

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 THE EAST HALF OF SECTION 15 AND THE WEST HALF OF SECTION 14, BOTH IN 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 THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°56'40" E, FROM THE NORTHWEST CORNER OF SAID SECTION 14, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 33204", TO THE NORTH QUARTER CORNER OF SAID SECTION 14, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17666" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S 30°05'34" E, A DISTANCE OF 1593.14 FEET TO THE NORTHWEST CORNER OF GREEN VALLEY RANCH FILING NO. 60, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005004410, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING ON THE SOUTHERLY MAXWELL PLACE RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID GREEN VALLEY RANCH FILING NO. 60 THE FOLLOWING THREE (3) COURSES:
1. S 15°43'16" W, A DISTANCE OF 6.00 FEET;
2. S 03°27'26" W, A DISTANCE OF 77.08 FEET;
3. S 14°18'43" W, A DISTANCE OF 91.99 FEET TO A POINT ON THE WEST LINE OF PARCEL 2, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2000027825, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL 2, THE FOLLOWING FOURTEEN (14) COURSES:
1. S 14°18'43" W, A DISTANCE OF 259.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 29°41'15" AND AN ARC LENGTH OF 103.63 FEET, THE CHORD OF WHICH BEARS S 54°48'39" E, A DISTANCE OF 102.47 FEET;
3. S 69°39'16" E, A DISTANCE OF 71.31 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 16°15'24" AND AN ARC LENGTH OF 283.73 FEET;
5. S 85°54'41" E, A DISTANCE OF 52.71 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 104°20'51" AND AN ARC LENGTH OF 72.18 FEET;
7. S 18°26'10" W, A DISTANCE OF 425.91 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 28°16'36" AND AN ARC LENGTH OF 123.38 FEET;
9. S 09°50'26" E, A DISTANCE OF 268.88 FEET;
10. S 33°32'31" W, A DISTANCE OF 37.01 FEET;
11. S 42°35'20" E, A DISTANCE OF 55.21 FEET TO A POINT OF CURVATURE;
12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 35°42'07" AND AN ARC LENGTH OF 295.98 FEET;
13. S 06°53'31" E, A DISTANCE OF 136.23 FEET TO A POINT OF CURVATURE;
14. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 54°32'33" AND AN ARC LENGTH OF 309.38 FEET TO A POINT ON THE NORTHWEST LINE OF PARCEL 5, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2002108637, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL 5 THE FOLLOWING SIX (6) COURSES:
1. S 43°28'15" W, A DISTANCE OF 104.21 FEET;
2. N 51°38'29" W, A DISTANCE OF 30.95 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 25°37'25" AND AN ARC LENGTH OF 102.86 FEET;
4. N 61°38'02" W, A DISTANCE OF 60.84 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 36°10'45" AND AN ARC LENGTH OF 170.49 FEET, THE CHORD OF WHICH BEARS S 33°33'07" E, A DISTANCE OF 167.67 FEET;
6. THENCE S 51°38'29" E, A DISTANCE OF 27.37 FEET TO A POINT ON THE NORTHWEST LINE OF GREEN VALLEY RANCH FILING NO. 39, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2014095230, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE S 43°28'15" W, ALONG SAID NORTHWEST LINE, A DISTANCE OF 60.24 FEET;
THENCE N 51°38'29" W, A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 36°10'45" AND AN ARC LENGTH OF 208.38 FEET;
THENCE N 15°52'12" W, A DISTANCE OF 47.90 FEET TO A POINT ON THE EAST LINE OF PARCEL 6, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2002108637, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARCEL 6, THE FOLLOWING FORTY TWO (42) COURSES:
1. N 15°32'29" W, A DISTANCE OF 58.68 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16°01'38" AND AN ARC LENGTH OF 92.31 FEET;
3. N 00°28'09" E, A DISTANCE OF 113.65 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 36°28'28" AND AN ARC LENGTH OF 203.71 FEET;
5. N 36°00'19" W, A DISTANCE OF 251.51 FEET;
6. S 53°59'41" W, A DISTANCE OF 92.00 FEET;
7. N 64°30'59" W, A DISTANCE OF 172.82 FEET;
8. S 68°21'30" W, A DISTANCE OF 33.27 FEET;
9. S 85°36'44" W, A DISTANCE OF 66.74 FEET;
10. N 69°30'36" W, A DISTANCE OF 124.01 FEET;
11. N 68°28'19" W, A DISTANCE OF 155.96 FEET;
12. S 76°45'16" W, A DISTANCE OF 54.09 FEET;
13. S 78°53'52" W, A DISTANCE OF 54.89 FEET;
14. S 88°39'08" W, A DISTANCE OF 46.64 FEET;
15. S 88°42'52" W, A DISTANCE OF 225.00 FEET;
16. S 87°54'08" W, A DISTANCE OF 44.97 FEET;
17. S 86°01'50" W, A DISTANCE OF 44.93 FEET;
18. S 84°09'19" W, A DISTANCE OF 44.75 FEET;
19. S 73°53'17" W, A DISTANCE OF 45.27 FEET;
20. S 65°20'05" W, A DISTANCE OF 47.54 FEET;
21. S 88°07'26" W, A DISTANCE OF 68.19 FEET;
22. N 61°00'47" W, A DISTANCE OF 88.18 FEET;
23. N 26°05'53" W, A DISTANCE OF 88.08 FEET;
24. N 00°53'07" W, A DISTANCE OF 40.03 FEET;
25. N 24°19'39" E, A DISTANCE OF 88.08 FEET;
26. N 59°14'34" E, A DISTANCE OF 87.63 FEET;
27. N 35°55'36" E, A DISTANCE OF 36.15 FEET;
28. N 16°29'09" E, A DISTANCE OF 58.68 FEET;
29. N 26°46'47" E, A DISTANCE OF 58.89 FEET;
30. N 38°37'26" E, A DISTANCE OF 58.59 FEET;
31. N 45°58'04" E, A DISTANCE OF 58.78 FEET;
32. N 53°58'33" E, A DISTANCE OF 280.23 FEET;
33. N 66°01'45" E, A DISTANCE OF 63.14 FEET;
34. N 55°09'33" E, A DISTANCE OF 244.04 FEET;
35. N 04°26'03" E, A DISTANCE OF 53.24 FEET;
36. N 10°49'56" E, A DISTANCE OF 55.46 FEET;
37. S 75°56'55" E, A DISTANCE OF 97.12 FEET TO A POINT OF NON-TANGENT CURVATURE;
38. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 380.48 FEET, A CENTRAL ANGLE OF 08°30'28" AND AN ARC LENGTH OF 56.49 FEET, A CHORD BEARING OF N 18°37'02" E, AND A CHORD LENGTH OF 56.41 FEET;
39. N 22°52'15" E, A DISTANCE OF 291.79 FEET TO A POINT OF CURVATURE;
40. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET, A CENTRAL ANGLE OF 08°37'41" AND AN ARC LENGTH OF 176.19 FEET;
41. N 15°54'21" E, A DISTANCE OF 95.76 FEET TO A POINT OF CURVATURE;
42. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°11'05" AND AN ARC LENGTH OF 39.35 FEET TO A POINT ON THE SOUTH LINE OF GREEN VALLEY RANCH FILING NO. 39, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005089073, SAID CITY AND COUNTY OF DENVER RECORDS;

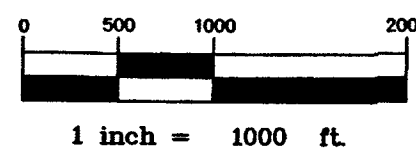
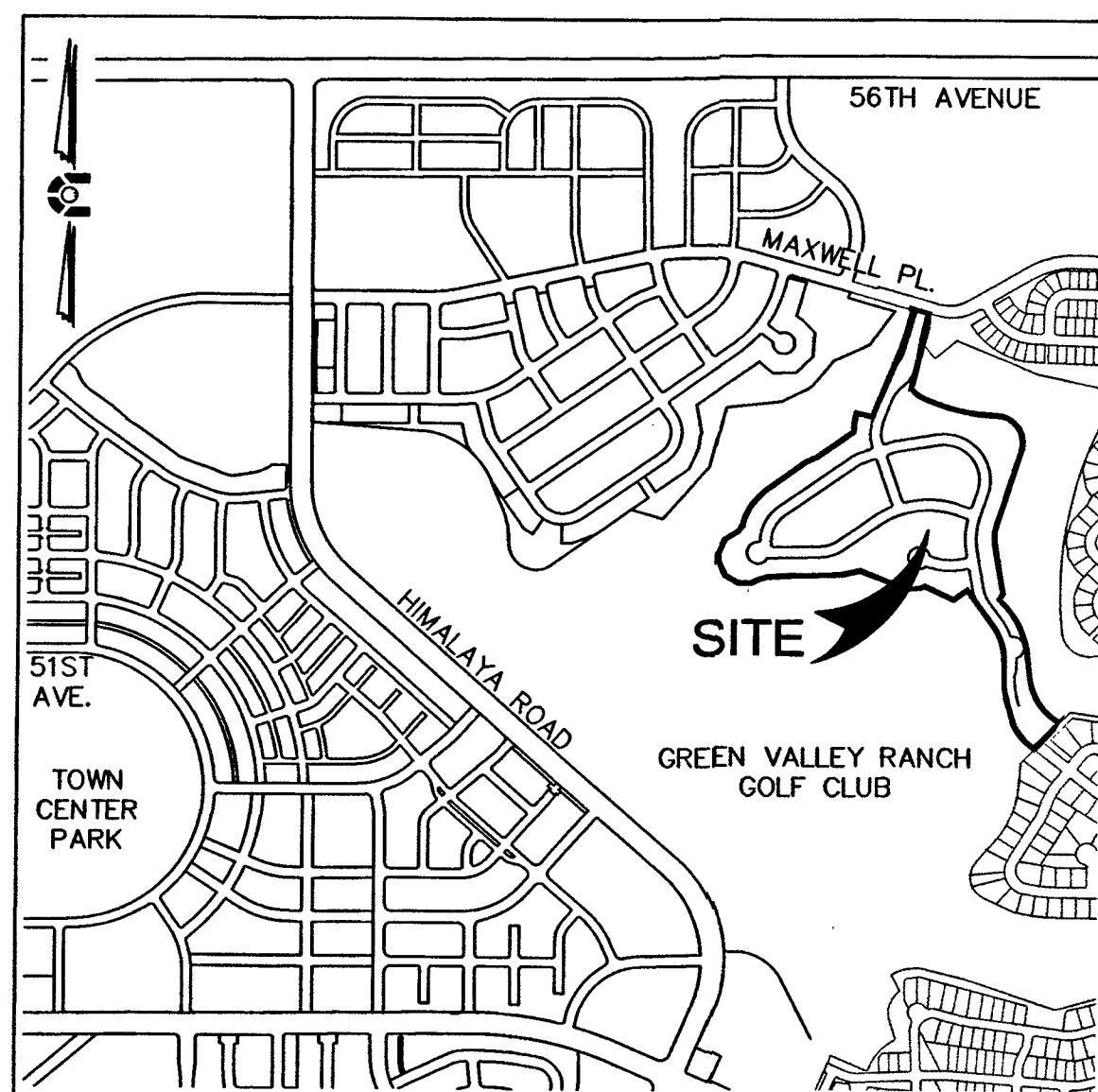
THENCE S 74°16'44" E, ALONG SAID SOUTH LINE, A DISTANCE OF 110.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,421,484 SQUARE FEET OR 32.633 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH FILING NO. 45, 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.

GREEN VALLEY RANCH FILING NO. 45
A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO

VICINITY MAP
SCALE: 1" = 1000'



TRACT AREA SUMMARY

Table with 5 columns: TRACT, SQ. FT, ACRES, USE, OWNERSHIP. Lists tracts A through P and a total row.

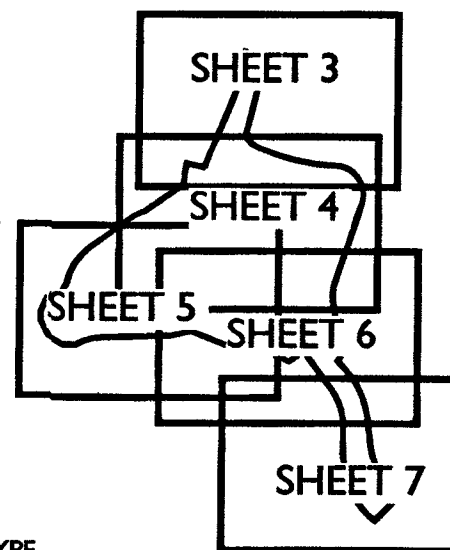
SHEET INDEX

Table with 2 columns: SHEET, COVER. Lists sheets 1-3 and their respective covers.

LAND AREA SUMMARY

Table with 3 columns: TYPE, AREA (SF), AREA (AC). Summarizes area for lots, tracts, and row.

* THE AREA FOR TRACT C IS INCLUDED IN THE ROW TYPE IN THE ABOVE LAND AREA SUMMARY.



GENERAL NOTES:

- List of 11 general notes regarding survey accuracy, easements, utility lines, and record keeping.

OWNERS

HC LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Robert M Evans DATE: 11-29-2017
NAME: ROBERT M EVANS TITLE: SR. VICE PRES.

STATE OF COLORADO
COUNTY OF Clark
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 2017, BY Robert M. Evans, OF HC LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 04/15/2019

NOTARY PUBLIC: Dianne Ferraro ADDRESS: 250 Pilot Rd #140, Lone Tree, CO 80119

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: Brandon S. Wyszynski DATE: 11-30-2017
NAME: BRANDON S WYSZYNSKI TITLE: DIRECTOR

STATE OF COLORADO
COUNTY OF Denver
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF Nov., 2017, BY Brandon S. Wyszynski, THE DIRECTOR, OF TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 6/17/2020

NOTARY PUBLIC: Karen L Wilborn ADDRESS: 1979 E. Vassar Ave., Aurora, CO 80013

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: Seelun B. Sharma DATE: 12-19-17
CITY ENGINEER

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:
Signature: [Signature] DATE: 12/19/17
EXECUTIVE DIRECTOR OF PUBLIC WORKS

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
Signature: [Signature] DATE: 12.12.17
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
Signature: [Signature] DATE: 12/18/17
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 4th DAY OF January, A.D. 2017 AT 12:00 O'CLOCK P.M.

FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

Signature: Kristal M. Branson DATE: 12/19/17
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__

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

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK __, M.

AND DULY RECORDED AT RECEPTION NO. _____

BY: _____
CLERK AND RECORDER

DEPUTY CLERK AND RECORDER

DATE: _____

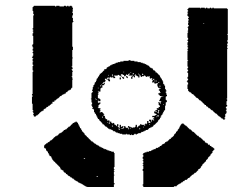
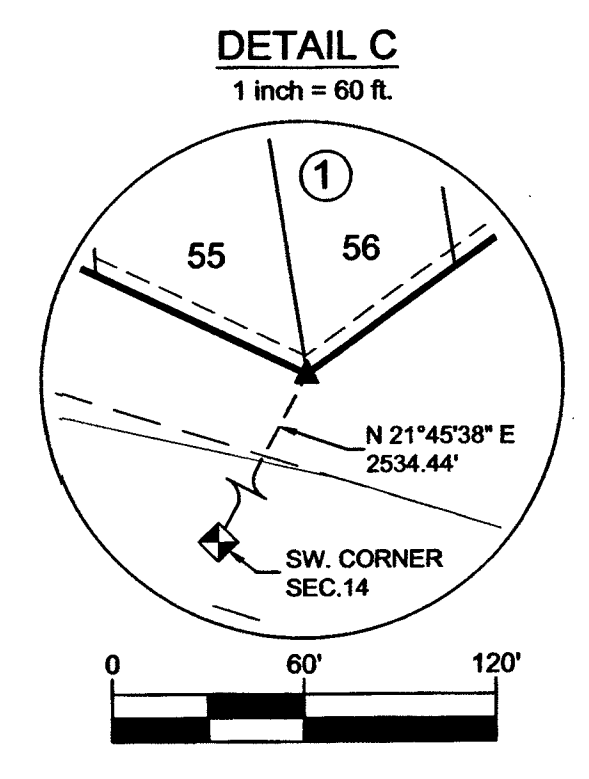
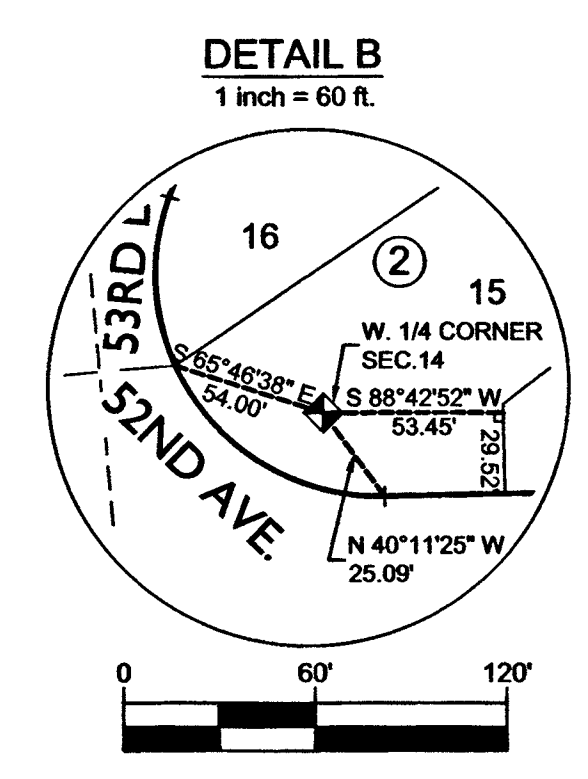
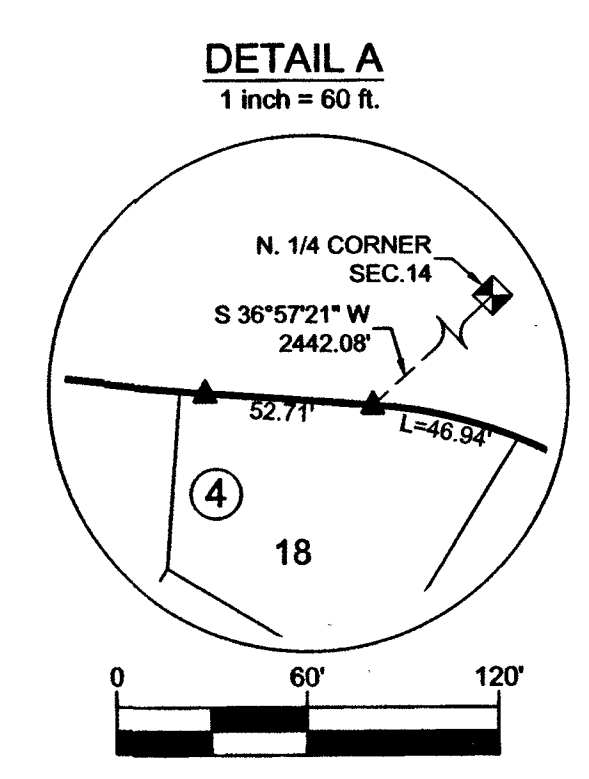
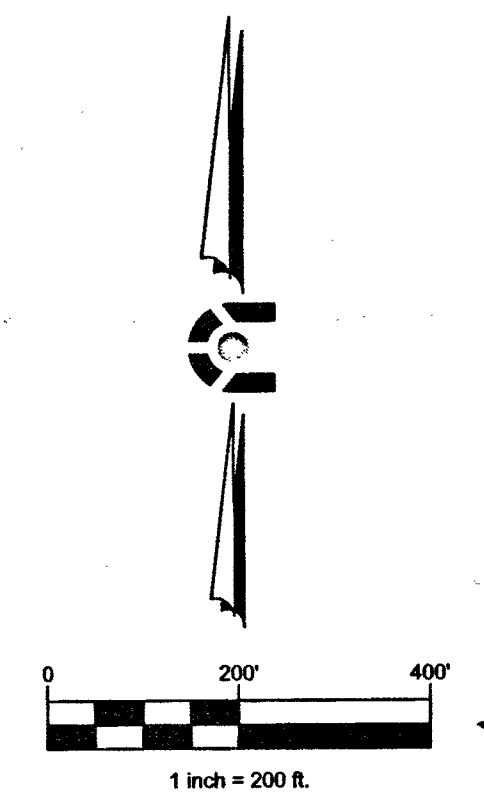
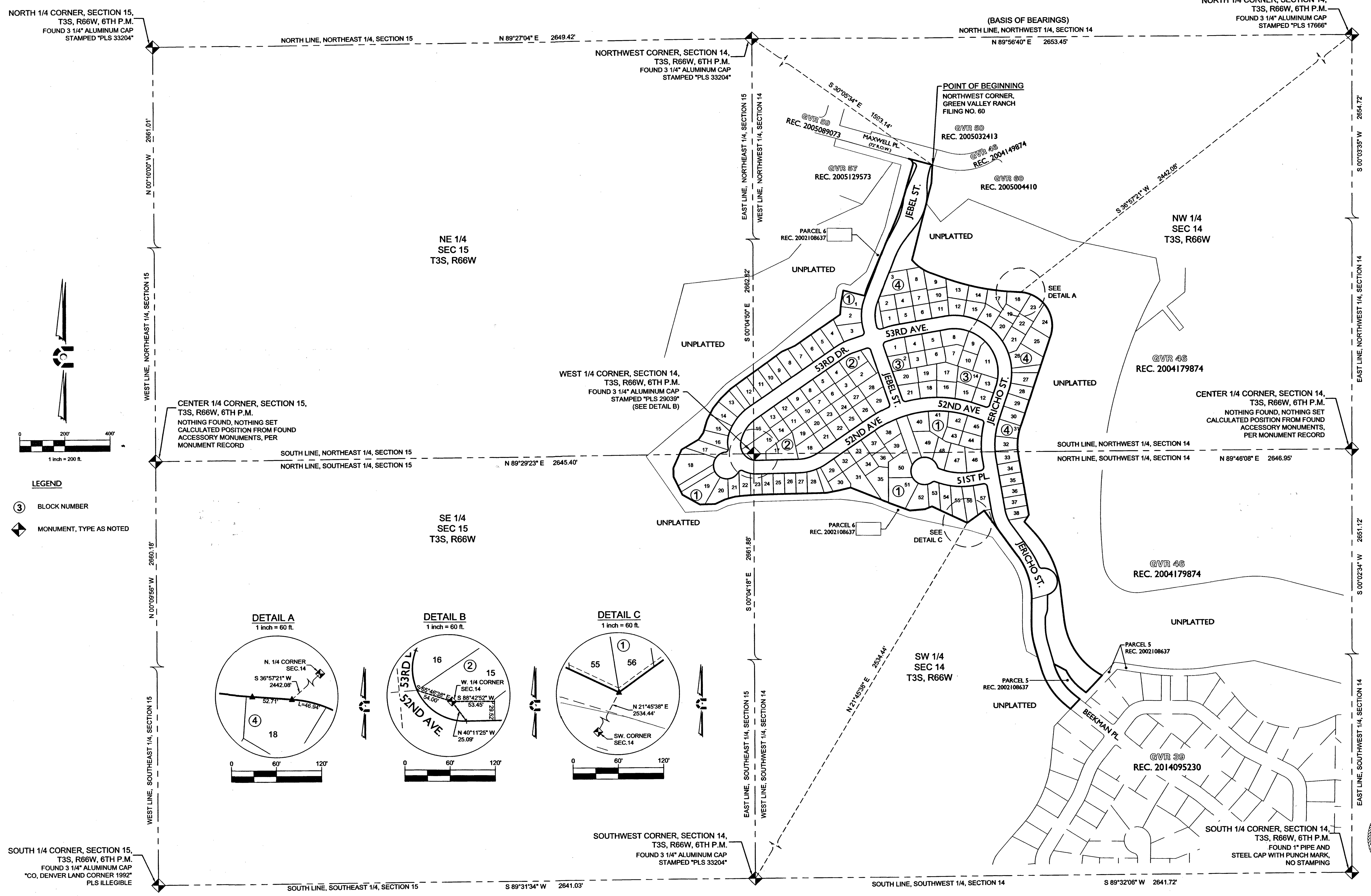


Table with 2 columns: NO., DESCRIPTION. For tracking revisions.

GREEN VALLEY RANCH FILING NO. 45

A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO



CORE CONSULTANTS

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

NO.	DESCRIPTION	DATE	BY

GREEN VALLEY RANCH FILING NO. 45

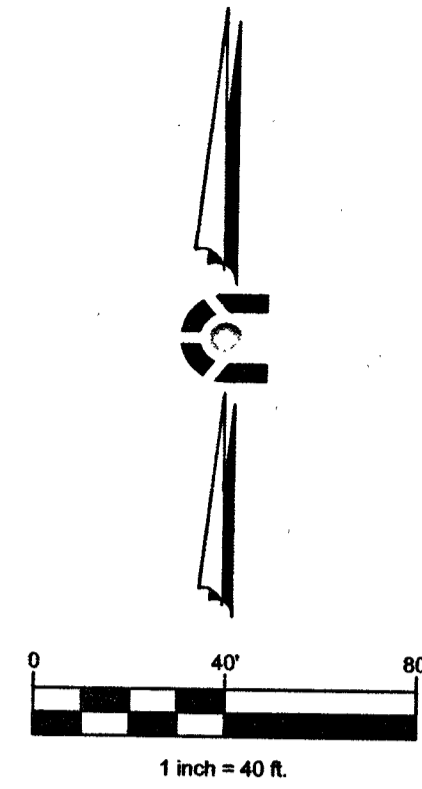
INITIAL PLAN
RELEASE: 12/04/17
DESIGNED BY: JRS
DRAWN BY: DCB
CHECKED BY: TMG

JOB NO.
15-048

SHEET
2 OF 8

GREEN VALLEY RANCH FILING NO. 45

A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO



POINT OF COMMENCEMENT
NORTHWEST CORNER, SEC. 14,
T3S, R66W, 6TH P.M.,
3-1/4" ALUMINUM CAP
PLS 33204"

NORTH QUARTER CORNER, SEC. 14,
T3S, R66W, 6TH P.M.,
3-1/4" ALUMINUM CAP
PLS 17666"

BASIS OF BEARINGS
NORTH LINE NW1/4 SEC 14, T3S, R66W, 6TH P.M. N 89°56'40" E 2653.45'

PARCEL 6
REC. 2002108637

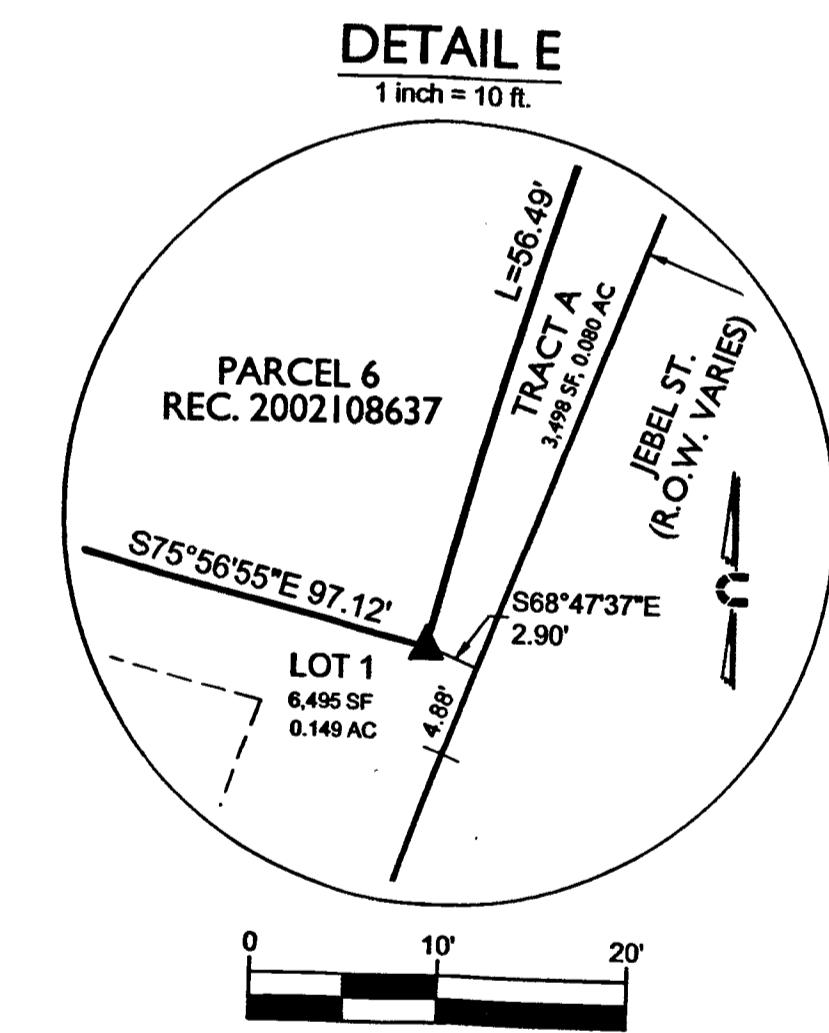
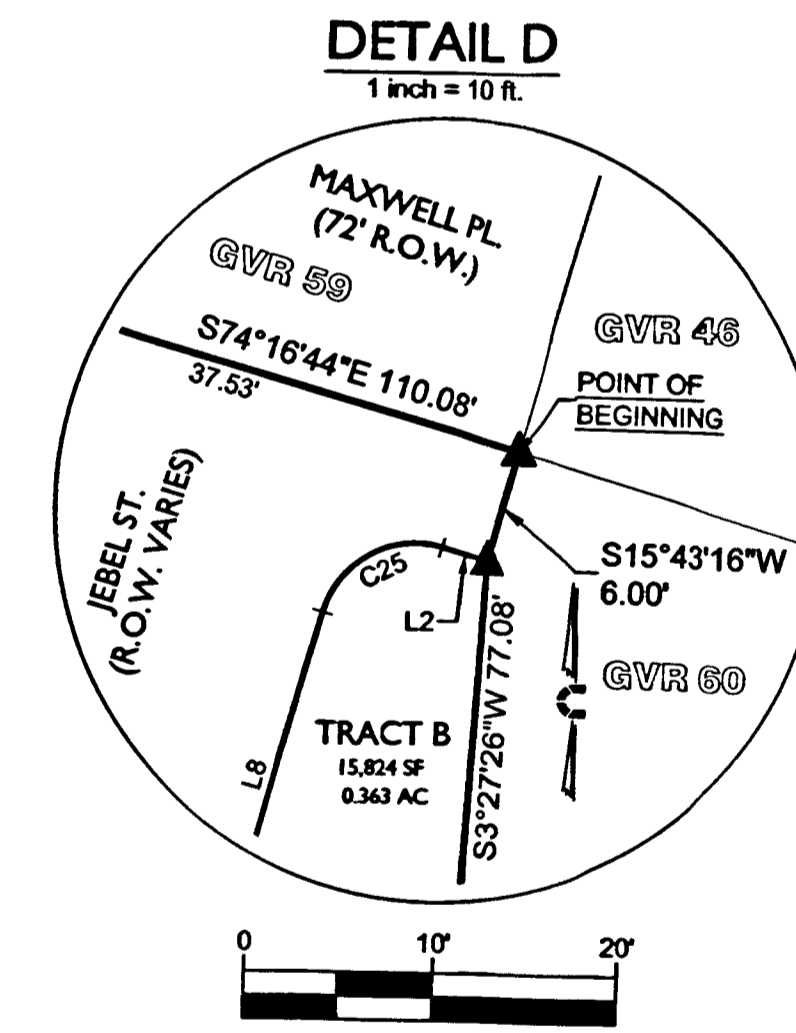
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	3.50'	158°12'48"	N76°23'08"W	6.87'	9.66'
C2	220.50'	7°47'43"	S1°10'36"E	29.98'	30.00'
C3	1520.50'	1°20'46"	S38°53'43"W	35.72'	35.72'
C4	3.50'	169°17'55"	S57°07'42"E	6.97'	10.34'
C5	15.00'	88°48'22"	N26°29'11"E	20.99'	23.25'
C6	15.00'	91°53'14"	S63°10'01"E	21.56'	24.06'
C7	15.00'	90°00'00"	S25°53'22"W	21.21'	23.56'
C8	15.00'	90°00'00"	N64°06'38"W	21.21'	23.56'
C9	15.00'	95°16'21"	N36°11'54"E	22.17'	24.94'
C10	15.00'	95°16'21"	S69°08'24"W	22.17'	24.94'
C11	15.00'	85°15'50"	N23°31'17"E	20.32'	22.32'
C12	15.00'	85°15'50"	S81°44'33"W	20.32'	22.32'
C13	15.00'	90°00'00"	N63°26'10"E	21.21'	23.56'
C14	15.00'	84°55'38"	N29°06'01"W	20.25'	22.23'
C15	15.00'	90°00'00"	N35°09'34"E	21.21'	23.56'
C16	15.00'	53°07'48"	S44°52'09"E	13.42'	13.91'
C17	15.00'	53°07'48"	S82°00'03"W	13.42'	13.91'
C18	15.00'	90°00'00"	N54°50'26"W	21.21'	23.56'
C19	15.00'	73°14'15"	S58°32'57"E	17.89'	19.17'
C20	1.00'	75°22'49"	S35°34'40"W	1.22'	1.32'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.46'	S 74°16'52" E
L2	2.53'	N 74°16'52" W
L3	11.71'	S 15°43'08" W
L4	41.58'	N 0°28'09" E
L5	13.85'	S 18°14'29" W
L6	31.94'	N 0°28'09" E
L7	1.84'	N 0°28'09" E
L8	17.19'	S 15°43'08" W

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C24	15.00'	94°02'21"	N27°15'41"W	21.95'	24.62'
C25	5.00'	90°00'00"	S60°43'08"W	7.07'	7.85'
C26	266.50'	8°47'20"	N20°06'48"E	40.84'	40.88'
C27	261.00'	6°21'39"	S24°23'12"W	28.96'	28.98'

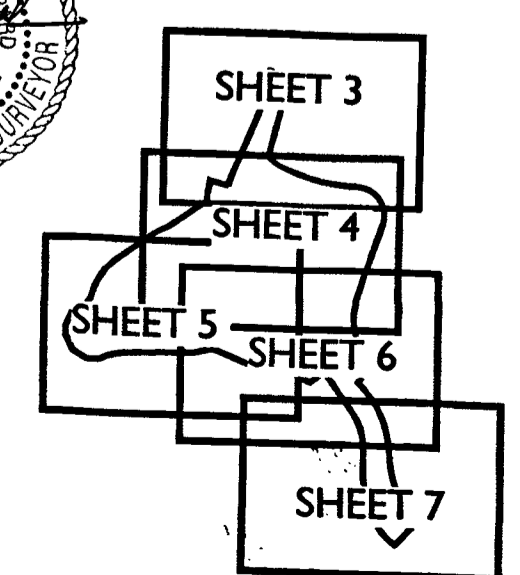
LEGEND

- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 36151"
- RANGE POINT TO BE SET AFTER CONSTRUCTION
- ⊕ FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 17666"
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 36580"
- ⊞ FOUND #5 REBAR, NO CAP
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 36580"
- ◆ SECTION CORNER AS DESCRIBED
- U.E. UTILITY EASEMENT
- U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
- N/R NON-RADIAL BEARING
- ③ BLOCK NUMBER



NO.	DESCRIPTION	DATE	BY

GREEN VALLEY RANCH FILING NO. 45

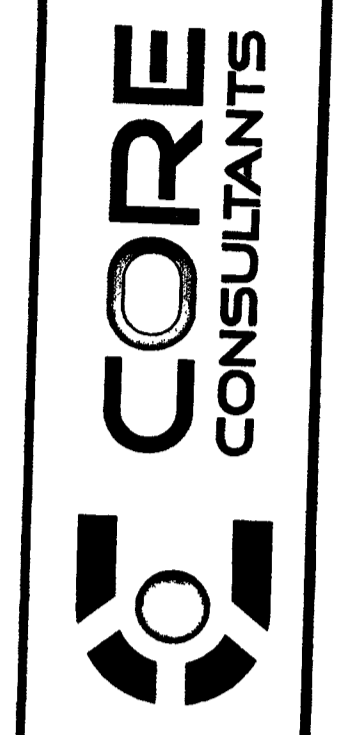


INITIAL PLAN
RELEASE: 12/04/17
DESIGNED BY: JRS
DRAWN BY: DCB
CHECKED BY: TMG

JOB NO.
15-048

SHEET
3 OF 8

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1850 W. LITCHTON BLVD., SU. 109
LITCHTON, CO 80120



SEE SHEET 4 OF 8

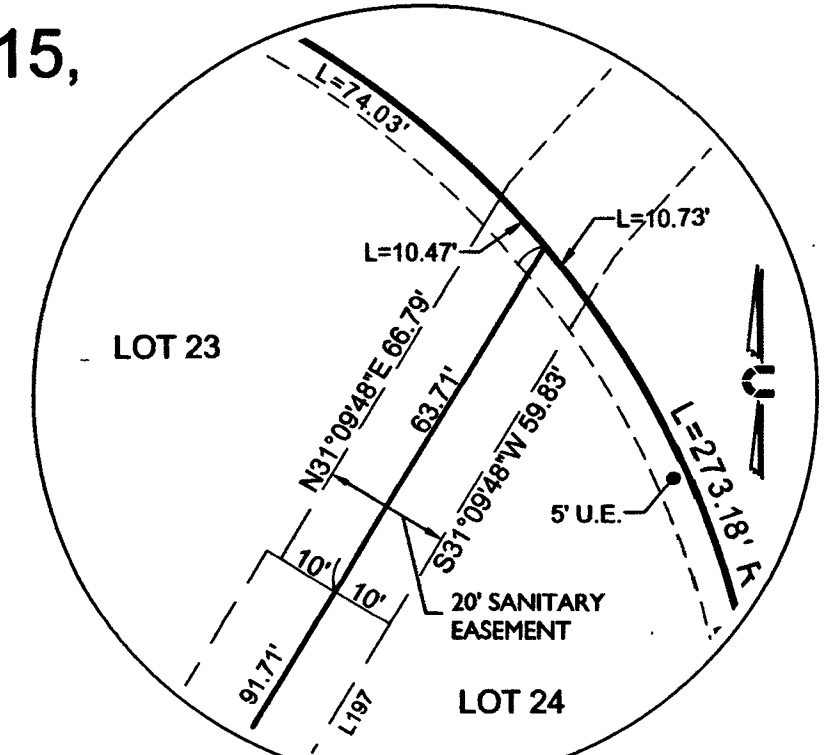
SEE SHEET 4 OF 8

GREEN VALLEY RANCH FILING NO. 45

GREEN VALLEY RANCH FILING NO. 45

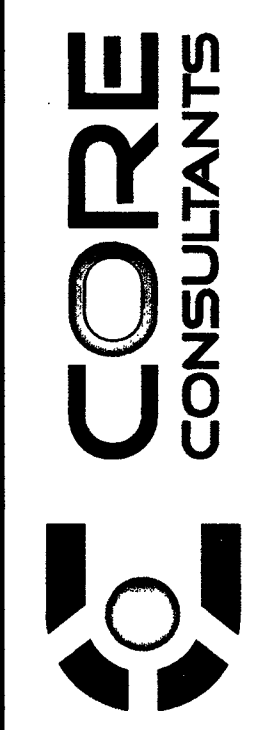
A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO

DETAIL F
1 inch = 30 ft.



NORTH QUARTER CORNER,
SEC. 14, T3S, R66W, 6TH P.M.,
3-1/4" ALUMINUM CAP
"PLS 17666"

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
10000 E. 1st Ave., Ste. 109
LITTLETON, CO 80120



NO.	DESCRIPTION	DATE	BY

GREEN VALLEY RANCH FILING NO. 45

INITIAL PLAN
RELEASE: 12/04/17
DESIGNED BY: JRS
DRAWN BY: DCR
CHECKED BY: TMG

JOB NO.
15-048

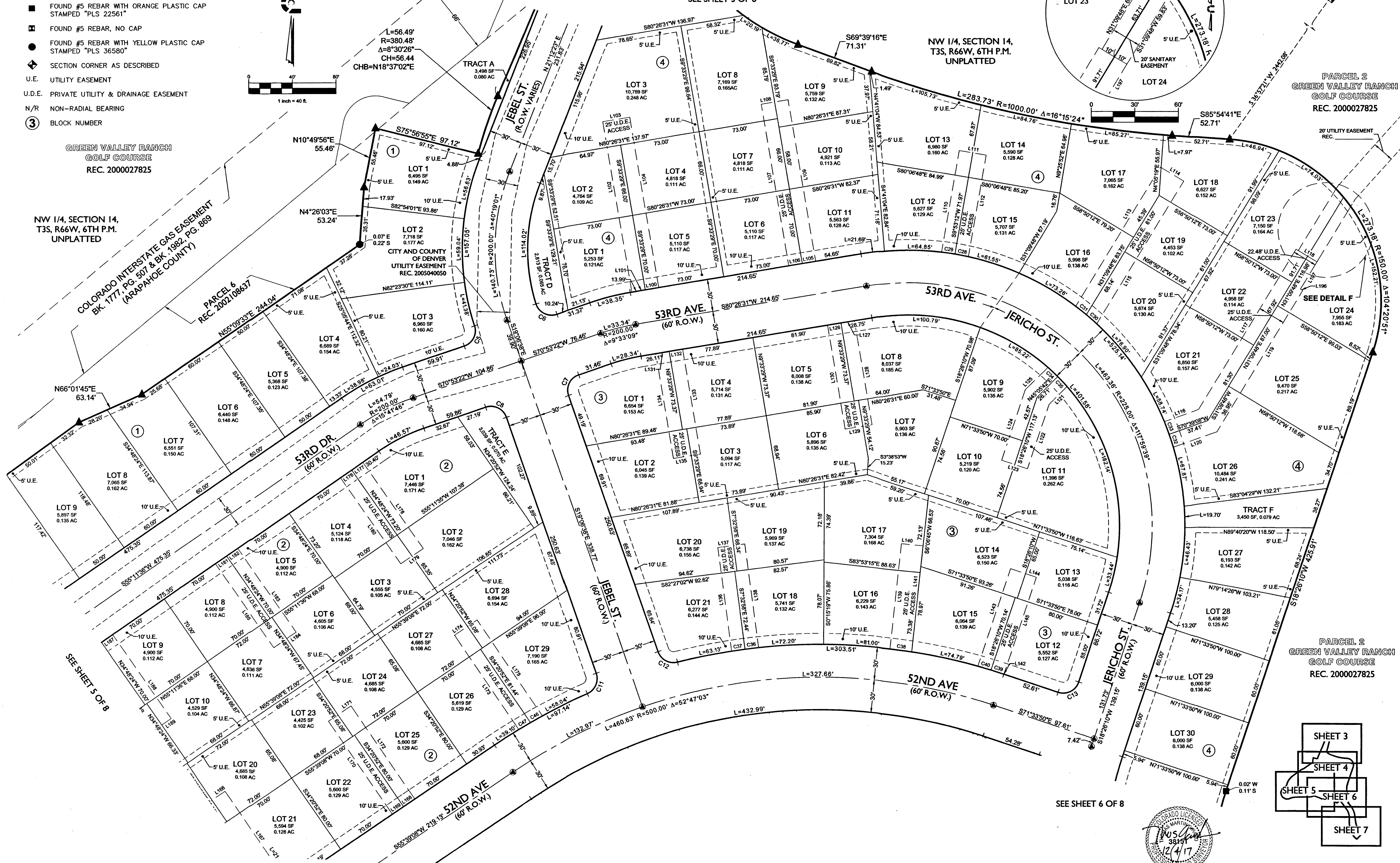
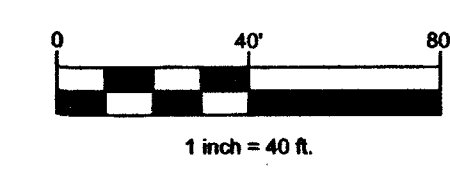
SHEET
4 OF 8

- LEGEND**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 17666"
 - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 22561"
 - FOUND #5 REBAR, NO CAP
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 36580"
 - ◆ SECTION CORNER AS DESCRIBED
 - U.E. UTILITY EASEMENT
 - U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
 - N/R NON-RADIAL BEARING
 - ③ BLOCK NUMBER

GREEN VALLEY RANCH
GOLF COURSE
REC. 2000027825

NW 1/4, SECTION 14,
T3S, R66W, 6TH P.M.
UNPLATTED

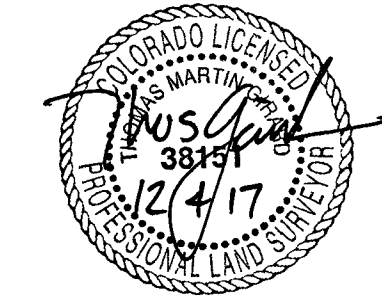
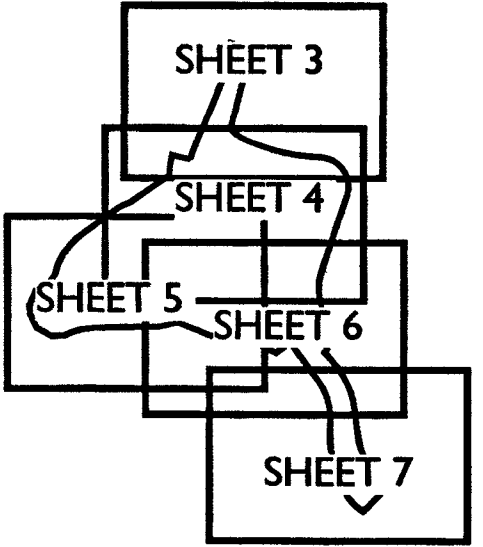
COLORADO INTERSTATE GAS EASEMENT
BK. 1777, PG. 507 & BK. 1882, PG. 869
(ARAPAHO COUNTY)



PARCEL 2
GREEN VALLEY RANCH
GOLF COURSE
REC. 2000027825

SEE DETAIL F

PARCEL 2
GREEN VALLEY RANCH
GOLF COURSE
REC. 2000027825

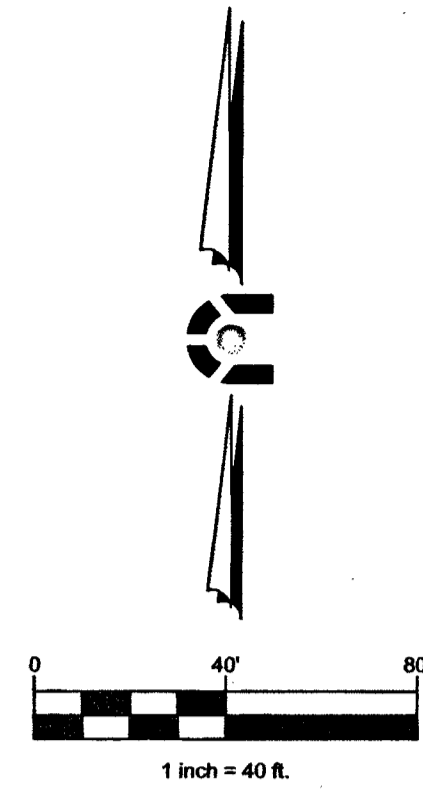


SEE SHEET 5 OF 8

SEE SHEET 6 OF 8

GREEN VALLEY RANCH FILING NO. 45

GREEN VALLEY RANCH FILING NO. 45
 A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15,
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



SEE SHEET 4 OF 8

GREEN VALLEY RANCH
 GOLF COURSE
 REC. 2000027825

PARCEL 6
 REC. 2002108637

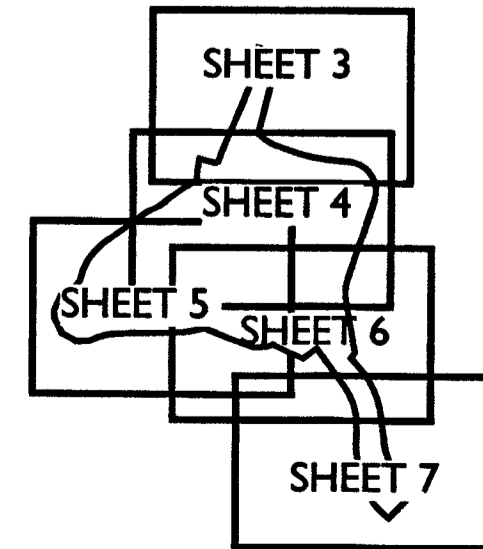
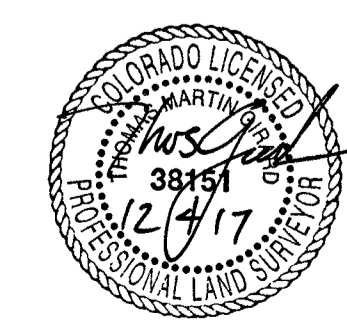
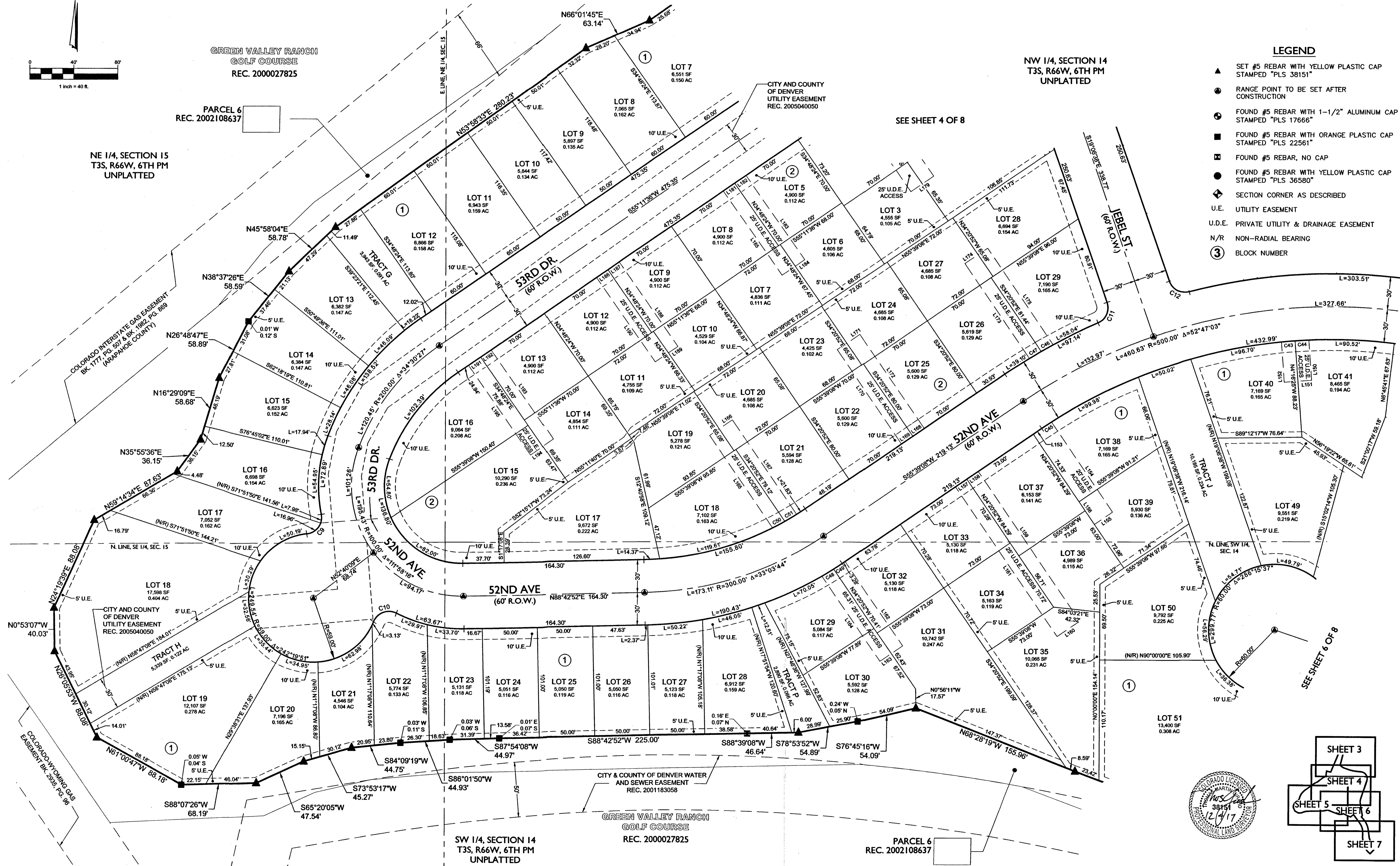
NE 1/4, SECTION 15
 T3S, R66W, 6TH PM
 UNPLATTED

NW 1/4, SECTION 14
 T3S, R66W, 6TH PM
 UNPLATTED

SEE SHEET 4 OF 8

LEGEND

- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
- RANGE POINT TO BE SET AFTER CONSTRUCTION
- ⊙ FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 17666"
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 22561"
- ⊠ FOUND #5 REBAR, NO CAP
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 36580"
- ◆ SECTION CORNER AS DESCRIBED
- U.E. UTILITY EASEMENT
- U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
- N/R NON-RADIAL BEARING
- ③ BLOCK NUMBER



SW 1/4, SECTION 14
 T3S, R66W, 6TH PM
 UNPLATTED

GREEN VALLEY RANCH
 GOLF COURSE
 REC. 2000027825

PARCEL 6
 REC. 2002108637

CORE CONSULTANTS

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 302.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

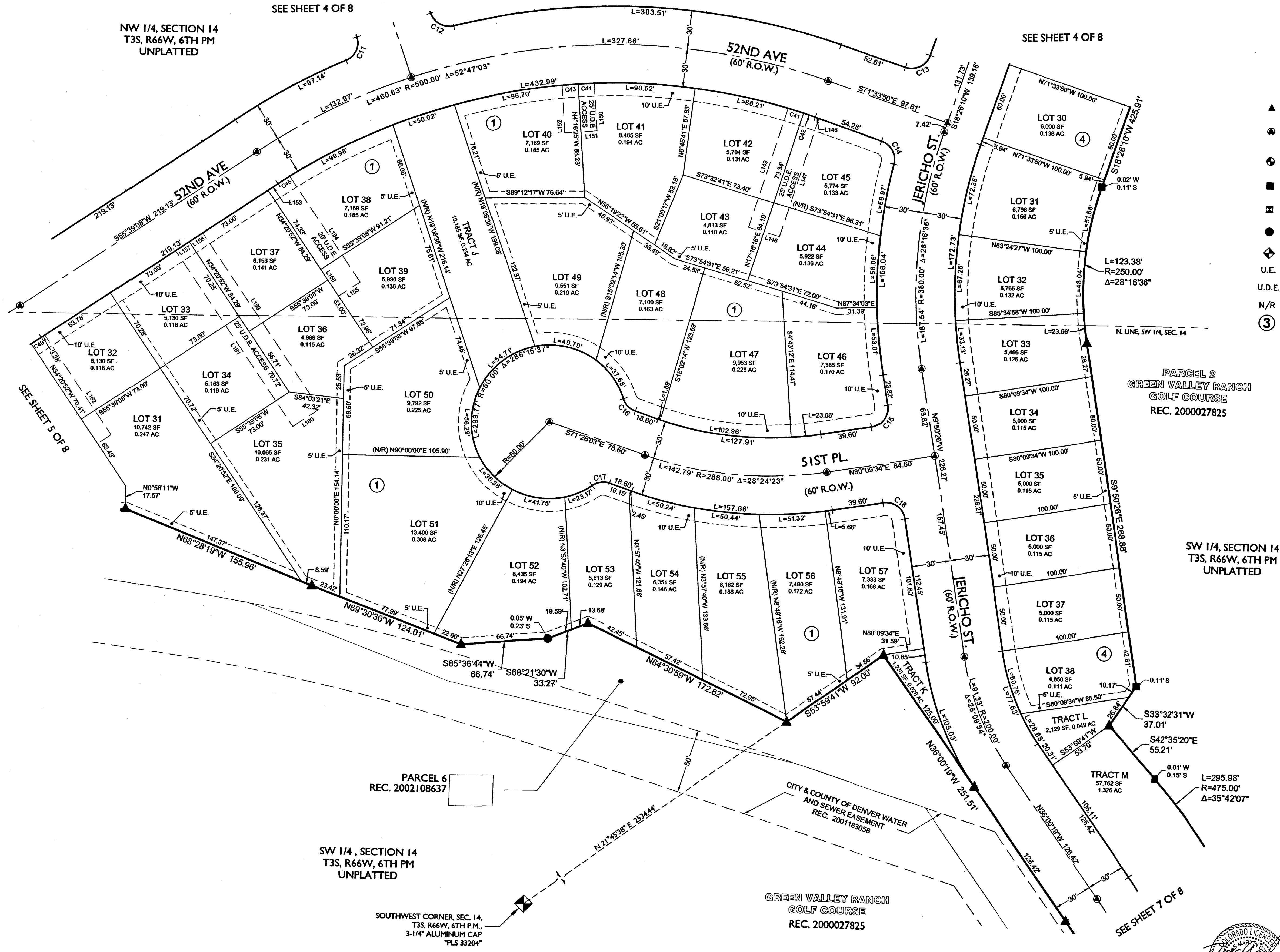
NO.	DESCRIPTION	DATE	BY

GREEN VALLEY RANCH FILING NO. 45

INITIAL PLAN	RELEASE: 12/04/17
DESIGNED BY: JRS	
DRAWN BY: DCB	
CHECKED BY: IMG	
JOB NO. 15-048	
SHEET 5 OF 8	

GREEN VALLEY RANCH FILING NO. 45
 A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15,
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

SEE SHEET 4 OF 8



NW 1/4, SECTION 14
 T3S, R66W, 6TH PM
 UNPLATTED

- LEGEND**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - ⊙ FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 17666"
 - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 22561"
 - ⊠ FOUND #5 REBAR, NO CAP
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 36580"
 - ◆ SECTION CORNER AS DESCRIBED
 - U.E. UTILITY EASEMENT
 - U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
 - N/R NON-RADIAL BEARING
 - ③ BLOCK NUMBER

PARCEL 2
 GREEN VALLEY RANCH
 GOLF COURSE
 REC. 2000027825

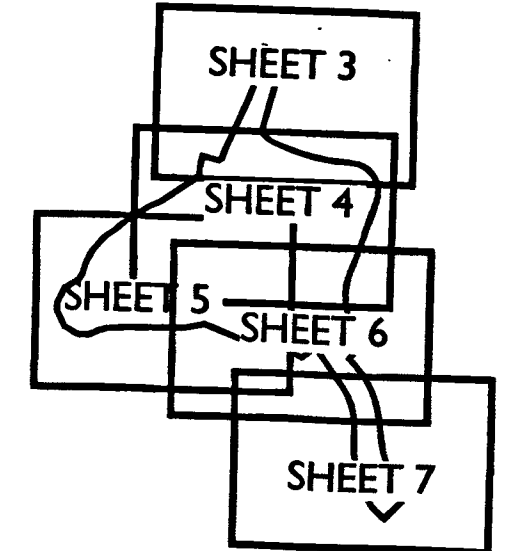
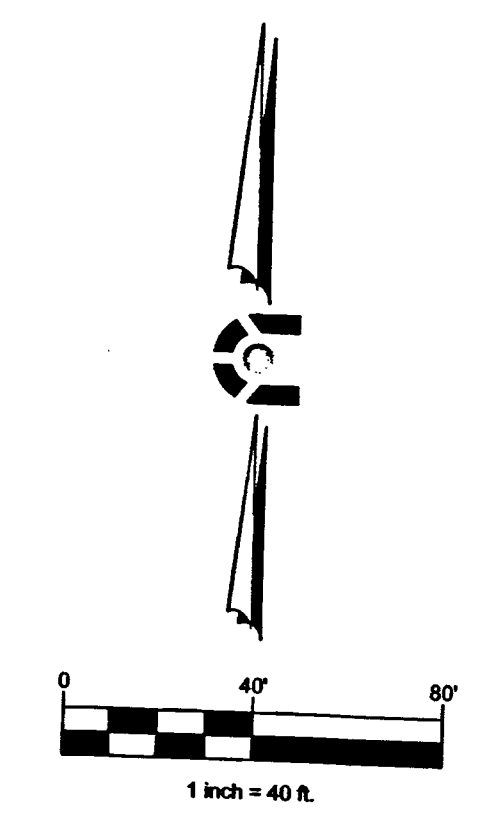
SW 1/4, SECTION 14
 T3S, R66W, 6TH PM
 UNPLATTED

PARCEL 6
 REC. 2002108637

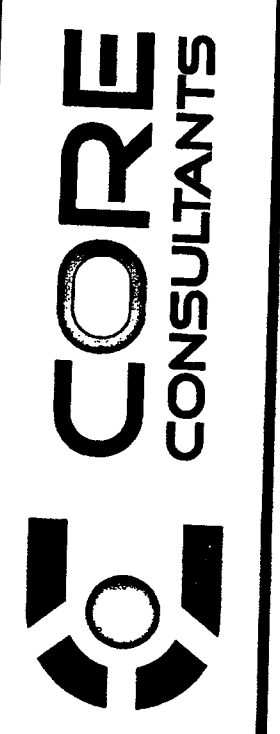
SW 1/4, SECTION 14
 T3S, R66W, 6TH PM
 UNPLATTED

SOUTHWEST CORNER, SEC. 14,
 T3S, R66W, 6TH P.M.,
 3-1/4" ALUMINUM CAP
 "PLS 33204"

GREEN VALLEY RANCH
 GOLF COURSE
 REC. 2000027825



CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 3030 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



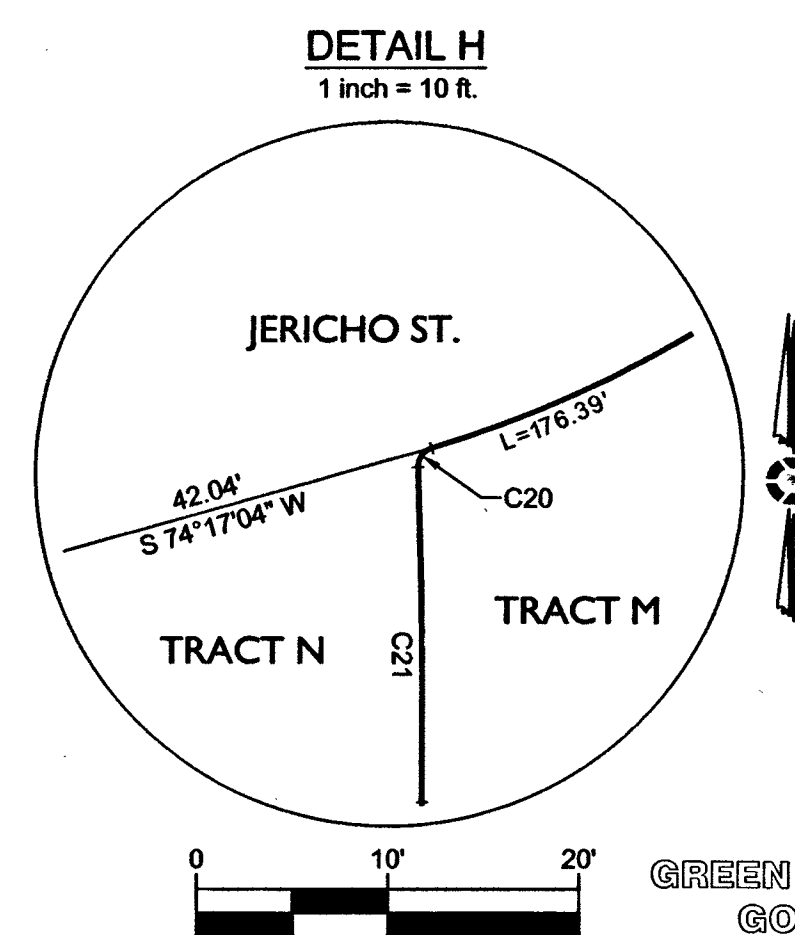
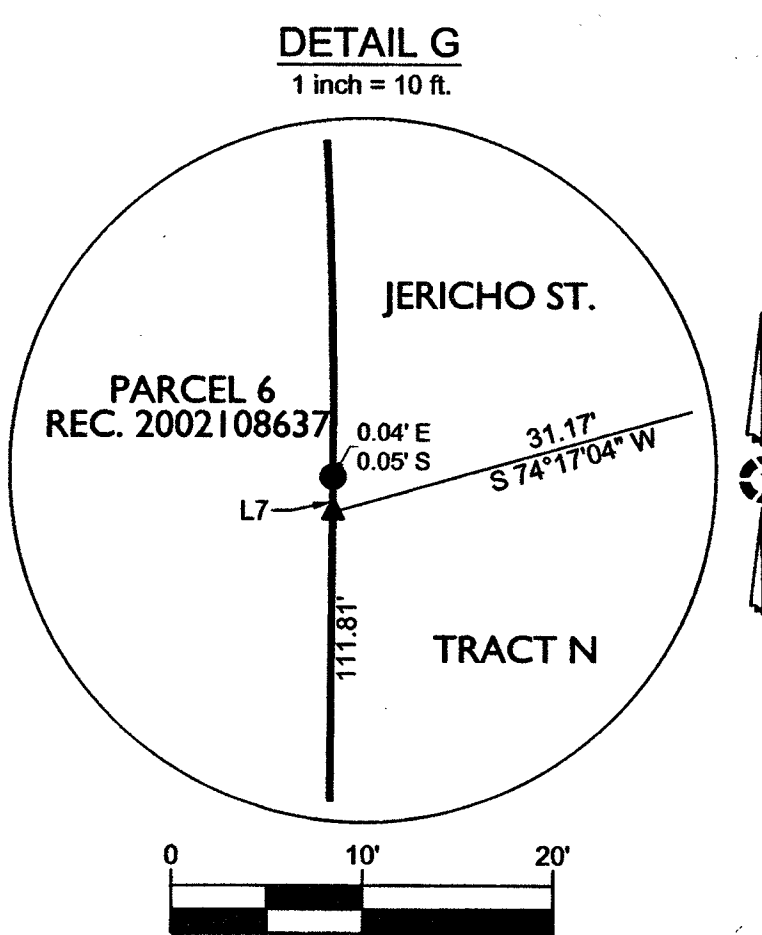
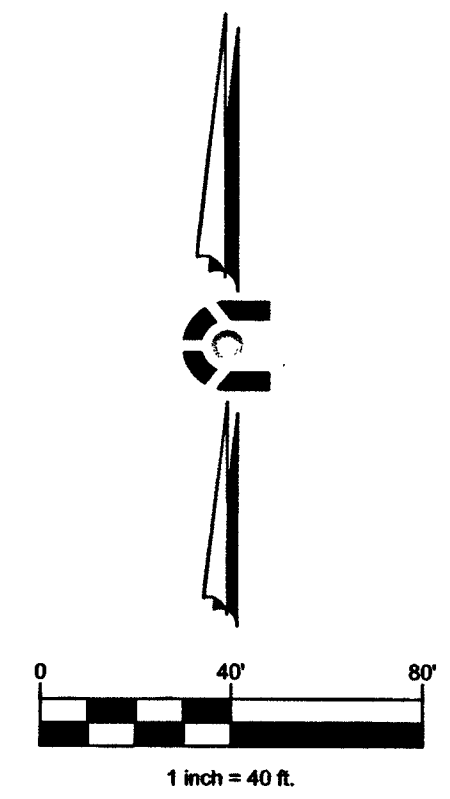
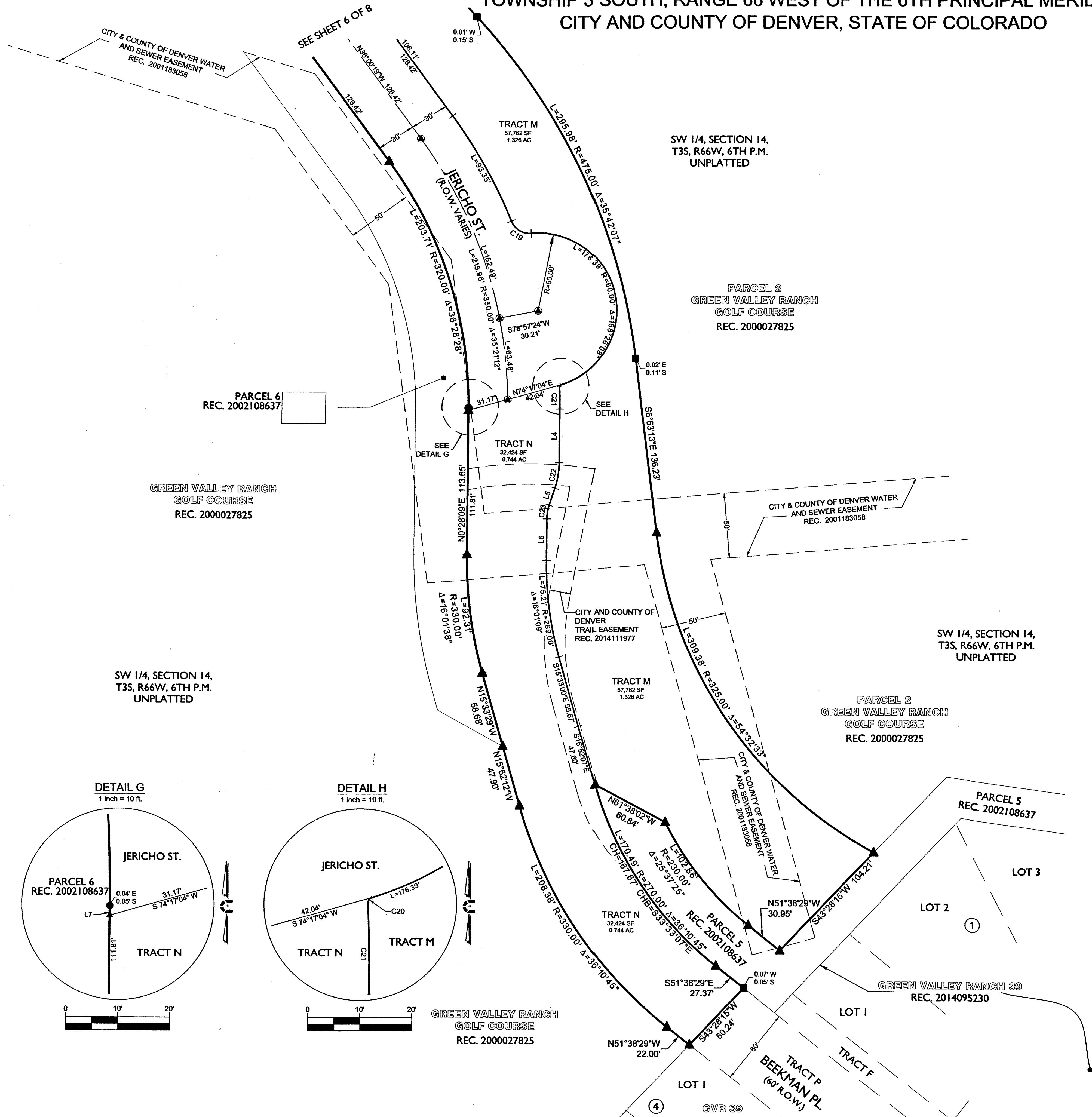
NO.	DESCRIPTION	DATE	BY

GREEN VALLEY RANCH FILING NO. 45

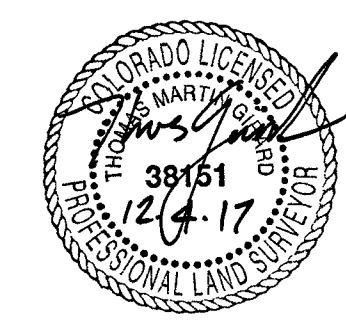
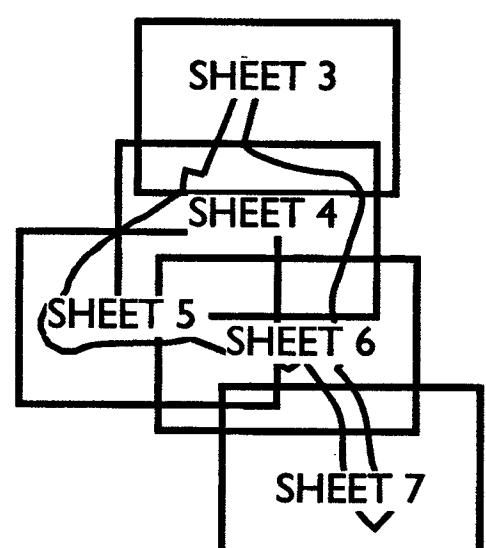
INITIAL PLAN
 RELEASE: 12/04/17
 DESIGNED BY: JRS
 DRAWN BY: DGB
 CHECKED BY: TMG

JOB NO.
 15-048
 SHEET
 6 OF 8

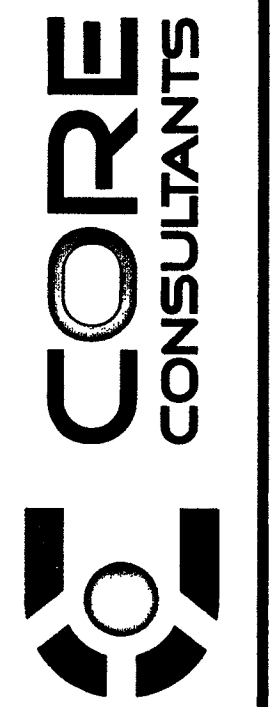
GREEN VALLEY RANCH FILING NO. 45
 A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15,
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
 - RANGE POINT TO BE SET AFTER CONSTRUCTION
 - ⊕ FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 17666"
 - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 22561"
 - ⊠ FOUND #5 REBAR, NO CAP
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 36580"
 - ◆ SECTION CORNER AS DESCRIBED
 - U.E. UTILITY EASEMENT
 - U.D.E. PRIVATE UTILITY & DRAINAGE EASEMENT
 - N/R NON-RADIAL BEARING
 - ③ BLOCK NUMBER



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



NO.	DESCRIPTION	DATE	BY

GREEN VALLEY RANCH FILING NO. 45

INITIAL PLAN
 RELEASE: 12/04/17
 DESIGNED BY: JES
 DRAWN BY: DCR
 CHECKED BY: IMG

JOB NO.
 15-048
 SHEET
 7 OF 8

GREEN VALLEY RANCH FILING NO. 45
A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.46'	S 74°16'52" E
L2	2.53'	N 74°16'52" W
L4	41.58'	N 0°28'09" E
L5	13.85'	S 18°14'29" W
L6	31.94'	N 0°28'09" E
L7	1.84'	N 0°28'09" E
L8	17.19'	S 15°43'08" W
L100	12.50'	N 80°26'31" E
L101	12.50'	N 80°26'31" E
L102	160.00'	S 9°33'29" E
L103	25.00'	S 80°26'31" W
L104	160.00'	N 9°33'29" W
L105	12.50'	N 80°26'31" E
L106	12.50'	N 80°26'31" E
L107	151.67'	N 9°33'29" W
L108	25.00'	S 80°26'31" W
L109	151.67'	N 9°33'29" W
L110	95.28'	N 9°53'12" E
L111	25.00'	S 80°06'48" E
L112	95.28'	N 9°53'12" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L113	150.47'	N 31°09'48" E
L114	25.00'	N 58°50'12" W
L115	154.44'	N 31°09'48" E
L116	33.23'	N 70°39'08" E
L117	172.74'	S 31°09'48" W
L118	22.50'	N 58°50'12" W
L119	152.44'	N 31°09'48" E
L120	42.20'	N 70°39'08" E
L121	23.34'	S 45°05'42" W
L122	62.61'	S 18°26'10" W
L123	25.00'	N 71°33'50" W
L124	68.53'	S 18°26'10" W
L125	29.27'	S 45°05'42" W
L126	12.50'	S 80°26'31" W
L127	12.50'	S 80°26'31" W
L128	97.48'	N 9°33'29" W
L129	25.00'	N 80°26'31" E
L130	97.48'	N 9°33'29" W
L131	12.50'	S 80°26'31" W
L132	12.50'	S 80°26'31" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L133	98.37'	N 9°33'29" W
L134	98.37'	N 9°33'29" W
L135	25.00'	N 80°26'31" E
L136	96.59'	N 7°32'58" W
L137	25.00'	N 82°27'02" E
L138	96.59'	S 7°32'58" E
L139	97.74'	N 6°06'45" E
L140	20.00'	S 83°53'15" E
L141	98.38'	N 6°06'45" E
L142	0.11'	S 71°33'50" E
L143	94.58'	S 18°26'10" W
L144	25.00'	N 71°33'50" W
L145	94.00'	N 18°26'10" E
L146	2.94'	N 71°33'50" W
L147	96.93'	N 17°16'16" E
L148	25.01'	N 73°54'31" W
L149	97.43'	N 17°16'16" E
L150	36.91'	N 4°16'25" W
L151	25.00'	N 85°43'00" E
L152	36.92'	N 4°16'25" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L153	9.35'	N 55°39'08" E
L154	99.21'	N 34°20'52" W
L155	20.00'	S 55°39'08" W
L156	99.33'	N 34°20'52" W
L157	12.50'	N 55°39'08" E
L158	12.50'	N 55°39'08" E
L159	165.00'	N 34°20'52" W
L160	25.00'	N 55°39'08" E
L161	165.00'	N 34°20'52" W
L162	93.28'	N 34°20'52" W
L163	25.00'	N 55°39'08" E
L164	93.99'	N 34°20'52" W
L165	101.89'	N 34°20'52" W
L166	25.00'	N 55°39'08" E
L167	103.92'	S 34°20'52" E
L168	12.50'	N 55°39'08" E
L169	12.50'	N 55°39'08" E
L170	104.08'	N 34°20'52" W
L171	25.00'	N 55°39'08" E
L172	104.08'	N 34°20'52" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L173	104.74'	N 34°20'52" W
L174	25.00'	S 55°39'08" W
L175	106.59'	N 34°20'52" W
L176	12.50'	S 55°11'36" W
L177	12.50'	S 55°11'36" W
L178	97.30'	S 34°48'24" E
L179	25.00'	S 55°39'08" W
L180	97.10'	N 34°48'24" W
L181	12.50'	S 55°11'36" W
L182	12.50'	S 55°11'36" W
L183	94.00'	N 34°48'24" W
L184	25.00'	N 55°11'35" E
L185	94.00'	S 34°48'24" E
L186	12.50'	S 55°11'36" W
L187	12.50'	S 55°11'36" W
L188	94.00'	S 34°48'25" E
L189	25.00'	S 55°11'35" W
L190	94.00'	N 34°48'25" W
L191	13.45'	S 55°11'36" W
L192	11.55'	S 55°11'36" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L193	99.35'	N 34°48'24" W
L194	25.00'	N 55°11'35" E
L195	99.35'	N 34°48'24" W
L196	2.50'	N 58°50'12" W
L197	29.27'	N 31°09'48" E

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	3.50'	158°12'48"	N76°23'08"W	6.87'	9.66'
C2	220.50'	7°47'43"	S1°10'36"E	29.98'	30.00'
C3	1520.50'	1°20'46"	S38°53'43"W	35.72'	35.72'
C4	3.50'	169°17'55"	S57°07'42"E	6.97'	10.34'
C5	15.00'	88°48'22"	N26°29'11"E	20.99'	23.25'
C6	15.00'	91°53'14"	S63°10'01"E	21.56'	24.06'
C7	15.00'	90°00'00"	S25°53'22"W	21.21'	23.56'
C8	15.00'	90°00'00"	N64°06'38"W	21.21'	23.56'
C9	15.00'	95°16'21"	N36°11'54"E	22.17'	24.94'
C10	15.00'	95°16'21"	S69°08'24"W	22.17'	24.94'
C11	15.00'	85°15'50"	N23°31'17"E	20.32'	22.32'
C12	15.00'	85°15'50"	S61°44'33"E	20.32'	22.32'
C13	15.00'	90°00'00"	N63°26'10"E	21.21'	23.56'
C14	15.00'	84°55'38"	N29°06'01"W	20.25'	22.23'
C15	15.00'	90°00'00"	N35°09'34"E	21.21'	23.56'
C16	15.00'	53°07'48"	S44°52'09"E	13.42'	13.91'
C17	15.00'	53°07'48"	S82°00'03"W	13.42'	13.91'
C18	15.00'	90°00'00"	N54°50'26"W	21.21'	23.56'
C19	15.00'	73°14'15"	S58°32'57"E	17.89'	19.17'
C20	1.00'	75°22'49"	S35°34'40"W	1.22'	1.32'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C21	390.00'	2°34'53"	N0°49'18"W	17.57'	17.57'
C22	65.00'	17°46'21"	N9°21'19"E	20.08'	20.16'
C23	35.00'	17°46'21"	S9°21'19"W	10.81'	10.86'
C24	15.00'	94°02'21"	N27°15'41"W	21.95'	24.62'
C25	5.00'	90°00'00"	S60°43'08"W	7.07'	7.85'
C26	266.50'	8°47'20"	N20°06'48"E	40.84'	40.88'
C27	261.00'	6°21'39"	S24°23'12"W	28.96'	28.98'
C28	255.00'	2°48'35"	N78°42'30"W	12.50'	12.51'
C29	255.00'	2°48'35"	N81°31'05"W	12.50'	12.51'
C30	255.00'	2°51'22"	N48°23'42"W	12.71'	12.71'
C31	255.00'	2°50'02"	N51°14'24"W	12.61'	12.61'
C32	255.00'	2°48'35"	N17°58'34"W	12.50'	12.51'
C33	255.00'	2°48'35"	N20°45'09"W	12.50'	12.51'
C34	195.00'	3°40'31"	N46°44'34"W	12.51'	12.51'
C35	195.00'	3°40'31"	N43°04'03"W	12.51'	12.51'
C36	530.00'	1°21'05"	S83°07'34"W	12.50'	12.50'
C37	530.00'	1°21'05"	S81°46'29"W	12.50'	12.50'
C38	530.00'	2°09'48"	N82°04'13"W	20.01'	20.01'
C39	530.00'	1°20'22"	N72°14'01"W	12.39'	12.39'
C40	530.00'	1°21'08"	N73°34'46"W	12.51'	12.51'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C41	470.00'	1°31'26"	N73°29'27"W	12.50'	12.50'
C42	470.00'	1°09'54"	N72°08'47"W	9.56'	9.56'
C43	470.00'	1°31'26"	S84°57'52"W	12.50'	12.50'
C44	470.00'	1°31'26"	S86°29'18"W	12.50'	12.50'
C45	470.00'	1°17'55"	S56°18'05"W	10.65'	10.65'
C46	530.00'	1°21'23"	S60°33'27"W	12.55'	12.55'
C47	530.00'	1°21'14"	S59°12'08"W	12.52'	12.52'
C48	330.00'	2°10'22"	N58°20'23"E	12.51'	12.51'
C49	315.51'	1°40'29"	N56°27'10"E	9.22'	9.22'
C50	270.00'	2°40'02"	N61°37'05"E	12.57'	12.57'
C51	270.00'	2°39'26"	N58°57'21"E	12.52'	12.52'



NO.	DESCRIPTION	REVISIONS	
		DATE	BY

GREEN VALLEY RANCH FILING NO. 45

INITIAL PLAN
 RELEASE: 12/15/16
 DESIGNED BY: JRS
 DRAWN BY: DCB
 CHECKED BY: TMG
 JOB NO.
 15-048
 SHEET
 8 OF 8