

# HIGH POINT EAST SUBDIVISION FILING NO. 6

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

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

## 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 [redacted] LOT 1, BLOCK 7, HIGH POINT EAST FILING NO. 4, RECORDED AT RECEPTION NO. 202200039717 OF THE ADAMS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, 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 64<sup>TH</sup> 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 64<sup>TH</sup> 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.

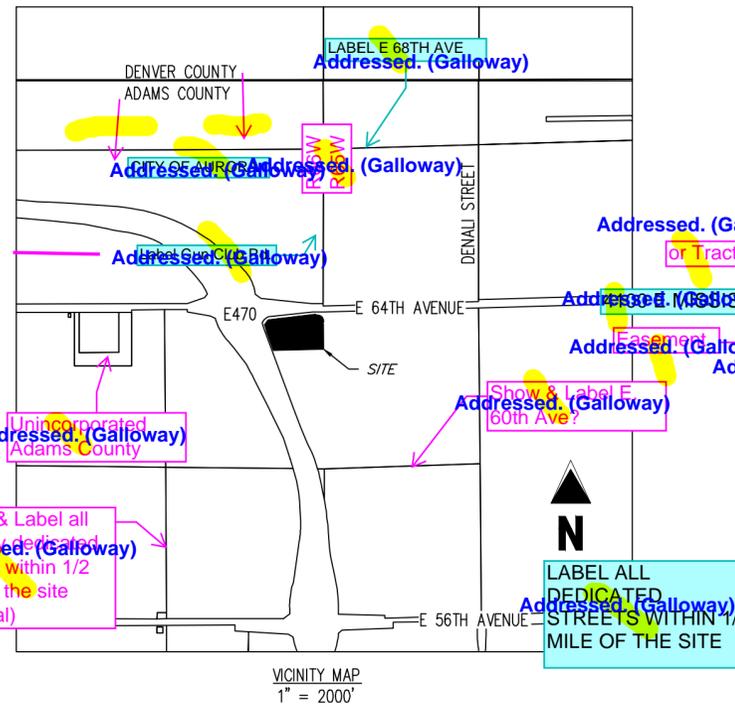
## COVENANTS

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 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.



## 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 64<sup>TH</sup> AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS AND 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 COMMENCED 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 \_\_\_\_\_

## OWNER

QUIKTRIP CORPORATION  
SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

## NOTARY

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS

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 maintenance 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 \_\_\_\_\_

Project No: QKT004283.10  
Drawn By: AAY  
Checked By: BJD  
Date: 03/20/24  
Revisions # Date Issue / Description Init.

**Galloway**  
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220 • GallowayUS.com

1  
SHEET 1 OF 3

Addressed. (Galloway)  
As recorded at Reception No. 2022000039717?

Addressed. (Galloway)  
As recorded at Reception Number???

Description needs to be of the exterior of the plat?

Addressed. (Galloway)

Remove ", " Addressed. (Galloway)

(collectively hereafter "Owner") Addressed. (Galloway)

Addressed. (Galloway)  
See required Covenants on sheet 3.

the legal description does not match this lot (which is 44 total acres)  
Addressed. (Galloway)

Addressed. (Galloway)  
Match dates?

Add general note shown on sheet 3  
Addressed. (Galloway)

Addressed. (Galloway)  
owner of the Lot or Tract excepting the City of Aurora from such responsibility.

See checklist. Only space in the upper left hand margin is required.  
Addressed. (Galloway)

Describe what the cap is on?  
 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."

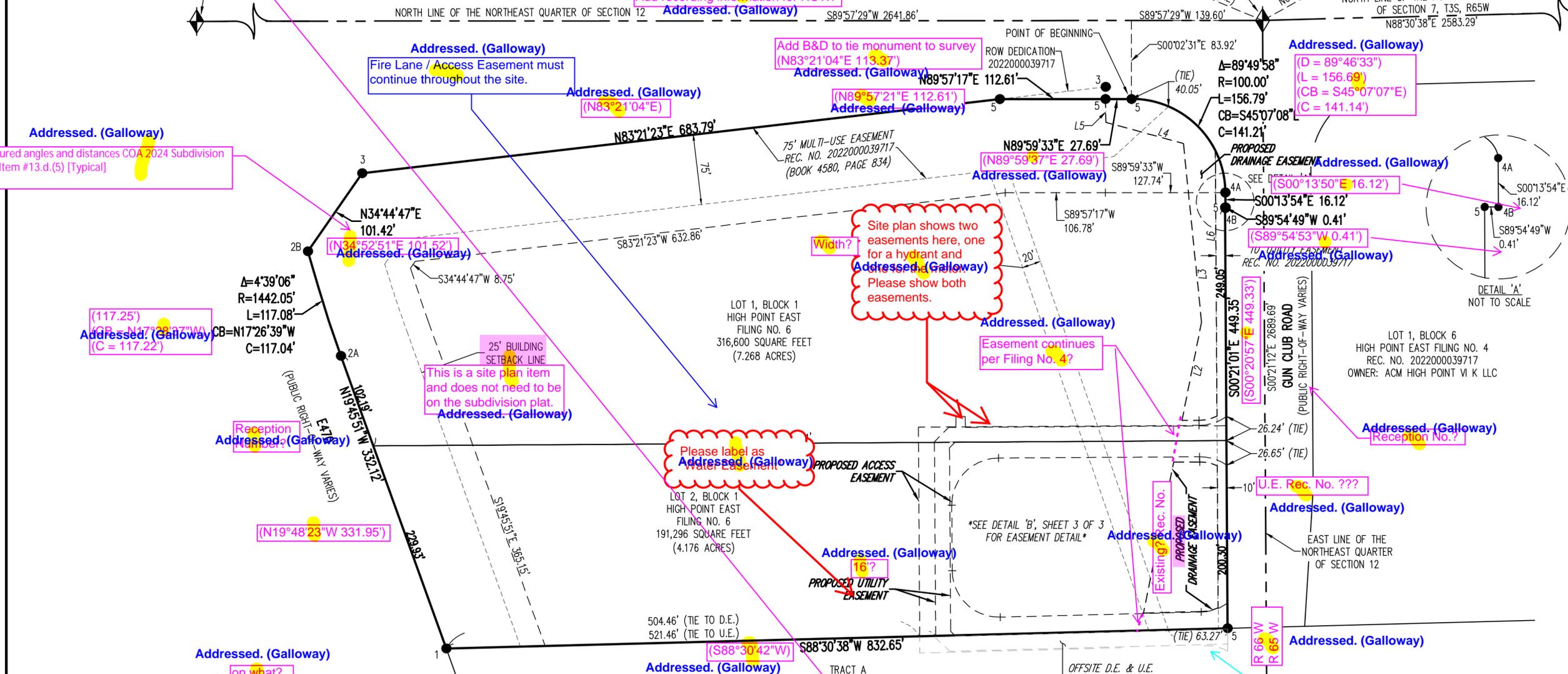
# HIGH POINT EAST SUBDIVISION FILING NO. 6

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

NORTH QUARTER CORNER SECTION 7,  
 TOWNSHIP 3 SOUTH, RANGE 66 WEST  
 FOUND 2-1/2" ALUMINUM CAP  
 "R. NOBBE, T3S R65W S1, S6, S7, S12,  
 2023, PLS #23899"  
 IN RANGE BOX, 0.20' BELOW

LOT 1, BLOCK 1  
 HIGH POINT EAST FILING NO. 4  
 REC. NO. 2022000039717  
 OWNER: ACM HIGH POINT VI K LLC  
 ZONING: AIRPORT DISTRICT

NORTH QUARTER CORNER SECTION 12,  
 TOWNSHIP 3 SOUTH, RANGE 66 WEST  
 FOUND 3-1/4" ALUMINUM CAP  
 "LAMP RYNEARSON, 2019, T3S, R66W, 1/4  
 S1, S12, LS 38621, MICHAEL G STRATTON"  
 FLUSH WITH SURFACE



Show as measured angles and distances COA 2024 Subdivision Plat Checklist Item #13.d.(5) [Typical]

(117.25)  
 Addressed. (Galloway)  
 (C = 117.22)

Addressed. (Galloway)  
 Fire Lane / Access Easement must continue throughout the site.

Site plan shows two easements here, one for a hydrant and one for a water easement. Please show both easements.

Please label as Water Easement

Provide reception number once recorded

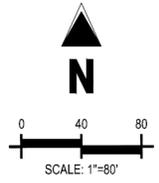
Is there any ROW dedication for E. 63rd Ave? See concurrent ISP info in comment letter

**MONUMENT LEGEND:**

- 1 FOUND NO. 5 REBAR 1-1/2" GREEN PLASTIC CAP "SCHEITLER PLS 38430", FLUSH
- 2A FOUND 2-1/2" ALUMINUM CAP "E-470 PUBLIC HIGHWAY AUTHORITY RIGHT-OF-WAY PLS 28649", FLUSH
- 2B FOUND 2-1/2" ALUMINUM CAP "E-470 PUBLIC HIGHWAY AUTHORITY RIGHT-OF-WAY PLS 28649", 0.4' ABOVE SURFACE
- 2C FOUND 2-1/2" ALUMINUM CAP "E-470 PUBLIC HIGHWAY AUTHORITY RIGHT-OF-WAY PLS 28649", 0.3' ABOVE SURFACE
- 3 2-1/2" ALUMINUM CAP "RICHARD-NOBBE 23899", FLUSH
- 4A FOUND NO. 6 REBAR, 0.75' BELOW SURFACE
- 4B FOUND NO. 6 REBAR, 0.65' BELOW SURFACE
- 5 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069"

**LEGEND**

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND PROPERTY MONUMENT AS DESCRIBED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT



Project No:	OQT004283.10		
Drawn By:	AAY		
Checked By:	BJD		
Date:	03/20/24		
Revisions			
#	Date	Issue / Description	Init.

**Galloway**  
 1155 Kelly Johnson Blvd., Suite 305  
 Colorado Springs, CO 80920  
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2  
 SHEET 2 OF 3

