

GREEN VALLEY RANCH FILING NO. 72
A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PKK INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO A BLOCK, LOTS AND TRACTS, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THAT 20.00' RANGE LINE, WITHIN 40TH AVE., BEARING NORTH 89°59'35" WEST, AS SHOWN ON GREEN VALLEY RANCH FILING NO. 20, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9700088416, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING MONUMENTED AT THE EAST END AT HIMALAYA RD., BY A #5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 19003", IN A RANGEBOX, TO THE WEST END OF SAID RANGELINE, BEING MONUMENTED BY A #5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 19003", IN A RANGEBOX, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE EAST END OF SAID 20.00' RANGE LINE, THENCE SOUTH 17°06'44" WEST, A DISTANCE OF 68.01 FEET TO A POINT ON THE SOUTH LINE OF SAID GREEN VALLEY RANCH FILING NO. 20, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 2004256582, SAID CITY AND COUNTY OF DENVER RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°00'25" WEST, ALONG A LINE BEING 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 371.61 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°05'30" AND AN ARC LENGTH OF 77.75 FEET;
3. SOUTH 89°05'55" WEST, ALONG A LINE BEING 60.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 348.12 FEET TO A POINT ON THE EAST LINE OF GREEN VALLEY RANCH FILING NO. 33, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2001005856, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE NORTH 00°00'25" EAST, ALONG SAID EAST LINE, A DISTANCE OF 439.12 FEET TO A POINT ON THE SOUTH LINE OF THE 40TH AVE. RIGHT-OF-WAY, AS SHOWN ON SAID GREEN VALLEY RANCH FILING NO. 20, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

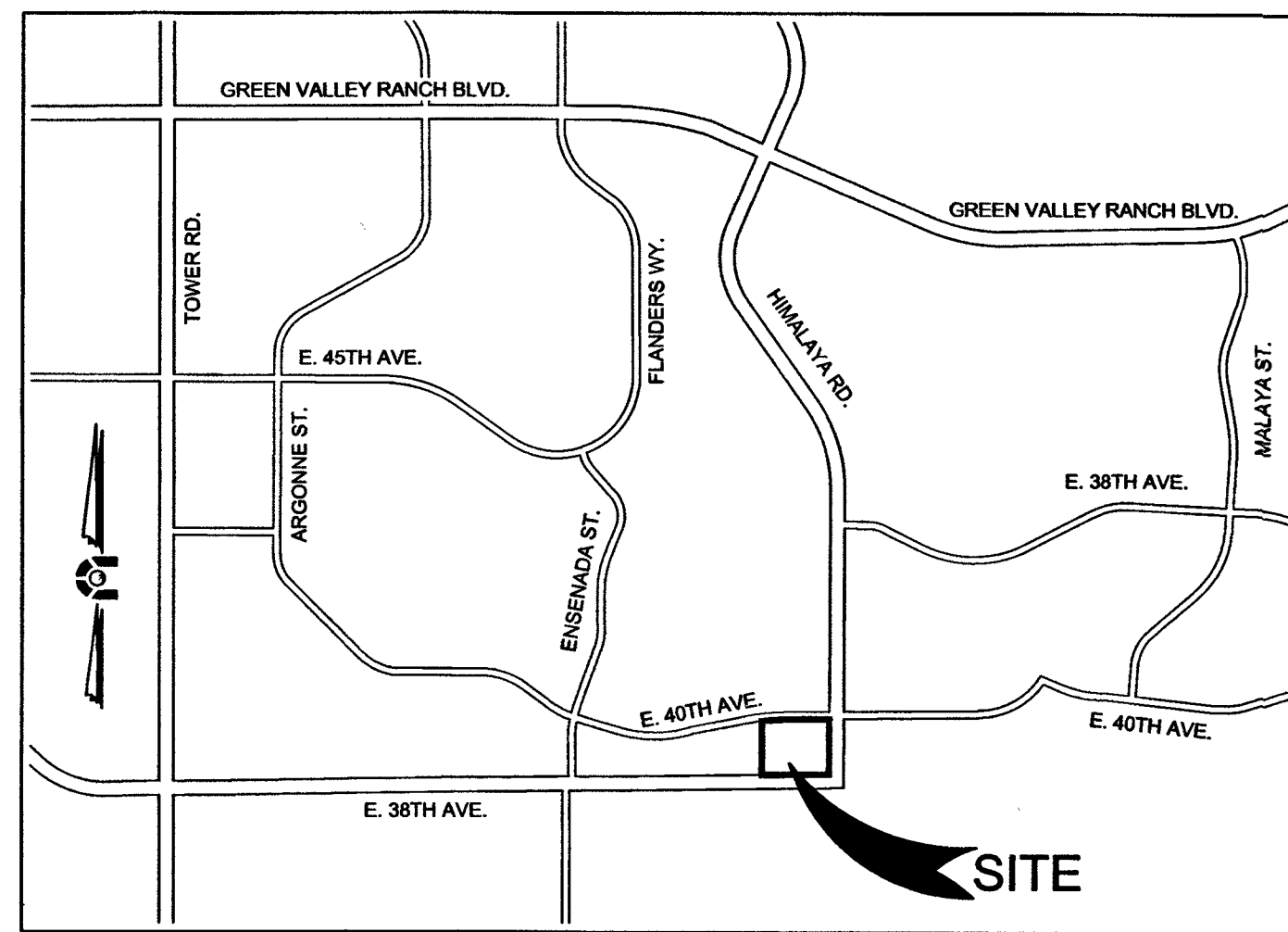
THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1965.00 FEET, A CENTRAL ANGLE OF 03°10'02", AND AN ARC LENGTH OF 108.62 FEET, THE CHORD OF WHICH BEARS NORTH 88°25'24" EAST, A DISTANCE OF 108.61 FEET;
2. SOUTH 89°59'35" EAST, A DISTANCE OF 273.72 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH OF 23.56 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.988 ACRES, OR 173,727 SQUARE FEET, MORE OR LESS.

UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH FILING NO. 72, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE SIDEWALK EASEMENTS, 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.

VICINITY MAP
SCALE: NTS



TRACT AREA SUMMARY

TRACT	SQ. FT	ACRES	USE	OWNERSHIP
TRACT A	89,382	2.052	OSP, UTIL, DRAIN	OWNER
TRACT B	7,518	0.173	OSP, UTIL, DRAIN	OWNER
TOTAL	96,900	2.225		

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (13)	76,827	1.763
TRACTS (2)	96,900	2.225
ROW	0	0
TOTAL	173,727	3.988

OWNERS

PKK INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

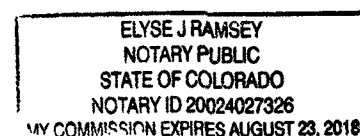
BY: [Signature] DATE: 21 Aug 17
 NAME: KRISTINA WETHERBEE TITLE: MANAGING PARTNER

STATE OF COLORADO }
 COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF AUGUST, 2017

BY: KRISTINA WETHERBEE, OF PKK INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES Aug 28 2018
[Signature]
 NOTARY PUBLIC

4908 Tower Rd Denver Co 80249
 ADDRESS

GENERAL NOTES

1. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 16000310048 - AMENDMENT NO. 6, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 08, 2017 AT 5:30 PM.
2. BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THAT 20.00' RANGE LINE, WITHIN 40TH AVE., BEARING NORTH 89°59'35" WEST, AS SHOWN ON GREEN VALLEY RANCH FILING NO. 20, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9700088416, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING MONUMENTED AT THE EAST END AT HIMALAYA RD., BY A #5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 19003", IN A RANGEBOX, TO THE WEST END OF SAID RANGELINE, BEING MONUMENTED BY A #5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 19003", IN A RANGEBOX, WITH ALL BEARINGS HEREIN RELATIVE THERETO;
3. UTILITY EASEMENTS ARE DEDICATED ON PRIVATE PROPERTY TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
4. ALL UTILITIES ARE PRIVATE AND THE OWNER WILL BE THE SOLE ENTITY TO OWN, OPERATE AND MAINTAIN THE SANITARY AND STORM SEWER.
5. TRACTS A & B, AS SHOWN HEREON, ARE TO BE OWNED AND MAINTAINED BY THE OWNER, UNTIL SUCH TIME THAT A HOME OWNERS ASSOCIATION (HOA) IS FORMED. TRACTS A & B, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR OPEN SPACE, UTILITY AND DRAINAGE PURPOSES.

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.

[Signature] 8-31-17
 CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] 8-31-17
 EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 8.25.17
 EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 8/28/17
 EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

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 21 DAY OF September, A.D., 2017 AT 11:18 O'CLOCK AM. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

[Signature] BY: [Signature]
 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 _____.

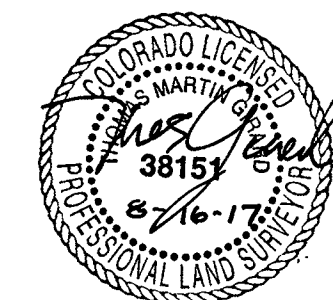
WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS ____ DAY OF _____ A.D., 20__.

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

BY: _____
 DEPUTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

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 THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



THOMAS M. GIRARD
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38151
 FOR AND ON BEHALF OF CORE 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., _____, 20__ AND DULY RECORDED AT RECEPTION NO. _____

CLERK AND RECORDER

BY: _____
 DEPUTY CLERK AND RECORDER

SEE: _____

CORE CONSULTANTS

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1850 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

NO.	DESCRIPTION	DATE	BY
1.	CITY COMMENTS	3/23/17	JCA

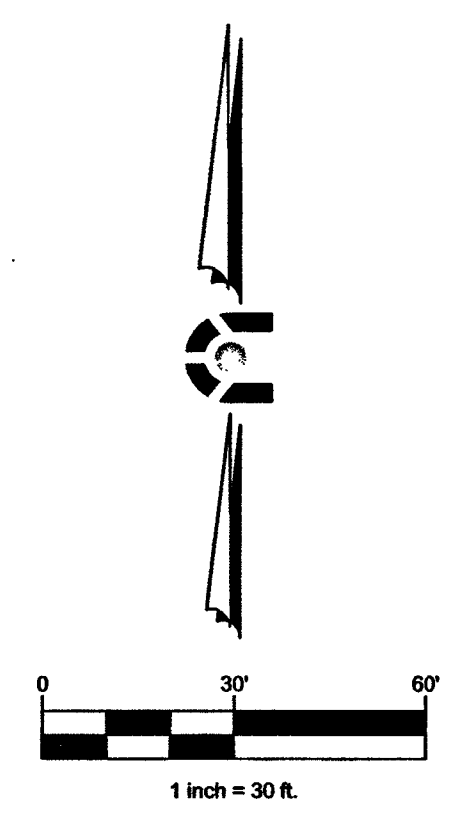
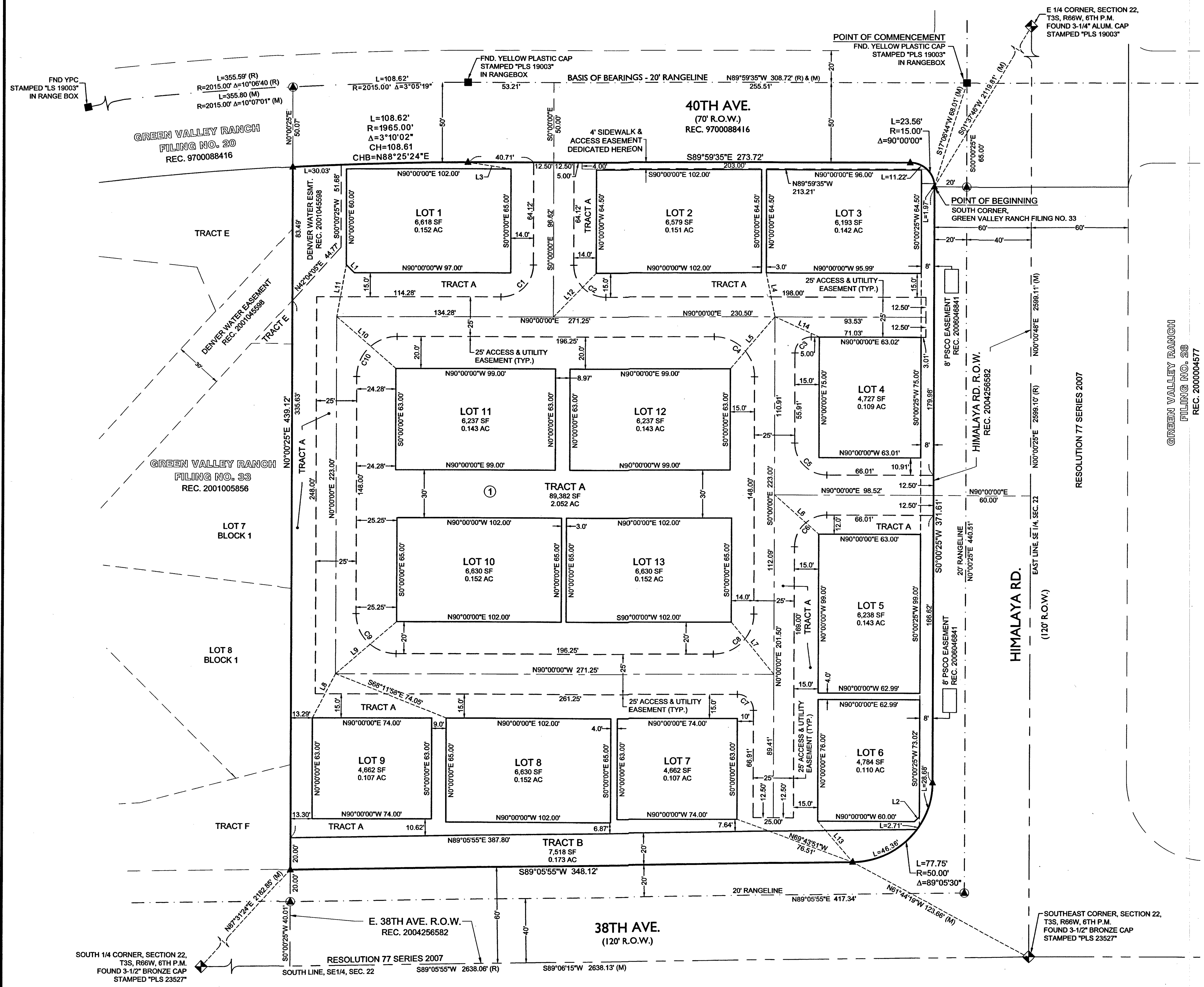
GREEN VALLEY RANCH FILING NO. 72

INITIAL PLAN
 RELEASE: 09/13/18
 DESIGNED BY: KRL
 DRAWN BY: JCA
 CHECKED BY: _____

JOB NO.
 16-015

SHEET
 1 OF 2

GREEN VALLEY RANCH FILING NO. 72
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - FOUND RANGELINE MONUMENT AS NOTED
 - ◆ FOUND SECTION CORNER MONUMENT AS NOTED
 - 8' PSCO EASEMENT RECEPTION NO. 2006046841
 - ① BLOCK NUMBER
 - (R) RECORD DIMENSION
 - (M) FIELD MEASURED DIMENSION

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	7.07'	S 45°00'00" E
L2	4.22'	N 45°00'00" E
L3	27.02'	S 81°14'47" E
L4	28.03'	N 11°15'11" W
L5	42.57'	S 40°14'11" W
L6	36.83'	S 48°18'07" E
L7	41.93'	N 39°11'36" W
L8	30.97'	S 27°23'14" W
L9	49.82'	N 49°16'34" E
L10	49.08'	S 48°32'08" E
L11	33.00'	N 10°05'28" E
L12	38.19'	N 43°56'42" E
L13	33.60'	N 40°23'07" W
L14	30.21'	N 65°33'22" W

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'
C2	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
C3	10.00'	90°00'00"	15.71'	N45°00'00"W	14.14'
C4	25.00'	90°00'00"	39.27'	N45°00'00"W	35.36'
C5	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
C6	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
C7	10.00'	90°00'00"	15.71'	N45°00'00"W	14.14'
C8	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C9	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C10	25.00'	90°00'00"	39.27'	S45°00'00"W	35.36'



CORE CONSULTANTS
 CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 1850 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	CITY COMMENTS	3/23/17	JCA

GREEN VALLEY RANCH FILING NO. 72

INITIAL PLAN
 RELEASE: 09/09/16
 DESIGNED BY: KRL
 DRAWN BY: JCA
 CHECKED BY:

JOB NO.
 16-015
 SHEET
 2 OF 2