

# HIGH POINT SUBDIVISION FILING NO. 3

FINAL PLAT

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 1 OF 9



2020036314  
Page: 1 of 9  
D \$0.00

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303-623-6300 F: 303-623-6311  
HarrisKocherSmith.com

PREPARED BY:

DATE: 10/08/2018

## LEGAL DESCRIPTION:

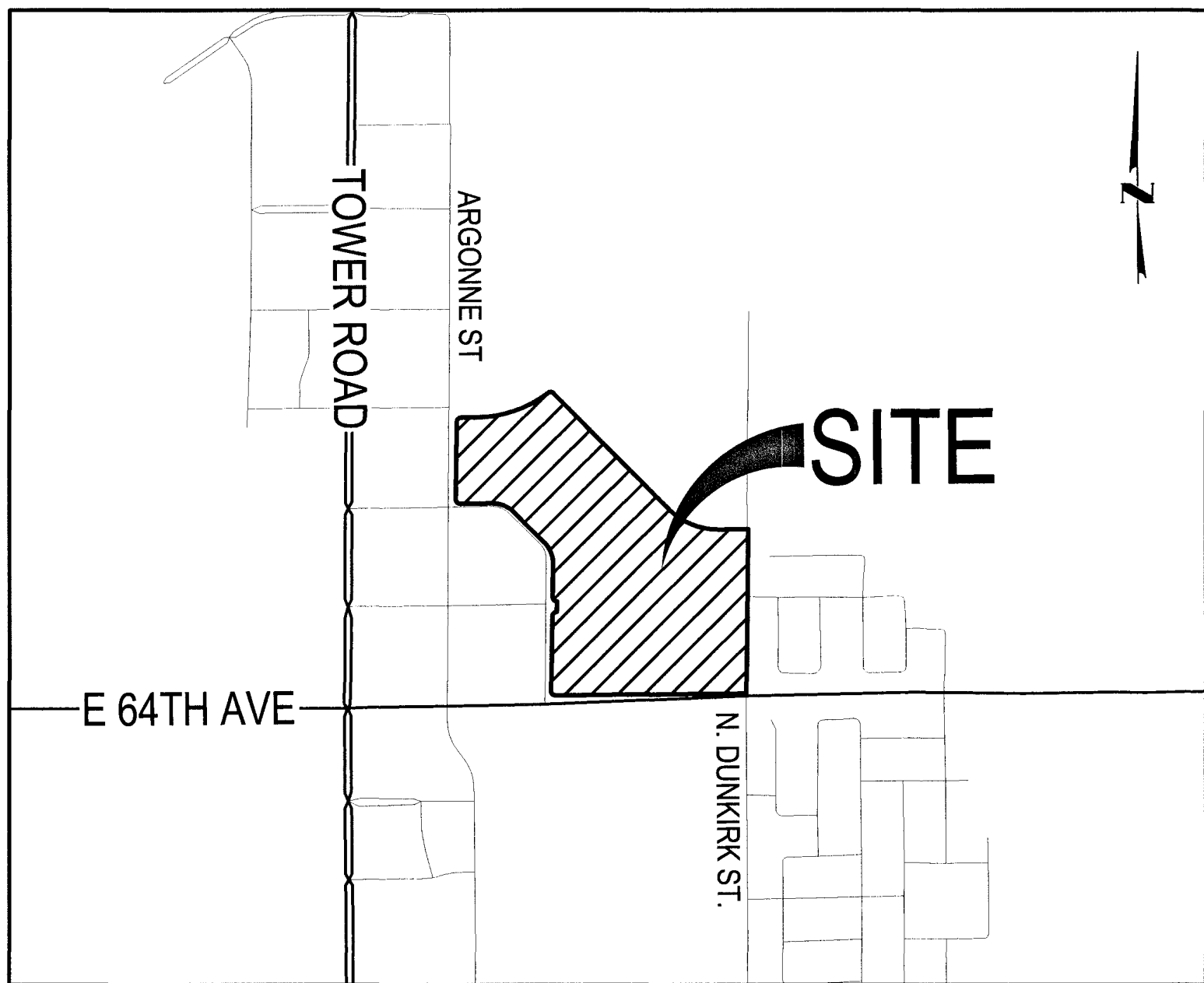
KNOW ALL MEN BY THESE PRESENTS THAT ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED, AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS, AS SHOWN ON THIS PLAT, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;  
THENCE NORTH 29°54'46" WEST, A DISTANCE OF 82.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AND THE **POINT OF BEGINNING**;  
THENCE SOUTH 89°25'17" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,230.00 FEET TO A POINT OF CURVATURE AND A POINT ON THE EAST BOUNDARY OF HIGH POINT SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2008085984;  
THENCE ALONG THE PERIMETER OF SAID SUBDIVISION AND ALONG THE RIGHT-OF-WAYS OF BISCAY STREET, 66TH AVENUE AND ARGONNE STREET DEDICATED BY SAID SUBDIVISION THE FOLLOWING THIRTEEN (13) COURSES:  
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.86 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°24'24", AND A CHORD WHICH BEARS NORTH 44°52'31" WEST A CHORD DISTANCE OF 42.94 FEET;  
2) NORTH 00°49'41" EAST, A DISTANCE OF 493.15 FEET TO A POINT OF CURVATURE;  
3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 46.39 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°35'36", AND A CHORD WHICH BEARS NORTH 45°07'29" EAST A CHORD DISTANCE OF 41.90 FEET;  
4) NORTH 02°01'57" EAST, A DISTANCE OF 70.07 FEET TO A POINT OF NON-TANGENT CURVATURE;  
5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.86 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°24'24", AND A CHORD WHICH BEARS NORTH 44°52'31" WEST A CHORD DISTANCE OF 42.94 FEET;  
6) NORTH 00°49'41" EAST, A DISTANCE OF 217.51 FEET TO A POINT OF CURVATURE;  
7) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 159.53 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°42'12", AND A CHORD WHICH BEARS NORTH 22°01'25" WEST A CHORD DISTANCE OF 155.34 FEET;  
8) NORTH 44°52'31" WEST, A DISTANCE OF 289.09 FEET TO A POINT OF CURVATURE;  
9) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 159.53 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°42'12", AND A CHORD WHICH BEARS NORTH 67°43'37" WEST A CHORD DISTANCE OF 155.34 FEET;  
10) SOUTH 89°25'17" WEST, A DISTANCE OF 211.50 FEET TO A POINT OF CURVATURE;  
11) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.86 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°24'24", AND A CHORD WHICH BEARS NORTH 44°52'31" WEST A CHORD DISTANCE OF 42.94 FEET;  
12) NORTH 00°49'41" EAST, A DISTANCE OF 514.16 FEET TO A POINT OF CURVATURE;  
13) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 46.39 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°35'36", AND A CHORD WHICH BEARS NORTH 45°07'29" EAST A CHORD DISTANCE OF 41.90 FEET;  
THENCE NORTH 89°25'17" EAST, A DISTANCE OF 102.02 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 508.97 FEET, SAID CURVE HAVING A RADIUS OF 796.00 FEET, A CENTRAL ANGLE OF 36°38'07", AND A CHORD WHICH BEARS NORTH 71°06'13" EAST A CHORD DISTANCE OF 500.34 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 43.11 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 82°20'19", AND A CHORD WHICH BEARS SOUTH 86°02'41" EAST A CHORD DISTANCE OF 39.50 FEET;  
THENCE NORTH 51°09'07" EAST, A DISTANCE OF 68.38 FEET;  
THENCE SOUTH 44°52'31" EAST, A DISTANCE OF 1,082.73 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 313.50 FEET, SAID CURVE HAVING A RADIUS OF 393.00 FEET, A CENTRAL ANGLE OF 45°42'19", AND A CHORD WHICH BEARS SOUTH 67°43'40" EAST A CHORD DISTANCE OF 305.25 FEET;  
THENCE NORTH 89°25'10" EAST, A DISTANCE OF 128.15 FEET;  
THENCE SOUTH 01°44'32" WEST, A DISTANCE OF 68.06 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 47.77 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°14'04", AND A CHORD WHICH BEARS SOUTH 44°57'48" EAST A CHORD DISTANCE OF 42.88 FEET;  
THENCE SOUTH 00°39'14" WEST, A DISTANCE OF 1,061.60 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 2,356,034 SQUARE FEET OR 54.09 ACRES, MORE OR LESS;

UNDER THE NAME AND STYLE OF **HIGH POINT SUBDIVISION FILING NO. 3**, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREON AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.



VICINITY MAP

SCALE: 1" = 1000'

## SHEET INDEX

|            |                                   |
|------------|-----------------------------------|
| SHEET 1    | PROPERTY DESCRIPTION/CERTIFICATES |
| SHEET 2    | KEY MAP/CURVE TABLE               |
| SHEETS 3-9 | PLAT SHEETS                       |
| SHEET 8    | TRACT USE SUMMARY TABLE/LEGEND    |

## NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABC70578617-18 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF JANUARY 17, 2020 AT 5:00 P.M.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°25'17" EAST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 0800460109G, DATED NOVEMBER 17, 2005. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- THE SURVEYED PROPERTY CONTAINS 2,356,034 SQUARE FEET OR 54.09 ACRES, MORE OR LESS.
- 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.
- TRACTS NN, PP, AND QQ SHALL BE RE-SUBDIVIDED PRIOR TO APPROVAL OF ANY APPLICATIONS FOR RESIDENTIAL DEVELOPMENT ON THESE TRACTS.
- TRACTS AS SHOWN, ARE HEREBY CREATED AS ACCESS, OPEN SPACE, MAINTENANCE AND SERVICE, DRAINAGE AND UTILITY CORRIDORS FOR THE PROJECT. SAID TRACTS SHALL BE OWNED, CONSTRUCTED, AND MAINTAINED BY OWNER UNTIL SUCH TIME AS THEY ARE CONVEYED TO THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13, HOMEOWNERS ASSOCIATION, OR OTHER OWNERSHIP/MAINTENANCE ENTITY. DETAIL ABOUT EACH TRACT IS INCLUDED IN THE TABLE ON SHEET 6.
- NO OBJECT OVER 30 INCHES TALL SHALL BE WIDER THAN 18 INCHES WITHIN ANY OF THE THREE SIGHT DISTANCE EASEMENTS GRANTED TO THE CITY AND COUNTY OF DENVER BY THIS PLAT.
- THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE NO. 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): 2005161170; 2005173072; 2005173073; 2005165621; 2006010581; 2008005302; 2010022814; 2006074494; 2017095538; 2006082276; 2005118018; 2005165620; 9700159345; 2005165618; 2005165619; 2005169315; 2010122260; 2018038635; 2008165981; 2018077369; 2018039562; 2018039570; 2007014752; 2008010991; 2009010834; 2010009208; 2011009274; 2012009809; 2013013305; 2018010183; 2019007546; 2019037822; 2006099362; 2008165981; 2018077367; 2018077370; 2019037822; 2018038659; 2010091030; 2017095537; 2017095534; 201900063263 (ADAMS COUNTY RECORDS); 2017095540; 2017095543; 2017095542; 2017095544; 2018052240; 2019052782; 2017095541; AND 2020007436.
- SEE SHEET 6 OF 9 FOR DEFINITION OF TRACTS

## OWNER:

ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Andrew R. Klein AS AUTHORIZED SIGNATORY  
ANDREW R. KLEIN

## NOTARY CERTIFICATE

STATE OF Colorado }  
COUNTY OF Adams }

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY

OF February, 2020, BY Andrew R. Klein AS AUTHORIZED SIGNATORY OF ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY  
MY COMMISSION EXPIRES: 10/12/21

WITNESS MY HAND AND OFFICIAL SEAL.

[ S E A L ]

KEVIN JAMES SMITH  
Notary Public  
State of Colorado  
Notary ID # 20094033009  
My Commission Expires 10-13-2021

## 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.

Bruce B. Swann 2/4/2020  
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] 2/4/2020  
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 1.30.2020  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Hayes 2/5/20  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. 0820-0190 OF SERIES 2020  
WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS 12<sup>th</sup> DAY OF March A.D., 2020.

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

BY: Aaron R. Shultz  
DEPUTY CLERK AND RECORDER



## CITY 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 2<sup>nd</sup> DAY OF February, A.D., 2020, AT 5:00 O'CLOCK, P.M.,

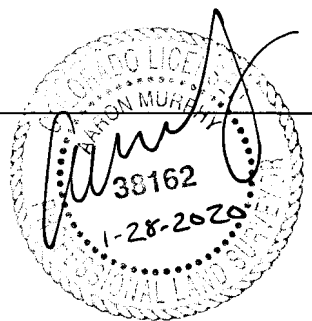
FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

Kristin M. Branson  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER  
[Signature]  
ASSISTANT CITY ATTORNEY

## SURVEYOR'S CERTIFICATION:

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, AND THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.  
DATE OF PLAT OR MAP: 1-28-2020

AARON MURPHY, PLS 38162  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH



## 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 10:44 O'CLOCK A.M., ON THE 12<sup>th</sup> DAY OF March, 2020, AND DULY RECORDED UNDER RECEPTION NO. 2020036314

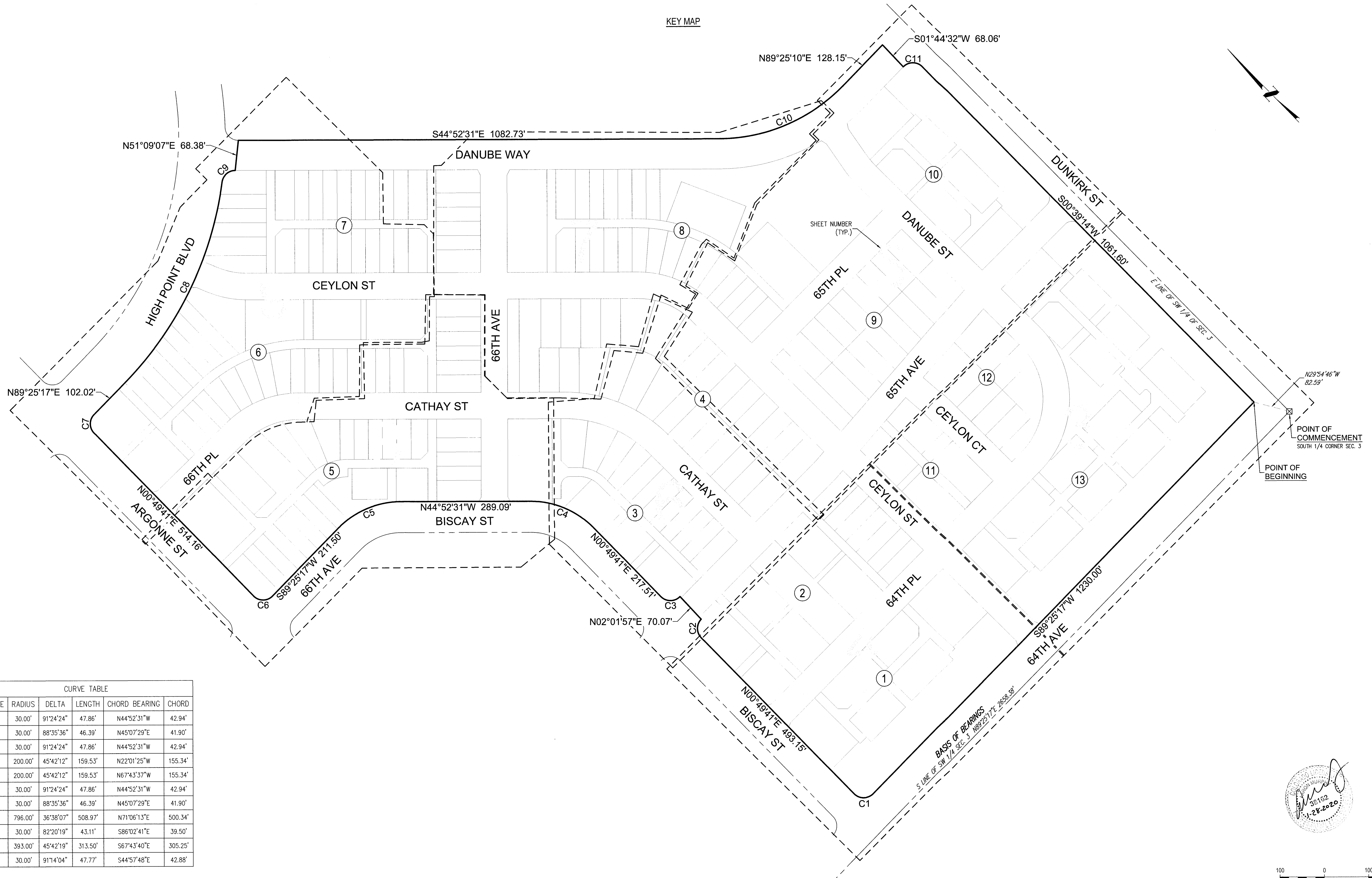
[Signature]  
CLERK AND RECORDER  
BY: [Signature]  
FEE \$ 93.00



## SHEET 2 OF 9

6 XREFS: 65th reassignment network, 2019-04-03[U], keymap-sdp, p-base[U], p-bldg-byot[U], p-legall[U], p-ull-dry[U]  
PLOTTED: MON 01/27/20 3:49:05P BY: ETHAN ROGERS

| CURVE TABLE |         |           |         |               |         |
|-------------|---------|-----------|---------|---------------|---------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 30.00'  | 91°24'24" | 47.86'  | N44°52'31"W   | 42.94'  |
| C2          | 30.00'  | 88°35'36" | 46.39'  | N45°07'29"E   | 41.90'  |
| C3          | 30.00'  | 91°24'24" | 47.86'  | N44°52'31"W   | 42.94'  |
| C4          | 200.00' | 45°42'12" | 159.53' | N22°01'25"W   | 155.34' |
| C5          | 200.00' | 45°42'12" | 159.53' | N67°43'37"W   | 155.34' |
| C6          | 30.00'  | 91°24'24" | 47.86'  | N44°52'31"W   | 42.94'  |
| C7          | 30.00'  | 88°35'36" | 46.39'  | N45°07'29"E   | 41.90'  |
| C8          | 796.00' | 36°38'07" | 508.97' | N71°06'13"E   | 500.34' |
| C9          | 30.00'  | 82°20'19" | 43.11'  | S86°02'41"E   | 39.50'  |
| C10         | 393.00' | 45°42'19" | 313.50' | S67°43'40"E   | 305.25' |
| C11         | 30.00'  | 91°14'04" | 47.77'  | S44°57'48"E   | 42.88'  |





PREPARED BY: DATE: 10/08/2018

**HKS** HARRIS  
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Denver, Colorado 80203  
P: 303-623-6300 F: 303-623-6311  
HarrisKocherSmith.com

# HIGH POINT SUBDIVISION FILING NO. 3

FINAL PLAT

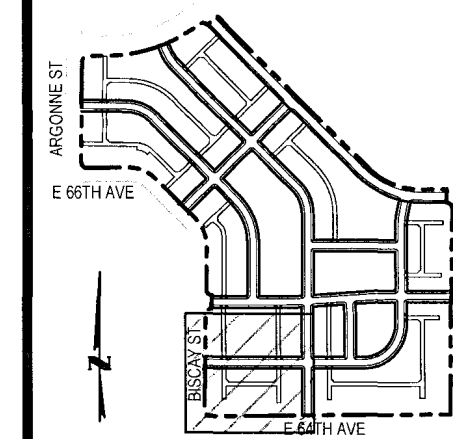
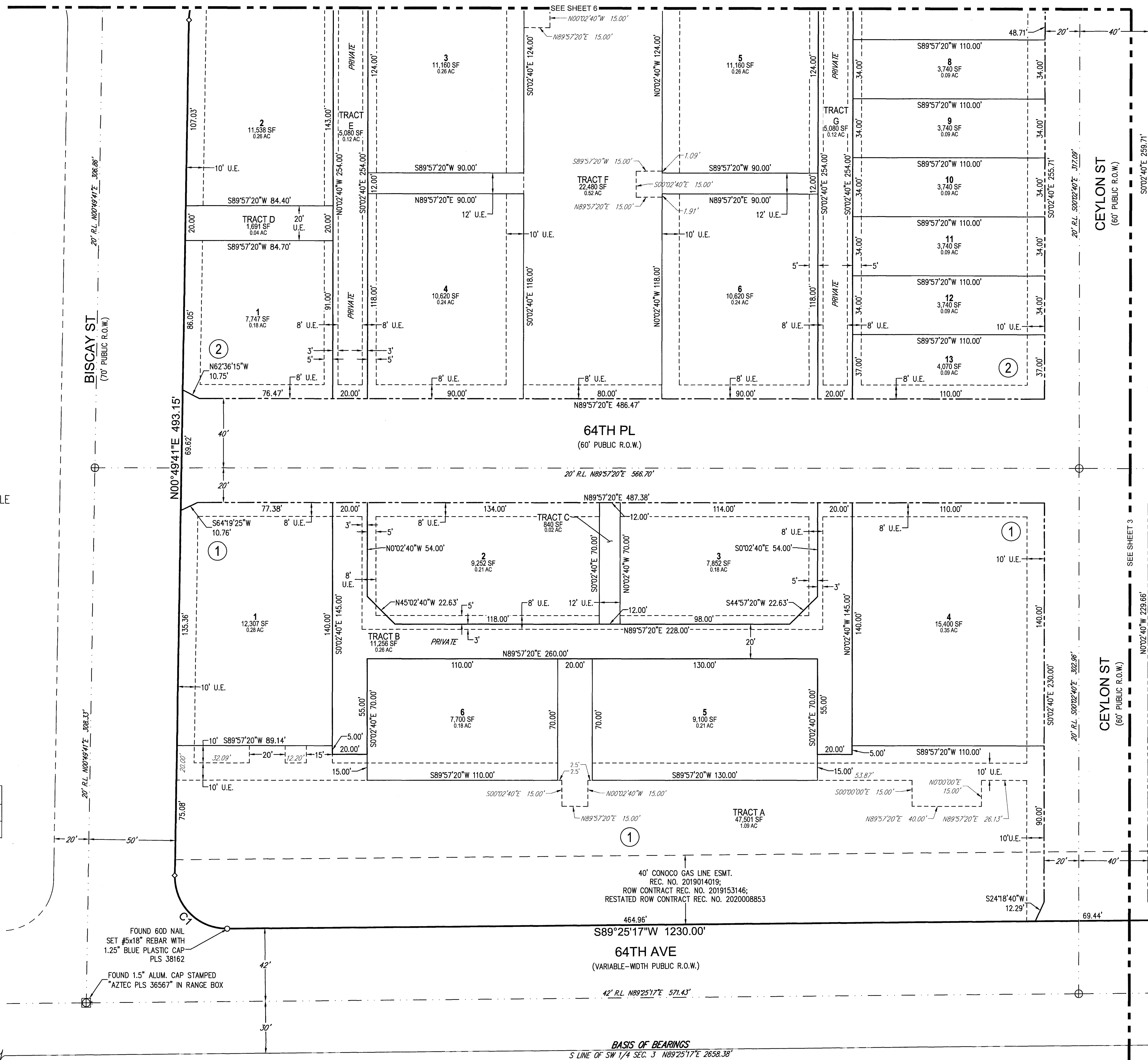
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 4 OF 9

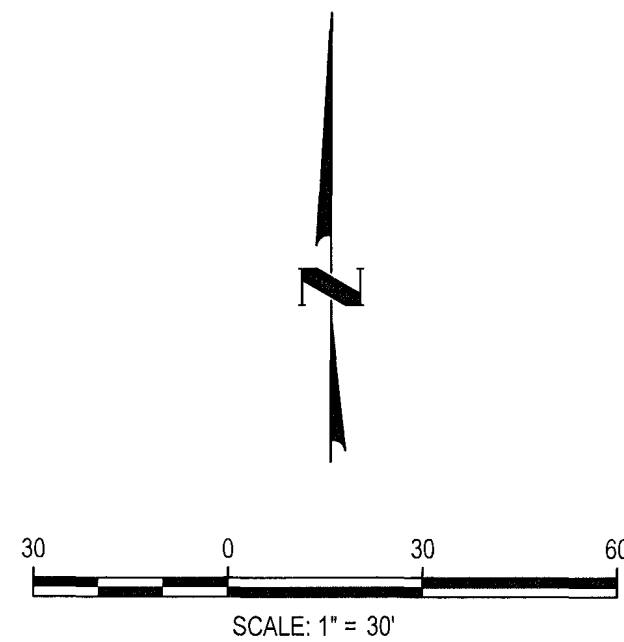
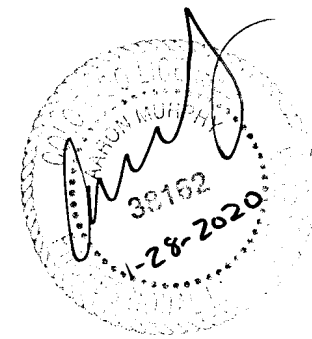
## LEGEND

- FOUND #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
- FOUND MONUMENT AS DESCRIBED
- FOUND BARE #4 REBAR
- FOUND #4 REBAR W/ RED PLASTIC CAP PLS 18548
- FOUND CONCRETE NAIL W/ 1" BRASS TAG PLS 38538
- SET CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
- RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION
- RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 1
- RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 2
- BLOCK NUMBER
- UTILITY EASEMENT

| CURVE TABLE |        |           |        |               |        |
|-------------|--------|-----------|--------|---------------|--------|
| CURVE       | RADIUS | DELTA     | LENGTH | CHORD BEARING | CHORD  |
| C1          | 30.00' | 91°24'24" | 47.86' | N44°52'31"W   | 42.94' |



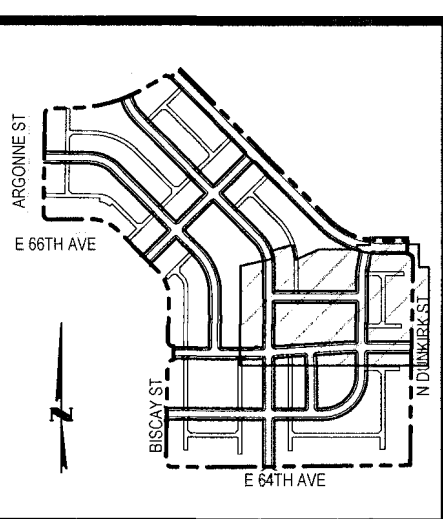
KEYMAP  
SCALE: 1" = 1000'



PREPARED BY: DATE: 10/08/2018



1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
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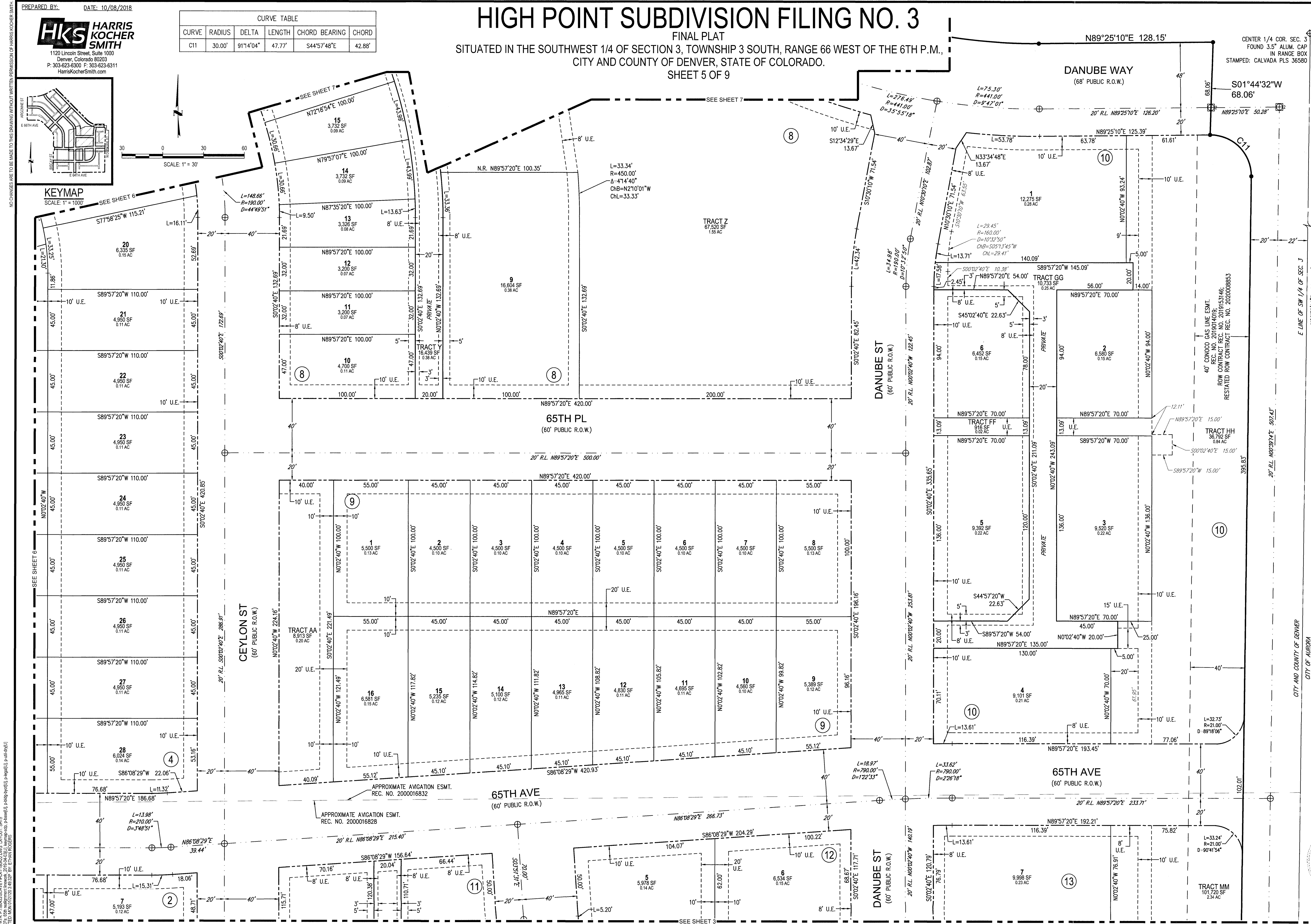
| CURVE TABLE |        |           |        |               |
|-------------|--------|-----------|--------|---------------|
| CURVE       | RADIUS | DELTA     | LENGTH | CHORD BEARING |
| C11         | 30.00' | 91°14'04" | 47.77' | S44°57'48"E   |

# HIGH POINT SUBDIVISION FILING NO. 3

FINAL PLAT

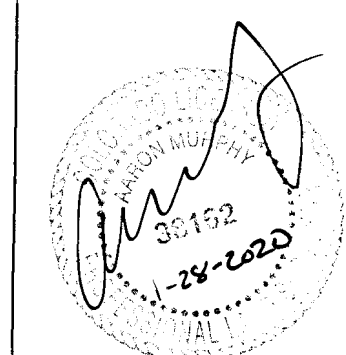
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CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 5 OF 9



DUNKIRK ST  
(VARIABLE-WIDTH PUBLIC R.O.W.)

CITY AND COUNTY OF DENVER  
CITY OF AURORA



FILEPATH: P:\180422\SUBDIVISION\180422.DWG LAYOUT: SHITS  
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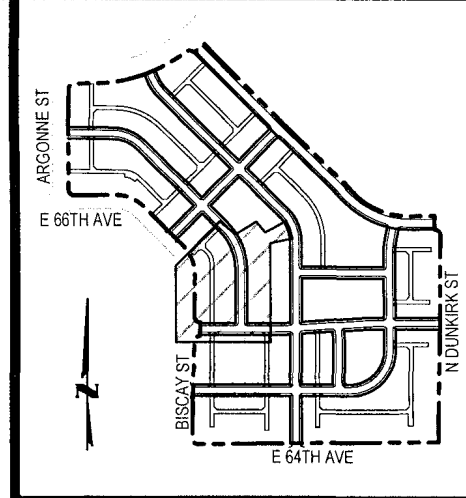
PROJECT NUMBER: 180422

PREPARED BY: DATE: 10/08/2018

**HKS** HARRIS KOCHER SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303-623-6300 F: 303-623-6311  
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SHEET 6 OF 9

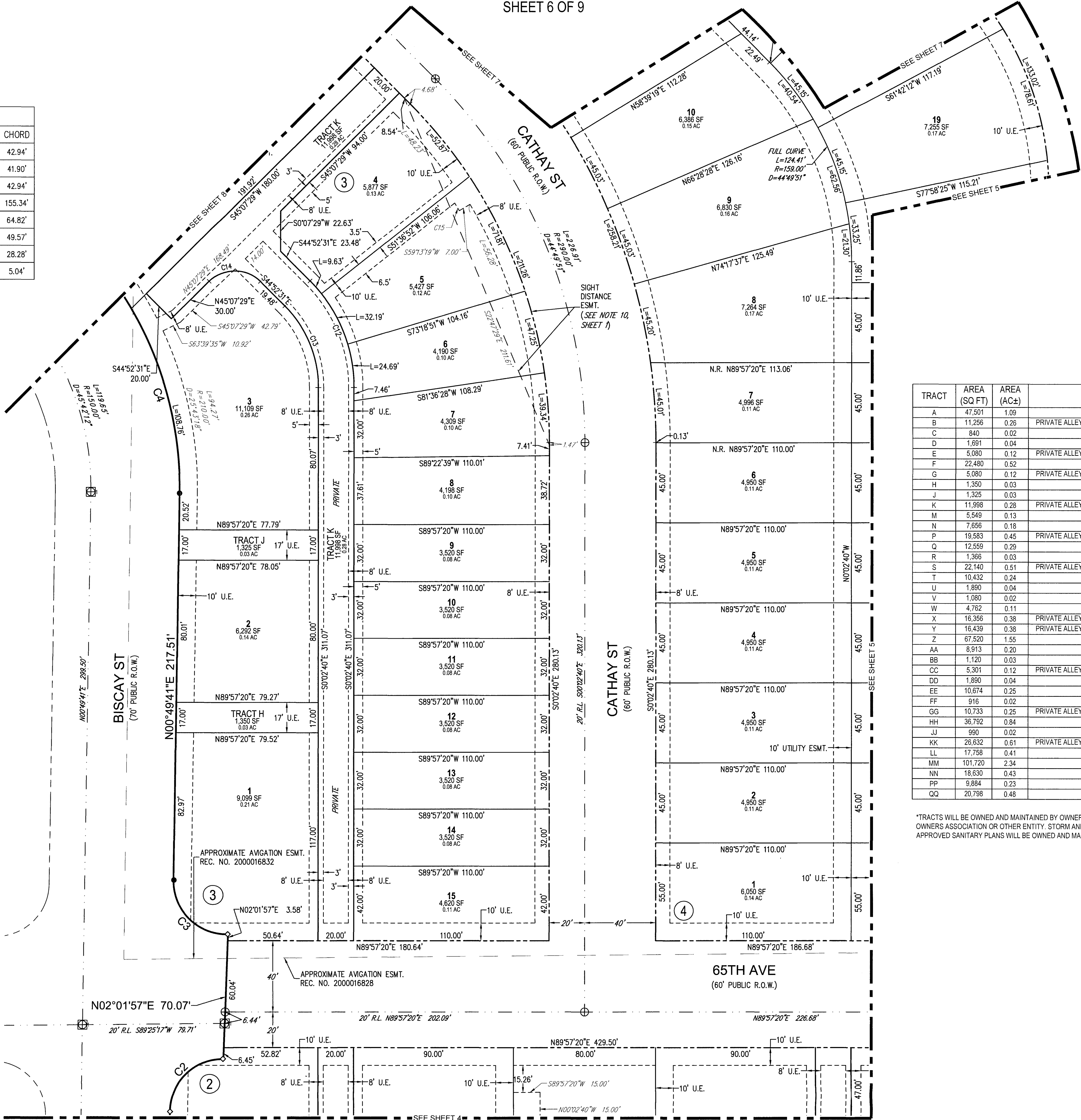


KEYMAP  
SCALE: 1" = 1000'

| CURVE TABLE |         |           |         |               |         |
|-------------|---------|-----------|---------|---------------|---------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 30.00'  | 91°24'24" | 47.86'  | N44°52'31"W   | 42.94'  |
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| C3          | 30.00'  | 91°24'24" | 47.86'  | N44°52'31"W   | 42.94'  |
| C4          | 200.00' | 45°42'12" | 159.53' | N22°01'25"W   | 155.34' |
| C12         | 85.00'  | 44°49'51" | 66.51'  | N22°27'36"W   | 64.82'  |
| C13         | 65.00'  | 44°49'51" | 50.86'  | N22°27'36"W   | 49.57'  |
| C14         | 20.00'  | 90°00'00" | 31.42'  | S89°52'31"E   | 28.28'  |
| C15         | 255.00' | 1°07'53"  | 5.04'   | N31°20'37"W   | 5.04'   |

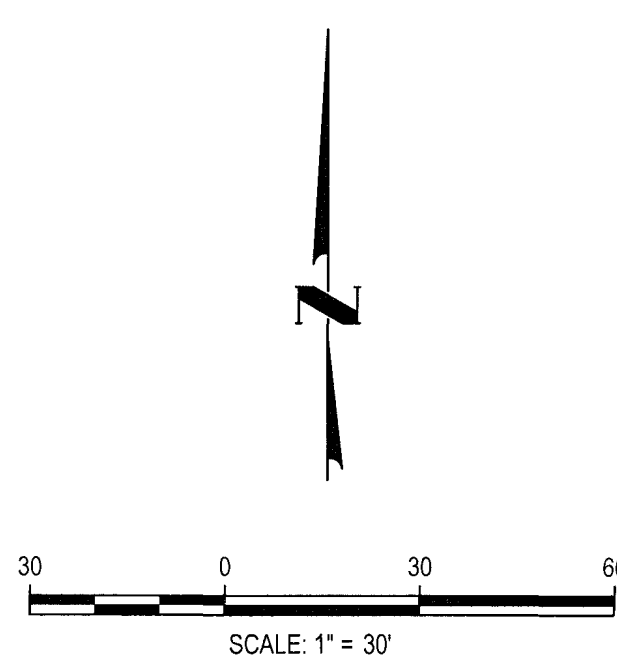
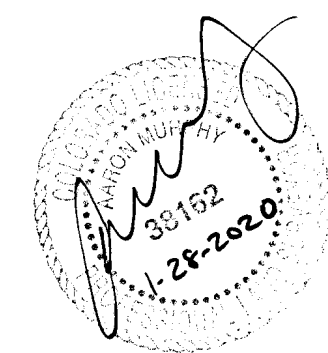
## LEGEND

- FOUND #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
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- RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 2
- BLOCK NUMBER
- U.E. UTILITY EASEMENT



| TRACT | AREA (SQ FT) | AREA (AC±) | USE                                                   | OWNER                     |
|-------|--------------|------------|-------------------------------------------------------|---------------------------|
| A     | 47,501       | 1.09       | OPEN SPACE, UTILITIES                                 | PROPERTY OWNER ON RECORD* |
| B     | 11,256       | 0.26       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| C     | 840          | 0.02       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| D     | 1,691        | 0.04       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| E     | 5,080        | 0.12       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| F     | 22,480       | 0.52       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| G     | 5,080        | 0.12       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| H     | 1,350        | 0.03       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| J     | 1,325        | 0.03       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| K     | 11,998       | 0.28       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| M     | 5,549        | 0.13       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| N     | 7,656        | 0.18       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| P     | 19,583       | 0.45       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| Q     | 12,559       | 0.29       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| R     | 1,366        | 0.03       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| S     | 22,140       | 0.51       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| T     | 10,432       | 0.24       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| U     | 1,890        | 0.04       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| V     | 1,080        | 0.02       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| W     | 4,762        | 0.11       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| X     | 16,356       | 0.38       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| Y     | 16,439       | 0.38       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| Z     | 67,520       | 1.55       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| AA    | 8,913        | 0.20       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| BB    | 1,120        | 0.03       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| CC    | 5,301        | 0.12       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| DD    | 1,890        | 0.04       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| EE    | 10,674       | 0.25       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| FF    | 916          | 0.02       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| GG    | 10,733       | 0.25       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| HH    | 36,792       | 0.84       | OPEN SPACE, UTILITIES                                 | PROPERTY OWNER ON RECORD* |
| JJ    | 990          | 0.02       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| KK    | 26,632       | 0.61       | PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES | PROPERTY OWNER ON RECORD* |
| LL    | 17,758       | 0.41       | OPEN SPACE                                            | PROPERTY OWNER ON RECORD* |
| MM    | 101,720      | 2.34       | OPEN SPACE, UTILITIES                                 | PROPERTY OWNER ON RECORD* |
| NN    | 18,630       | 0.43       | FUTURE DEVELOPMENT                                    | PROPERTY OWNER ON RECORD* |
| PP    | 9,884        | 0.23       | FUTURE DEVELOPMENT                                    | PROPERTY OWNER ON RECORD* |
| QQ    | 20,798       | 0.48       | FUTURE DEVELOPMENT                                    | PROPERTY OWNER ON RECORD* |

\*TRACTS WILL BE OWNED AND MAINTAINED BY OWNER ON RECORD UNTIL FUTURE CONVEYANCE OF TRACTS TO FUTURE METROPOLITAN DISTRICT, HOME OWNERS ASSOCIATION OR OTHER ENTITY. STORM AND SANITARY SEWER MAINS LOCATED IN THE TRACTS THAT ARE DESIGNATED AS PUBLIC PER THE APPROVED SANITARY PLANS WILL BE OWNED AND MAINTAINED BY THE CITY AND COUNTY OF DENVER.



HIGH POINT SUBDIVISION FILING NO. 3

FINAL PLAT

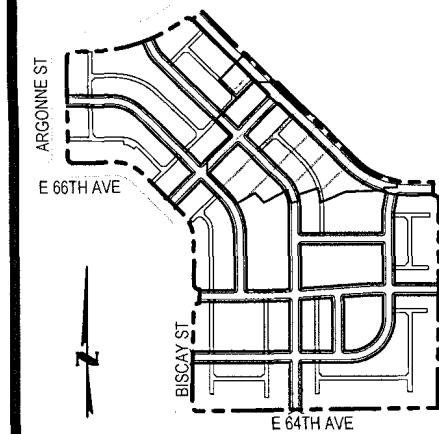
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 7 OF 9

PREPARED BY:

DATE: 10/08/2018

**HKS** HARRIS KOCHER SMITH  
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Denver, Colorado 80203  
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HarrisKocherSmith.com



KEYMAP  
SCALE: 1" = 1000'

LEGEND

- FOUND #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
- FOUND MONUMENT AS DESCRIBED
- FOUND BARE #4 REBAR
- FOUND #4 REBAR W/ RED PLASTIC CAP PLS 18548
- FOUND CONCRETE NAIL W/ 1" BRASS TAG PLS 38538
- SET CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
- RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION
- RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 1
- RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 2
- BLOCK NUMBER
- UTILITY EASEMENT

| CURVE TABLE |         |           |         |               |         |
|-------------|---------|-----------|---------|---------------|---------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD BEARING | CHORD   |
| C10         | 393.00' | 45°42'19" | 313.50' | S67°43'40"E   | 305.25' |

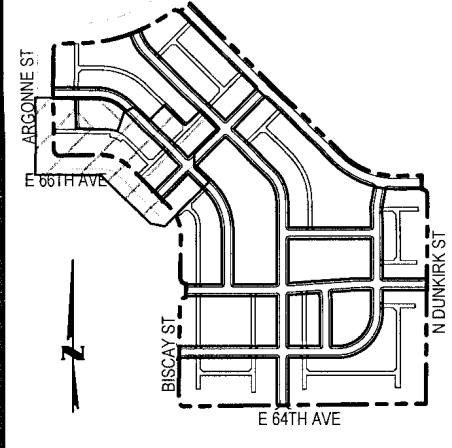
30 0 30 60  
SCALE: 1" = 30'

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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HIGH POINT SUBDIVISION FILING NO. 3

FINAL PLAT  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
SHEET 8 OF 9

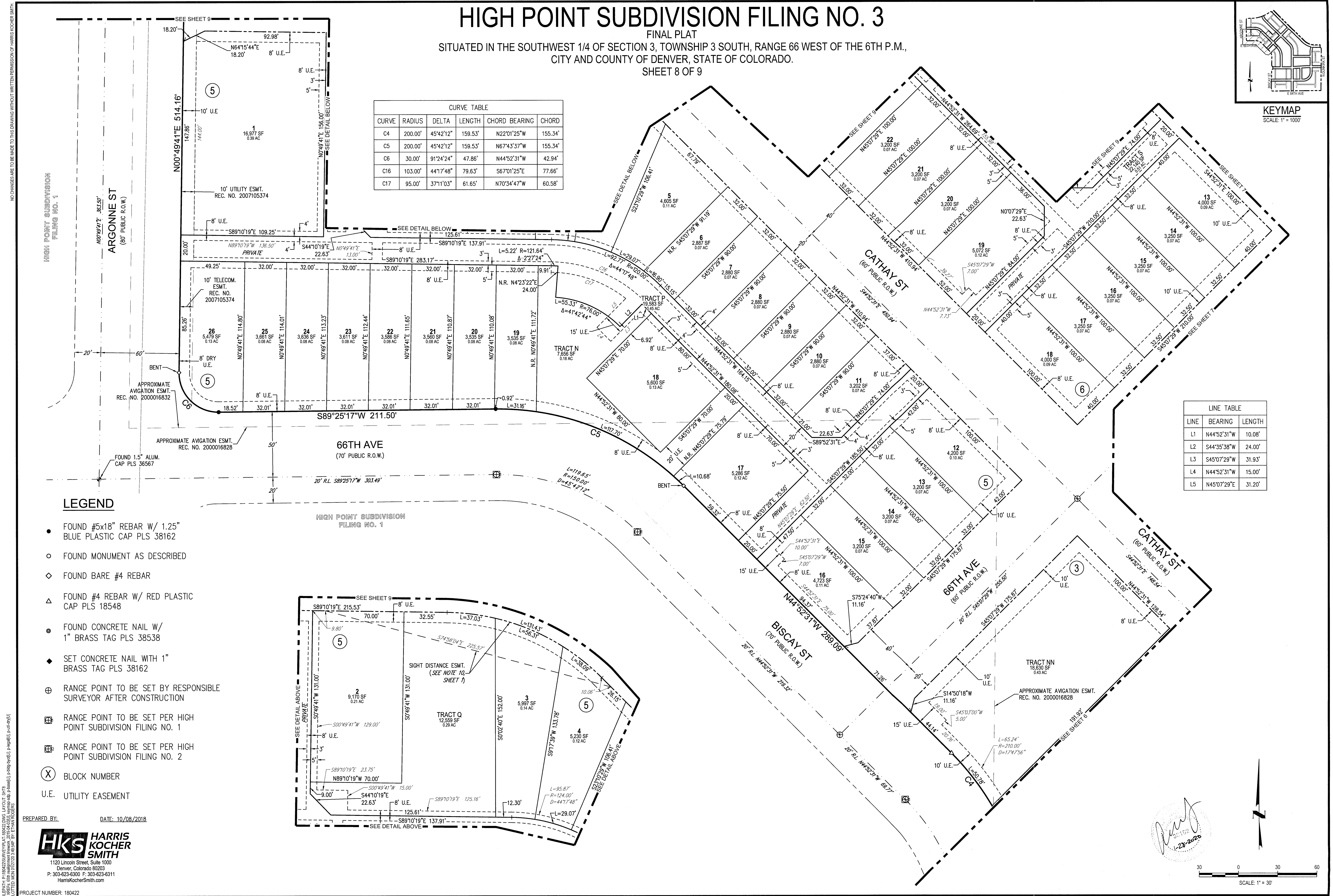


KEYMAP  
SCALE: 1" = 1000'

| CURVE TABLE |         |           |         |               |         |
|-------------|---------|-----------|---------|---------------|---------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD BEARING | CHORD   |
| C4          | 200.00' | 45°42'12" | 159.53' | N22°01'25"W   | 155.34' |
| C5          | 200.00' | 45°42'12" | 159.53' | N67°43'37"W   | 155.34' |
| C6          | 30.00'  | 91°24'24" | 47.86'  | N44°52'31"W   | 42.94'  |
| C16         | 103.00' | 44°17'48" | 79.63'  | S67°01'25"E   | 77.66'  |
| C17         | 95.00'  | 37°11'03" | 61.65'  | N70°34'47"W   | 60.58'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N44°52'31"W | 10.08' |
| L2         | S44°35'38"W | 24.00' |
| L3         | S45°07'29"W | 31.93' |
| L4         | N44°52'31"W | 15.00' |
| L5         | N45°07'29"E | 31.20' |

- LEGEND**
- FOUND #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
  - FOUND MONUMENT AS DESCRIBED
  - FOUND BARE #4 REBAR
  - FOUND #4 REBAR W/ RED PLASTIC CAP PLS 18548
  - FOUND CONCRETE NAIL W/ 1" BRASS TAG PLS 38538
  - SET CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
  - RANGE POINT TO BE SET BY RESPONSIBLE SURVEYOR AFTER CONSTRUCTION
  - RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 1
  - RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 2
  - BLOCK NUMBER
  - U.E. UTILITY EASEMENT

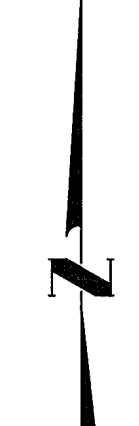


PREPARED BY: DATE: 10/08/2018



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PROJECT NUMBER: 180422



SCALE: 1" = 30'

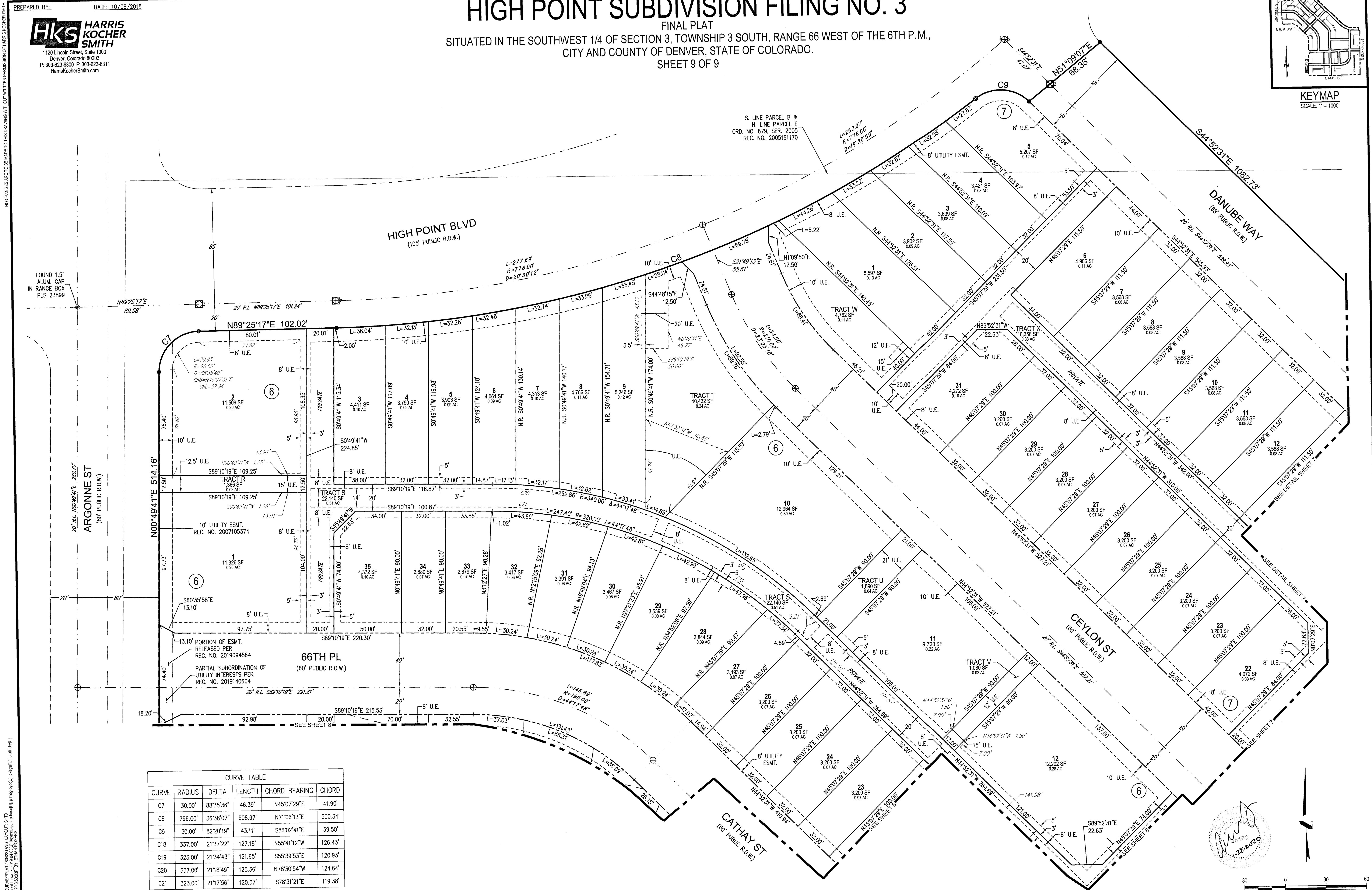
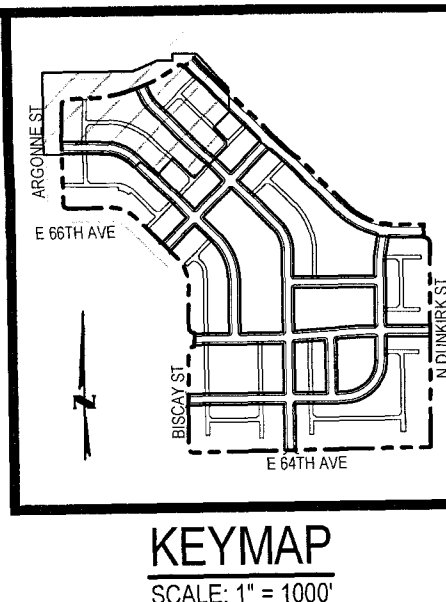


PREPARED BY: HKS HARRIS KOCHER SMITH  
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HarrisKocherSmith.com

# HIGH POINT SUBDIVISION FILING NO. 3

FINAL PLAT

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
SHEET 9 OF 9



| CURVE TABLE |         |           |         |               |         |
|-------------|---------|-----------|---------|---------------|---------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD BEARING | CHORD   |
| C7          | 30.00'  | 88°35'36" | 46.39'  | N45°07'29"E   | 41.90'  |
| C8          | 796.00' | 36°38'07" | 508.97' | N71°06'13"E   | 500.34' |
| C9          | 30.00'  | 82°20'19" | 43.11'  | S86°02'41"E   | 39.50'  |
| C18         | 337.00' | 21°37'22" | 127.18' | N55°41'12"W   | 126.43' |
| C19         | 323.00' | 21°34'43" | 121.65' | S55°39'53"E   | 120.93' |
| C20         | 337.00' | 21°18'49" | 125.36' | N78°30'54"W   | 124.64' |
| C21         | 323.00' | 21°17'56" | 120.07' | S78°31'21"E   | 119.38' |

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PROJECT NUMBER: 180422

AutoCAD  
2020

SCALE: 1" = 30'