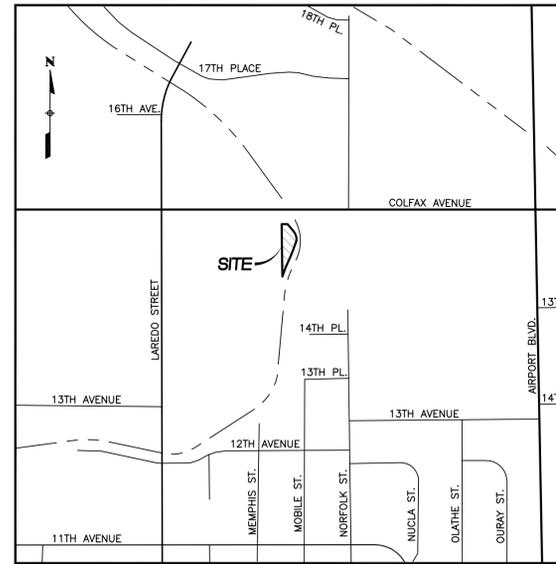


HIGHLINE MEADOWS SUBDIVISION FILING NO. 1

A PORTION OF TRACT 11, ALTURA FARMS (VACATED),
 LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W, 6TH P.M.
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 1 OF 2



VICINITY MAP
 SCALE: 1"=1000'

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND BEING A PORTION OF TRACT 11, ALTURA FARMS (VACATED) SITUATED IN THE NE 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NW CORNER, NE 1/4, SECTION 5;
 THENCE N89°41'40"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 791.71 FEET;
 THENCE S0°40'01"E, 40.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF E. COLFAX AVENUE;
 THENCE N89°41'40"E ALONG SAID SOUTH LINE, 69.11 FEET TO THE WEST LINE OF THE HIGHLINE CANAL;
 THENCE SOUTHERLY ALONG SAID WEST LINE THROUGH THE FOLLOWING FIVE COURSES:
 1) S40°19'28"E, 112.81 FEET TO A NON-TANGENT, 137.53-FOOT RADIUS CURVE;
 2) SOUTHERLY ALONG SAID NON-TANGENT, 137.53-FOOT RADIUS CURVE (FROM WHICH THE CENTER BEARS S49°46'03"W), CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 57°48'50", A DISTANCE OF 138.78 FEET TO A NON-TANGENT, 1357.39-FOOT RADIUS CURVE;
 3) SOUTHERLY ALONG SAID NON-TANGENT, 1357.39-FOOT RADIUS CURVE (FROM WHICH THE CENTER BEARS N72°18'08"W), CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 6°50'00", A DISTANCE OF 161.89 FEET;
 4) S24°29'48"W, 159.73 FEET TO A TANGENT, 653.90-FOOT RADIUS CURVE;
 5) SOUTHERLY ALONG SAID TANGENT, 653.90-FOOT RADIUS CURVE, CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 9°29'22", A DISTANCE OF 108.30 FEET TO A POINT 8.47 FEET NORTH OF THE SOUTH LINE OF TRACT 11, ALTURA FARMS (VACATED);
 THENCE N0°40'01"W, 614.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, AS DESCRIBED, CONTAINS 63,488 SQUARE FEET OR 1.457 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HIGHLINE MEADOWS SUBDIVISION FILING NO. 1 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED 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, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER

EXECUTED THIS _____ DAY OF _____, 20____.

BY: MOORS REALTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF _____)
)SS
 COUNTY OF _____)

ATTEST:

BY: _____

TITLE: _____

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS _____ DAY OF _____,

20____, BY _____, AS _____ OF

MOORS REALTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC

SHEET INDEX

1 OF 2 COVER SHEET
 2 OF 2 PLAT EXHIBIT

GENERAL NOTES

- 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.
- 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".
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, IS ASSUMED TO BEAR N89°41'40"E. ALL MONUMENTS EXIST AS SHOWN HEREON.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- VERMILION PEAK ENGINEERING RELIED UPON TITLE COMMITMENT NO. 200000310375 PREPARED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF MARCH 25, 2020 AT 5:30 P.M. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD IN THE PREPARATION OF THIS SURVEY.

MORTGAGEE'S CERTIFICATE

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

16300 COLFAX AVENUE HOLDCO LLC

BY: ADAM GOODWIN

TITLE: _____

ATTEST: _____

STATE OF _____)

)SS

COUNTY OF _____)

SURVEYOR'S CERTIFICATE

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 FEBRUARY 11, 2019.



DATE

38344

BRIAN KROMBEIN, PE, PLS
 COLORADO NO. 38344

CITY APPROVAL

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND

RECORDER OF ARAPAHOE COUNTY COLORADO, ON THIS _____ DAY

OF _____ 20____AD AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO. _____

PAGE NO. _____

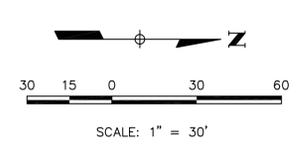
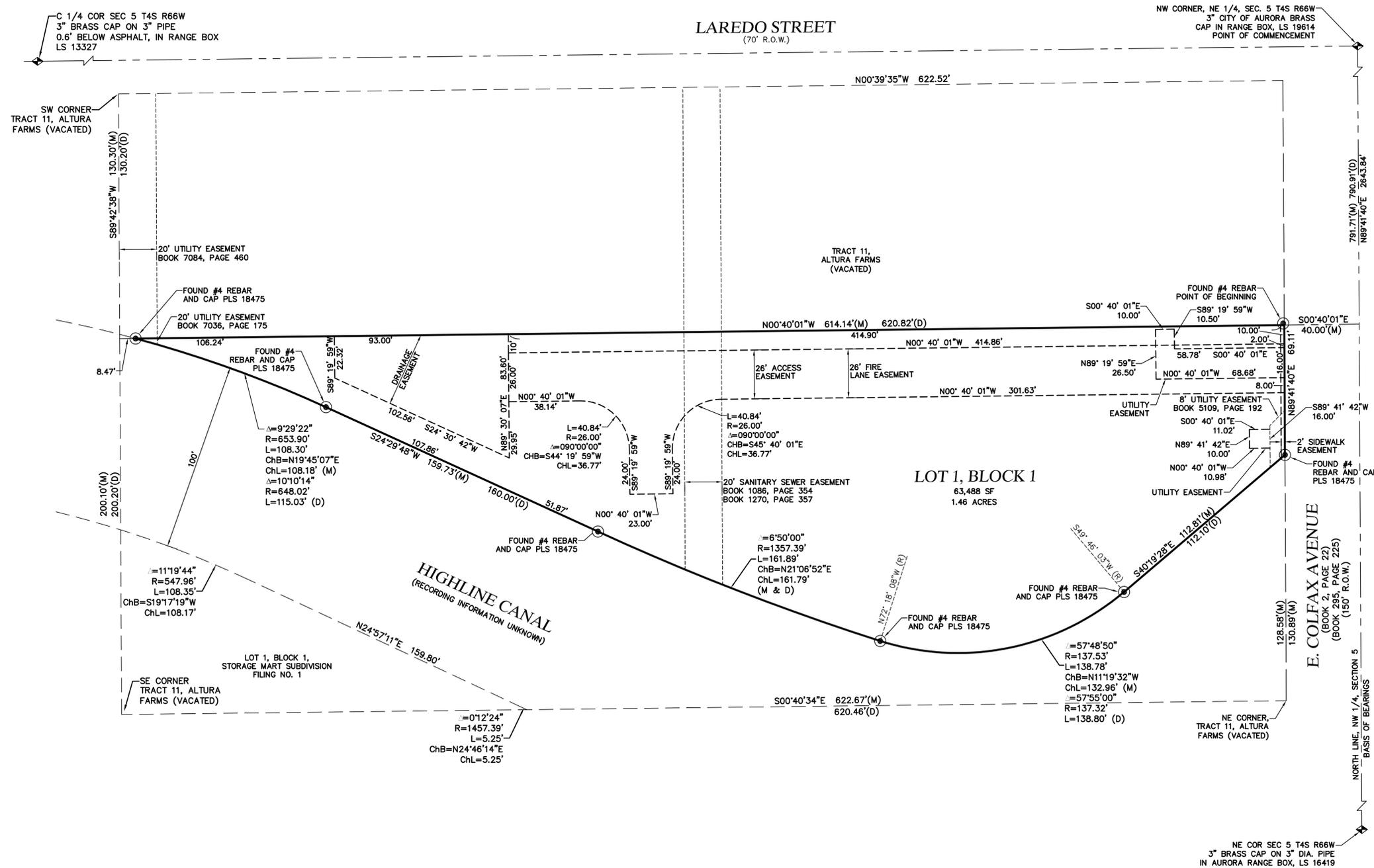
RECEPTION NO. _____

COVER SHEET
 HIGHLINE MEADOWS SUBDIVISION
 JOB NO. 19005
 DATE: MARCH 24, 2020
 SHEET 1 OF 2



HIGHLINE MEADOWS SUBDIVISION FILING NO. 1

A PORTION OF TRACT 11, ALTURA FARMS (VACATED),
 LOCATED IN THE NE 1/4, SECTION 5, T4S, R66W,
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 2 OF 2



LEGEND

	PLAT BOUNDARY
	EXISTING LOT LINE
	RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	MONUMENT AS NOTED

PLAT EXHIBIT
 HIGHLINE MEADOWS SUBDIVISION
 JOB NO. 19005
 DATE: MARCH 24, 2020
 SHEET 2 OF 2

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / www.vermilionpeak.com