET;

N89°59'33"E, A DISTANCE OF 27.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 316,600 SQUARE FEET OR 7.268 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TWO LOTS AND ONE BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **HIGH POINT EAST SUBDIVISION, FILING NO. 6**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND CORRIDORS SHOWN HEREON AND NOT PREVIOUSLY DESIGNATED TO THE PUBLIC.

COVENANTS

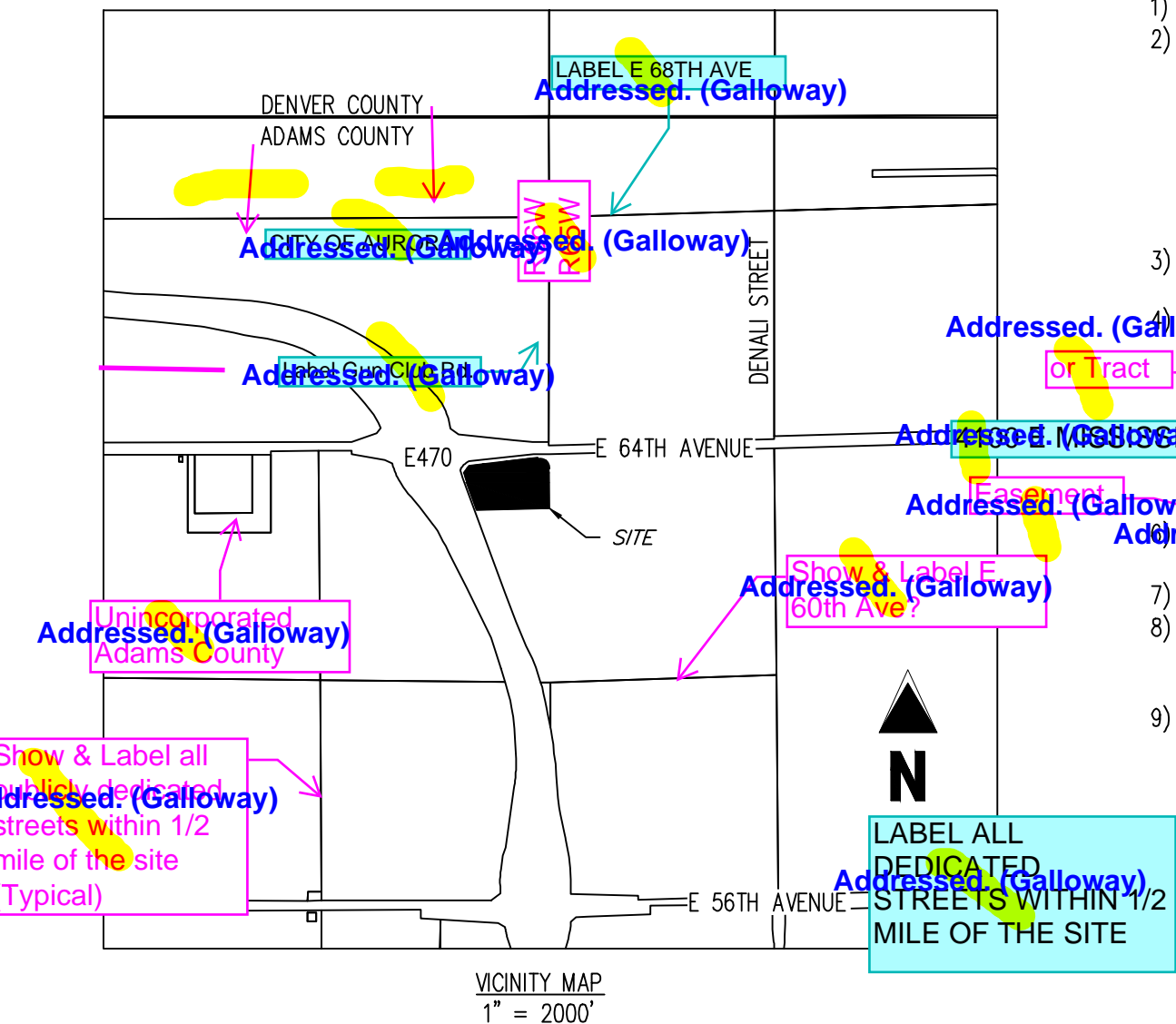
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA:

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 BY 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.

A RESUBDIVISION OF LOT 1, BLOCK 7, HIGH POINT EAST FILING NO. 4
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



OWNER

QUIKTRIP CORPORATION

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARY

STATE OF COLORADO

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____

20____ A.D. BY ____ AS ____

OF QUIKTRIP CORPORATION

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES ____

CITY OF AURORA APPROVALS

The foregoing instrument is approved for filing and conveyance of streets, easements, and Tracts A and B as shown hereon and is accepted by the City of Aurora, Colorado, this ____ day of ___, 20__ AD, subject to the condition that the City of Aurora maintainance of any such streets and Tracts A and B only after construction has been completed by the subdivider to City of Aurora specifications.

CITY ENGINEER

DATE

PLANNING DIRECTOR

DATE

GENERAL NOTES

- FIELD WORK WAS COMPLETED ON: FEBRUARY 21, 2024.
- BASIS OF BEARING: BEARINGS ARE BASED ON CITY OF AURORA CONTROL NETWORK, FROM HORIZONTAL CONTROL MAP 94U, DATED NOVEMBER 03, 2008, BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, MONUMENTED ON THE WEST END OF THE LINE BY THE NORTHWEST CORNER OF SECTION 7, BEING A FOUND 2-1/2" ALUMINUM CAP STAMPED "R. NOBBE, T3S R65W S1, S6, S7, S12, 2023, PLS #23899" IN A RANGE BOX, 0.50' BELOW, AND ON THE EAST END BY THE NORTH QUARTER CORNER OF SECTION 7, BEING A 2-1/2" ALUMINUM CAP R. NOBBE, T3S R65W S1, S6, S7, S12, 2023, PLS #23899" IN A RANGE BOX, 0.20' BELOW, AND IS CONSIDERED TO BEAR N88°30'38"E.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY CLIENT PREPARED BY FIRST INTEGRITY TITLE COMPANY, FILE NO. 109-2312440-S, WITH A COMMITMENT DATE OF OCTOBER 9, 2023.
- 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".
- ADJACENT TO E470 AND EAST 64TH AVENUE 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.
- WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE CITY OF AURORA. ANY STRUCTURE INCONSISTENT WITH THE DESIGNATED USE OF THE CORRIDOR IS PROHIBITED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET
- CAUTION: THE SURVEYOR PREPARING THIS PLAT WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS PLAT. ALL CHANGES TO THIS PLAT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE
- 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

SURVEYOR'S CERTIFICATION

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 MARCH 6, 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.

DESCRIPTION PREPARED BY:
BRIAN J. DENNIS
PROJECT NO. QKT004283.10
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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 ____, 20____

AT ____ O'CLOCK __M.

COUNTY CLERK AND RECORDER

DEPUTY

Project No:	QKT004283.10	<h1>Galloway</h1>		
Drawn By:	AAY			
Checked By:	BJD			
Date:	03/20/24			
Revisions				
#	Date	Issue / Description	Init.	
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1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
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SHEET 1 OF 3

HIGH POINT EAST SUBDIVISION FILING NO. 6

A RESUBDIVISION OF LOT 1, BLOCK 7, HIGH POINT EAST FILING NO. 4
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'59"W	18.14
L2	S11°15'43"W	106.80
L3	S5°46'33"E	191.88
L4	N74°40'46"W	85.78
L5	N0°41'42"W	24.79
L6	N0°21'01"W	283.68
L7	S0°21'01"E	151.87
L8	N88°30'38"E	61.64

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	24°55'05"	19.79	45.50	S77°11'27"W	19.63
C2	24°56'03"	19.37	44.50	S77°52'59"E	19.21
C3	21°04'06"	18.39	50.00	N77°58'39"E	18.28
C4	34°53'14"	31.05	51.00	N72°12'22"E	30.58
C5	35°06'50"	30.64	50.00	N72°47'36"W	30.17
C6	90°00'00"	78.54	50.00	S44°38'59"W	70.71
C7	91°08'21"	79.53	50.00	S45°55'11"E	71.41
C8	34°09'15"	29.81	50.00	N71°26°05"E	29.37

Add to general notes:

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.

Addressed. (Galloway)

L14	N89°38'59"E	10.00
L15	S0°21'01"E	11.51

This note will be required in the Covenants for the new utility easement dedication:

The area(s) labeled "DRAINAGE EASEMENT" ("Drainage Easement Area") hereon depict easement(s) hereby dedicated by the Owner to the City as set forth herein. Owner grants the right, privilege and authority, but not the obligation, to the City to survey, construct, reconstruct, operate, maintain, remove, replace, upgrade and use: storm drainage facilities, including but not limited to fences, gates, signs, walls, channels, drop structures, trickle channels, outlet structures, forebay, weir sections, including all fixtures, devices, structures, grading, and any and all other appurtenances thereto whatsoever necessary or useful in the operation of a drainage area and all other items located below grade level, at grade level and above grade level within the Drainage Easement Area (collectively and individually hereinafter referred to as "Drainage Facilities"), together with the right of ingress and egress over, across, on and through said Drainage Easement Area, and the right to remove objects or structures therefrom that interfere or endanger any Drainage Facilities as determined by the City in its sole discretion and without liability or expense to the City. The Drainage Easement together with any and all Drainage Facilities located within the Drainage Easement Area are to be constructed and continuously maintained by the Owner of the applicable portion of the Drainage Easement Area and at no cost to the City. Such Owner has responsibility and liability for the applicable Drainage Easement Area, Drainage Facilities, and their maintenance. The City, in City's sole discretion and without assuming responsibility or liability for the Drainage Easement Area, Drainage Facilities or their maintenance, may enter the Drainage Easement Area for the purposes set forth herein and for cleaning, maintaining, repairing, constructing, or improving the Drainage Easement Area or Drainage Facilities at the expense of the applicable Owner, following such Owner's failure to reasonably cure any default upon receipt of written notice of the same. Such Owner shall promptly reimburse the City, upon request, for any expense related thereto (including, but not limited to removal, remediation, court, collection and attorneys' fees and costs). Failure to reimburse the City may result in the City recording a mechanic and materialmen's lien against the applicable portion of the Drainage Easement Area in the records of the county clerk and recorder's office where the Drainage Easement Area is located.

Addressed. (Galloway)

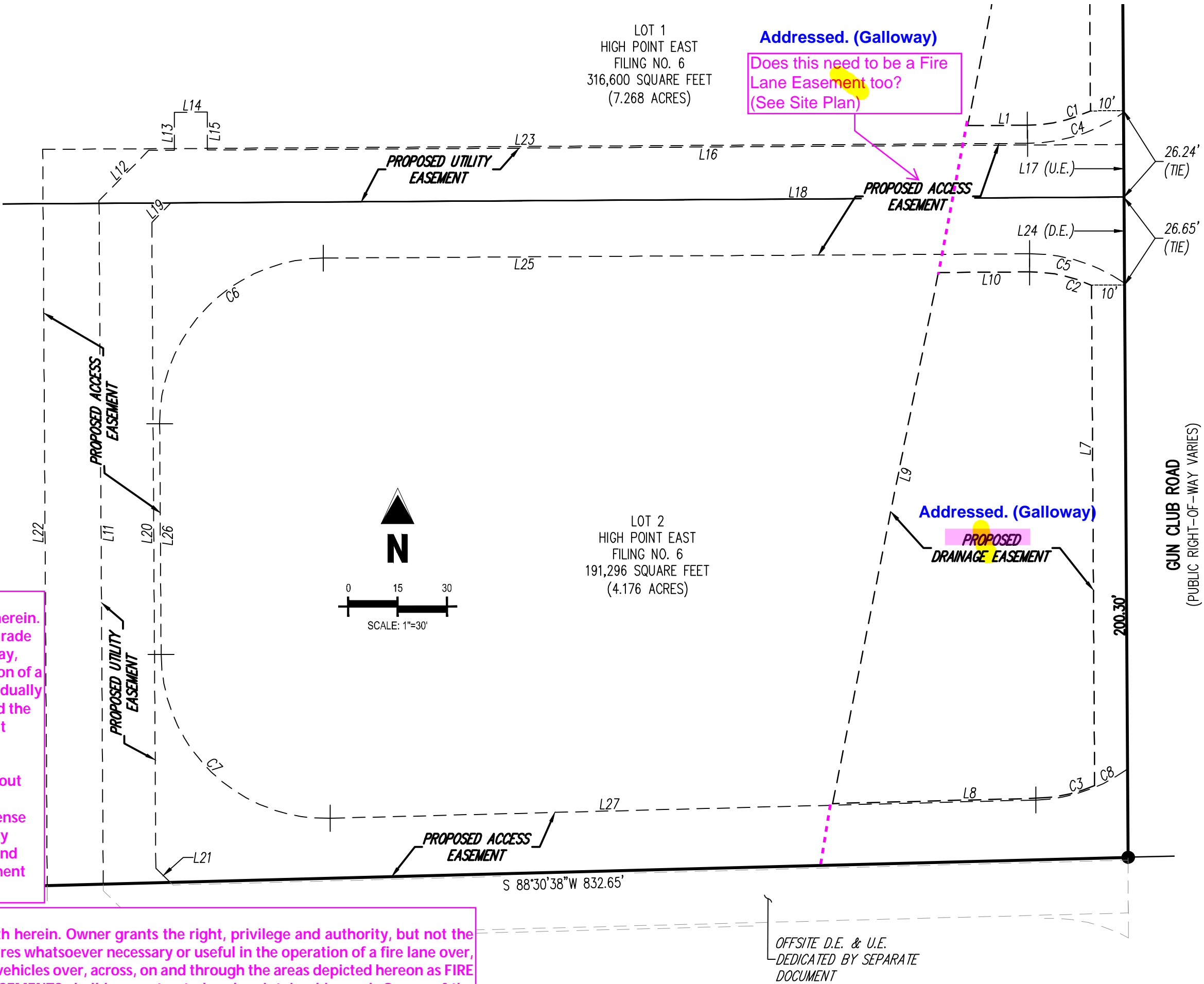
This note will be required in the Covenants for the new utility easement dedication:

The area(s) labeled "FIRE LANE EASEMENT" ("Fire Lane Easement Area") hereon depict easement(s) hereby dedicated by the Owner to the City as set forth herein. Owner grants the right, privilege and authority, but not the obligation, to the City to survey, construct, reconstruct, operate, maintain, remove, replace, upgrade and use: facilities, and all fixtures, devices and structures whatsoever necessary or useful in the operation of a fire lane over, across, on and through the areas depicted hereon as FIRE LANE EASEMENT; together with the right-of-way for ingress and egress of emergency and service vehicles over, across, on and through the areas depicted hereon as FIRE LANE EASEMENTS, which said lanes to be dedicated and designated as FIRE LANE EASEMENTS and emergency and service vehicle roads; FIRE LANE EASEMENTS shall be constructed and maintained by each Owner of the applicable portion of the Fire Lane Easement Area at no cost to the City in accordance with current City standards for FIRE LANE EASEMENTS and shall be posted by such Owner with signs stating "NO PARKING - FIRE LANE" in accordance with the City Code of Aurora, Colorado (collectively and individually hereinafter referred to as "Fire Lane Facilities"). Owner also grants the City the right of ingress and egress over, across, on and through said Fire Lane Easement Area, and the right to remove objects or structures therefrom that interfere or endanger any Fire Lane Facilities as determined by the City in its sole discretion and without liability or expense to the City. Owner has responsibility and legal liability for the Fire Lane Easement Area, construction of Fire Lane Facilities and continuous maintenance of the Fire Lane Easement Area, Fire Lane Facilities, and all other items located below grade level, at grade level and above grade level within the Fire Lane Easement Area; all at no cost to the City. The City, in City's sole discretion and without assuming responsibility or legal liability for the Fire Lane Easement Area, Fire Lane Facilities or their maintenance, may enter the Fire Lane Easement Area for the purposes set forth herein and for cleaning, maintaining, repairing, constructing or improving the easement or Fire Lane Facilities at the expense of the applicable Owner, following such Owner's failure to reasonably cure any default upon receipt of written notice of the same. Such Owner shall promptly reimburse the City for any expense related thereto (including, but not limited to removal, remediation, court, collection and attorneys' fees and costs). Failure to reimburse the City may result in the City recording a mechanic and materialmen's lien against the applicable portion of the Fire Lane Easement Area in the records of the county clerk and recorder's office where the Fire Land Easement Area is located.

Addressed. (Galloway)

If a fire lane easement is required, the following note will need to be included with the Covenants:

The area(s) labeled "FIRE LANE EASEMENT" ("Fire Lane Easement Area") hereon depict easement(s) hereby dedicated by the Owner to the City as set forth herein. Owner grants the right, privilege and authority, but not the obligation, to the City to survey, construct, reconstruct, operate, maintain, remove, replace, upgrade and use: facilities, and all fixtures, devices and structures whatsoever necessary or useful in the operation of a fire lane over, across, on and through the areas depicted hereon as FIRE LANE EASEMENT; together with the right-of-way for ingress and egress of emergency and service vehicles over, across, on and through the areas depicted hereon as FIRE LANE EASEMENTS, which said lanes to be dedicated and designated as FIRE LANE EASEMENTS and emergency and service vehicle roads; FIRE LANE EASEMENTS shall be constructed and maintained by each Owner of the applicable portion of the Fire Lane Easement Area at no cost to the City in accordance with current City standards for FIRE LANE EASEMENTS and shall be posted by such Owner with signs stating "NO PARKING - FIRE LANE" in accordance with the City Code of Aurora, Colorado (collectively and individually hereinafter referred to as "Fire Lane Facilities"). Owner also grants the City the right of ingress and egress over, across, on and through said Fire Lane Easement Area, and the right to remove objects or structures therefrom that interfere or endanger any Fire Lane Facilities as determined by the City in its sole discretion and without liability or expense to the City. Owner has responsibility and legal liability for the Fire Lane Easement Area, construction of Fire Lane Facilities and continuous maintenance of the Fire Lane Easement Area, Fire Lane Facilities, and all other items located below grade level, at grade level and above grade level within the Fire Lane Easement Area; all at no cost to the City. The City, in City's sole discretion and without assuming responsibility or legal liability for the Fire Lane Easement Area, Fire Lane Facilities or their maintenance, may enter the Fire Lane Easement Area for the purposes set forth herein and for cleaning, maintaining, repairing, constructing or improving the easement or Fire Lane Facilities at the expense of the applicable Owner, following such Owner's failure to reasonably cure any default upon receipt of written notice of the same. Such Owner shall promptly reimburse the City for any expense related thereto (including, but not limited to removal, remediation, court, collection and attorneys' fees and costs). Failure to reimburse the City may result in the City recording a mechanic and materialmen's lien against the applicable portion of the Fire Lane Easement Area in the records of the county clerk and recorder's office where the Fire Land Easement Area is located.



DETAIL 'B'
1" = 30'

Project No:	OQT004283.10	Galloway		
Drawn By:	AAY			
Checked By:	BJD			
Date:	03/20/24			
Revisions		1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 • GallowayUS.com		
#	Date	Issue / Description	Init.	
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SHEET 2 OF 3

update sheet number