

GREEN VALLEY RANCH FILING NO. 70
 A PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST 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 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:

PARCEL 1

A PARCEL OF LAND BEING PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE 30 FOOT RANGE LINE IN 48TH DRIVE RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH NO. 34, RECORDED AT RECEPTION NO. 2001129847 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEARING S 88°42'23" E, FROM A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 28288" IN A RANGEBOX AT THE WEST END, TO A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 28286" IN A RANGEBOX AT THE EAST END, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST END OF SAID 30 FOOT RANGELINE, BEING THE INTERSECTION WITH THE 20 FOOT RANGE LINE OF HIMALAYA ROAD, AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 32, RECORDED AT RECEPTION NO. 2001061337 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, THENCE N 49°22'58"W, A DISTANCE OF 47.34 FEET TO A POINT ON THE NORTH LINE OF THE 48TH DRIVE RIGHT-OF-WAY, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID 48TH DRIVE RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. N 88°42'23" W, A DISTANCE OF 293.69 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00, A CENTRAL ANGLE OF 17°35'23" AND AN ARC LENGTH OF 132.01 FEET TO A POINT OF REVERSE CURVATURE;
3. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 84°50'34" AND AN ARC LENGTH OF 22.21 FEET TO A POINT ON THE NORTHEAST LINE OF THE HALIFAX WAY RIGHT-OF-WAY, PER SAID PLAT OF GREEN VALLEY RANCH FILING NO. 34;

THENCE ALONG SAID NORTHEAST LINE OF THE HALIFAX WAY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

1. N 21°27'12" W, A DISTANCE OF 61.55 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 27°07'20" AND AN ARC LENGTH OF 236.69 FEET;
3. N 48°34'32" W, A DISTANCE OF 313.74 FEET TO A POINT OF CURVATURE;
4. 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 A POINT ON THE SOUTHEAST LINE OF THE 49TH AVENUE RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 34;

THENCE ALONG THE SOUTHEAST LINE OF SAID 49TH AVENUE RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. N 41°25'28" E, A DISTANCE OF 395.99 FEET TO A POINT OF CURVATURE;
2. 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 A POINT ON THE SOUTHWEST LINE OF THE HIMALAYA WAY RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 32;

THENCE ALONG THE SOUTHWEST LINE OF SAID HIMALAYA ROAD RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. S 48°34'32" E, A DISTANCE OF 469.65 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 45°44'25" AND AN ARC LENGTH OF 510.92 FEET TO A POINT OF COMPOUND CURVATURE, ALSO BEING A POINT ON THE NORTH LINE OF THE 48TH DRIVE RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 34;

THENCE ALONG THE NORTH LINE OF SAID 48TH DRIVE RIGHT-OF-WAY, AND ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 94°07'44" AND AN ARC LENGTH OF 24.64 FEET TO THE POINT OF BEGINNING;

CONTAINING 359,366 SQUARE FEET, OR 8.250 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE 30 FOOT RANGE LINE IN 48TH DRIVE RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH NO. 34, RECORDED AT RECEPTION NO. 2001129847 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEARING S 88°42'23" E, FROM A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 28288" IN A RANGE BOX AT THE WEST END, TO A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 28286" IN A RANGE BOX AT THE EAST END, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST END OF SAID 30 FOOT RANGE LINE, BEING THE INTERSECTION WITH THE 20 FOOT RANGE LINE OF HIMALAYA ROAD, AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 32, RECORDED AT RECEPTION NO. 2001061337 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, THENCE S 51°58'12" W, A DISTANCE OF 47.34 FEET TO A POINT ON THE SOUTH LINE OF THE 48TH DRIVE RIGHT-OF-WAY, BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE OF THE 48TH DRIVE RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 94°07'44" AND AN ARC LENGTH OF 24.64 FEET, THE CHORD OF WHICH BEARS S 41°38'31" E, A DISTANCE OF 21.96 FEET TO A POINT ON THE WEST LINE OF THE HIMALAYA ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 32, RECORDED AT RECEPTION NO. 2001061337 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, ALSO BEING A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE WEST LINE OF SAID HIMALAYA ROAD RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 17°59'26" AND AN ARC LENGTH OF 200.96 FEET;
2. S 23°24'47" W, A DISTANCE OF 48.42 FEET;
3. S 23°42'20" W, A DISTANCE OF 250.46 TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°59'54" AND AN ARC LENGTH OF 78.54 FEET TO A POINT ON THE NORTH LINE OF THE GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY (FORMERLY KNOWN AS 48TH AVENUE) AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH FILING NO. 9, AS RECORDED AT RECEPTION NO. 022874, FEBRUARY 22, 1984 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG THE NORTH LINE OF SAID GREEN VALLEY RANCH BOULEVARD RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. N 86°17'46" W, A DISTANCE OF 205.14 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 7°30'10" AND AN ARC LENGTH OF 269.76 FEET TO A POINT ON THE EAST LINE OF THE 48TH DRIVE RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF GREEN VALLEY RANCH FILING NO. 34, ALSO BEING A POINT OF REVERSE CURVATURE;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID 48TH DRIVE RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

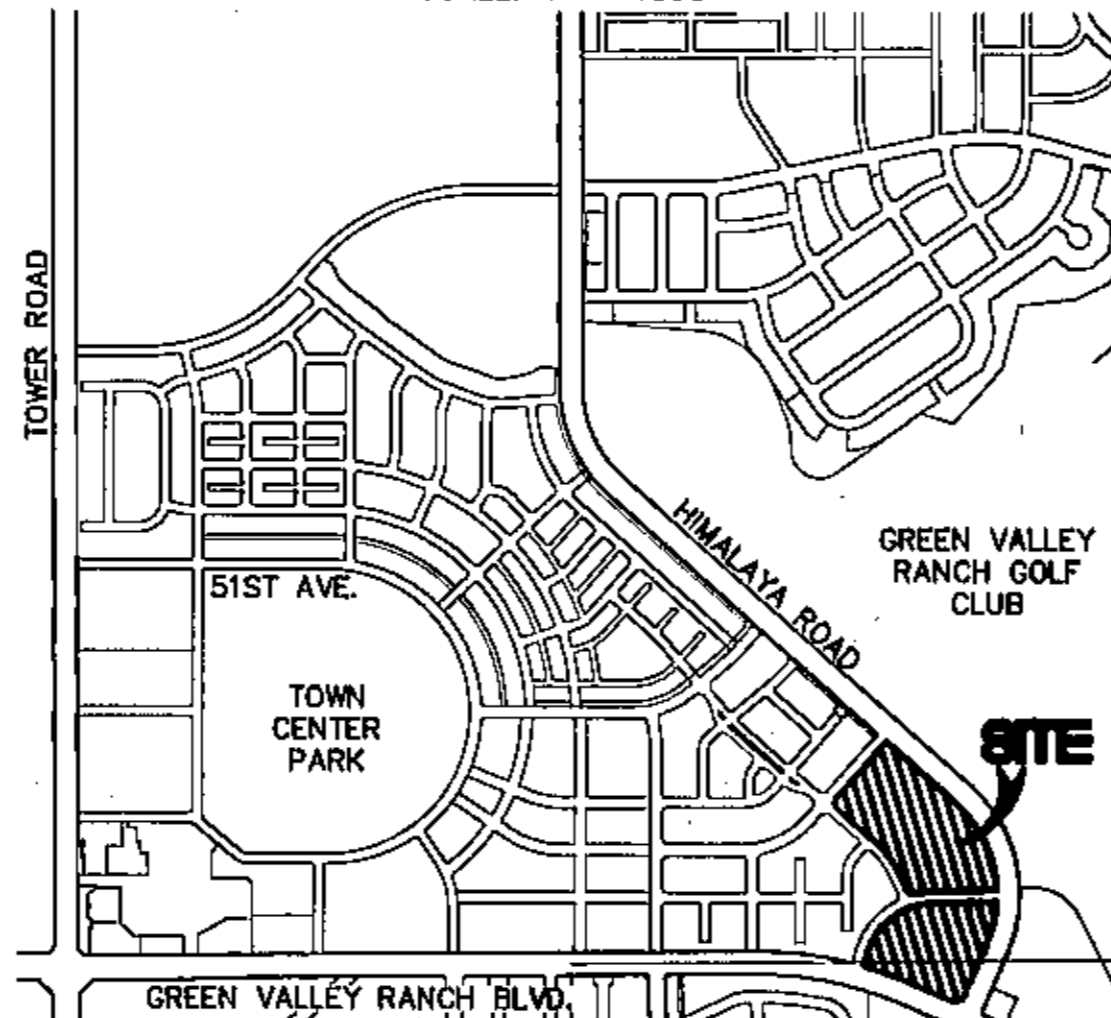
1. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°45'26" AND AN ARC LENGTH OF 23.24 FEET;
2. N 14°57'36" E, A DISTANCE OF 50.91 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 76°20'01" AND AN ARC LENGTH OF 492.94 FEET;
4. S 88°42'23" E, A DISTANCE OF 293.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 243,021 SQUARE FEET OR 5.579 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH FILING NO. 70, 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.

VICINITY MAP

SCALE: 1" = 1000'

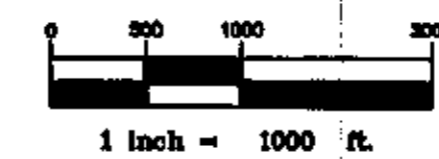


LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (115)	422,763	9.705
TRACTS (6)	72,877	1.673
ROW	106,747	2.451
TOTAL	602,387	13.829

SHEET INDEX

SHEET 1	COVER
SHEET 2	BOUNDARY
SHEET 3	PLAT
SHEET 4	PLAT
SHEET 5	EASEMENT DETAIL
SHEET 6	EASEMENT DETAIL



OWNERS

HC LAND INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Robert M. Evans 6-1-2015

NAME: Robert M. Evans TITLE: SR. VICE PRESIDENT

STATE OF NEVADA }
 COUNTY OF Clark }SS

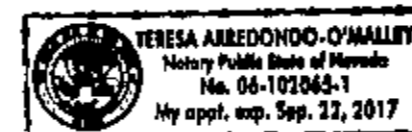
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st

DAY OF June, 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

Rosa A. Orally 250 Pilot Road #100 Las Vegas, NV 89114
 NOTARY PUBLIC ADDRESS



INTEREST HOLDER

MREC COLORADO LAND INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: R. S. Sanderman 6-3-15

NAME: R. S. Sanderman TITLE: EVP

STATE OF COLORADO }
 COUNTY OF Denver }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd

DAY OF May, 2015, BY Robert J. Sanderman
 OF MREC COLORADO LAND INVESTMENTS, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 11/17/2016

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



ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT:

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: Jerry A. Jacobs 06-03-15

NAME: Jerry A. Jacobs TITLE: Vice President

STATE OF COLORADO }
 COUNTY OF Denver }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF 3rd May, 2015, BY Jerry A. Jacobs, THE Vice President
 OF TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 6/17/2016

Karen L. Wilborn 4908 Tower Rd., Denver, CO 80249
 NOTARY PUBLIC 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. 01330-50927, PREPARED BY STEWART TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2014 AT 5:30 P.M.
2. BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF THE 48TH DRIVE RIGHT-OF-WAY, BEARING S 88°42'23" E, AS SHOWN ON THE PLAT OF GREEN VALLEY RANCH NO. 34, RECORDED AT RECEPTION NO. 2001129847 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, 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 F, 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 3 THROUGH 6, 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.

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.

Lesley A. Surman 6/11/15
 CITY ENGINEER DATE

APPROVED BY THE MANAGER OF PUBLIC WORKS:

[Signature] 6-11-15
 MANAGER OF PUBLIC WORKS DATE

APPROVED BY THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 6-7-2015
 MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE MANAGER OF PARKS AND RECREATION:

[Signature] 6-4-2015
 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 12th DAY OF June, A.D., 2015 AT 11 O'CLOCK A.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

D. Scott Martinez BY: Pat Wells
 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.

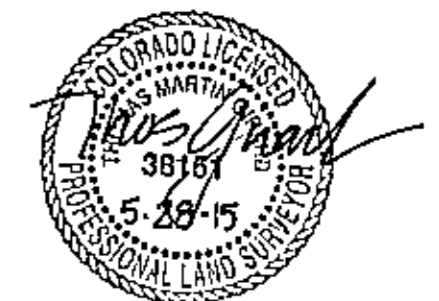
CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

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 }
 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.

CLERK AND RECORDER

BY: _____ DEPUTY CLERK AND RECORDER

SEE: _____

GREEN VALLEY RANCH FILING NO. 70

CORE CONSULTANTS

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 NATURAL RESOURCES
 ENVIRONMENTAL PLANNING
 3830 W. 146th Ave., Suite 109
 Littleton, CO 80120

NO.	DESCRIPTION	DATE	BY

GREEN VALLEY RANCH FILING NO. 70

INITIAL PLAN
 RELEASE: 3/30/15
 DESIGNED BY: JFC
 DRAWN BY: JCA
 CHECKED BY: JMG

JOB NO.
 14-040

SHEET
 1 OF 6