

GREEN VALLEY RANCH FILING NO. 62

A RESUBDIVISION OF A PART OF LOT 1, MOFFITT TRACT AND A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SHEET 1 OF 11

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HC LAND INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, TRACTS AND STREETS THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF LOT 1, MOFFITT TRACT, A SUBDIVISION PLAT RECORDED JANUARY 17, 1973 UNDER RECEPTION NO. 987096 IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, BEING CONSIDERED TO BEAR SOUTH 00°10'03" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15;

THENCE, ALONG SAID EAST LINE, SOUTH 00°10'03" EAST, A DISTANCE OF 110.75 FEET;

THENCE, DEPARTING SAID EAST LINE, SOUTH 89°49'57" WEST, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY OF DUNKIRK STREET AND THE POINT OF BEGINNING

THENCE, ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°10'03" EAST, A DISTANCE OF 1,929.85 FEET TO THE NORTHEAST CORNER OF TRACT E, GREEN VALLEY RANCH FILING NO. 37, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2003004077 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF DENVER;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT E THE FOLLOWING THREE (3) COURSES:

1. SOUTH 83°09'30" WEST, A DISTANCE OF 23.09 FEET;
2. SOUTH 42°07'02" WEST, A DISTANCE OF 76.97 FEET;
3. SOUTH 02°50'54" WEST, A DISTANCE OF 34.55 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THOSE DEEDS RECORDED UNDER RECEPTION NUMBERS 2015117542, 2015117543 AND 2015117544, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWELVE (12) COURSES:

1. SOUTH 72°33'16" WEST, A DISTANCE OF 232.29 FEET;
2. NORTH 69°25'55" WEST, A DISTANCE OF 310.51 FEET;
3. NORTH 49°53'34" WEST, A DISTANCE OF 293.33 FEET;
4. NORTH 53°30'18" WEST, A DISTANCE OF 363.60 FEET;
5. NORTH 17°09'47" WEST, A DISTANCE OF 69.86 FEET;
6. NORTH 58°49'05" WEST, A DISTANCE OF 206.13 FEET;
7. NORTH 31°32'53" WEST, A DISTANCE OF 110.34 FEET;
8. NORTH 21°29'50" WEST, A DISTANCE OF 132.24 FEET;
9. NORTH 56°19'38" WEST, A DISTANCE OF 204.27 FEET;
10. NORTH 23°40'53" WEST, A DISTANCE OF 303.10 FEET;
11. NORTH 59°17'32" WEST, A DISTANCE OF 163.10 FEET;
12. SOUTH 72°57'54" WEST, A DISTANCE OF 93.63 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 00°13'52" WEST, A DISTANCE OF 773.98 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 56TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°26'46" EAST, A DISTANCE OF 1,712.29 FEET;
2. SOUTH 00°10'03" EAST, A DISTANCE OF 15.00 FEET;
3. NORTH 89°26'46" EAST, A DISTANCE OF 200.47 FEET TO SAID WESTERLY RIGHT-OF-WAY OF DUNKIRK STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°00'59" WEST;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°48'58", AN ARC LENGTH OF 39.11 FEET TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 71.005 ACRES, (3,092,977 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH FILING NO. 62, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE PUBLIC RIGHTS-OF-WAY, WASTEWATER 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

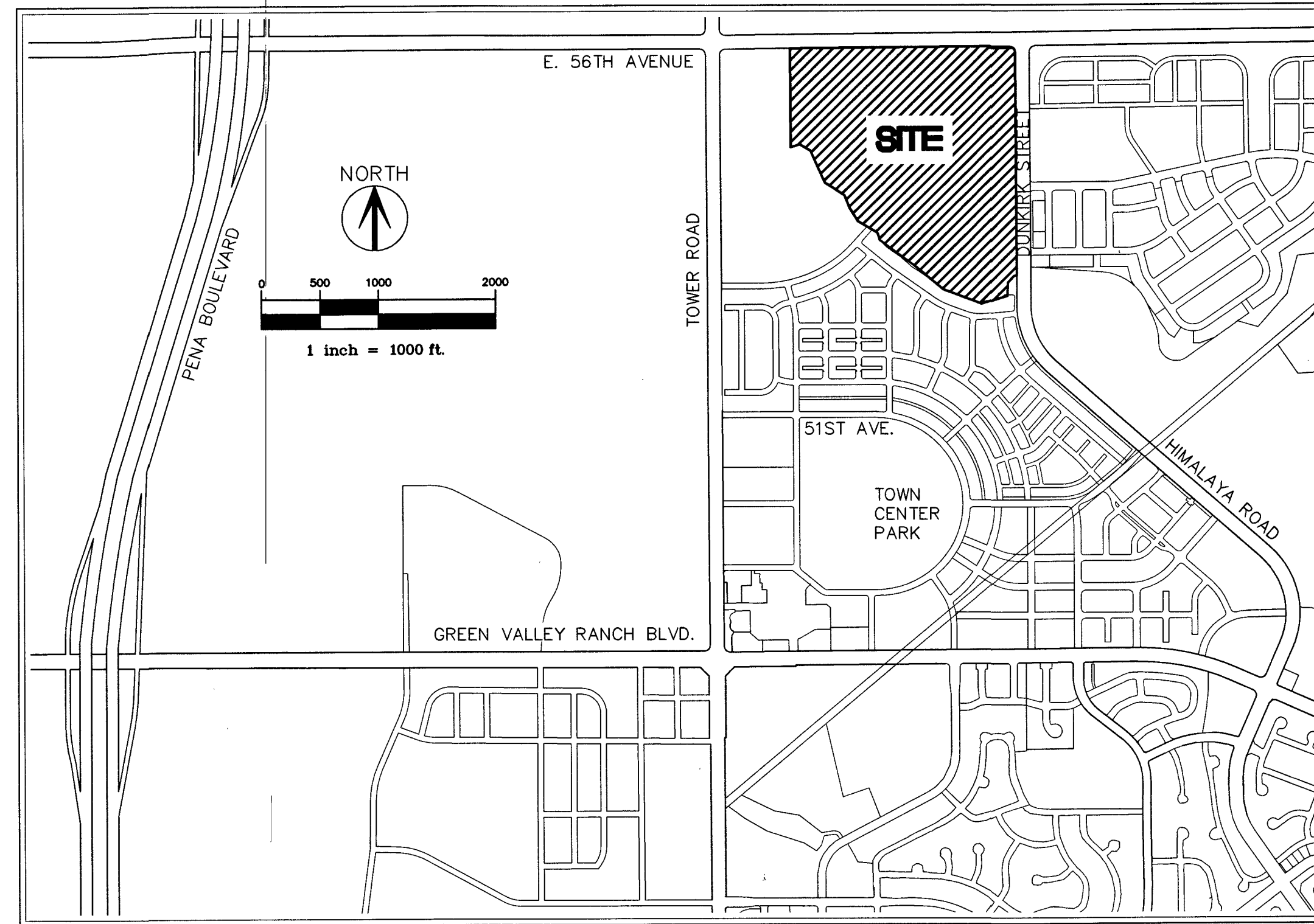
HC LAND INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Robert M. Evans SIGNATURE DATE 12-21-2015
 NAME: ROBERT M. EVANS TITLE: SR. VICE PRESIDENT

STATE OF Nebraska)
 COUNTY OF Clark) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December, 2015, BY Robert M. Evans OF HC LAND INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 09/22/2017
Teresa Ambonondo-O'Malley
 NOTARY PUBLIC ADDRESS 250 E. 1st St., #140, Lincoln, NE 68502



VICINITY MAP

GENERAL NOTES

1. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, AZTEC CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 01330-62759 - AMENDMENT NO. 1, PREPARED BY STEWART TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2015 AT 5:30, P.M.
2. BEARINGS ARE BASED UPON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 15 AS BEARING SOUTH 00°10'03" EAST BETWEEN THE MONUMENTS SHOWN HEREON AND SHOWN ON THE RECORDED PLAT OF GREEN VALLEY RANCH FILING NO. 42 RECORDED UNDER RECEPTION NO. 2003130008 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE.
3. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED BY AZTEC CONSULTANTS, INC., SURVEY CREWS ON NOVEMBER 30, 2015.
4. FIVE-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG LOT LINES ADJACENT TO STREETS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
5. EIGHT-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
6. THOSE EASEMENTS AS SHOWN HEREON AS "ACCESS AND UTILITY EASEMENTS", SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT.
7. A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
8. THE FLOOD PLAIN SHOWN HEREIN IS BASED ON LINE WORK RECEIVED FROM THE LUND PARTNERSHIP, INC. AND REPRESENTS THE FLOOD HAZARD AREA DELINEATION OF FIRST CREEK (UPSTREAM OF BUCKLEY ROAD) PREPARED BY MOSER & ASSOCIATES IN OCTOBER 2011.
9. THE GATEWAY SUBDIVISION RULES AND REGULATIONS LAND DEDICATION REQUIREMENTS HAVE BEEN MET AS FOLLOWS:
 TRACT J SATISFIES THE MAJOR PARK, OPEN SPACE AND TRAIL DEDICATION REQUIREMENT
 TRACT C SATISFIES THE NEIGHBORHOOD PARK DEDICATION REQUIREMENT
 THE SCHOOL SITE DEDICATION HAS BEEN SATISFIED WITH PAYMENT OF FEE IN LIEU TO THE SCHOOL DISTRICT

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: Charles P. Leder SIGNATURE DATE 12/17/15
 NAME: Charles P. Leder TITLE: President

STATE OF Colorado)
 COUNTY OF Denver) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2015, BY Charles P. Leder, Pres. OF TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 02-19-19
Kathleen R. Franco 4908 Tower Rd.
 NOTARY PUBLIC ADDRESS Denver, CO 80249

INTEREST HOLDER:

MREC COLORADO LAND INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: RJ Sanderman SIGNATURE DATE 12/17/15
 NAME: RJ SANDERMAN TITLE: CEO
 STATE OF Colorado)
 COUNTY OF Denver) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2015, BY RJ Sanderman OF MREC COLORADO LAND INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 02-19-19
Kathleen R. Franco
 NOTARY PUBLIC
4908 Tower Rd.
 ADDRESS Denver, CO 80249

AZTEC
 CONSULTANTS, INC.
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 Littleton, Colorado 80122
 Phone: (303) 713-1898
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 www.aztecconsultants.com
 Aztec Proj. No.: 19315-14

DEVELOPER
OAKWOOD HOMES
 4908 TOWER ROAD
 DENVER, COLORADO 80249-6684
 (303) 486-8500

DATE OF PREPARATION:	2015-06-17
SCALE:	1" = 150'
SHEET 1 OF 11	

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.

Greg Suman SIGNATURE DATE 1-6-16
 CITY ENGINEER

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:
M. Guiso SIGNATURE DATE 1/7/16
 EXECUTIVE DIRECTOR OF PUBLIC WORKS

APPROVED BY THE EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT:
Chazler SIGNATURE DATE 12.31.16
 EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
Harry Hays SIGNATURE DATE 1-4-16
 EXECUTIVE DIRECTOR OF PARKS AND RECREATION

CITY ATTORNEY'S CERTIFICATE

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 DEDICATOR THIS 9TH DAY OF JANUARY A.D., 2015, AT 2 O'CLOCK P.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

D. Scott Martinez SIGNATURE BY: Pat A. Will ASSISTANT CITY ATTORNEY
 ATTORNEY FOR THE CITY AND COUNTY OF DENVER

CITY COUNCIL CERTIFICATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. _____ OF THE SERIES OF _____

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____ A.D., 2015.

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

BY: _____ DEPUTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, JOHN R. WEST, JR., A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



JOHN R. WEST, JR., LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. No. 25645
 FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 CITY AND COUNTY OF DENVER) SS
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____ 2015 AND DULY RECORDED IN BOOK _____ PAGE _____ RECEPTION NO. _____
 BY: _____ CLERK AND RECORDER BY: _____ DEPUTY CLERK AND RECORDER