

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

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
HarrisKocherSmith.com

LEGAL DESCRIPTION:

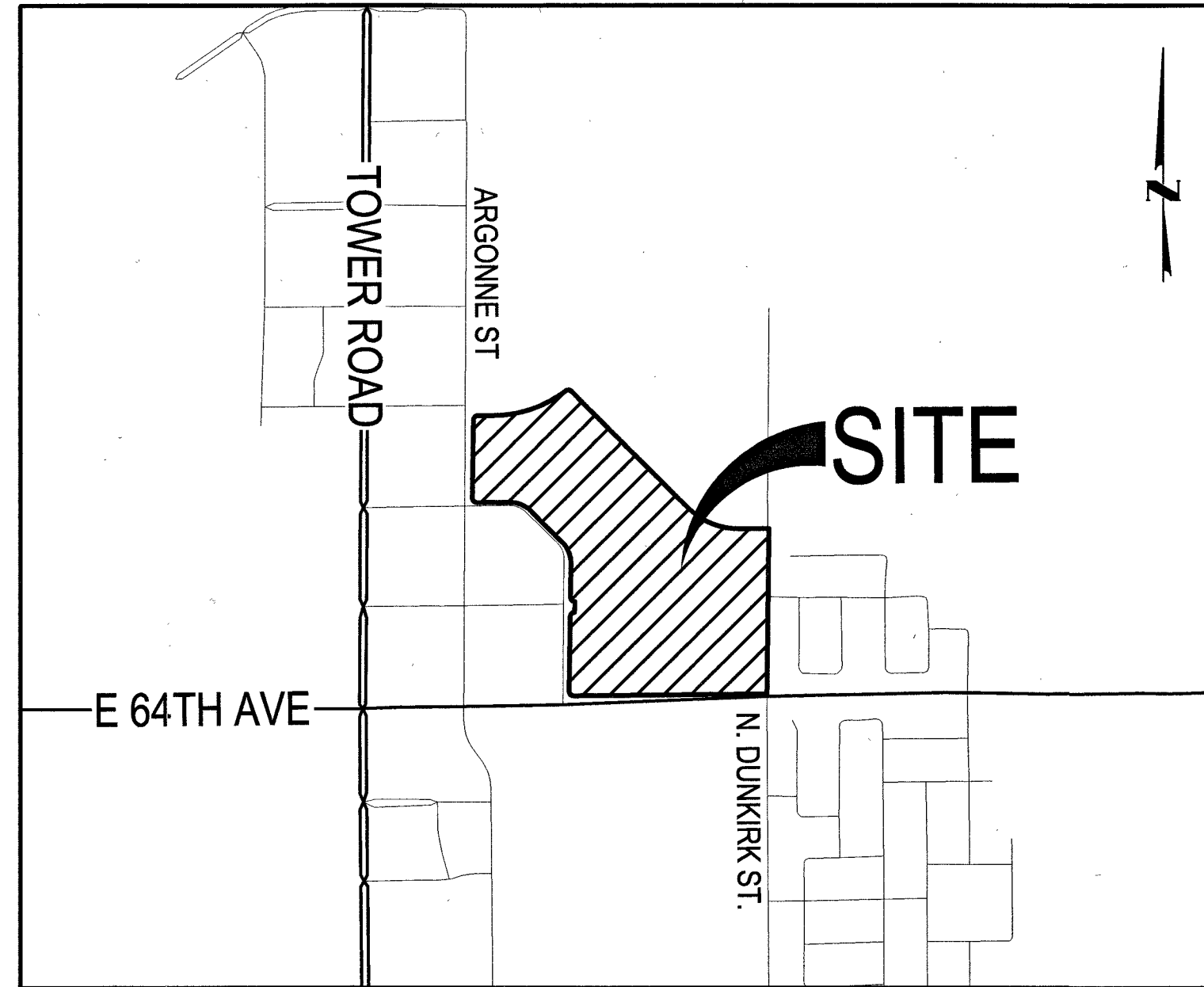
KNOW ALL MEN BY THESE PRESENTS THAT ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED, AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS, AS SHOWN ON THIS PLAT, THE LAND DESCRIBED AS FOLLOWS:

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 6	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; 200609362; 2008165981; 2018077367; 2018077370; 2019037822; 2018038635; 2010091030; 2017095537; 2017095534; 2017000063263 (ADAMS COUNTY RECORDS); 2017095540; 2017095543; 2017095542; 2017095544; 2019052240; 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 P. 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 28th DAY

OF February 2020 BY Andrew P. Klein AS AUTHORIZED SIGNATORY OF ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY
MY COMMISSION/EXPIRES: 10/13/21

WITNESS MY HAND AND OFFICIAL SEAL.

[SEAL]

NOTARY PUBLIC

KEVIN JAMES SMITH
Notary Public
State of Colorado
Notary ID # 20094033008
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.

Debra B. Sumner 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:
[Signature] 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. _____ 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

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 3rd DAY OF February A.D., 2020, AT 5:00 O'CLOCK, P.M.

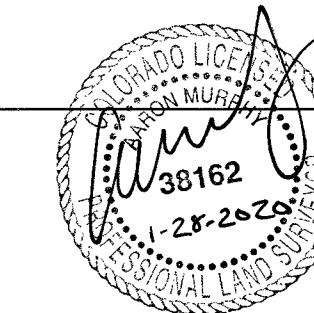
FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

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 _____ O'CLOCK _____ M., ON THE _____ DAY OF _____ 2020, AND DULY RECORDED UNDER RECEPTION NO. _____

CLERK AND RECORDER

BY _____ DEPUTY

FEES _____

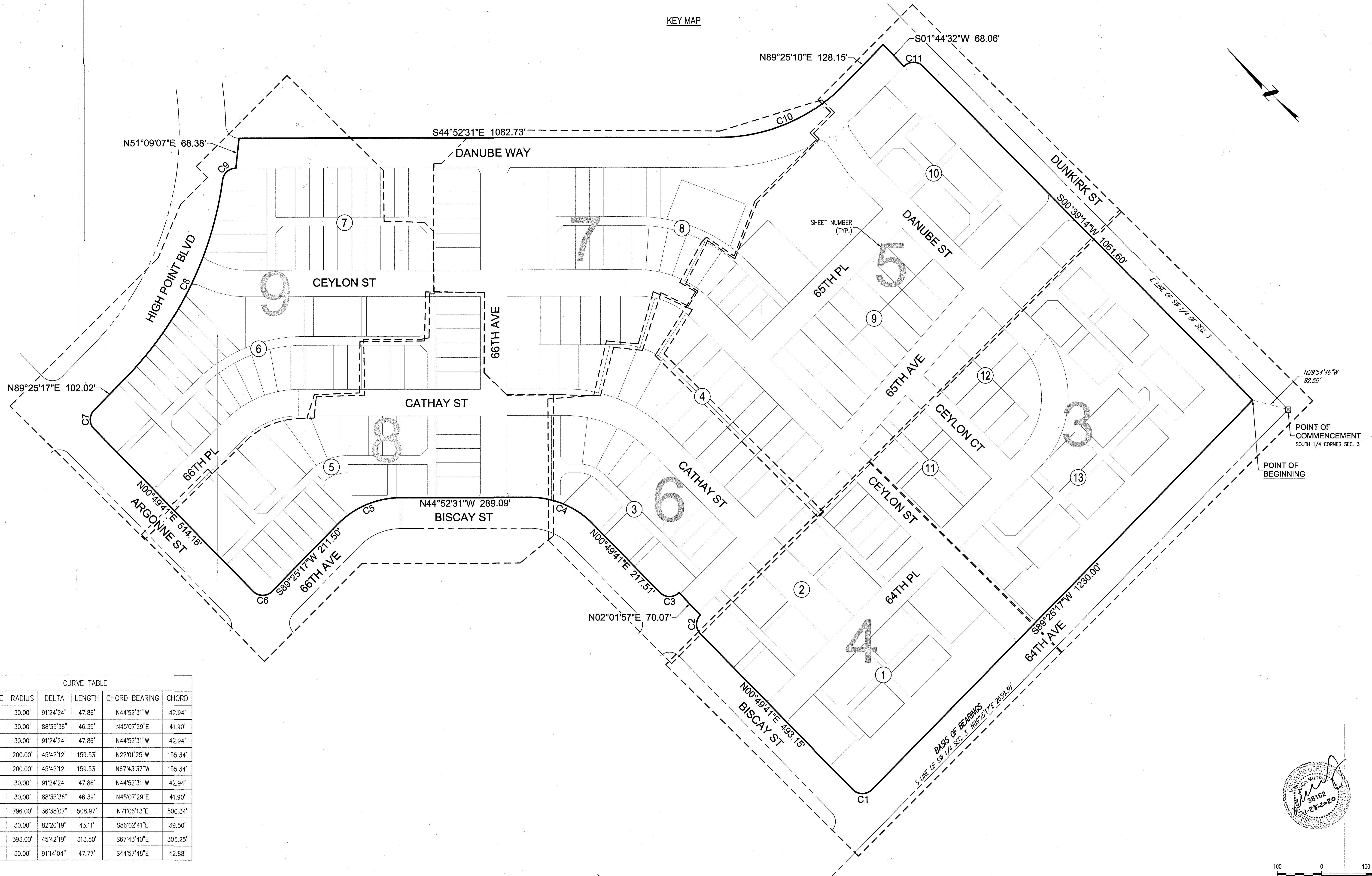
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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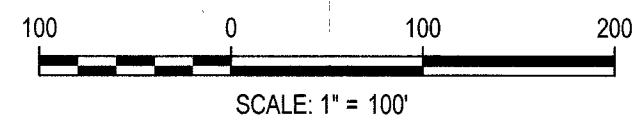
HIGH POINT SUBDIVISION FILING NO. 3

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 2 OF 9

KEY MAP



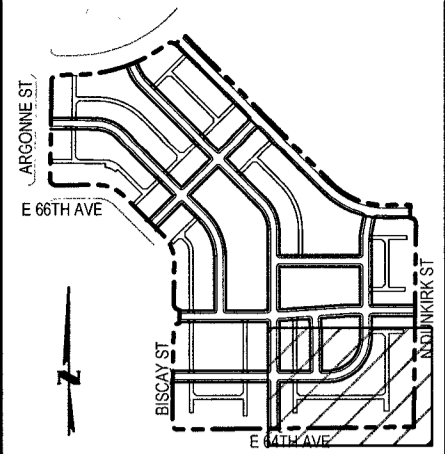
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	30.00'	91°24'24"	47.86'	N44°52'31"W	42.94'
C2	30.00'	88°35'36"	46.39'	N45°07'29"E	41.90'
C3	30.00'	91°24'24"	47.86'	N44°52'31"W	42.94'
C4	200.00'	45°42'12"	159.53'	N22°01'25"W	155.34'
C5	200.00'	45°42'12"	159.53'	N67°43'37"W	155.34'
C6	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'



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 PLOT SHEETS: 9
 PLOT SHEET NO: 2 OF 9
 PLOT SHEET TITLE: HIGH POINT SUBDIVISION FILING NO. 3 SHEET 2 OF 9

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 3 OF 9



KEYMAP
SCALE: 1" = 100'

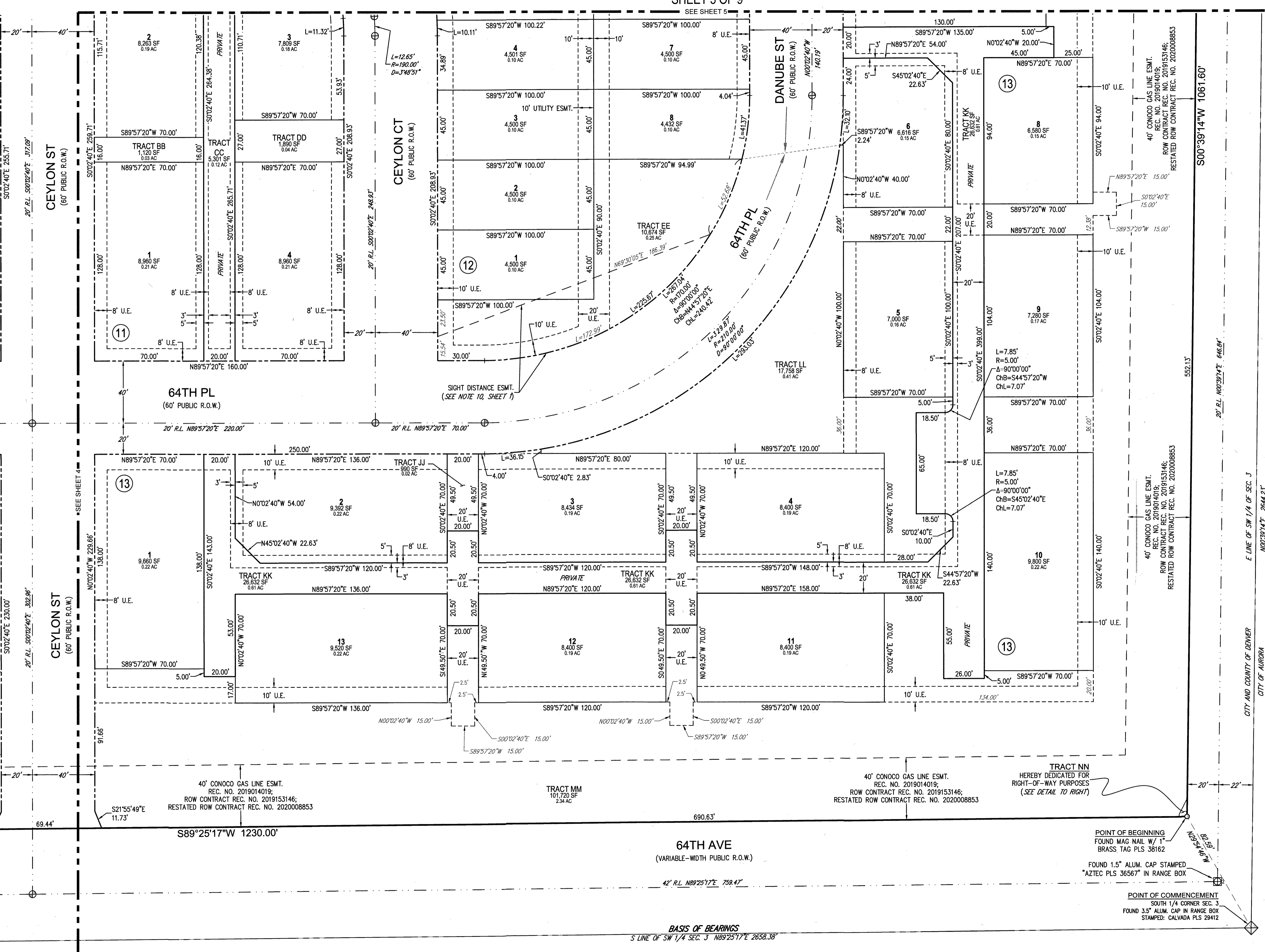
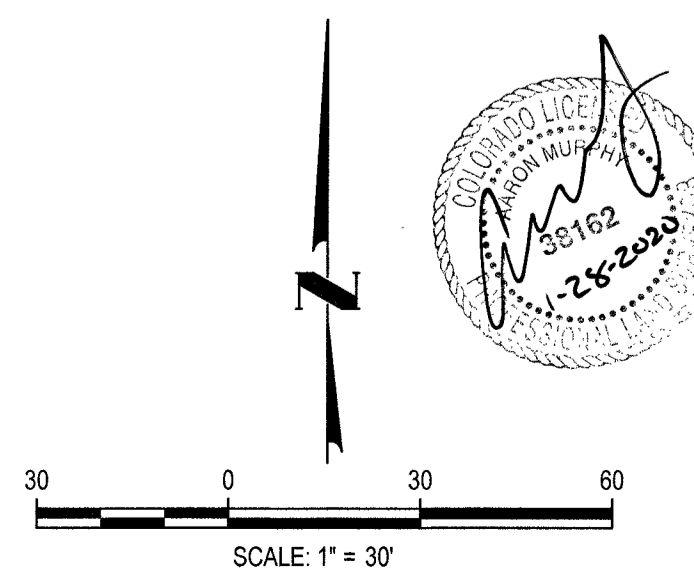
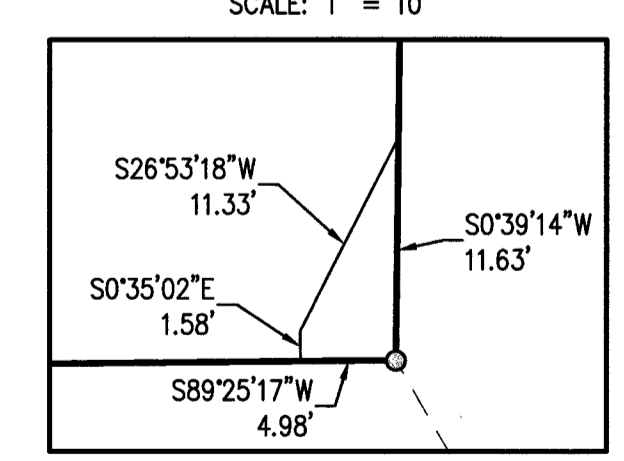
LEGEND

- 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

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

- BOUNDARY
- - - - RIGHT-OF-WAY
- LOT
- TRACT

TRACT NN DETAIL



64TH AVE
(VARIABLE-WIDTH PUBLIC R.O.W.)

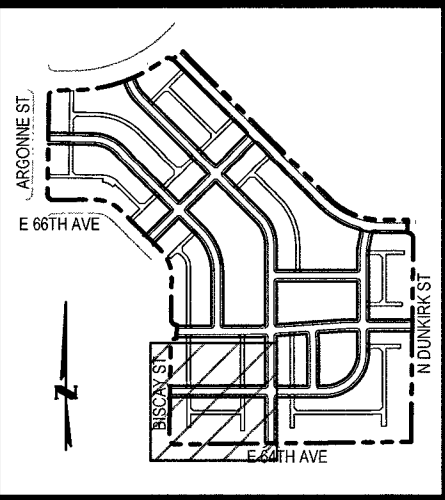
BASIS OF BEARINGS
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

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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 4 OF 9

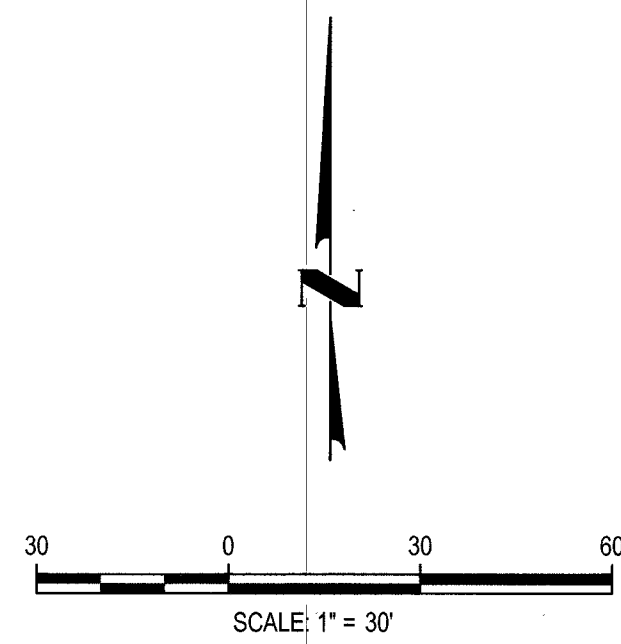
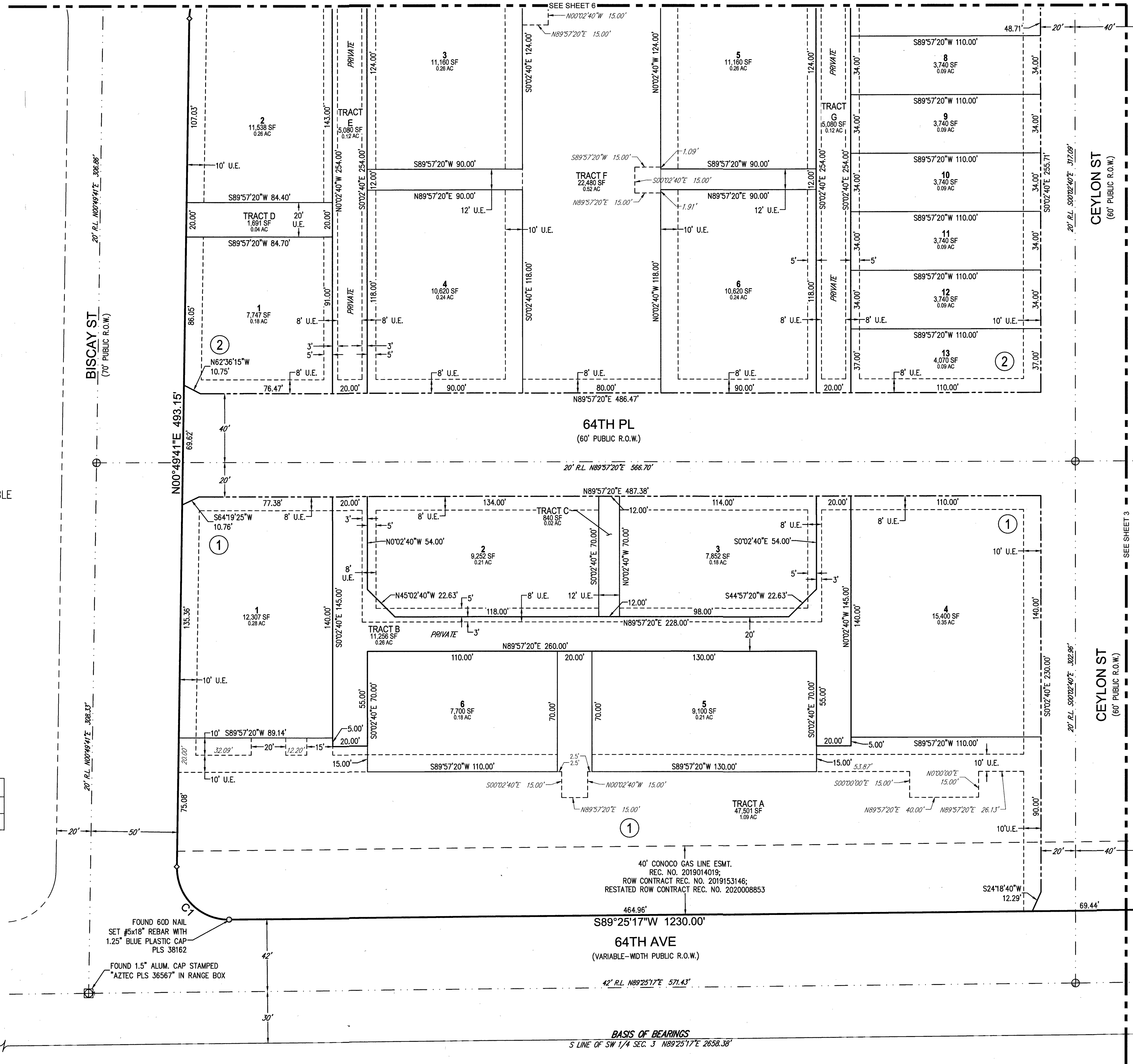


KEYMAP
 SCALE: 1" = 1000'

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
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- ⊞ 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

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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PREPARED BY: DATE: 10/08/2018

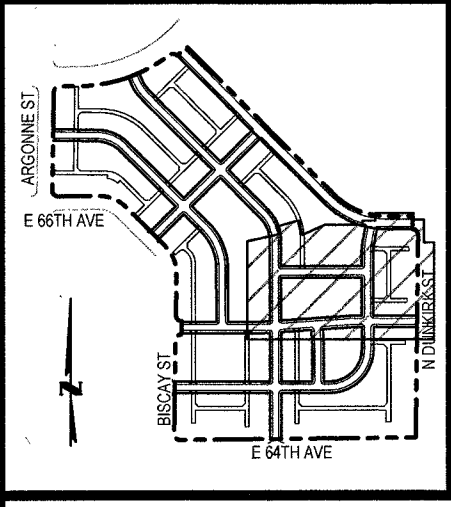


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C11	30.00'	91°4'04"	47.77'	S44°57'48"E	42.88'

HIGH POINT SUBDIVISION FILING NO. 3

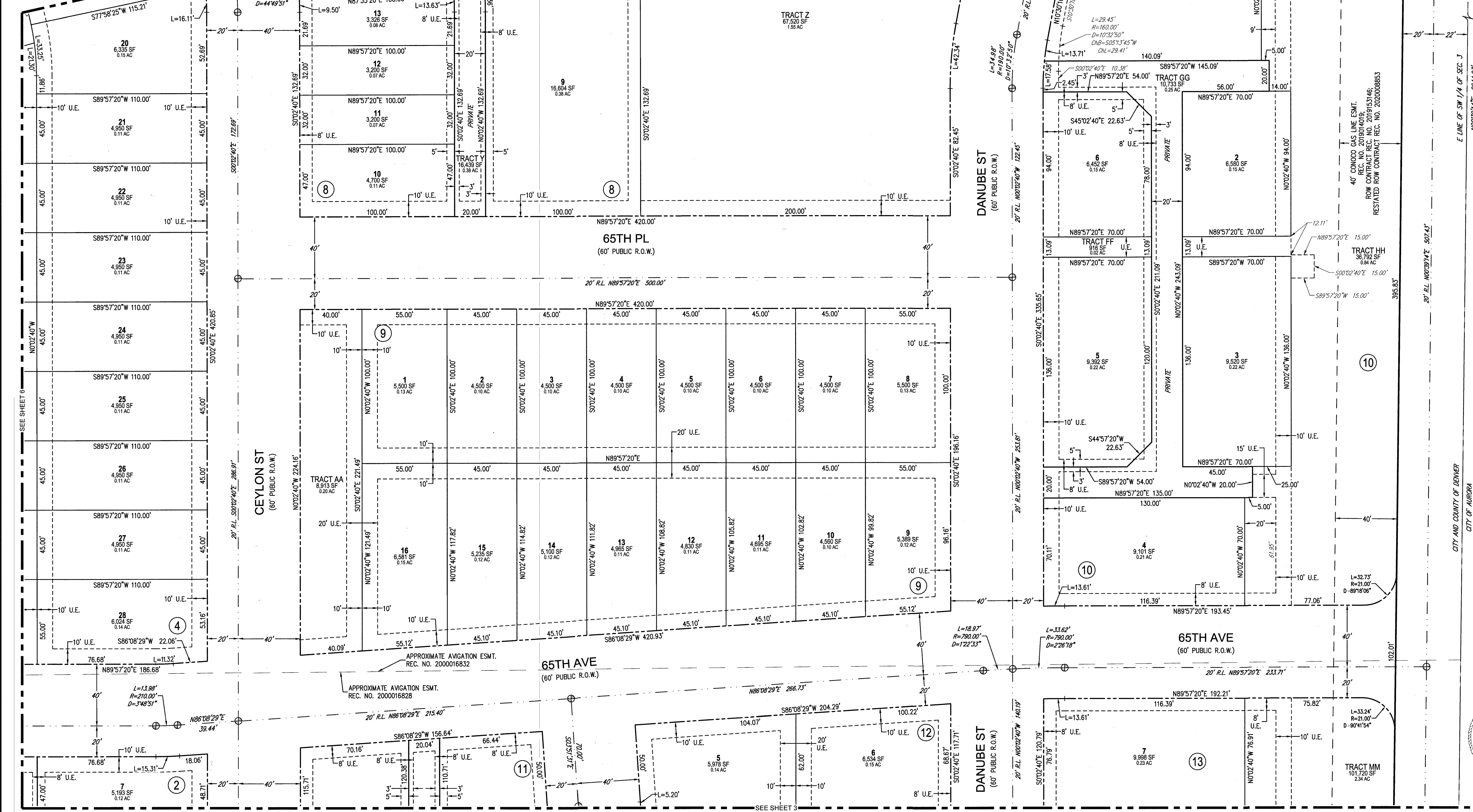
FINAL PLAT
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
SHEET 5 OF 9

CENTER 1/4 COR. SEC. 3
FOUND 3.5" ALUM. CAP
IN RANGE BOX
STAMPED: CALVADA PLS 36580



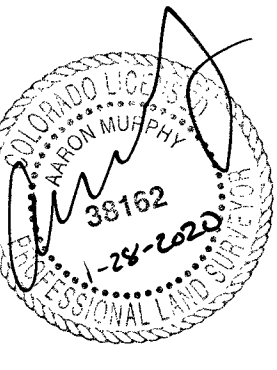
SCALE: 1" = 30'

KEYMAP
SCALE: 1" = 1000'



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

CITY AND COUNTY OF DENVER
CITY OF AURORA

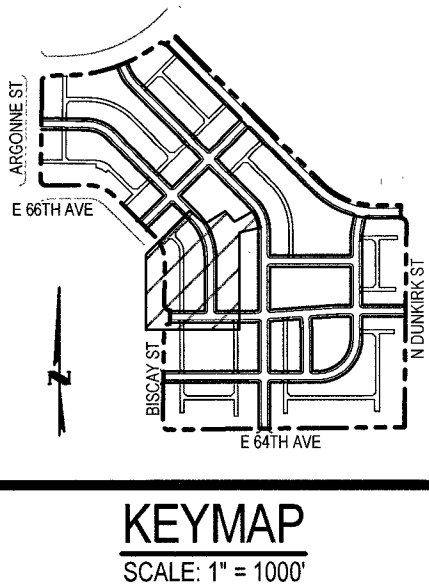


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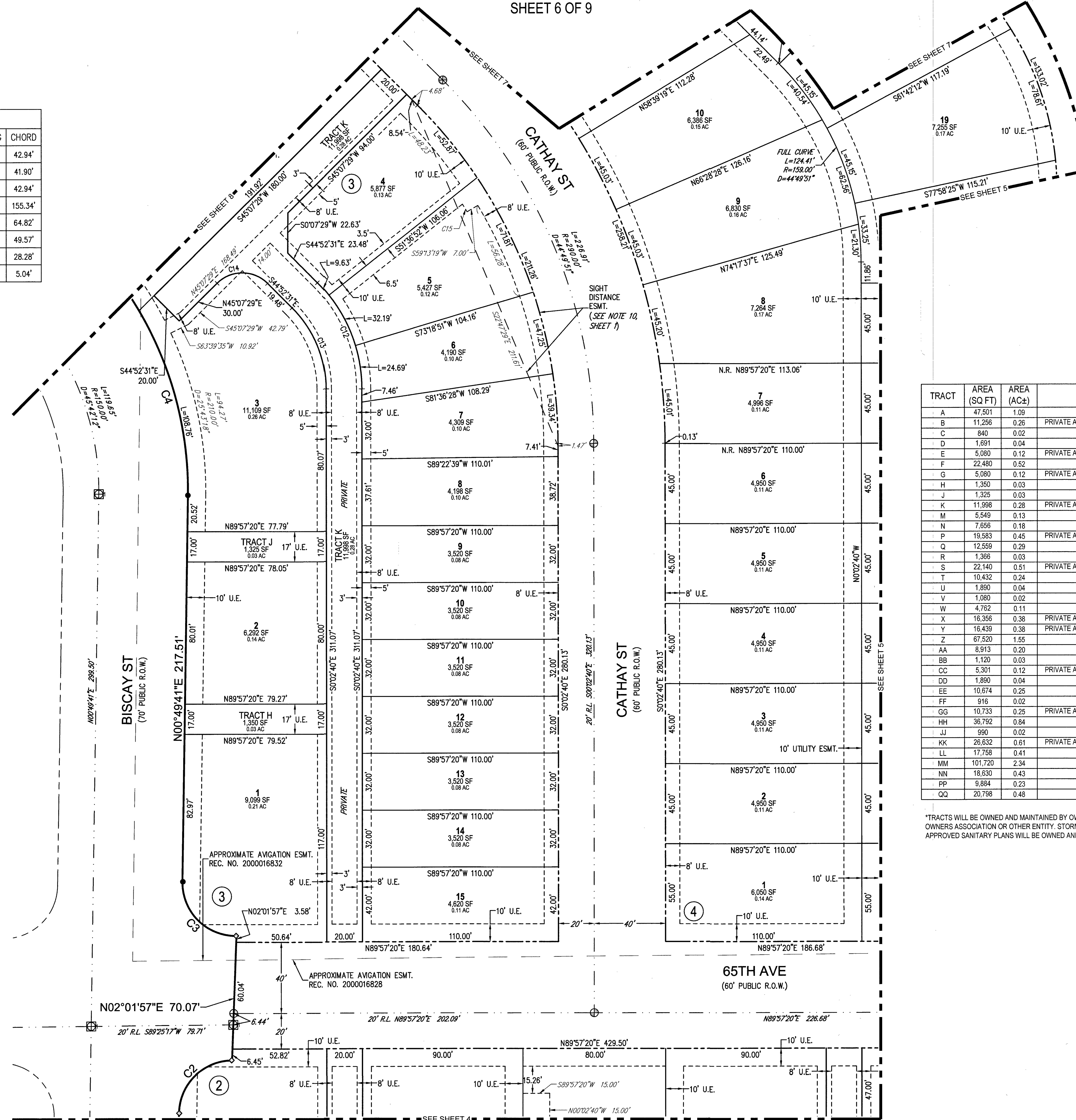
PROJECT NUMBER: 180422

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 6 OF 9



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'
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'

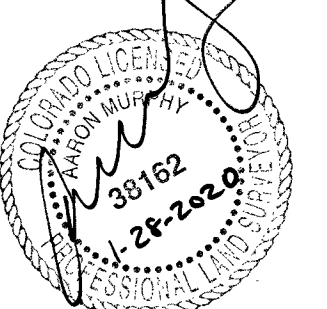


LEGEND

- FOUND #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
- 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
- (X) BLOCK NUMBER
- U.E. UTILITY EASEMENT

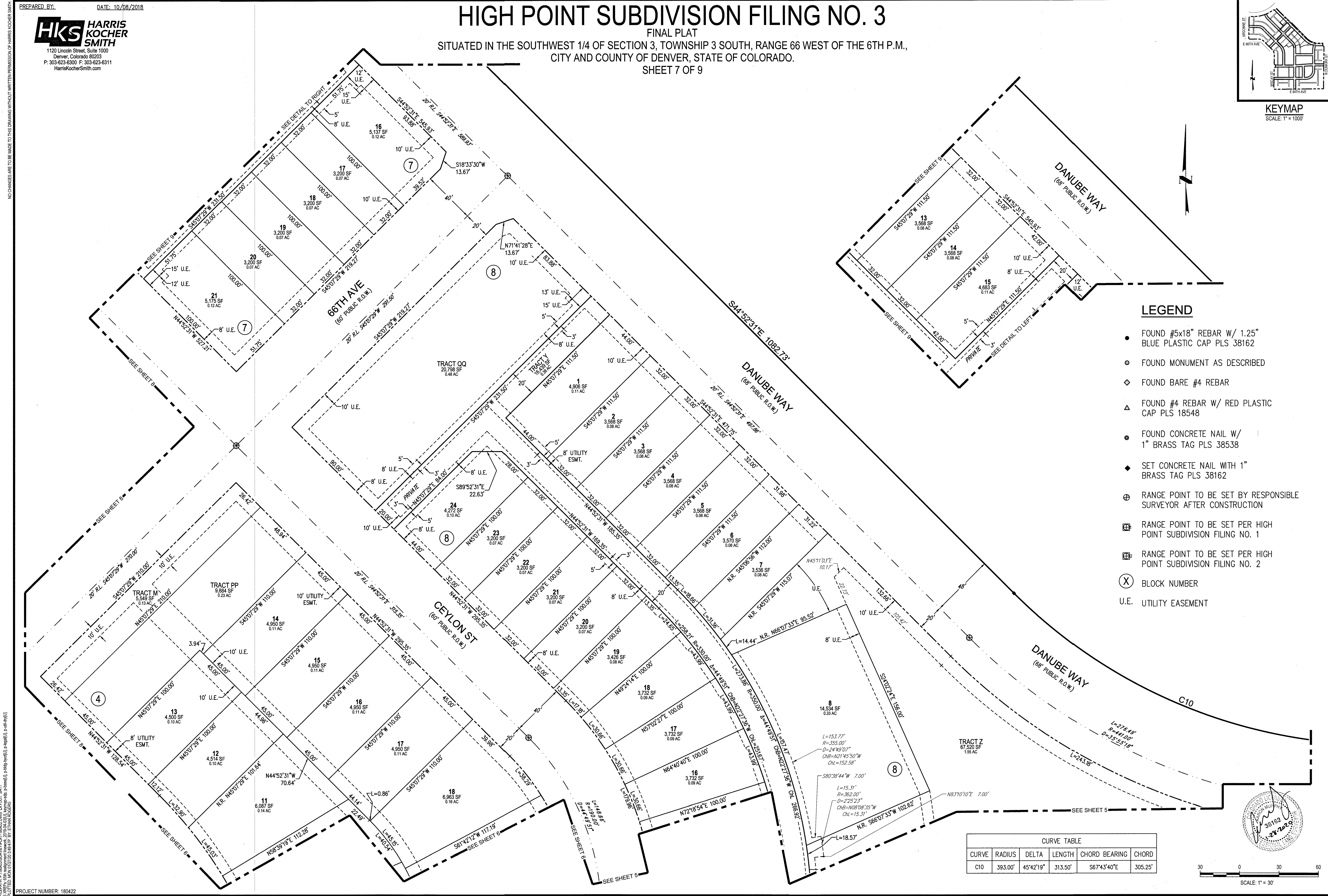
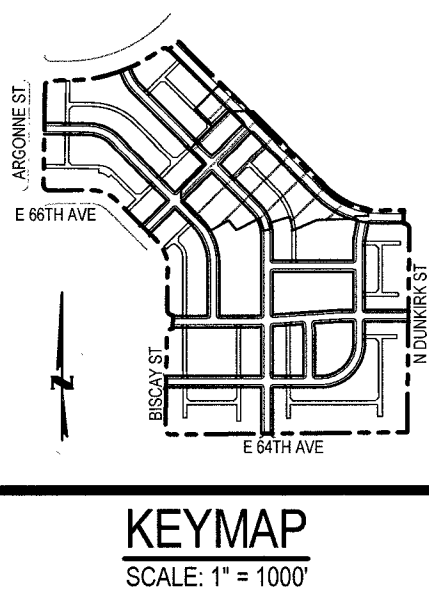
TRACT	AREA (SQ. FT)	AREA (AC±)	USE	OWNER
A	47,501	1.09	OPEN SPACE, UTILITIES	PROPERTY OWNER ON RECORD*
B	11,256	0.26	PRIVATE ALLEY, VEHICULAR/PEDESTRIAN ACCESS, UTILITIES	PROPERTY OWNER ON RECORD*
C	840	0.02	OPEN SPACE	PROPERTY OWNER ON RECORD*
D	1,891	0.04	OPEN SPACE	PROPERTY OWNER ON RECORD*
E	5,080	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	950	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	18,530	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

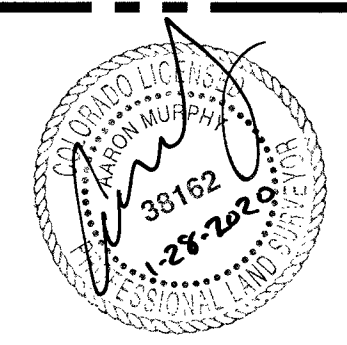
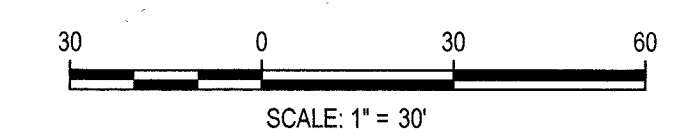
FINAL PLAT
 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
 SHEET 7 OF 9



- LEGEND**
- FOUND #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP PLS 38162
 - FOUND MONUMENT AS DESCRIBED
 - ◇ FOUND BARE #4 REBAR
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 - ⊗ BLOCK NUMBER
 - U.E. 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'



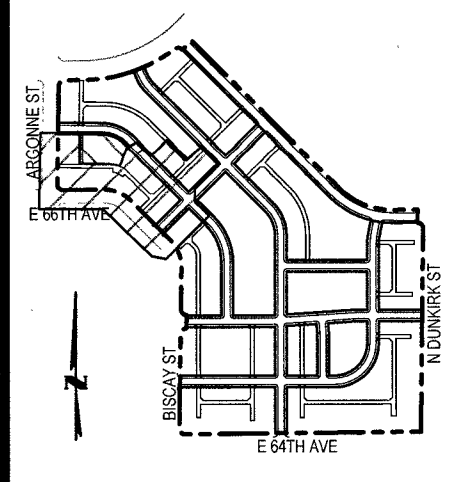
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 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

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" = 100'

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'

HIGH POINT SUBDIVISION FILING NO. 1

ARGONNE ST
(80' PUBLIC R.O.W.)

CATHAY ST
(60' PUBLIC R.O.W.)

66TH AVE
(70' PUBLIC R.O.W.)

CATHAY ST
(60' PUBLIC R.O.W.)

BISCAY ST
(70' PUBLIC R.O.W.)

66TH AVE
(60' PUBLIC R.O.W.)

LEGEND

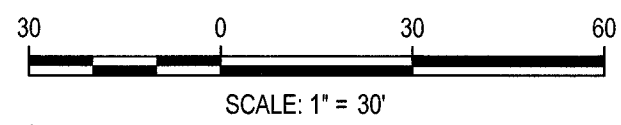
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- U.E. UTILITY EASEMENT

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
HarrisKocherSmith.com

PROJECT NUMBER: 180422



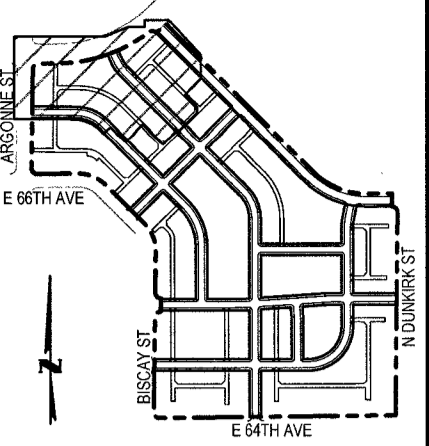
SCALE: 1" = 30'

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

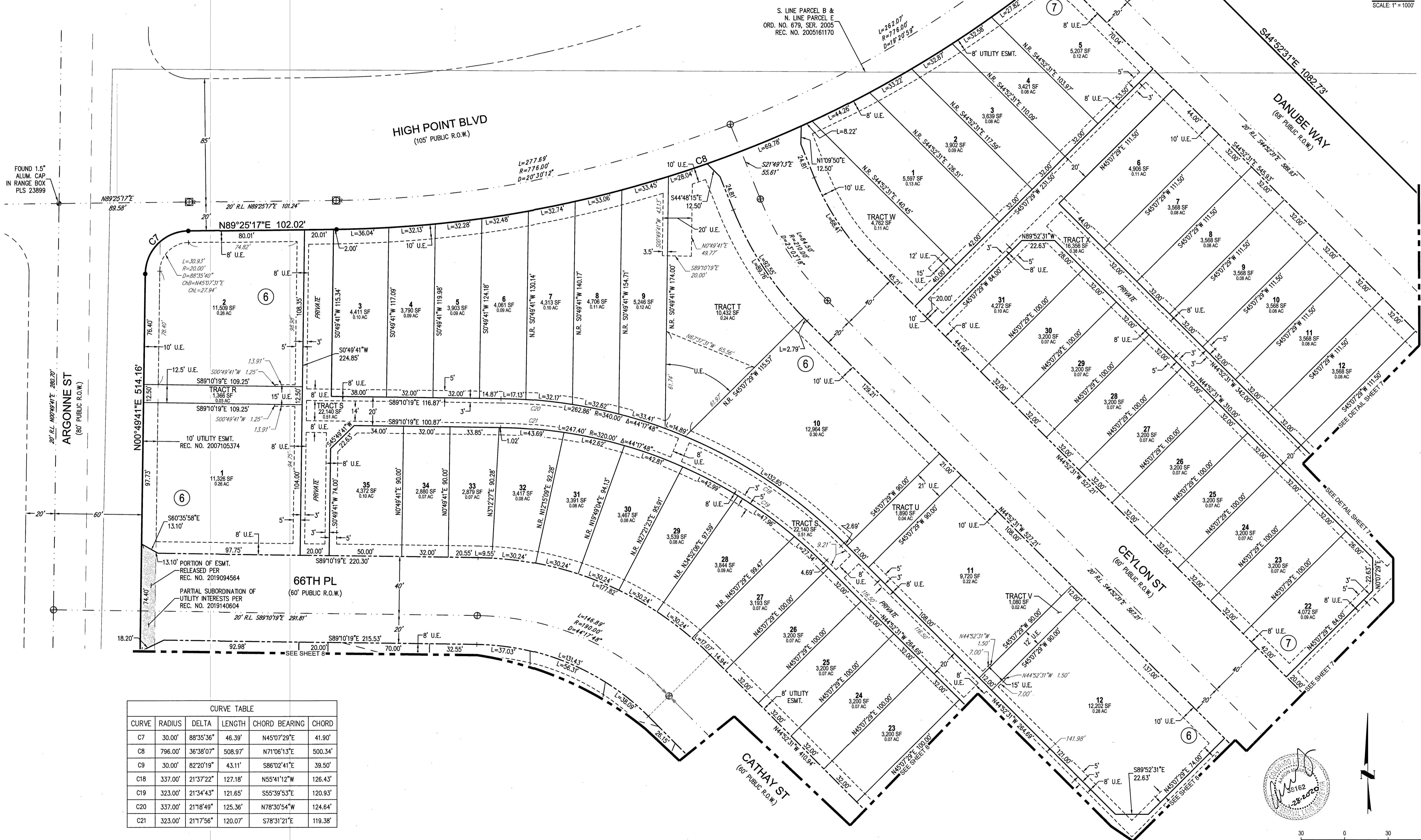
HIGH POINT SUBDIVISION FILING NO. 3

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



KEYMAP
 SCALE: 1" = 1000'



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'



SCALE: 1" = 30'

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