

HIGH POINT SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACTS NN, PP, AND QQ, HIGH POINT FILING NO. 3
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 2

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION, AS OWNER, HAS LAID OUT, PLATTED, AND SUBDIVIDED INTO BLOCKS AND LOTS, 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:

TRACTS NN, PP AND QQ; HIGH POINT SUBDIVISION FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 49,311 SQUARE FEET OR 1.13 ACRES, MORE OR LESS;

UNDER THE NAME AND STYLE OF HIGH POINT SUBDIVISION FILING NO. 5, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AND OTHER PUBLIC PLACES SHOWN HEREON AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

OWNER:

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: Matthew Valente
MATTHEW VALENTE,
LAND PLANNING AND DEVELOPMENT MANAGER

NOTARY CERTIFICATE

STATE OF Colorado)
COUNTY OF Adams)

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY

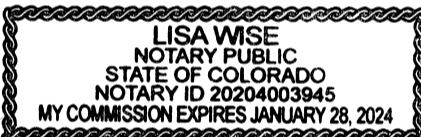
OF Sept., 2020, BY MATTHEW VALENTE AS LAND PLANNING AND DEVELOPMENT MANAGER OF WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

MY COMMISSION EXPIRES: 1-28-2024

WITNESS MY HAND AND OFFICIAL SEAL.

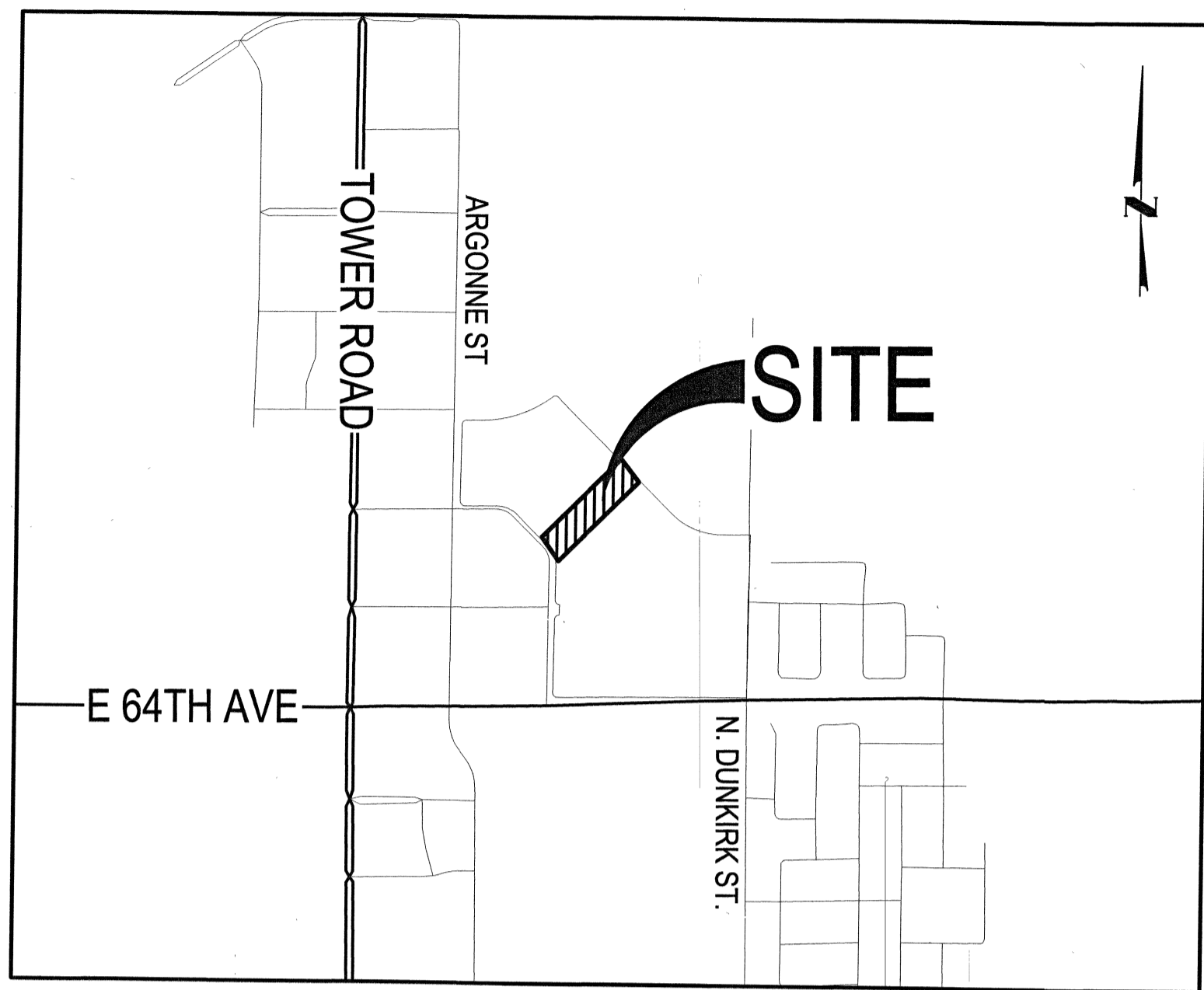
[S E A L]

Lisa Wise
NOTARY PUBLIC



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. ABC70578617.1 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 21, 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, AS BEARING NORTH 89°25'17" EAST PER THE PLAT OF HIGH POINT SUBDIVISION FILING NO. 3.
- 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 49,311 SQUARE FEET OR 1.13 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.
- 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; 2005118016; 2005165620; 9700159345; 2005165618; 2005165619; 2005169315; 2010122260; 2018038635; 2008165981; 2018077369; 2018039562; 2018039570; 2007044752; 2008010991; 2009010834; 2010009208; 2011009274; 2012009809; 2013013305; 2018010183; 2019007546; 2019037822; 2006099362; 2008165981; 2018077369; 2018077370; 2019037822; 2018038659; 2010091030; 2017095537; 2017095534; 201700063263 (ADAMS COUNTY RECORDS); 2017095540; 2017095543; 2017095542; 2017095544; 2019052240; 2019052782; 2017095541; 2020007436; 2020037887; 2020037889; 2020062664; 2020070667; 2020037888; 2020062682; AND 2020081255.



VICINITY MAP
SCALE: 1" = 1000'

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 12th DAY OF November, A.D., 2020, AT 5:00 O'CLOCK, P.M.,

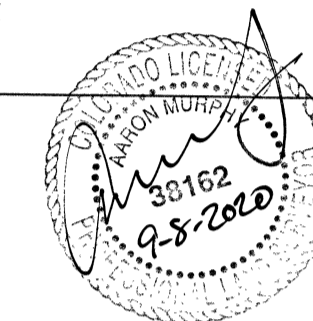
FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

Kristin M. Branson
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
A. J. Miller 11-10-2020
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: 9-3-2020

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



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.

Adam Branson 10-26-2020
CITY ENGINEER DATE

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

[Signature] 10-21-2020
EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Chlorch 10-14-2020
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Haynes 10/30/20
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF SERIES _____
WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____, A.D., 2020.

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

BY _____
DEPUTY CLERK AND RECORDER

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

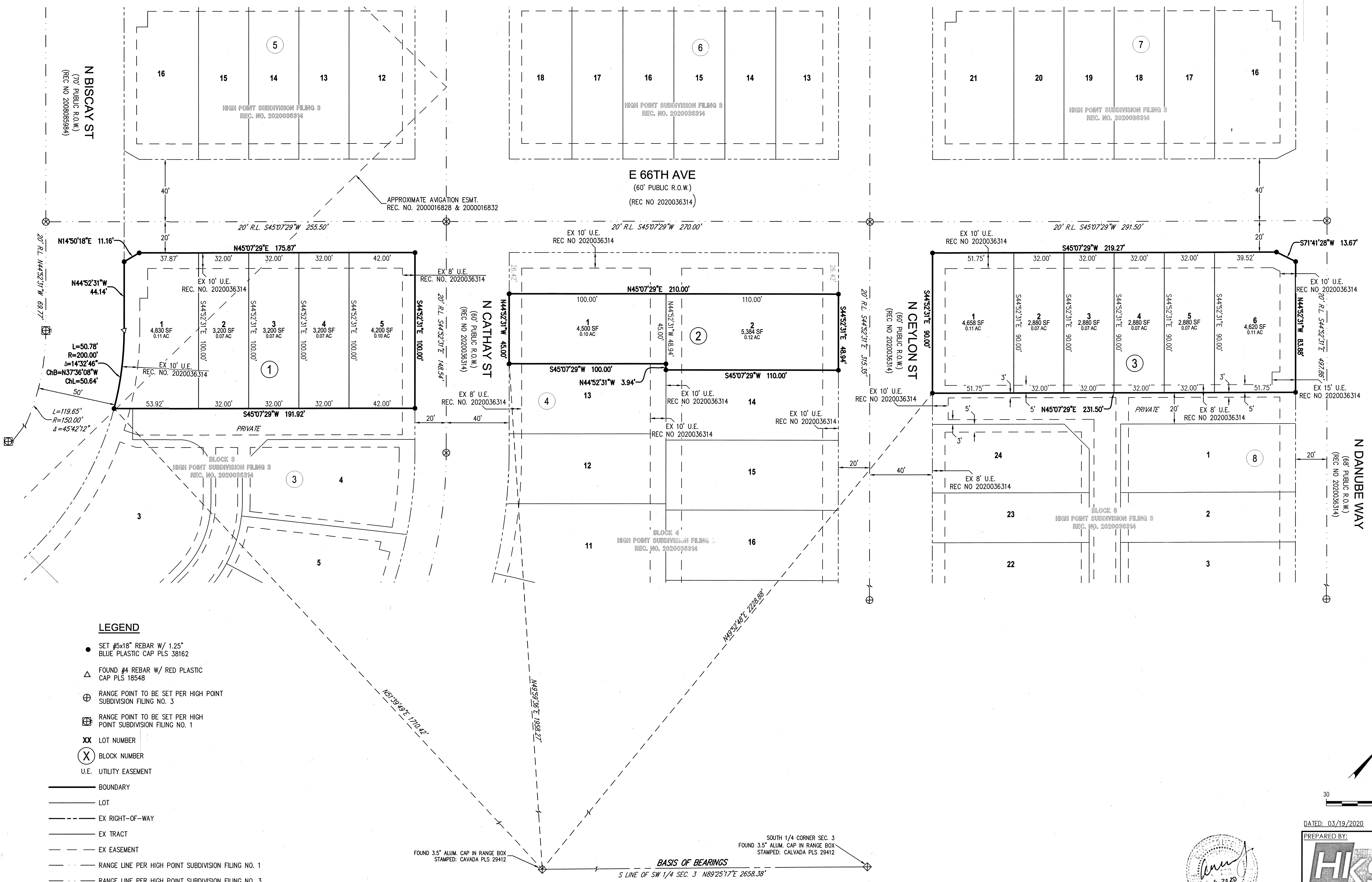
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 2020, AND DULY RECORDED UNDER RECEPTION NO. _____.

CLERK AND RECORDER
BY _____ DEPUTY
FEE _____

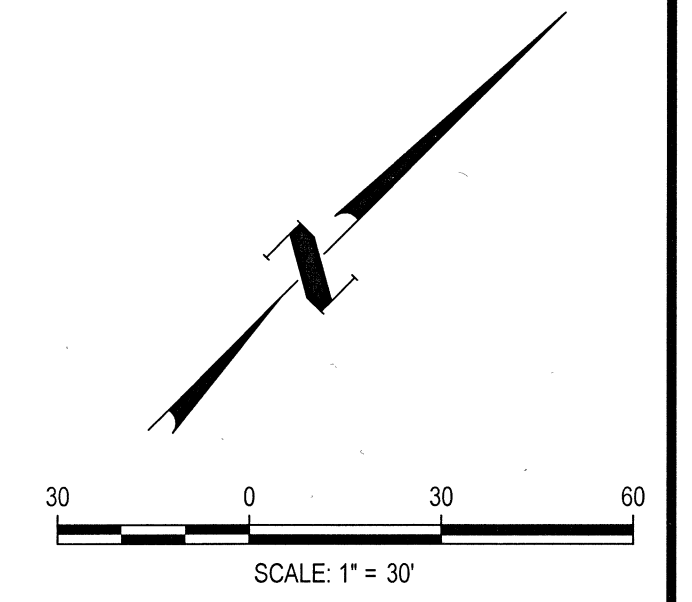
DATED: 03/19/2020
PROJECT #: 180422
PREPARED BY:
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

HIGH POINT SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACTS NN, PP, AND QQ, HIGH POINT FILING NO. 3
 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 2 OF 2



- LEGEND**
- SET #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
 - △ FOUND #4 REBAR W/ RED PLASTIC CAP PLS 18548
 - ⊕ RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 3
 - ⊕ RANGE POINT TO BE SET PER HIGH POINT SUBDIVISION FILING NO. 1
 - XX LOT NUMBER
 - (X) BLOCK NUMBER
 - U.E. UTILITY EASEMENT
 - BOUNDARY
 - - - LOT
 - - - EX RIGHT-OF-WAY
 - - - EX TRACT
 - - - EX EASEMENT
 - - - RANGE LINE PER HIGH POINT SUBDIVISION FILING NO. 1
 - - - RANGE LINE PER HIGH POINT SUBDIVISION FILING NO. 3



SOUTH 1/4 CORNER SEC. 3
 FOUND 3.5" ALUM. CAP IN RANGE BOX
 STAMPED: CALVADA PLS 29412

BASIS OF BEARINGS
 S LINE OF SW 1/4 SEC. 3 N89°25'17"E 2658.38'

DATED: 03/19/2020

PROJECT #: 180422

PREPARED BY:

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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