

GREEN VALLEY RANCH FILING NO. 69
A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, 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 HC LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNERS, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THAT TRACT DESCRIBED AS PARCEL 'J' IN THE DEED RECORDED DECEMBER 11, 2003 UNDER RECEPTION NO. 2003257584 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, 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:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, HAVING AN ASSUMED BEARING OF SOUTH 00°15'24" EAST;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°15'24" EAST, ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 573.04 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY OF 51ST AVENUE AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 37 RECORDED AT RECEPTION NO. 2003040477 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF DENVER; THENCE NORTH 89°59'57" EAST, ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 90.13 FEET TO THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 49, RECORDED AT RECEPTION NO. 2003213189 IN SAID OFFICE OF THE CLERK AND RECORDER, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°59'57" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 560.24 FEET TO THE WESTERLY RIGHT-OF-WAY OF ARGONNE STREET, AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 49, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY OF ARGONNE STREET, THE FOLLOWING FOUR (4) COURSES;

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
2. SOUTH 00°00'03" WEST, A DISTANCE OF 178.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 4,964.00 FEET;
3. THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'19", AN ARC LENGTH OF 12.00 FEET;
4. SOUTH 00°08'21" WEST, A DISTANCE OF 244.05 FEET;

THENCE NORTH 89°59'57" WEST, A DISTANCE OF 602.75 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF TOWER ROAD; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°15'24" WEST, A DISTANCE OF 419.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
2. THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'26", AN ARC LENGTH OF 47.26 FEET TO THE POINT OF BEGINNING.

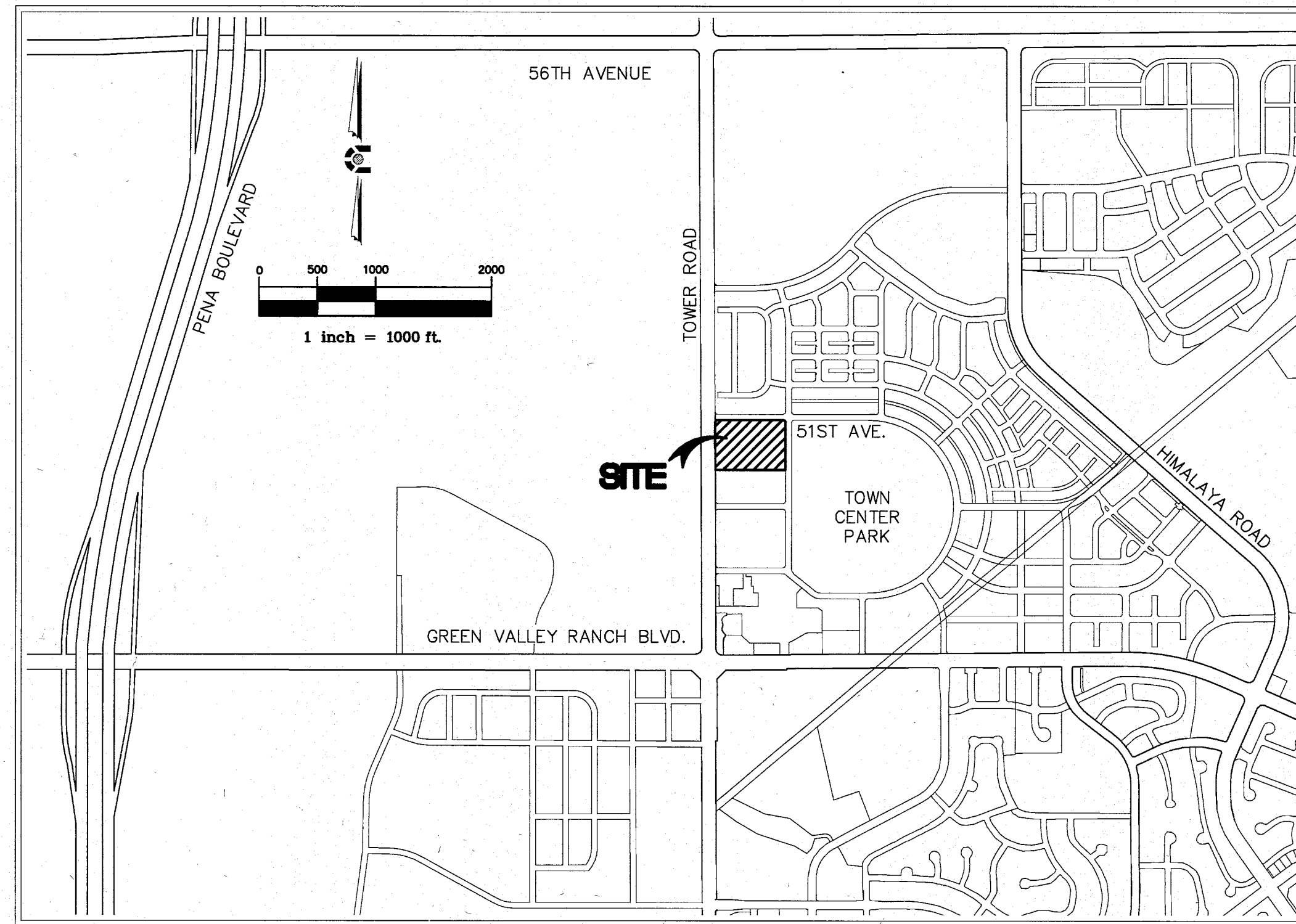
CONTAINING AN AREA OF 6.236 ACRES (271,649 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH FILING NO. 69, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, 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.

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. 01330-45182-AMENDMENT NO. 1, PREPARED BY STEWART TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2014 AT 5:30 PM.
2. BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T3S, R66W OF THE 6TH P.M., BEING ASSUMED TO BEAR S 00°15'24" E, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LUCHEITI SURVEYING PLS 36053 - 2005" IN A RANGEBOX, TO THE SOUTHWEST CORNER OF SAID SECTION 15, MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LUCHEITI SURVEYING PLS 36053 - 2005" IN A RANGEBOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
3. 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.
4. EIGHT-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
5. THOSE EASEMENTS AS SHOWN HEREON AS "ACCESS AND UTILITY EASEMENTS", SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT.
6. TRACTS A THROUGH D, AS SHOWN HEREON, ARE CONVEYED BY THIS PLAT TO THE TOWN CENTER METROPOLITAN DISTRICT FOR PUBLIC ACCESS. THESE TRACTS ARE FOR OPEN SPACE, TRAILS, LANDSCAPING, FENCES, SIDEWALKS AND UTILITIES AND 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. A DRAINAGE EASEMENT, AS NOTED ON SHEETS 2 AND 3, IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER FOR PUBLIC DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED BY THE OWNER AND TO BE MAINTAINED BY THE CITY AND COUNTY OF DENVER UPON ACCEPTANCE OF THE PUBLIC DRAINAGE IMPROVEMENTS.
9. STORM DRAINAGE FACILITIES WHICH ARE REFLECTED ON THIS PLAT AND WHICH ARE NOT DEDICATED TO THE CITY AND COUNTY OF DENVER SHALL BE SUBJECT TO THE "MASTER COVENANT AND PERMIT" RECORDED IN THE CITY AND COUNTY OF DENVER ON SEPTEMBER 10, 2002 AT RECEPTION NO. 2002157148 AND COMPLETED PURSUANT TO THE PLANS AND SPECIFICATIONS APPROVED BY THE WASTEWATER MANAGEMENT DIVISION OF THE CITY IN ACCORDANCE WITH THE TERMS OF THE MASTER COVENANT AND PERMIT.

VICINITY MAP



LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (52)	175,967	4.040
TRACTS (4)	22,361	0.513
ROW	73,321	1.683
TOTAL	271,649	6.236

SHEET INDEX

SHEET 1	COVER
SHEET 2	PLAT
SHEET 3	EASEMENT DETAIL

OWNERS

HC LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Robert M. Evans 12-18-2014
 SIGNATURE DATE

NAME: Robert M. Evans TITLE: SR. VP PRES.

STATE OF Nevada } SS
 COUNTY OF Clark }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th

DAY OF December, 2014, BY Robert M. Evans, OF
 HC LAND INVESTMENTS, LLC,

A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 09/23/2017

Thomas J. O'Malley 250 Pine St #40, W 89113
 NOTARY PUBLIC ADDRESS

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: Jerry A. Jacobs 12-22-14
 SIGNATURE DATE

NAME: Jerry A. Jacobs TITLE: Vice President

STATE OF Colorado } SS
 COUNTY OF Denver }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd

DAY OF December, 2014, BY Jerry A. Jacobs, UP OF
 TOWN CENTER METROPOLITAN DISTRICT,

A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 6/17/2016

Karen L. Williams 4908 Tower Rd, Denver, CO 80249
 NOTARY PUBLIC ADDRESS

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.

Seung D. Surma 1-6-15
 CITY ENGINEER DATE

APPROVED BY THE MANAGER OF PUBLIC WORKS:
P. M. Gungo 1/6/15
 MANAGER OF PUBLIC WORKS DATE

APPROVED BY THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT:
By Mike O'Hara 1-6-2015
 MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE MANAGER OF PARKS AND RECREATION:
David Dammelle 1/5/2015
 MANAGER 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 9th DAY OF JANUARY, A.D., 2015 AT 10 O'CLOCK A.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

Pat A. W.B. BY: SCOTT MARTINEZ
 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 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 } SS
 CITY AND COUNTY OF DENVER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK A.M., _____, 2015 AND DULY RECORDED IN BOOK _____, PAGE _____ RECEPTION NO. _____

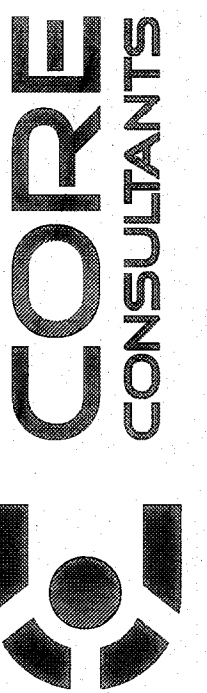
CLERK AND RECORDER

BY: _____
 DEPUTY CLERK AND RECORDER

FEES: _____

GREEN VALLEY RANCH FILING NO. 69

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 3003 703 4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY
1	CITY & COUNTY COMMENTS	11/13/14	JCA
2	CITY & COUNTY COMMENTS	12/03/14	JCA

GREEN VALLEY RANCH FILING NO. 69

INITIAL PLAN
 RELEASE: 10/15/14
 DESIGNED BY: DE
 DRAWN BY: JCA
 CHECKED BY: TMG
 JOB NO.
 14-028
 SHEET
 1 OF 3