



Department of Public Works
Engineering Regulatory & Analytics
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
720-865-3001
www.denvergov.org/survey

REQUEST FOR ORDINANCE TO RELINQUISH EASEMENT

TO: Caroline Martin, City Attorney's Office

FROM: Ted Christianson
Director, Public Works Right of Way Services

PROJECT NO: 2017-RELINQ-0000027

DATE: December 8, 2017

SUBJECT: Request for an Ordinance to relinquish **a portion of the easements established in the Green Valley Ranch Filing No 39 at Reception No. 2014095230 at 49th Drive and Beekman Place.**

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request of Layla Rosales, of Terracina Design, dated October 31, 2017 on behalf of HC Land Investments, LLC for the relinquishment of said easements.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast; the City Councilperson; CPD: Planning Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forestry; Parks and Recreation; Engineering, Regulatory, and Analytics Transportation and Wastewater; Public Works: Construction Engineering; Public Works – Policy and Planning; Metro Wastewater Reclamation District; Survey; CenturyLink; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

As a result of the investigations, it has been determined that there is no objection to relinquishing the subject easement.

Therefore, you are requested to initiate Council action to relinquish the easements in the following described area(s):

INSERT PARCEL DESCRIPTION 2017-RELINQ-0000027-001 HERE

A map of the area and a copy of the document creating the easement are attached.

TC: cs

cc:
City Councilperson & Aides
City Council Staff – Zach Rothmier
Department of Law – Brent Eisen
Department of Law – Shaun Sullivan
Public Works, Manager's Office – Alba Castro
Public Works, Legislative Services – Angela Casias
Public Works, Survey – Paul Rogalla

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by **12:00 pm on Monday.**

All fields must be completed.

Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: December 8, 2017

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: **grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.**)

Request for an Ordinance to relinquish a portion of the easements established in the Green Valley Ranch Filing No 39 at Reception No. 2014095230 at 49th Drive and Beekman Place.

3. **Requesting Agency:** PW Right of Way Services
Agency Division: Engineering, Regulatory & Analytics

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Chaunda Sinn
- **Phone:** 720-865-3036
- **Email:** Chaunda.sinn@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** angela.casias@denvergov.org

6. **General description/background of proposed ordinance including contract scope of work if applicable:**

Request for an Ordinance to relinquish a portion of the easements established in the Green Valley Ranch Filing No 39 at Reception No. 2014095230 at 49th Drive and Beekman Place.

****Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** Liverpool Street and Beekman Place
- d. **Affected Council District:** Dist # 11, Stacie Gilmore
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

Project Title: 2017-RELINQ-0000027 Green Valley Ranch Filing No 39 at Liverpool St and Beekman Pl

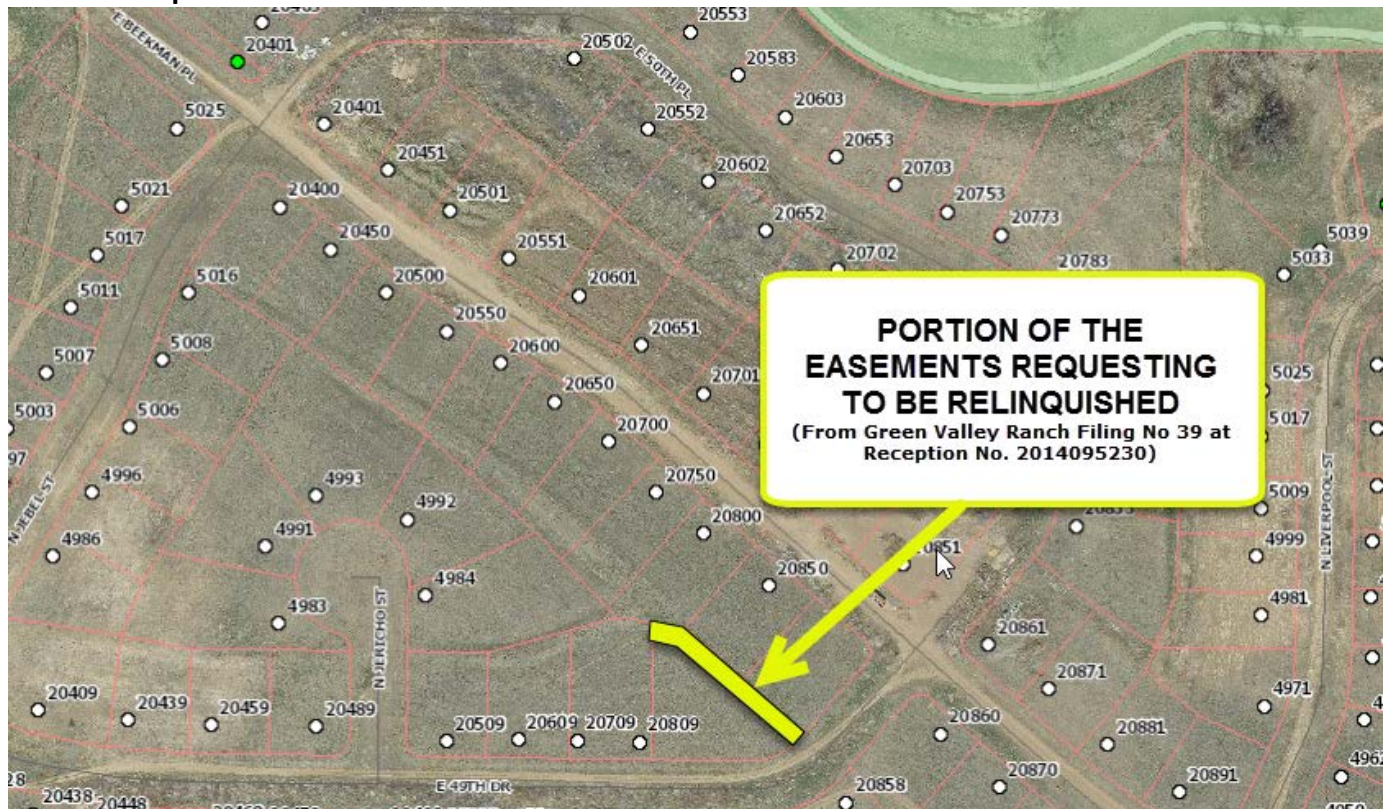
Land Owner name: HC Land Investments, LLC

Description of Proposed Project: Request for an Ordinance to relinquish a portion of the easements established in the Green Valley Ranch Filing No 39 at Reception No. 2014095230 at 49th Drive and Beekman Place.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Customer would like to change the lot configuration to add a pool and clubhouse.

Background: These easements were built into Green Valley Ranch Filing No 39 to accommodate for utilities. The configuration is now changing and in turn, the easements in the specified location is not needed.

Location Map:



A STRIP OF LAND BEING A PART OF LOTS 8-11, BLOCK 3, "GREEN VALLEY RANCH FILING NO. 39", A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2014095230, CITY AND COUNTY OF DENVER RECORDS, BEING A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 14, 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:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID LOT 10, BLOCK 3; THENCE S73°01'19"W, A DISTANCE OF 9.43 FEET TO THE POINT OF INTERSECTION OF AN EXISTING EIGHT (8) FOOT UTILITY EASEMENT AND AN EXISTING FIVE (5) FOOT EASEMENT AS RECORDED ON SAID "GREEN VALLEY RANCH FILING NO. 39", SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N48°59'01"W, A DISTANCE OF 160.21 FEET;

THENCE N82°16'17"W, A DISTANCE OF 3.14 FEET;

THENCE N00°32'05"E, A DISTANCE OF 8.06 FEET;

THENCE N41°00'59"E, A DISTANCE OF 9.57 FEET;

THENCE S82°16'17"E, A DISTANCE OF 3.68 FEET;

THENCE S48°59'01"E, A DISTANCE OF 164.99 FEET TO A POINT ON SAID EXISTING FIVE (5) FOOT UTILITY EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING TWO (2) COURSES:

1. S41°00'59"W, A DISTANCE OF 15.94 FEET;

2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°03'04", A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 0.06 FEET, AND WHOSE CHORD BEARS S41°02'31"W, A DISTANCE OF 0.06 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2681 SQUARE FEET, (0.062 ACRES) OF LAND MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART OF

PREPARED BY:

JANET A. CALDWELL, P.L.S. 29027

FOR AND ON BEHALF OF THE LUND PARTNERSHIP, INC.

12265 W. BAYAUD AVE. SUITE 130

LAKWOOD, COLORADO 80228

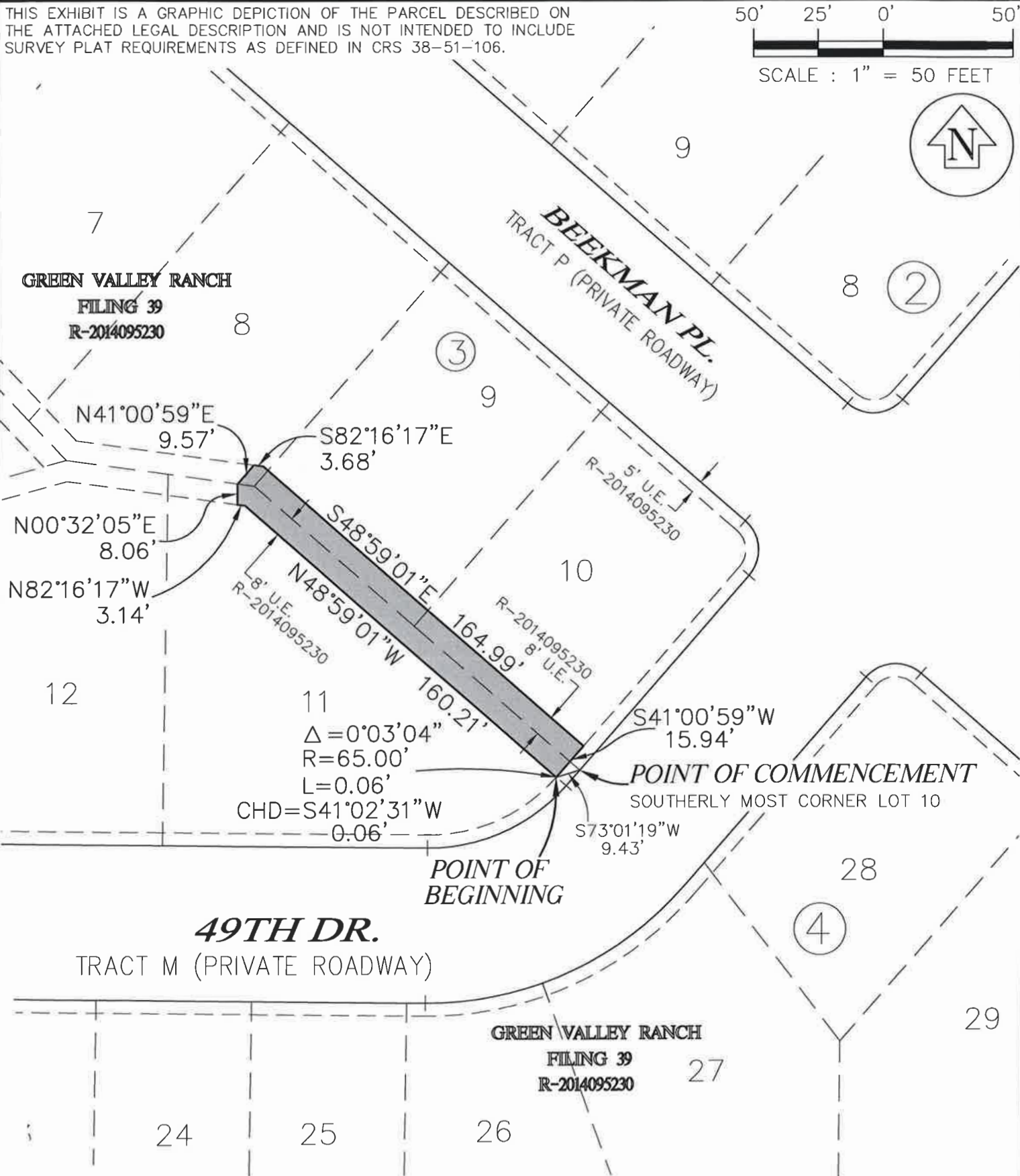


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

50' 25' 0' 50'

SCALE : 1" = 50 FEET



LEGEND: U.E. = UTILITY EASEMENT

AREA: 2,761 SQ.FT.

JOB NO.: 328-1217
 SCALE: 1" = 50'
 DATE: DEC. 5, 2017
 PAGE: 2 OF 2
 DRAWN BY: JAC

UTILITY EASEMENT VACATION
 LOTS 8-11, BLOCK 3, GREEN VALLEY RANCH FILING 39
 RECEPTION NO. 2014095230
 TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
 CITY AND COUNTY OF DENVER, COLORADO

GREEN VALLEY RANCH FILING NO. 39

A PART OF THE SOUTH ONE-HALF OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 66 WEST, 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 OWNER HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER (S 1/4) CORNER OF SAID SECTION 14; THENCE N48°03'34"E, A DISTANCE OF 428.89 FEET TO A POINT ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 3, OF THE "SPECIAL WARRANTY DEED TO TOWN CENTER METROPOLITAN DISTRICT" RECORDED AT RECEPTION NO. 2000053931, CITY AND COUNTY OF DENVER RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID PARCEL 3 THE FOLLOWING SIX (6) COURSES:

1. N65°16'13"W, A DISTANCE OF 239.12 FEET;
2. N89°51'07"W, A DISTANCE OF 159.20 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°41'52", A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 127.49 FEET;
4. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°18'40", A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 150.04 FEET;
5. N89°27'55"W, A DISTANCE OF 837.79 FEET;
6. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°19'36", A RADIUS OF 1000.00 FEET, AND AN ARC LENGTH OF 215.14 FEET

TO THE SOUTHEAST CORNER OF PARCEL 1 OF "GREEN VALLEY RANCH COURSE BOUNDARY REVISION," AS RECORDED AT RECEPTION NO. 2002244312, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°38'25", A RADIUS OF 240.00 FEET, AND AN ARC LENGTH OF 48.76 FEET;
2. N65°28'54"W, A DISTANCE OF 162.47 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 106°14'03", A RADIUS OF 129.00 FEET, AND AN ARC LENGTH OF 239.18 FEET;
4. N40°44'10"E, A DISTANCE OF 173.42 FEET

TO A POINT ON SAID PARCEL 3 OF SAID "SPECIAL WARRANTY DEED TO TOWN CENTER METROPOLITAN DISTRICT"; THENCE ALONG SAID PARCEL 3 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°18'36", A RADIUS OF 500.00 FEET, AND AN ARC LENGTH OF 308.14 FEET;
2. N62°28'34"E, A DISTANCE OF 147.17 FEET;
3. N43°28'15"E, A DISTANCE OF 166.67 FEET

TO A POINT ON A PARCEL OF LAND DESCRIBED AS PARCEL 5 OF THE "SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER," RECORDED AT RECEPTION NO. 2002108637, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 5 THE FOLLOWING SEVENTEEN (17) COURSES:

1. S51°38'29"E, A DISTANCE OF 30.12 FEET;
2. N43°28'15"E, A DISTANCE OF 207.33 FEET;
3. S81°36'25"E, A DISTANCE OF 129.33 FEET;
4. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°10'57", A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 290.91 FEET;
5. N82°12'38"E, A DISTANCE OF 20.16 FEET;
6. S38°55'09"E, A DISTANCE OF 169.93 FEET;
7. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 74°58'48", A RADIUS OF 305.00 FEET, AND AN ARC LENGTH OF 399.14 FEET;
8. N66°08'03"E, A DISTANCE OF 78.21 FEET;
9. N89°28'07"E, A DISTANCE OF 193.33 FEET;
10. S82°58'07"E, A DISTANCE OF 163.70 FEET;
11. S72°27'28"E, A DISTANCE OF 185.40 FEET;
12. S58°02'59"E, A DISTANCE OF 19.82 FEET;
13. S77°34'50"E, A DISTANCE OF 52.00 FEET;
14. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°47'15", A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 102.18 FEET, AND WHOSE CHORD BEARS S05°24'12"E, A DISTANCE OF 99.12 FEET;
15. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°15'48", A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 328.32 FEET, AND WHOSE CHORD BEARS S09°51'32"W, A DISTANCE OF 326.93 FEET;
16. S00°43'38"W, A DISTANCE OF 205.16 FEET;
17. S08°12'50"W, A DISTANCE OF 434.03 FEET

TO A POINT ON THE NORTHWESTERLY BOUNDARY OF "GREEN VALLEY RANCH FILING NO. 35," A SUBDIVISION PLAT RECORDED IN BOOK 34 AT PAGES 8 - 13, RECEPTION NO. 2002124141, CITY AND COUNTY OF DENVER RECORDS; THENCE S76°47'41"W ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 130.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.663 ACRES (1,989,098 SQ. FT.) OF LAND, MORE OR LESS.

UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH FILING NO. 39, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE WASTEWATER EASEMENTS, AND OTHER PUBLIC PLACES HERON 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.

OWNERS:

HC LAND INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

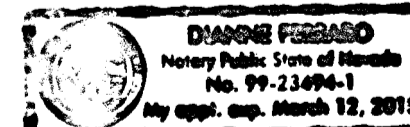
BY: Robert M. Evans 6-3-2014
DATE

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF June 2014, BY Robert M. Evans, Sr. Vice President OF HC LAND INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

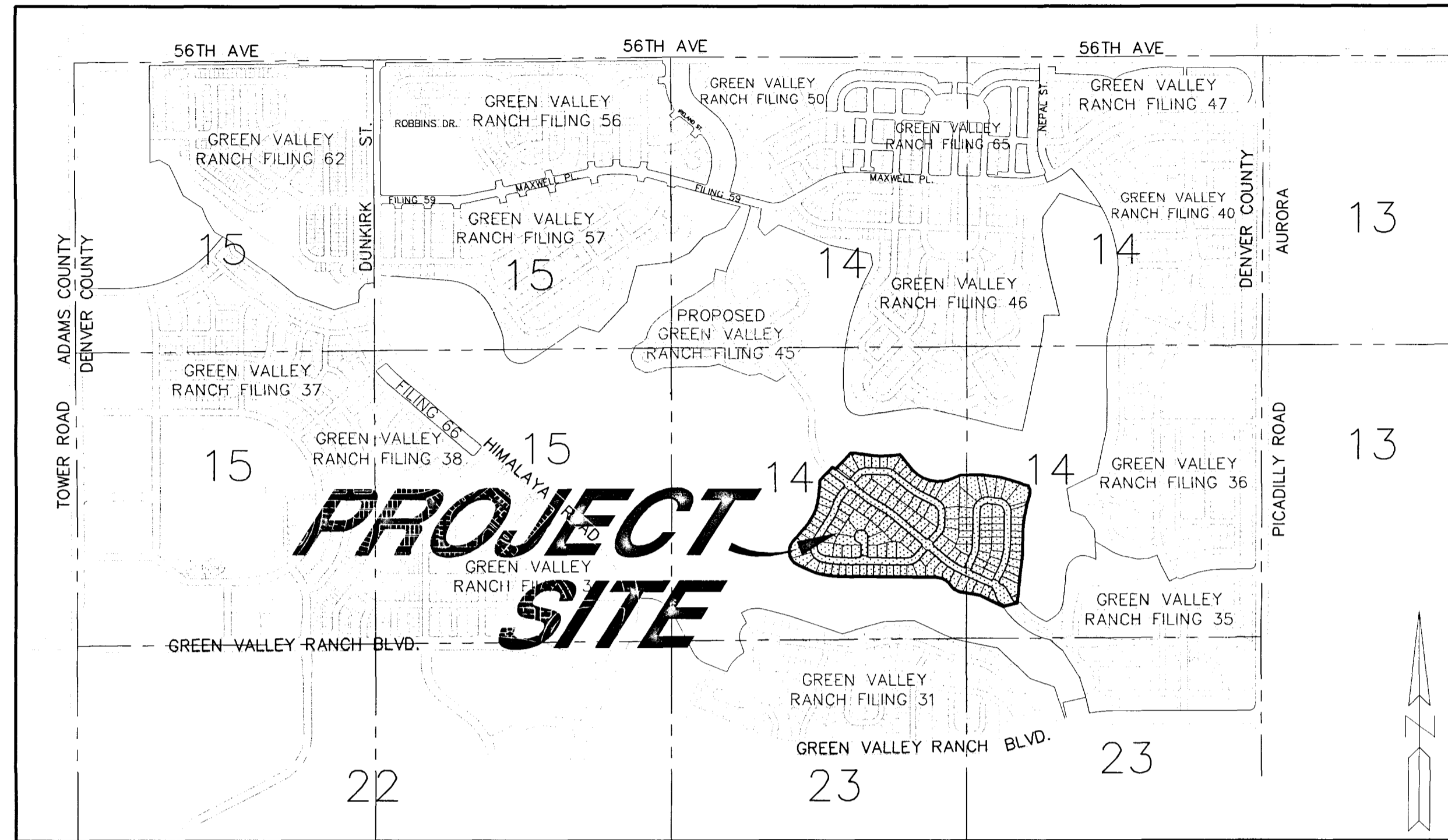
MY COMMISSION EXPIRES March 12, 2015
Dianna Fernandez 200 Plat Station LUNN 0319
NOTARY PUBLIC ADDRESS



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.

Janet A. Caldwell
29027
5/21/14
COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. 29027
FOR AND ON BEHALF OF THE LUND PARTNERSHIP, INC.



VICINITY MAP

SCALE: 1" = 1,000'

GENERAL NOTES:

1. THIS SURVEY RELIES ON STEWART TITLE OF DENVER, INC., FILE NO. 960330-2ND REVISION, EFFECTIVE DATE: MARCH 4, 2014, FOR DISCLOSURE OF EASEMENTS OR ENCUMBRANCES THAT EFFECT THIS SURVEY. NO TITLE SEARCH WAS MADE BY THE LUND PARTNERSHIP INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, ALL TAX INFORMATION, LIENS, LEASES, DEEDS OF TRUST, RELEASES, CLAIMS, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
2. 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 PROVISIONS OF EMERGENCY SERVICES.
3. TRACTS A THROUGH G, AS SHOWN HEREON, ARE CONVEYED BY THIS SUBDIVISION PLAT TO THE TOWN CENTER METROPOLITAN DISTRICT FOR PUBLIC ACCESS EASEMENTS. THESE TRACTS ARE FOR LANDSCAPING, TRAILS, FENCES, SIDEWALKS AND UTILITIES AND SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT. NO TREES OR ABOVE AND BELOW GROUND STRUCTURES ARE ALLOWED WITHIN TEN FEET OF THE CENTERLINE OF ANY STORM, SANITARY OR WATER LINES WITHIN SAID TRACTS. IF INGRESS TO AND EGRESS FROM SAID TRACTS FROM AND TO A PUBLIC ROAD OR HIGHWAY IS NOT AVAILABLE, THE OWNER GRANTS THE CITY THE RIGHT OF INGRESS TO AND EGRESS FROM SAID TRACTS FOR REPAIR AND/OR MAINTENANCE OF ANY STORM, SANITARY OR WATERLINES.
4. ALL STREETS SHOWN HEREON, AS TRACTS H THROUGH P ("I" AND "O" WERE NOT USED IN THIS SUBDIVISION), ARE TO BE PRIVATE ROADWAYS CONVEYED BY THIS PLAT TO TOWN CENTER METROPOLITAN DISTRICT. THESE TRACTS ARE FOR LANDSCAPING, SIDEWALKS AND UTILITIES. THE DISTRICT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADWAYS.
5. THE EXISTING 100-YEAR FLOOD PLAIN SHOWN HEREON WAS ESTABLISHED FROM THE "FLOOD HAZARD AREA DELINEATION, FIRST CREEK (UPSTREAM OF BUCKLEY ROAD)", DATED NOVEMBER 20, 2013.
6. THE FIVE-FOOT-WIDE NON-EXCLUSIVE UTILITY EASEMENTS ALONG FRONT LOT LINES AND THE EIGHT-FOOT-WIDE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE REAR LOT LINES, AS SHOWN HEREON, ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, NATURAL GAS, TELEPHONE, CABLE TELEVISION, AND TELECOMMUNICATIONS FACILITIES.

GENERAL NOTES CONTINUED:

7. FIVE-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG BEEKMAN PLACE (TRACT P) PRIVATE ROADWAY AS SHOWN HEREON, ARE HEREBY GRANTED FOR PEDESTRIAN ACCESS, ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TELEVISION.
8. AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED ON AND ACROSS ALL PRIVATE ROADWAYS FOR THE PROVISION OF ANY SUCH CITY SERVICES.
9. LAND DEDICATION FOR PARKS, TRAILS, AND OPEN SPACE AND FOR SCHOOLS, AS SPECIFIED IN THE SUBDIVISION RULES AND REGULATIONS AND AS APPLICABLE TO THIS SUBDIVISION, MUST BE SATISFIED BY THE OWNER OR ITS SUCCESSORS AND ASSIGNS WITH FUTURE FILINGS OF GREEN VALLEY RANCH NORTH OF GREEN VALLEY RANCH BOULEVARD UNLESS A SEPARATE AGREEMENT IS ENTERED AS PROVIDED IN THE RULES AND REGULATIONS.
10. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14, T3S, R66W, 6TH P.M. AND IS ASSUMED TO BEAR N89°49'05"E AND IS MONUMENTED AS SHOWN HEREON.
11. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
12. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

SUMMARY

145 LOTS IN 5 BLOCKS	1,499,208 SQ. FT. (34,417 Ac.)
PRIVATE ROADWAYS	428,469 SQ. FT. (9,836 Ac.)
TRACTS H-P (EXCEPT "I" AND "O")	
TRACTS (A-G)	61,421 SQ. FT. (1,410 Ac.)
TOTAL	1,989,098 SQ. FT. (45,663 Ac.)

L LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING	DEVELOPER OAKWOOD HOMES, LLC 4908 TOWER ROAD DENVER COLORADO, 80249-6684 (303) 486-8500	DATE: MAY 21, 2014 JOB NO.: 328-1203 SCALE: N / A SHEET 1 OF 5
	DEPUTY CLERK AND RECORDER <u>Racunda</u>	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 2:08 O'CLOCK P.M. August 1 st 2014 AND DULY RECORDED WITH RECEPTION NO. 2014 095 230. DEPUTY CLERK AND RECORDER <u>Racunda</u>

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT:

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL ORGANIZATION

BY: Jerry A. Jacobs Nice President 06-10-14
MANAGER DATE

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF June 2014, BY Jerry A. Jacobs MANAGER OF Town Center Metropolitan District TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL ORGANIZATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6/17/2016
Karen L. Williams 4908 Tower Rd., Denver, CO 80249
NOTARY PUBLIC ADDRESS

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 LAND UNDERLYING THE EASEMENTS CREATED HEREIN ARE IN THE ABOVE-NAMED DEDICATOR(S) THIS 11th DAY OF JULY 2014, FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

BY: D. Scott Martinez
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

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.

BY: Kelsey D. Stroman 7.10.14
CITY ENGINEER DATE

APPROVED BY THE MANAGER OF PUBLIC WORKS:
W. M. Gungo 7/11/14
FOR MANAGER OF PUBLIC WORKS DATE

APPROVED BY THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT:
Ay Nida Othman 7-8-2014
MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE MANAGER OF PARKS AND RECREATION:
Sam Samra 7-9-2014
MANAGER OF PARKS AND RECREATION DATE

CITY COUNCIL CERTIFICATE:

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. 163 OF THE SERIES OF 2014

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER THIS 16th DAY OF August 2014.

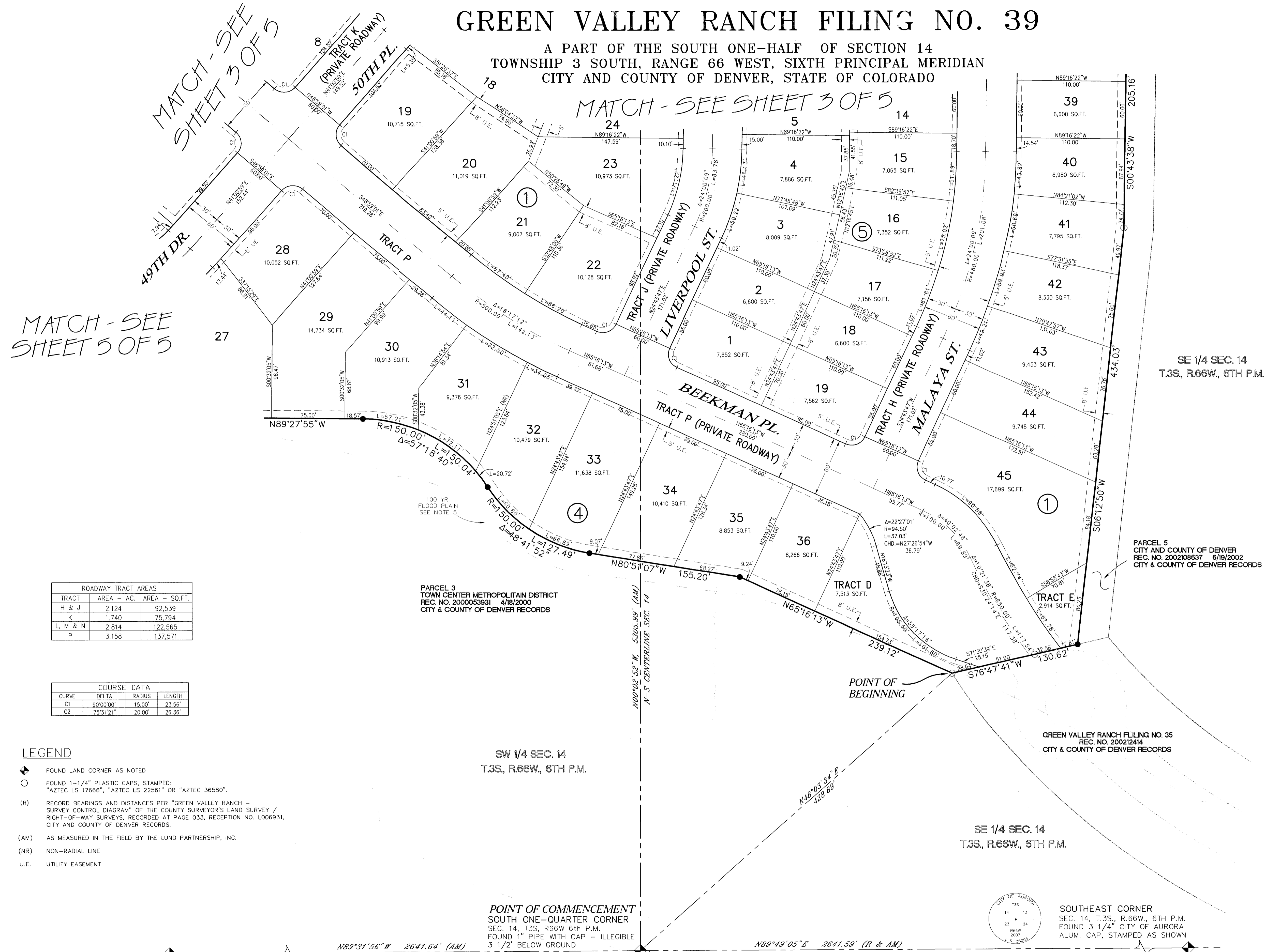
CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER
BY: Racunda
DEPUTY CLERK AND RECORDER

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 2:08 O'CLOCK P.M. August 1st 2014 AND DULY RECORDED WITH RECEPTION NO. 2014 095 230.
CLERK AND RECORDER
BY: Racunda
DEPUTY CLERK AND RECORDER

GREEN VALLEY RANCH FILING NO. 39

A PART OF THE SOUTH ONE-HALF OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO



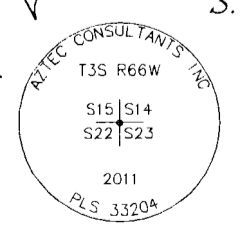
ROADWAY TRACT AREAS		
TRACT	AREA - AC.	AREA - SQ.FT.
H & J	2.124	92,539
K	1.740	75,794
L, M & N	2.814	122,565
P	3.158	137,571

COURSE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	75°51'21"	20.00'	26.35'

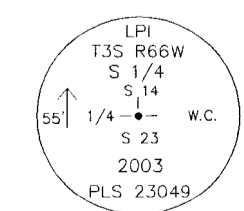
LEGEND

- ◆ FOUND LAND CORNER AS NOTED
- FOUND 1-1/4" PLASTIC CAPS, STAMPED: "AZTEC LS 17666", "AZTEC LS 22561" OR "AZTEC 36580".
- (R) RECORD BEARINGS AND DISTANCES PER "GREEN VALLEY RANCH - SURVEY CONTROL DIAGRAM" OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY SURVEYS, RECORDED AT PAGE 033, RECEPTION NO. L006931, CITY AND COUNTY OF DENVER RECORDS.
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- (NR) NON-RADIAL LINE
- U.E. UTILITY EASEMENT

SOUTHWEST CORNER
SEC. 14, T.3S., R.66W., 6TH P.M.
FOUND 2" ALUM CAP
STAMPED AS SHOWN

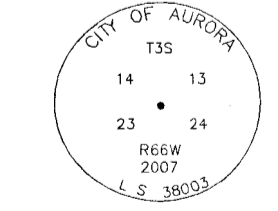


POINT OF COMMENCEMENT
SOUTH ONE-QUARTER CORNER
SEC. 14, T.3S., R.66W., 6TH P.M.
FOUND 1" PIPE WITH CAP - ILLIGIBLE
3 1/2' BELOW GROUND

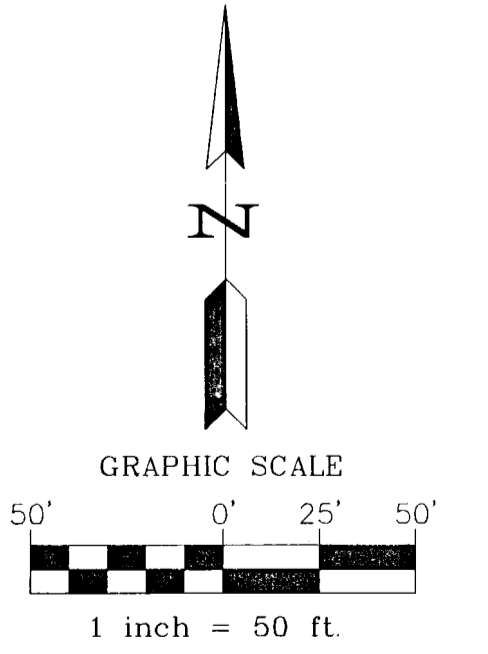


WITNESS CORNER
SOUTH ONE-QUARTER CORNER
FOUND 3 1/4" ALUM. CAP
STAMPED AS SHOWN

N89°49'05"E 2641.59' (R & AM)
S. LINE SE 1/4 SEC. 14
(BASIS OF BEARINGS)



SOUTHEAST CORNER
SEC. 14, T.3S., R.66W., 6TH P.M.
FOUND 3 1/4" CITY OF AURORA
ALUM. CAP, STAMPED AS SHOWN



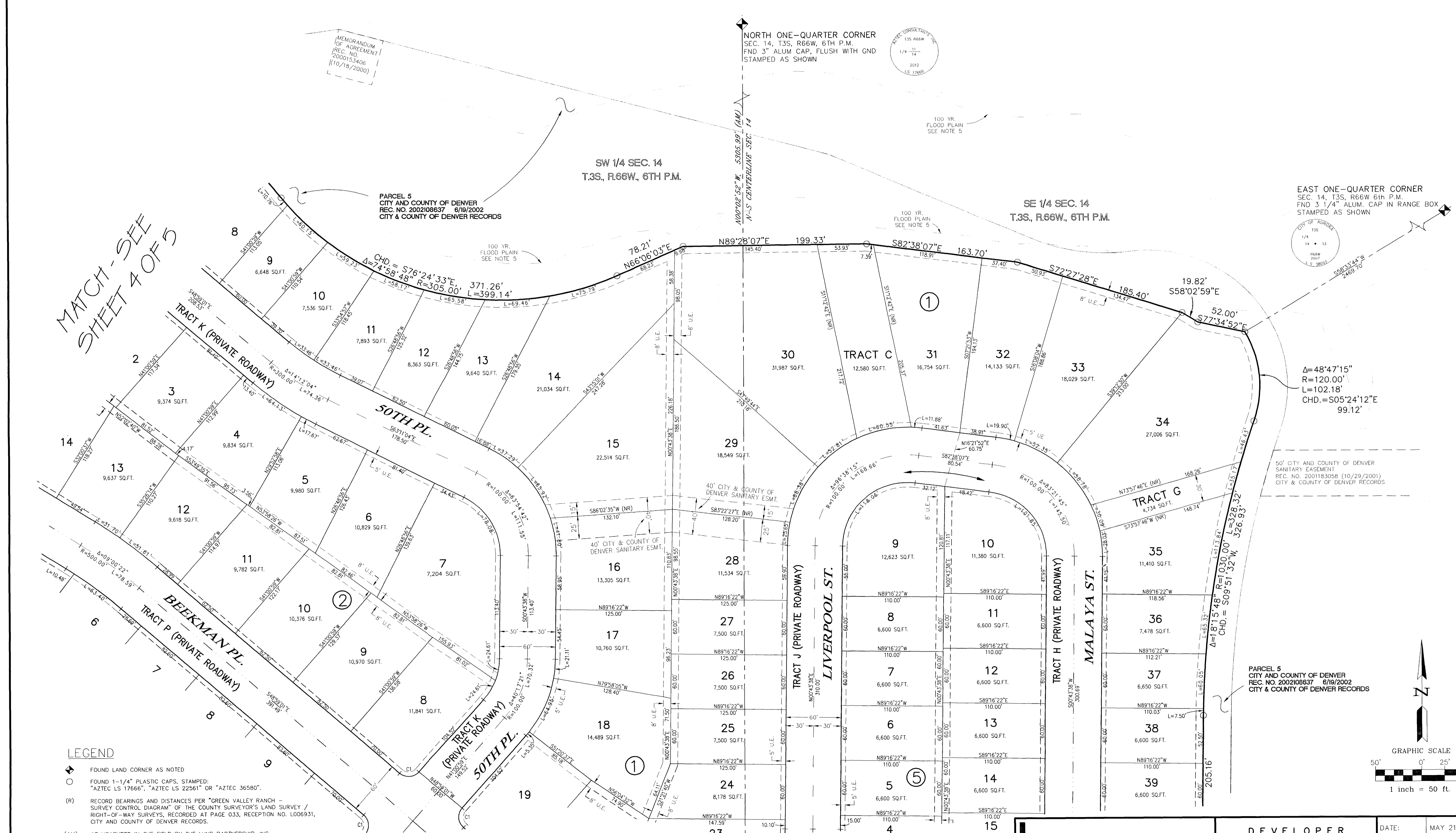
LUND
CIVIL ENGINEERING & SURVEYING
12285 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P: 303.989.1461 F: 303.989.4094

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

DATE:	MAY 21, 2014
JOB NO.:	328-1203
SCALE:	1" = 50'
SHEET 2 OF 5	

GREEN VALLEY RANCH FILING NO. 39

A PART OF THE SOUTH ONE-HALF OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO



MATCH - SEE SHEET 4 OF 5

MATCH - SEE SHEET 2 OF 5

LEGEND

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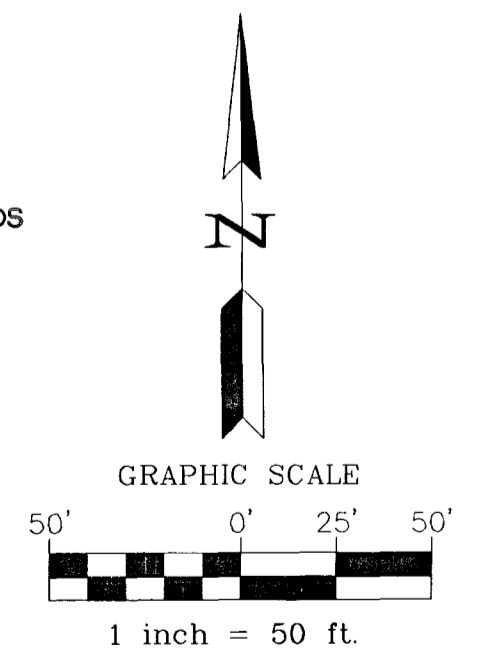
COURSE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	75°31'21"	20.00'	26.36'

ROADWAY TRACT AREAS		
TRACT	AREA - AC.	AREA - SQ.FT.
H & J	2.124	92,539
K	1.740	75,794
L, M & N	2.814	122,565
P	3.158	137,571

LUND
PARTNERSHIP
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SHEET 3 OF 5



GREEN VALLEY RANCH FILING NO. 39

A PART OF THE SOUTH ONE-HALF OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO

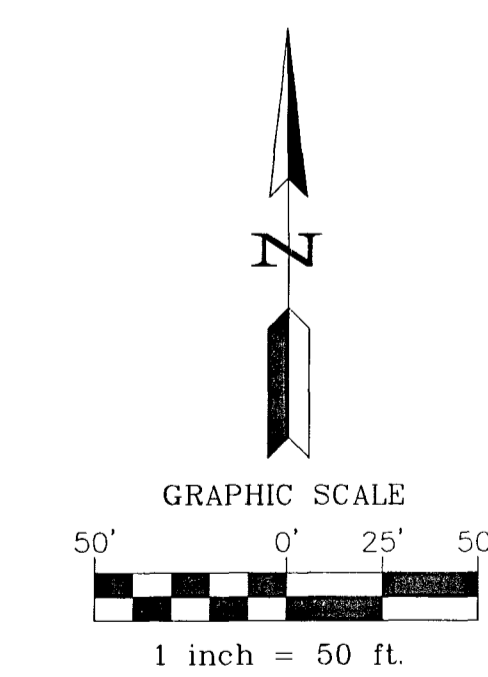


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LUND <small>PARTNERSHIP</small> 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P: 303.989.1461 F: 303.989.4084 CIVIL ENGINEERING & SURVEYING	DEVELOPER OAKWOOD HOMES, LLC 4908 TOWER ROAD DENVER COLORADO, 80249-6684 (303) 486-8500	DATE: MAY 21, 2014 JOB NO.: 328-1203 SCALE: 1" = 50' SHEET 4 OF 5
	GREEN VALLEY RANCH FILING NO. 39	

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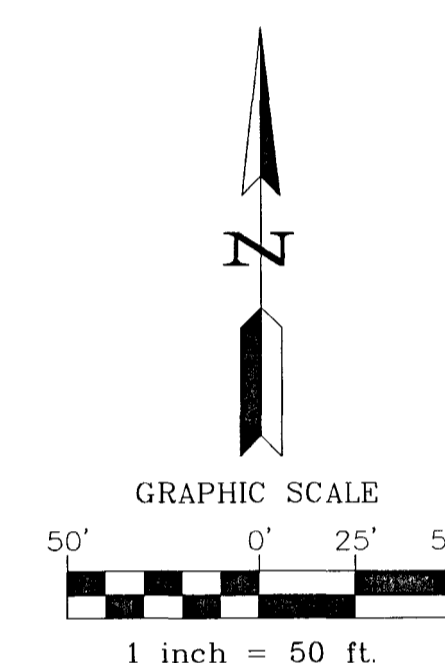
A PART OF THE SOUTH ONE-HALF OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN
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PARCEL 3
TOWN CENTER METROPOLITAN DISTRICT
REC. NO. 2000053931 4/18/2000
CITY & COUNTY OF DENVER RECORDS

50' CITY & COUNTY OF DENVER
SANITARY EASEMENT
REC. NO. 2001183958 (TS/29/2001)
CITY & COUNTY OF DENVER RECORDS

PARCEL 1
GREEN VALLEY RANCH GOLF COURSE
BOUNDARY REVISION
REC. NO. 2002244312
CITY & COUNTY OF DENVER RECORDS

PARCEL 3
TOWN CENTER METROPOLITAN DISTRICT
REC. NO. 2000053931 4/18/2000
CITY & COUNTY OF DENVER RECORDS

SW 1/4 SEC. 14
T.3S, R.66W, 6TH P.M.

SW 1/4 SEC. 14
T.3S, R.66W, 6TH P.M.

 LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P. 303.989.1461 F. 303.989.4084 CIVIL ENGINEERING & SURVEYING	DEVELOPER OAKWOOD HOMES, LLC 4908 TOWER ROAD DENVER COLORADO, 80249-6684 (303) 486-8500	DATE: MAY 21, 2014 JOB NO.: 328-1203 SCALE: 1" = 50' SHEET 5 OF 5
	GREEN VALLEY RANCH FILING NO. 39	