

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, AS SHOWN ON THIS MAP THE LAND DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S00°29'06"W A DISTANCE OF 1410.41 FEET;

THENCE N89°31'42"W A DISTANCE OF 2646.34 FEET;

THENCE S00°40'12"W A DISTANCE OF 482.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES;

- 1) N89°19'48"W A DISTANCE OF 42.00 FEET;
- 2) THENCE 195.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 89°43'46", AND A CHORD WHICH BEARS S45°32'05"W A DISTANCE OF 176.36 FEET TO A POINT OF REVERSE CURVATURE;
- 3) THENCE 550.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 799.00 FEET, A CENTRAL ANGLE OF 39°28'53", AND A CHORD WHICH BEARS S70°39'31"W A DISTANCE OF 539.75 FEET TO A POINT ON THE EASTERLY LINE OF TRACT F, WEST FORK OPEN SPACE;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIFTEEN (15) CONSECUTIVE COURSES;

- 1) N39°04'55"W A DISTANCE OF 77.00 FEET;
- 2) THENCE 20.60 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 876.00 FEET, A CENTRAL ANGLE OF 01°20'51", AND A CHORD WHICH BEARS S50°14'39"W A DISTANCE OF 20.60 FEET TO A POINT OF REVERSE CURVATURE;
- 3) THENCE 554.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 135°08'16", AND A CHORD WHICH BEARS N62°51'38"W A DISTANCE OF 434.44 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE 438.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 62°45'30", AND A CHORD WHICH BEARS N26°40'15"W A DISTANCE OF 416.56 FEET;
- 5) THENCE N58°03'00"W A DISTANCE OF 89.62 FEET TO A POINT OF CURVATURE;
- 6) THENCE 80.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 57°18'36", AND A CHORD WHICH BEARS N29°23'42"W A DISTANCE OF 76.73 FEET;
- 7) THENCE N00°44'25"W A DISTANCE OF 235.61 FEET TO A POINT OF CURVATURE;
- 8) THENCE 168.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 15°39'56", AND A CHORD WHICH BEARS N08°54'23"W A DISTANCE OF 168.99 FEET;
- 9) THENCE N16°24'21"W A DISTANCE OF 195.66 FEET TO A POINT OF CURVATURE;
- 10) THENCE 122.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 45°06'33", AND A CHORD WHICH BEARS N06°08'55"E A DISTANCE OF 118.90 FEET;
- 11) THENCE N28°42'11"E A DISTANCE OF 258.32 FEET TO A POINT OF CURVATURE;
- 12) THENCE 263.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 40°45'16", AND A CHORD WHICH BEARS N08°19'34"E A DISTANCE OF 257.67 FEET TO A POINT OF REVERSE CURVATURE;
- 13) THENCE 44.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 5°10'52", AND A CHORD WHICH BEARS N13°29'39"E A DISTANCE OF 43.12 FEET TO A POINT OF REVERSE CURVATURE;
- 14) THENCE 151.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 32°09'25", AND A CHORD WHICH BEARS N22°57'39"E A DISTANCE OF 149.55 FEET;
- 15) THENCE N06°52'57"E A DISTANCE OF 77.29 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE ALONG NORTHERLY LINE, S89°54'36"E A DISTANCE OF 1282.45 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S89°56'18"E A DISTANCE OF 2641.92 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION CONTAINED IN DEEDS TO THE CITY AND COUNTY OF DENVER RECORDED DECEMBER 28, 2021 UNDER RECEPTION NOS. 2021235925 AND 2021235926.

BASIS OF BEARINGS
BEARINGS ARE BASED ON AN ASSUMED BEARING OF S89°54'36"E ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #20699 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #25379 AT THE NORTH QUARTER CORNER.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S18°35'23"E A DISTANCE OF 2112.20 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND RECORDED AT RECEPTION NO 2014118924 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ARGONNE STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°46°58"E A DISTANCE OF 564.62 FEET TO THE SOUTHWESTERLY MOST CORNER OF PARCEL ONE RECORDED AT RECEPTION NO. 2021235926; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL ONE THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES:

- 1) N89°48'49"E A DISTANCE OF 100.00 FEET;
- 2) THENCE S00°46°58"W A DISTANCE OF 145.12 FEET;
- 3) THENCE 246.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 56°31'38", AND A CHORD WHICH BEARS S27°28'51"E A DISTANCE OF 236.76 FEET;
- 4) THENCE S55°44'40"E A DISTANCE OF 27.50 FEET;
- 5) THENCE 147.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°31'48", AND A CHORD WHICH BEARS S27°28'47"E A DISTANCE OF 142.06 FEET;
- 6) THENCE S00°47°08"W A DISTANCE OF 65.95 FEET;
- 7) THENCE N89°34°04"E A DISTANCE OF 40.82 FEET;
- 8) THENCE S00°54°55"W A DISTANCE OF 8.09 FEET TO A POINT ON THE NORTHERN LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2014118924;

THENCE ALONG SAID NORTHERLY LINE, N89°04°51"W A DISTANCE OF 343.10 FEET TO THE POINT OF BEGINNING.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO ASSUMED TO BEAR S00°49°25' W AND BEING MONUMENTED BY A FOUND 3-1/2" ALUMINUM CAP IN RANGE BOX PLS #20699 AT THE NORTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER.

SAID PARCELS CONTAIN 6,619,989 SQUARE FEET OR 151.97 ACRES, MORE OR LESS;

UNDER THE NAME AND STYLE OF **HIGH POINT SUBDIVISION FILING NO. 6** AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

OWNER:

BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: *Randy Wether Nymk*
AS AUTHORIZED SIGNATORY

NOTARY CERTIFICATE:

STATE OF Colorado)
) SS.
COUNTY OF Douglas)

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

16th DAY OF July, 2025, BY
Randy Wether Nymk AS AUTHORIZED SIGNATORY OF
BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 6/15/2026

WITNESS MY HAND AND OFFICIAL SEAL:

(SEAL) *Lady Annd*
NOTARY PUBLIC

NOTES

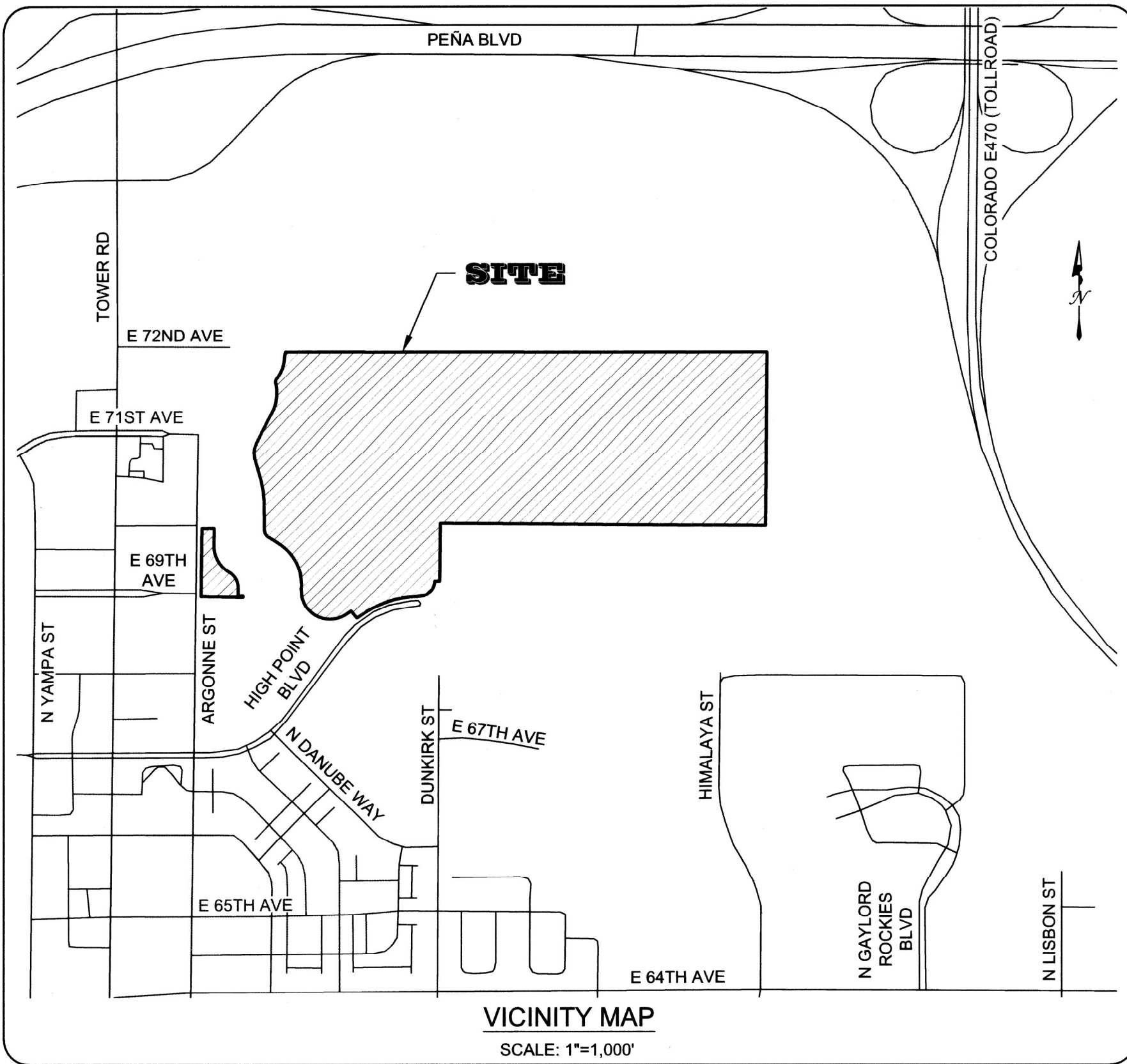
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON FIDELITY NATIONAL TITLE COMPANY TITLE REPORT NUMBER 720-F05987-24, EFFECTIVE DATE MARCH 25, 2025 AT 8:00 A.M. FOR THIS INFORMATION.
2. 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 CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON AN ASSUMED BEARING OF S89°54'36"E ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #20699 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #25379 AT THE NORTH QUARTER CORNER OF SAID SECTION 3. THE SECOND PARCEL DESCRIPTION IN THE DEDICATION SHOWS A BASIS OF BEARINGS STATEMENT THAT DIFFERS FROM THAT DESCRIBED IN THE FIRST PARCEL DESCRIPTION AND IN NOTE 3, ABOVE. THE MONUMENTS FOUND COINCIDE WITH BOTH BASIS OF BEARING STATEMENTS.
4. BENCHMARK: CITY & COUNTY OF DENVER BENCHMARK 710, A BRASS CAP AT THE NORTHWEST CORNER OF 71ST AVE AND TOWER RD IN WALK AT ANGLE POINT. ELEVATION = 5318.94 FEET (NAVD 88).
5. DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
6. BY GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 0800460109G, BEARING A MAP REVISION DATE OF NOVEMBER 17, 2005.
7. THE SURVEYED PROPERTY CONTAINS 6,619,989 SQUARE FEET OR 151.97 ACRES, MORE OR LESS.
8. RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
9. TRACTS AS SHOWN, ARE HEREBY CREATED FOR THE PROJECT, WITH USES ACCORDING TO THE TRACT USE TABLE ON THIS SHEET.
10. HIGH POINT SUBDIVISION FILING NO. 6 HAS 3 TRACTS, 2 LOTS & 2 BLOCKS.
11. AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.

TRACT USE TABLE

TRACT	AREA (SF±)	AREA (AC±)	USE	OWNER	MAINTAINED BY
A	22,390	5.06	DRAINAGE	BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY	BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
B	369,482	8.48	DRAINAGE	BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY	BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
C	70,712	1.62	OPEN SPACE	BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY	BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HIGH POINT SUBDIVISION FILING NO. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY & COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 6



NOTES (CONTINUED)

12. UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF PLATTED AREAS INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF WATER, WASTEWATER, ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, 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 GRANTEE, INCLUDING WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
13. A THIRTEEN-FOOT (13') WIDE SIDEWALK EASEMENT ADJACENT TO THE WEST SIDE OF N DUNKIRK ST. IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER TO CONSTRUCT, RECONSTRUCT, MAINTAIN, SERVICE, OPERATE, USE, AND REPAIR A RIGHT-OF-WAY, TRAFFIC CONTROL DEVICES, STREET LIGHTS, LANDSCAPING, UTILITIES, SIDEWALKS AND ANY NECESSARY APPURTENANCES THERETO AND TO THE RIGHT OF WAY.
14. THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE 1 WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE CITY AND COUNTY OF DENVER AT THE FOLLOWING RECEPTION NUMBERS OR BOOKS AND PAGES (UNLESS NOTED OTHERWISE): 2005165621, 2006010581, 2008005302, 2010022814, 2015105543, 2015110071, 2018145232, 2019150258, 2020064541, 2006074494, 2017095538, 2020221052, 2005165620, R-92-0029382, 9700159345, 2000076828, 2000016832, 2000026679, 2000026687, 2005118018, 2005161170, 2005173072, 2005173073, 2018042250, 2005165618, 2005165619, 2005169315, 2010122260, 2006082276, 2006089360, 2009150705, 2016052381, 2017125537, 2018039127, 2006099361, 2018038635, 2008165980, 2008165981, 2008165982, 2008165983, 2009002228, 2018077369, 2018077370, 2019037822, 2019037823, 2007014752, 2008010991, 2009010834, 2010009208, 2011009274, 2012008909, 2013013305, 2018010183, 2009150706, 2018038799, 2016052381, 2016081410, 2017095539, 2017095540, 2017095541, 2017095542, 2017095543, 2017095544, 2017137572, 2019037919, 2019052240, 2019033932, 2019052782, 2017150626, 2023044745, 2019027872, 2020221046, 2020221049, 2020221051, 2021002201, 2021178892, 2022076314, 2022093986, 2021164074, 2022068554, 2022072388, 2022081712, 2022094019, 2022094020, 2024057688, 2024105261, 2023044745, 2023101903, 2023117422, 2010091030, 2024031588, 2024000892, 2024041541, 2024099023, 2024107193, 2024105265 & 2025018826.
15. THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE 1 WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE ADAMS COUNTY, COLORADO AT THE FOLLOWING RECEPTION NUMBERS OR BOOKS AND PAGES (UNLESS NOTED OTHERWISE): 2015000106639 AND 2016000114609.
16. 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 18-4-508, OF THE COLORADO REVISED STATUTE.
17. FIELD WORK CONDUCTED BETWEEN APRIL 2022 AND MARCH 2024.
18. THE SURVEYED PROPERTY IS SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT OVER LOT 1, BLOCK 1 AND TRACTS A & B PER RECEPTION NUMBER 2023101903.
19. THE SURVEYED PROPERTY IS SUBJECT TO A PUBLIC SERVICE COMPANY OF COLORADO EASEMENT PER RECEPTION NUMBERS 2023092231, 2024107193 & 2025018826.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SECTION BREAKDOWN & OVERALL VIEW
SHEET 3	NORTHEAST VIEW
SHEET 4	NORTHWEST VIEW
SHEET 5	SOUTHEAST VIEW
SHEET 6	SOUTHWEST VIEW

APPROVALS:

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

Joe R. Papp 7/22/2025
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

Amey J. Papp 22 July 2025
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Chloe 7.17.2025
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Chloe 7/24/25
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION N/A AND SERIES 202. WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____, 202__.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY _____
DEPUTY CLERK AND RECORDER

ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 28th DAY OF July, 2025, AT 8:00 O'CLOCK, A M.

FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

Kate J. McLaughlin - Acting City Attorney
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Mike Papp
ASSISTANT CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER; THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS
rharris@gillianslc.com



CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
CITY AND COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 202__, AND DULY RECORDED UNDER RECEPTION NUMBER _____.

CLERK AND RECORDER

BY _____ DEPUTY

FEE _____

48/2025	ALB
10/2025	ALB
9/24/2024	ALB
9/24/2024	ALB
7/11/2024	ALB
4/24/2024	ALB
2/28/2024	ALB
2/28/2023	ALB

15	8TH REVIEW COMMENTS
14	ATTORNEY COMMENTS
13	REVISIONS
12	UPDATED TITLE COMMITMENT
11	DENVER WATER EASEMENT REVISED
10	REVISIONS
9	CITY COMMENTS

9/20/2023	ALB
8/2/2023	ALB
2/15/2023	ALB
2/6/2023	ALB
4	CITY COMMENTS
3	CITY COMMENTS
2	CITY COMMENTS
1	CITY COMMENTS
NO	REVISION RECORD

HIGH POINT SUBDIVISION FILING NO. 6

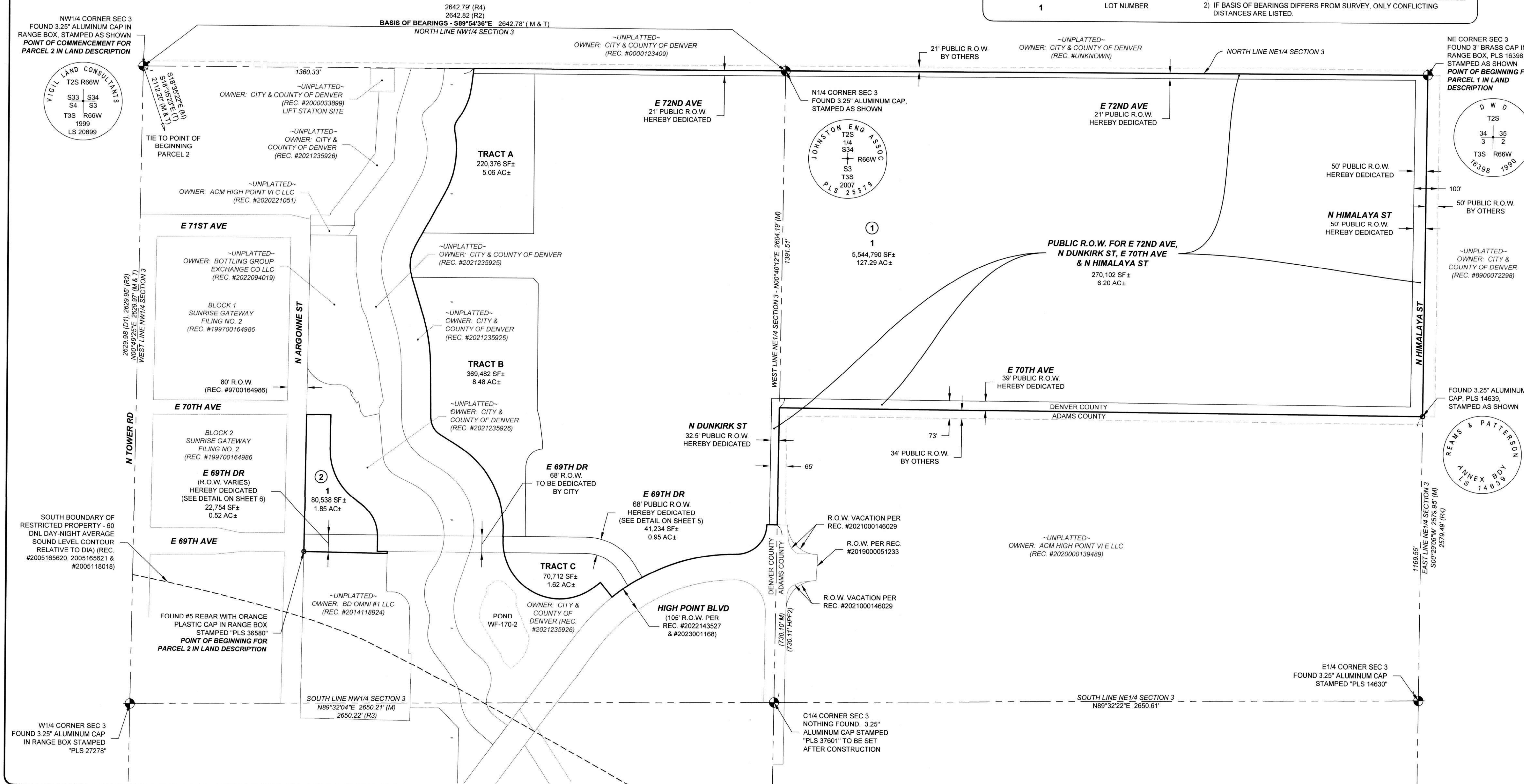
CITY & COUNTY OF DENVER, COLORADO

CERTIFICATION



JOB NO.: 22091.10
DRAWN: ALB
CHECKED: REH
FIELD: JWW/P
ISSUE DATE: 7/11/2022
SCALE: N/A
FILE: 22091 HPSUB FLC 6

●		SET #5 REBAR (18") WITH 1 25" GREEN PLASTIC CAP OR NAIL WITH 1 5" ALUMINUM WASHER, STAMPED " PLS 37601" UNLESS OTHERWISE NOTED		(M)	DIMENSION AS MEASURED
●	RP	RANGE POINT (TO BE SET UPON COMPLETION OF ROADWAY CONSTRUCTION PER CITY STANDARDS)		(C)	CALCULATED DIMENSION
●		FOUND SECTION CORNER MONUMENT AS NOTED		(T)	DIMENSION PER TITLE COMMITMENT PARCEL DESCRIPTION
▲		FOUND #4 REBAR WITH YELLOW PLASTIC CAP, PLS 33089		(D1)	DIMENSION PER REC. #2014118924
○		FOUND MONUMENT AS NOTED		(D2)	DIMENSION PER REC. #2012135926
□		FOUND RANGE POINT AS NOTED		(SGF2)	DIMENSION PER SUNRISE GATEWAY FILING NO. 2 (REC. #9700164986)
—		SUBDIVISION BOUNDARY		(HPF2)	DIMENSION PER HIGH POINT SUBDIVISION FILING NO. 2 (REC. #2019138651)
— — —		SECTION LINE		(R1)	DIMENSION PER ALTA/ACSM LAND TITLE SURVEY BY LARRY W. HAGAN, REC. #L015694 (2015)
— — — — —		SUBDIVISION LOT / TRACT / RIGHT-OF-WAY		(R2)	DIMENSION PER ALTA/NSPS LAND TITLE SURVEY BY JOHN B GUYTON, REC. #L017854 (2017)
— — — — —		FUTURE RIGHT-OF-WAY BY OTHERS		(R3)	DIMENSION PER ALTA/NSPS LAND TITLE SURVEY BY STACY LYNN BALZER, REC. #L018407 (2018)
— — — — —		PROPERTY LINE OUTSIDE SUBDIVISION		(R4)	DIMENSION PER MAP BY ROGER H. PETTERSON, REC. #L000259 (1990)
— — — — —		RANGE LINE			
— — — — —		PROPOSED EASEMENT LINE			
— — — — —		EXISTING EASEMENT LINE			
①		BLOCK NUMBER	NOTES:		
1		LOT NUMBER	1) ALL DISTANCES IN BOLD ARE AS MEASURED, UNLESS LABELED OTHERWISE.		
			2) IF BASIS OF BEARINGS DIFFERS FROM SURVEY, ONLY CONFLICTING DISTANCES ARE LISTED.		

[illegible]

HIGH POINT SUBDIVISION FILING NO. 6

CITY & COUNTY OF DENVER, COLORADO



Gillians

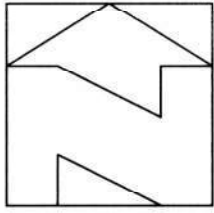
GILLIANS LAND CONSULTANTS
P.O. BOX 375
BENNETT, CO 80102
303-372-6640
www.gillianslc.com

LAND SURVEYING
ALTANERS SURVEYS
TOPOGRAPHIC MAPS
CONSULTING SERVICES

JOB NO.: 22091.10
DRAWN: ALB
CHECKED: REH
FIELD: JW/VP
ISSUE DATE: 7/8/2022
SCALE: 1"=200'
FILE: 22091 HPSUB FLG 6

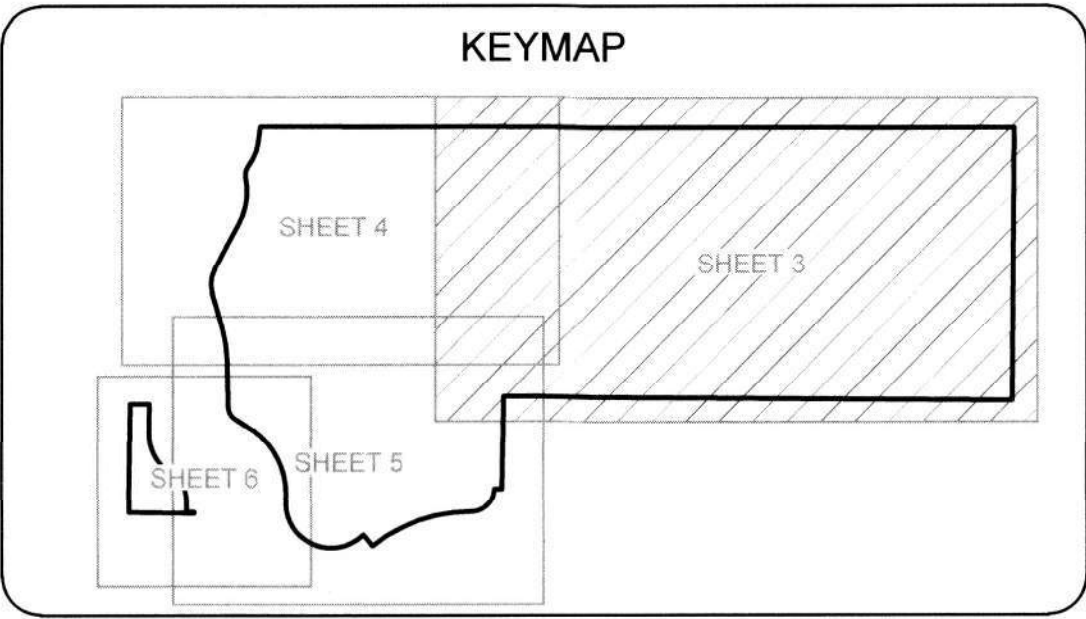
HIGH POINT SUBDIVISION FILING NO. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY & COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 6



SCALE: 1" = 100' US SURVEY FEET
100' 0 50' 100'

~UNPLATTED~
OWNER: CITY & COUNTY OF DENVER
(REC. #UNKNOWN)



NO	BY	REVISION RECORD
7	ALB	5TH SURVEY REDLINES
6	ALB	4TH SURVEY REDLINES
5	ALB	3RD SURVEY REDLINES
4	ALB	CITY COMMENTS
3	ALB	CITY COMMENTS
2	ALB	CITY COMMENTS
1	ALB	CITY COMMENTS
NO	ALB	10/19/2022

NO	BY	REVISION RECORD
7	ALB	5TH SURVEY REDLINES
6	ALB	4TH SURVEY REDLINES
5	ALB	3RD SURVEY REDLINES
4	ALB	CITY COMMENTS
3	ALB	CITY COMMENTS
2	ALB	CITY COMMENTS
1	ALB	CITY COMMENTS
NO	ALB	10/19/2022

HIGH POINT SUBDIVISION FILING NO. 6

CITY & COUNTY OF DENVER, COLORADO

CERTIFICATION



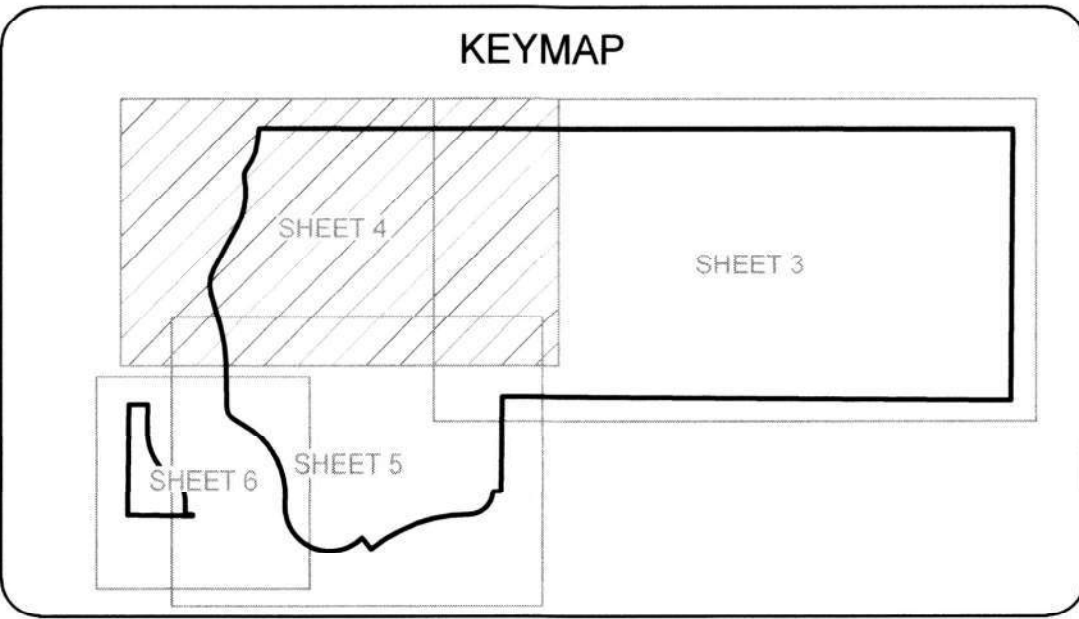
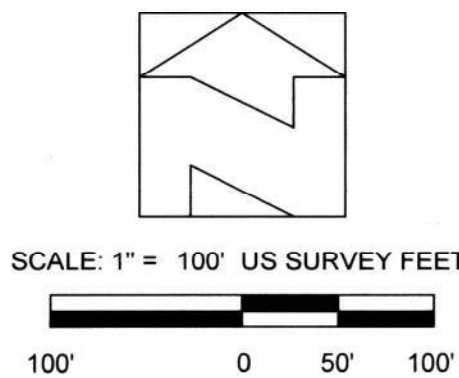
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JOB NO: 22091.10
DRAWN: ALB
CHECKED: REH
FIELD: JW/VP
ISSUE DATE: 7/8/2022
SCALE: 1"=100'
FILE: 22091 HPSUB FLG 6

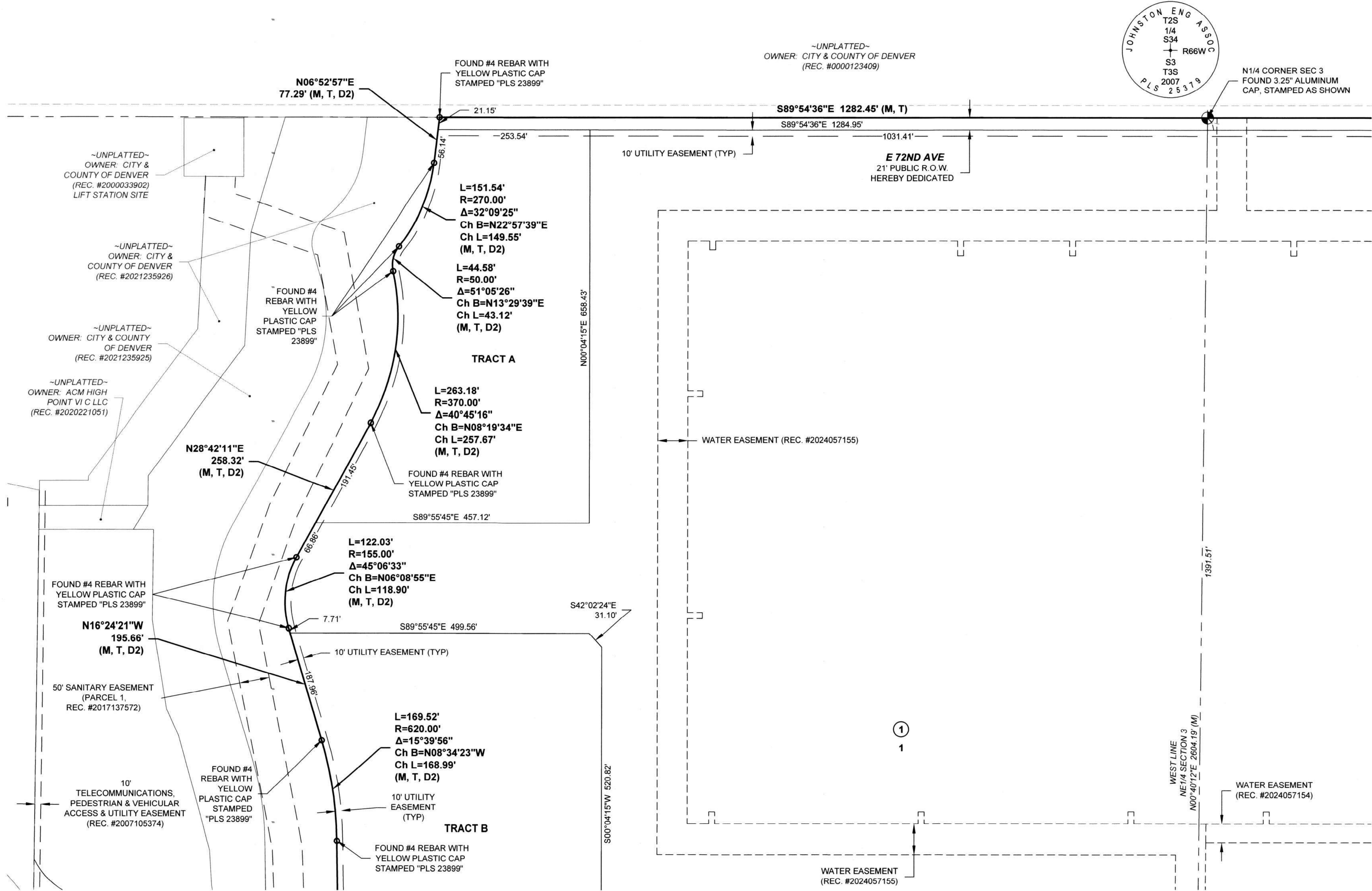
HIGH POINT SUBDIVISION FILING NO. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY & COUNTY OF DENVER, STATE OF COLORADO
SHEET 4 OF 6



NO	DATE	BY	REVISION RECORD
7	9/20/2023	ALB	5TH SURVEY REDLINES
6	8/2/2023	ALB	4TH SURVEY REDLINES
5	2/15/2023	ALB	3RD SURVEY REDLINES
4	2/6/2023	ALB	CITY COMMENTS
3	12/14/2022	ALB	CITY COMMENTS
2	11/9/2022	ALB	CITY COMMENTS
1	10/19/2022	ALB	CITY COMMENTS
NO			

15	4/8/2025	ALB	8TH REVIEW COMMENTS
14	12/2/2024	ALB	ATTORNEY COMMENTS
13	9/24/2024	ALB	5TH SURVEY REDLINES
12	9/24/2024	ALB	4TH SURVEY REDLINES
11	7/1/2024	ALB	UPDATED TITLE COMMITMENT
10	4/24/2024	ALB	DENVER WATER EASEMENT REVISED
9	3/13/2024	ALB	DENVER SURVEYOR COMMENTS
8	2/6/2023	ALB	CITY COMMENTS



SEE SHEET 6

SEE SHEET 5

SEE SHEET 3

HIGH POINT SUBDIVISION FILING NO. 6

CITY & COUNTY OF DENVER, COLORADO



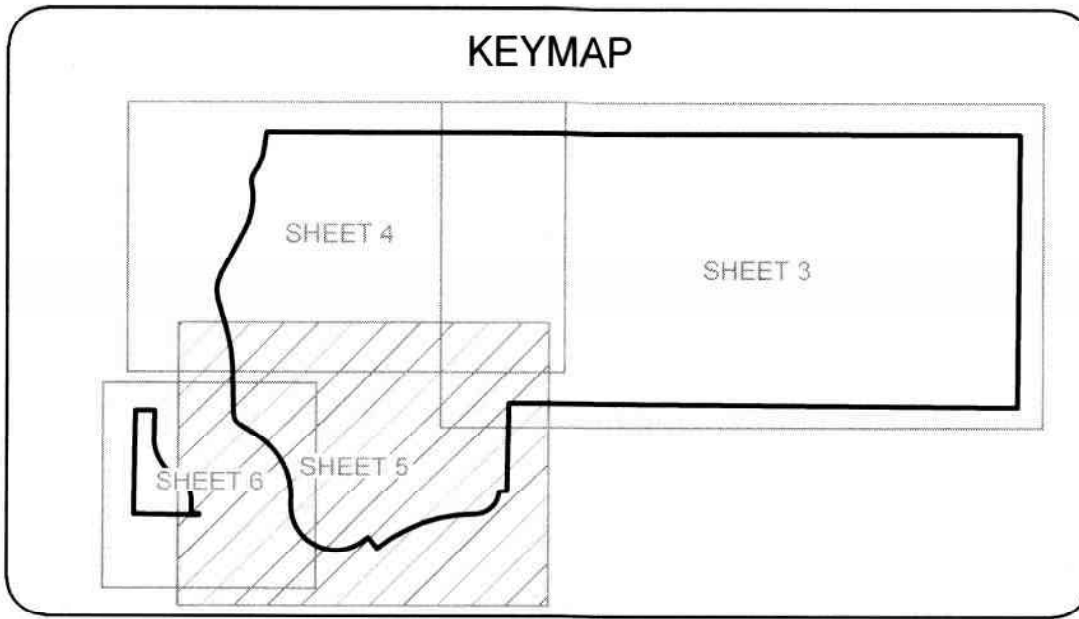
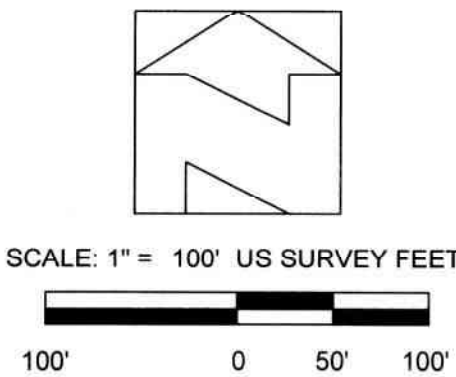
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JOB NO: 22091.10
DRAWN: ALB
CHECKED: REH
FIELD: JWWVP
ISSUE DATE: 7/8/2022
SCALE: 1"=100'
FILE: 22091 HP SUB FLG 6

HIGH POINT SUBDIVISION FILING NO. 6

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY & COUNTY OF DENVER, STATE OF COLORADO
SHEET 5 OF 6

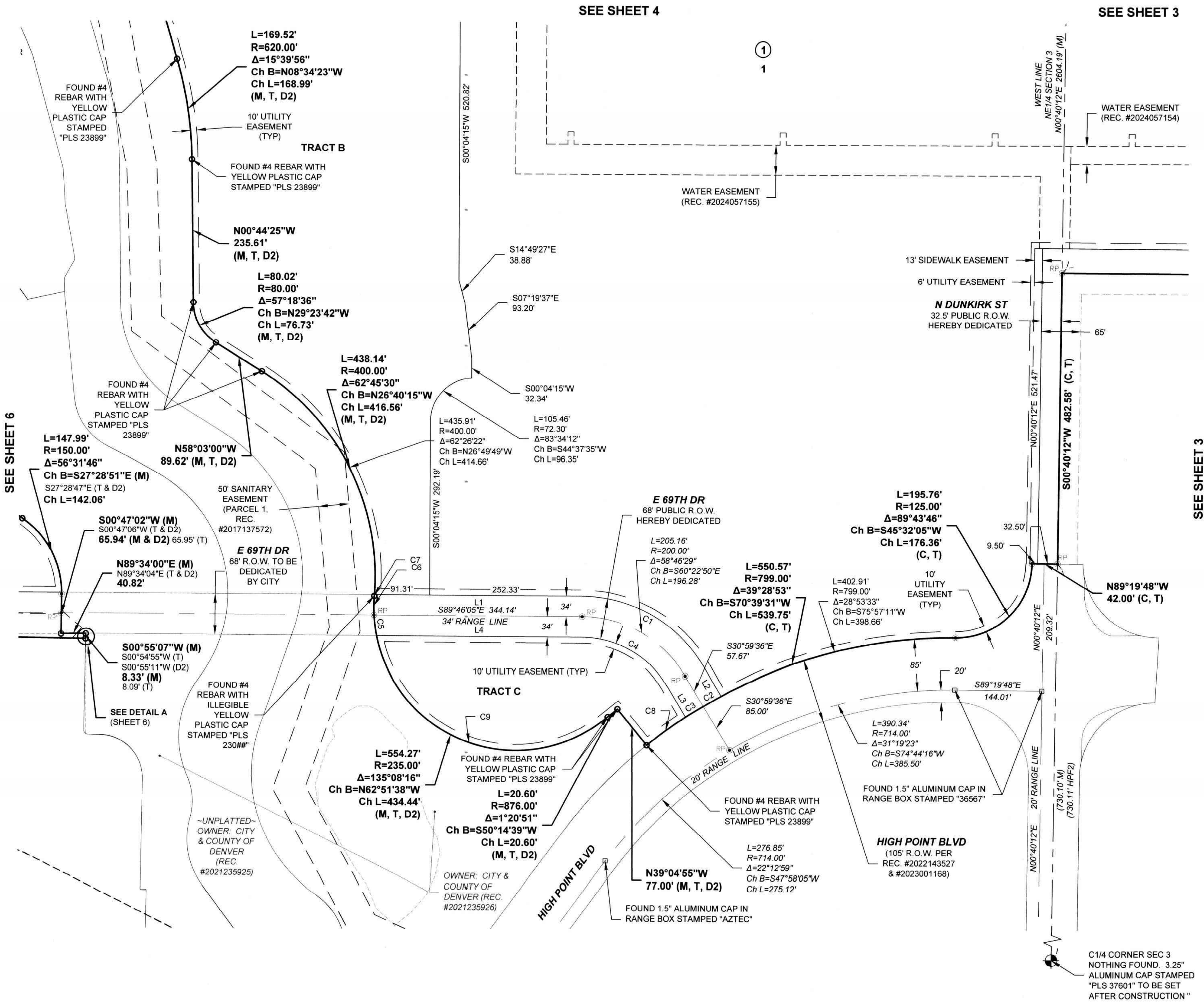


NO	BY	DATE	REVISION RECORD
7	ALB	9/20/2023	5TH SURVEY REDLINES
6	ALB	8/22/2023	4TH SURVEY REDLINES
5	ALB	2/15/2023	3RD SURVEY REDLINES
4	ALB	2/6/2023	CITY COMMENTS
3	ALB	12/14/2022	CITY COMMENTS
2	ALB	1/16/2022	CITY COMMENTS
1	ALB	10/19/2022	CITY COMMENTS
NO	ALB		

15	8TH REVIEW COMMENTS
14	ATTORNEY COMMENTS
13	7TH SURVEY REDLINES
12	UPDATED TITLE COMMITMENT
11	7/1/2024 DENVER WATER EASEMENT REVISED
10	4/24/2024 DENVER WATER EASEMENT REVISED
9	3/13/2024 CITY SURVEYOR COMMENTS
8	2/6/2023 CITY COMMENTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°46'05"E	343.64'
L2	S30°59'36"E	58.43'
L3	S30°59'36"E	58.36'
L4	S89°46'05"E	339.68'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	240.04'	234.00'	58°46'29"	N60°22'50"W	229.65'
C2	34.01'	799.00'	2°26'20"	S60°17'14"W	34.01'
C3	34.01'	799.00'	2°26'20"	S57°50'55"W	34.01'
C4	170.28'	166.00'	58°46'29"	N60°22'50"W	162.82'
C5	34.32'	235.00'	8°22'04"	S07°13'48"E	34.29'
C6	31.81'	235.00'	7°45'16"	S00°49'52"W	31.78'
C7	2.23'	400.00'	0°19'08"	N04°32'56"E	2.23'
C8	79.65'	799.00'	5°42'42"	S53°46'24"W	79.62'
C9	488.14'	235.00'	119°00'55"	S70°55'18"E	405.00'



HIGH POINT SUBDIVISION FILING NO. 6

CERTIFICATION



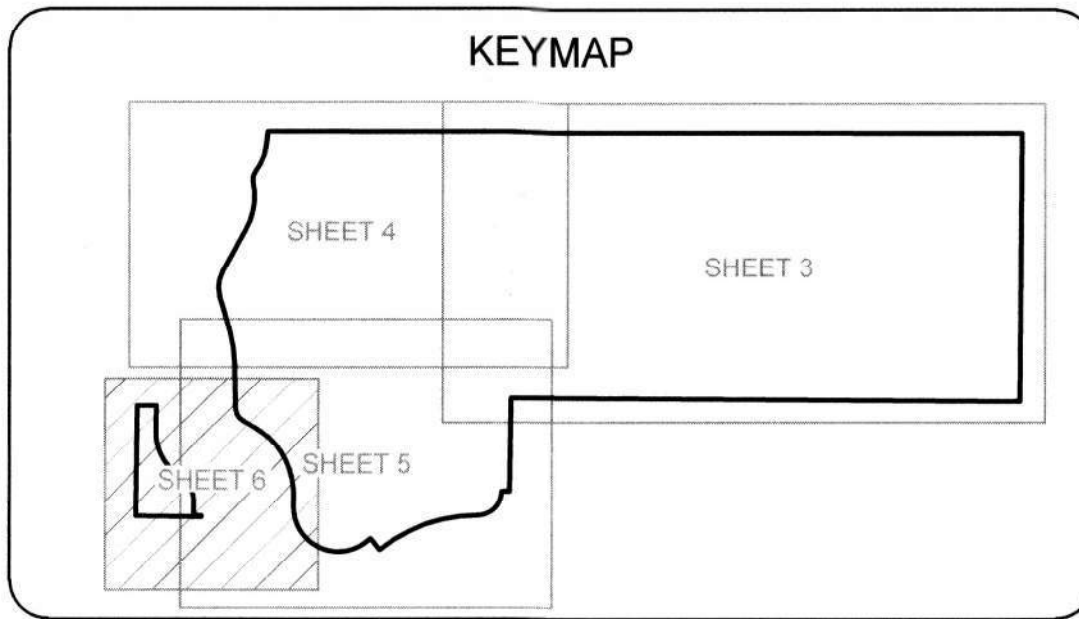
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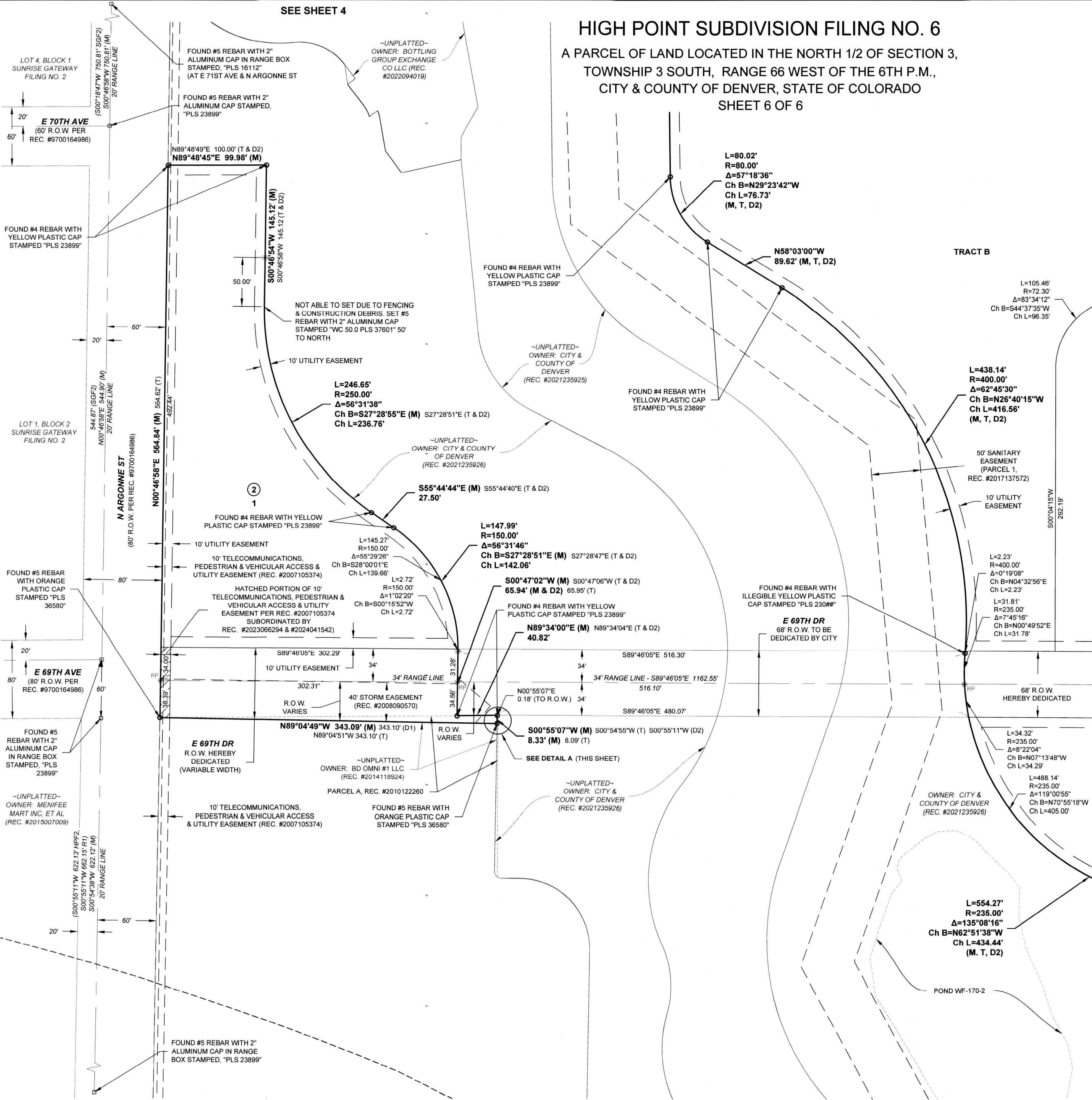
SEE SHEET 4

HIGH POINT SUBDIVISION FILING NO. 6

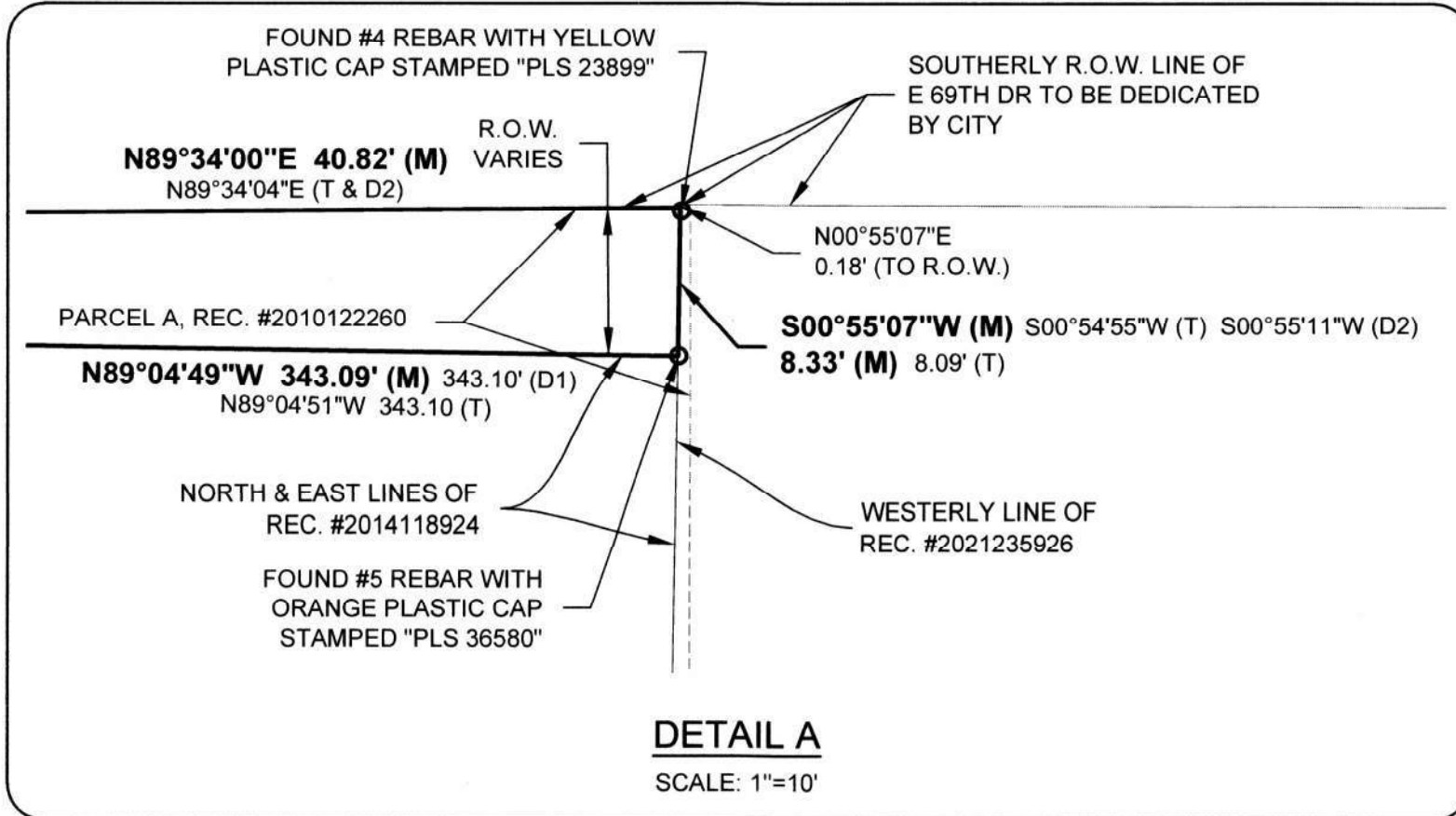
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TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY & COUNTY OF DENVER, STATE OF COLORADO
SHEET 6 OF 6



NO	BY	REVISION RECORD	DATE
15	ALB	8TH REVIEW COMMENTS	4/8/2025
14	ALB	ATTORNEY COMMENTS	12/2/2024
13	ALB	7TH SURVEY REDLINES	12/2/2024
12	ALB	6TH SURVEY REDLINES	12/2/2024
11	ALB	5TH SURVEY REDLINES	12/2/2024
10	ALB	4TH SURVEY REDLINES	12/2/2024
9	ALB	3RD SURVEY REDLINES	12/2/2024
8	ALB	2ND SURVEY REDLINES	12/2/2024
7	ALB	1ST SURVEY REDLINES	12/2/2024



SEE SHEET 5



HIGH POINT SUBDIVISION FILING NO. 6

CITY & COUNTY OF DENVER, COLORADO



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