

GREEN VALLEY RANCH FILING NO. 63
A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION 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 NORTHWEST 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°15'08" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36053," TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 19003," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, THENCE N 08°21'18" E, A DISTANCE OF 600.48 FEET TO A POINT ON THE NORTH LINE OF THE ELMENDORF DR. RIGHT-OF-WAY, AS SHOWN ON THE GREEN VALLEY RANCH FILING NO. 37 SUBDIVISION PLAT, RECORDED AT RECEPTION NO. 2003004077, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT ON THE EAST LINE OF THE TOWER ROAD RIGHT-OF-WAY, RECORDED AT RECEPTION NO. 2004052082, SAID CITY AND COUNTY OF DENVER RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TOWER ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°44'48", AND AN ARC LENGTH OF 46.99 FEET, THE CHORD OF WHICH BEARS N 45°07'32" W, A DISTANCE OF 42.33 FEET TO A POINT ON A LINE BEING 60.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;
 2. N 00°15'08" W, ALONG A LINE BEING 60.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 605.66 FEET;

THENCE N 89°44'52" E, A DISTANCE OF 132.41 FEET;
 THENCE N 48°03'54" E, A DISTANCE OF 237.96 FEET;
 THENCE N 89°44'52" E, A DISTANCE OF 324.20 FEET TO A POINT ON THE WEST LINE OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015117541, SAID CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING THREE (3) COURSES:
 1. S 00°14'59" E, A DISTANCE OF 273.40 FEET;
 2. N 89°45'01" E, A DISTANCE OF 104.63 FEET;
 3. S 00°14'59" E, A DISTANCE OF 450.04 FEET TO A POINT ON THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

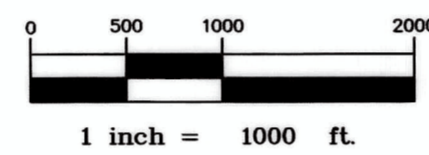
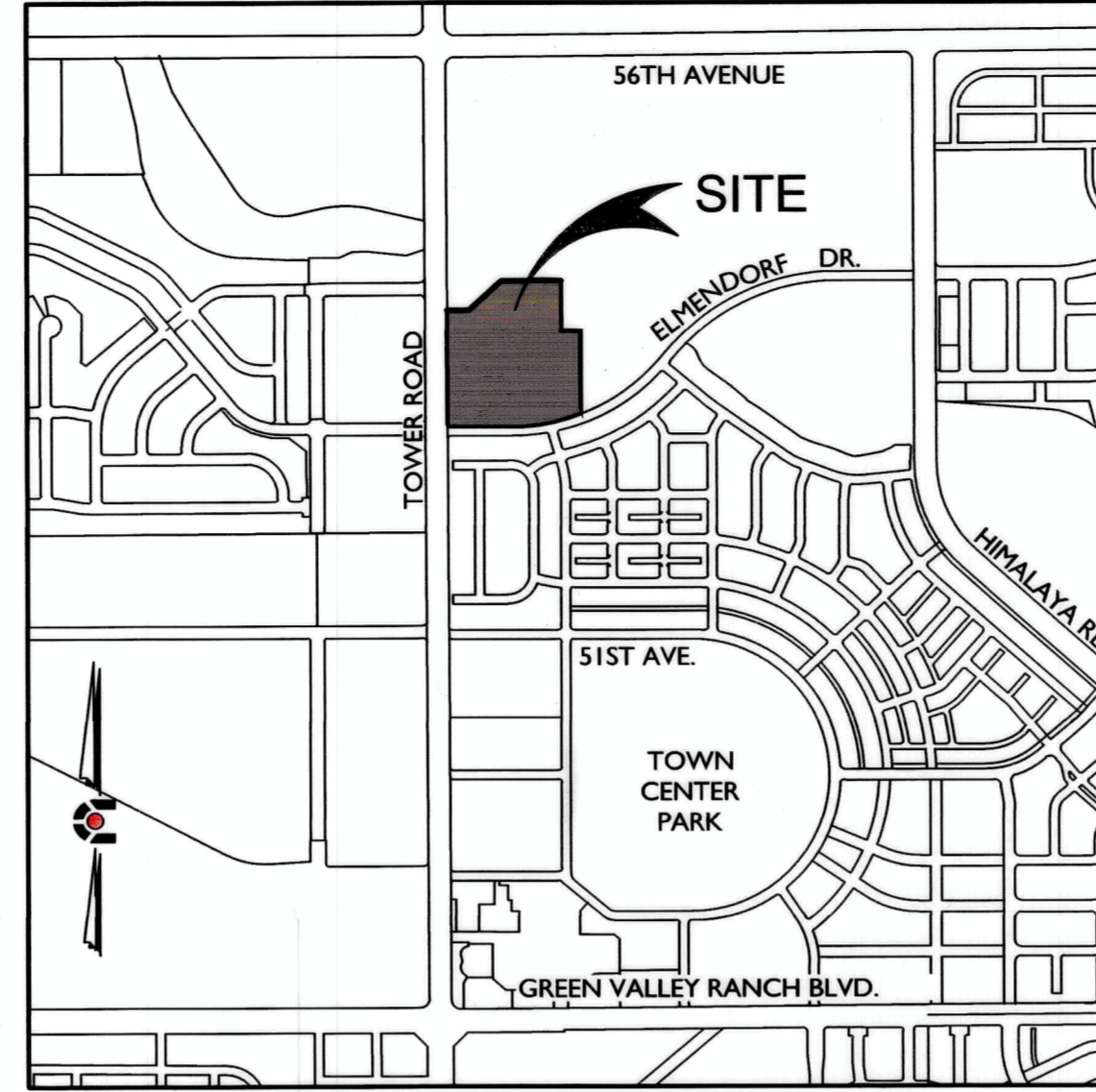
THENCE ALONG THE NORTH LINE OF SAID ELMENDORF DRIVE RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1038.50 FEET, A CENTRAL ANGLE OF 21°42'03", AND AN ARC LENGTH OF 393.33 FEET, THE CHORD OF WHICH BEARS S 79°09'03" W, A DISTANCE OF 390.99 FEET;
 2. N 89°59'56" W, A DISTANCE OF 324.74 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 514,656 SQUARE FEET, OR 11.815 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH FILING NO. 63, 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'



GENERAL NOTES:

- 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. 17000310615 - AMENDMENT NO. 7, PREPARED BY STEWART TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2019 AT 5:30 PM.
- BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE WEST LINE OF NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°15'08" W, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 36053", TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING MONUMENTED BY A REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 19003" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 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.
- EIGHT-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
- THOSE EASEMENTS AS SHOWN HEREON AS "ACCESS AND UTILITY EASEMENTS", SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT.
- TRACTS A, B, C, AND 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. 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.
- 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, WATER METERS 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.
- SANITARY SEWER LINES LOCATED WITHIN LOTS WILL BE PRIVATE OWNERSHIP. SANITARY SEWER LINES LOCATED IN RIGHT-OF-WAY WILL BE PUBLIC OWNERSHIP.
- TITLE NOTES: SCHEDULE B, PART II - 'EXCEPTIONS' LISTED ON SHEET 4.

ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: Brandon S. Wyszynski DATE: 3.12.19

NAME: BRANDON S. WYSZYNSKI TITLE: BOARD PRESIDENT

STATE OF COLORADO)
 COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF March, 20 19.

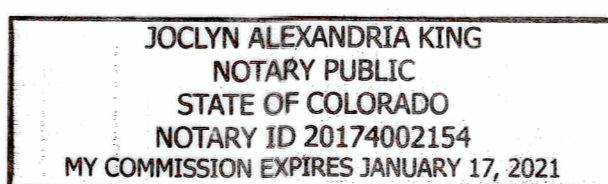
BY Brandon Wyszynski, THE Board President, OF

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES January 17, 2021

NOTARY PUBLIC: Joclyn Alexandria King ADDRESS: 4908 Tower Rd, Denver, CO 80249



TRACT AREA SUMMARY

TRACT	SQ. FT.	ACRES	USE	OWNERSHIP
TRACT A	60,904	1.398	OSP, UTIL, DRAIN, ACCESS	OWNER
TRACT B	16,471	0.378	OSP, UTIL, DRAIN	OWNER
TRACT C	8,887	0.204	OSP, UTIL, DRAIN	OWNER
TRACT D	8,949	0.206	OSP, UTIL, DRAIN	OWNER
TOTAL	95,211	±2.186		

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (124)	297,095	6.820
TRACTS (4)	95,211	2.186
ROW	122,350	2.809
TOTAL	514,656	11.815

OWNERS

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: [Signature] DATE: 3/12/19

NAME: David Bracht

TITLE: Asst. Secretary

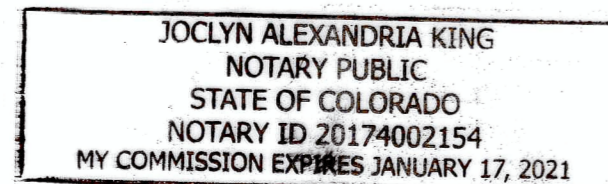
STATE OF COLORADO)
 COUNTY OF Denver) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF March, 20 19.

BY David Bracht, Asst. Secretary, OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES January 17, 2021



Joclyn Alexandria King 4908 Tower Rd
 NOTARY PUBLIC ADDRESS
 Denver, CO 80249

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] 3/27/19
 CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:

[Signature] 3/28/19
 EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 3.15.19
 EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 3-21-19
 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 29th DAY OF March, A.D. 2019 AT 11:10 O'CLOCK A.M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

[Signature] for Kristin M. Branson BY: _____
 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

FEES: _____

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 303.758.4444
 1800 W. 10TH AVE., SUITE 109
 DENVER, CO 80202



NO.	DESCRIPTION	DATE	BY
1.	CITY AND COUNTY OF DENVER COMMENTS	10/27/18	JCA

GREEN VALLEY RANCH FILING NO. 63

RELEASE DATE:
 02/22/2019
 CAD: DCB
 PM: TMG
 JOB NO.
 17065
 SHEET
 1 OF 4

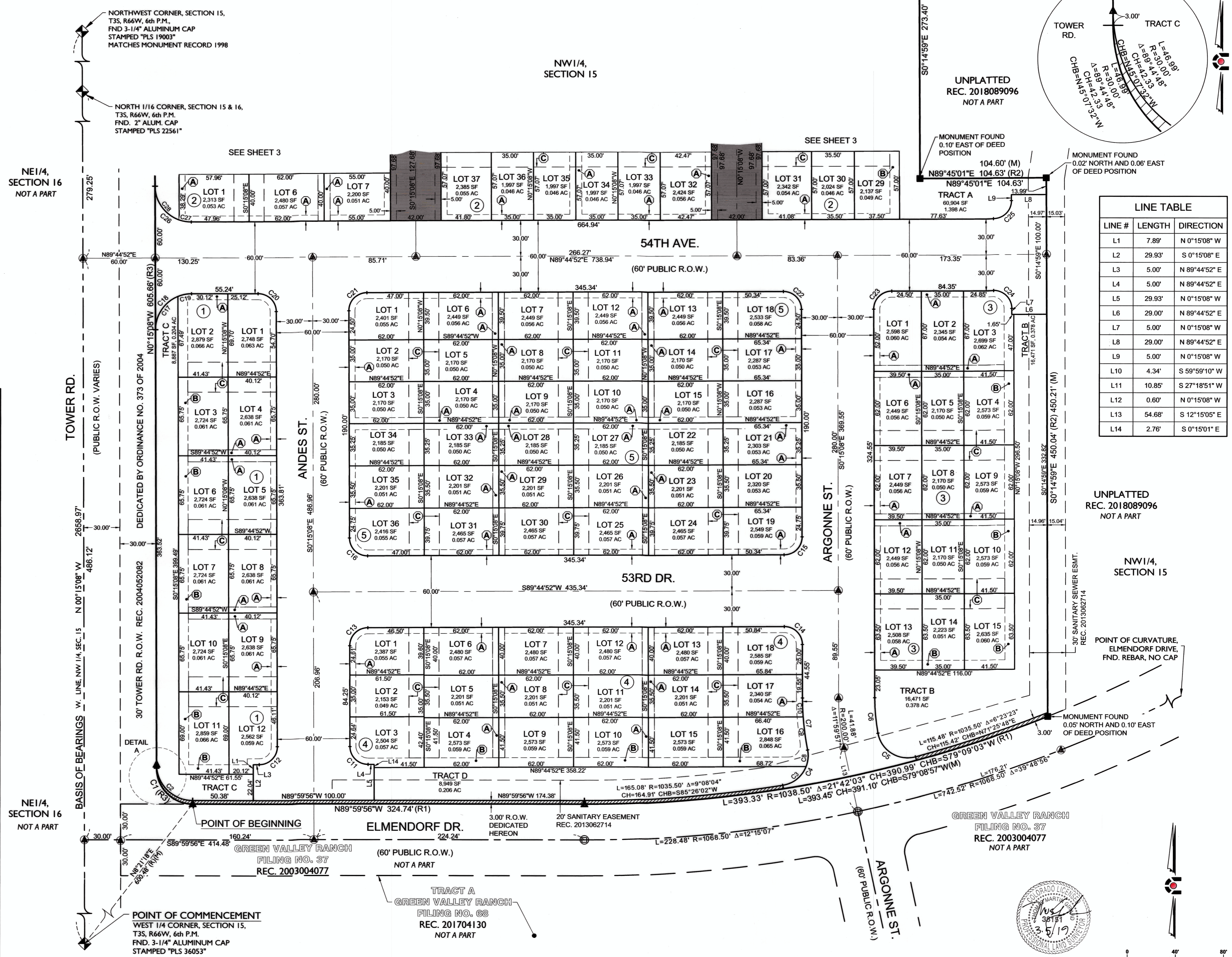
GREEN VALLEY RANCH FILING NO. 63
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGEND

- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
- FOUND #5 REBAR WITH RED PLASTIC CAP STAMPED "PLS 38256"
- ⊖ FOUND REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 17666" IN RANGE BOX
- ▲ RANGE POINT TO BE SET AFTER CONSTRUCTION
- ① BLOCK NUMBER
- Ⓐ 5' UTILITY EASEMENT GRANTED BY THIS PLAT
- Ⓑ 8' UTILITY EASEMENT GRANTED BY THIS PLAT
- Ⓒ 25' ACCESS & UTILITY EASEMENT GRANTED BY THIS PLAT
- ▨ DENVER WATER EASEMENT DEDICATED BY SEPARATE DOCUMENT
- ░ RIGHT-OF-WAY TO BE DEDICATED
- U.E. UTILITY EASEMENT
- (M) FIELD MEASURED DIMENSION
- (R1) RECORD DIMENSION AS SHOWN ON RECORDED PLAT GREEN VALLEY RANCH FILING NO. 37, RECEPTION NO. 2003004077
- (R2) RECORD DIMENSION AS SHOWN ON SPECIAL WARRANTY DEED RECEPTION NO. 2015117541
- (R3) RECORD DIMENSION AS SHOWN ON 30-FOOT TOWER ROAD R.O.W. REC. 2004052082 DEDICATED BY ORDINANCE NO. 373 OF 2004

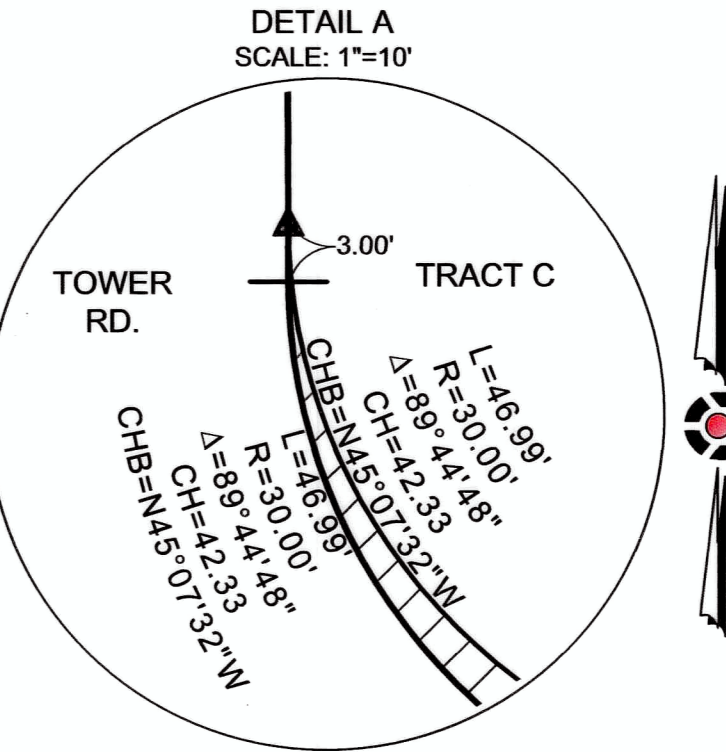
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.99'	30.00'	89°44'48"	S45°07'32"E	42.33'
C2	46.99'	30.00'	89°44'48"	S45°07'32"E	42.33'
C3	26.02'	25.00'	59°37'26"	N51°03'18"E	24.86'
C4	40.16'	25.00'	92°02'09"	N34°50'56"E	35.98'
C5	41.46'	25.00'	95°01'47"	S57°51'37"E	36.87'
C6	29.95'	170.00'	10°05'36"	S5°17'56"E	29.91'
C7	43.82'	230.00'	10°55'01"	S5°42'38"E	43.76'
C8	14.14'	25.00'	32°24'43"	N5°02'13"E	13.95'
C9	27.86'	230.00'	6°56'25"	S7°41'56"E	27.84'
C10	15.96'	230.00'	3°58'35"	S2°14'25"E	15.96'
C11	23.56'	15.00'	90°00'00"	S45°15'08"E	21.21'
C12	23.56'	15.00'	90°00'00"	N44°44'52"E	21.21'
C13	23.56'	15.00'	90°00'00"	S44°44'52"W	21.21'
C14	23.56'	15.00'	90°00'00"	N45°15'08"W	21.21'
C15	23.56'	15.00'	90°00'00"	N44°44'52"E	21.21'
C16	23.56'	15.00'	90°00'00"	S45°15'08"E	21.21'
C17	35.52'	30.00'	67°49'59"	S33°39'52"W	33.48'
C18	47.12'	30.00'	90°00'00"	S44°44'52"W	42.43'
C19	11.60'	30.00'	22°08'52"	S78°40'26"W	11.52'
C20	23.56'	15.00'	90°00'00"	N45°15'08"W	21.21'
C21	23.56'	15.00'	90°00'00"	S44°44'52"W	21.21'
C22	23.56'	15.00'	90°00'00"	N45°15'08"W	21.21'
C23	23.56'	15.00'	90°00'00"	S44°44'52"W	21.21'
C24	23.56'	15.00'	90°00'00"	N45°15'08"W	21.21'
C25	23.56'	15.00'	90°00'00"	N44°44'52"E	21.21'
C26	47.12'	30.00'	90°00'00"	S45°15'08"E	42.43'
C27	10.20'	30.00'	19°28'17"	S80°31'00"E	10.15'
C28	36.93'	30.00'	70°31'44"	S35°31'00"E	34.64'
C29	12.41'	62.00'	11°28'02"	S5°28'53"W	12.39'
C30	31.42'	20.00'	90°00'00"	S44°44'52"W	28.28'
C31	31.42'	20.00'	90°00'00"	S45°15'08"E	28.28'
C32	97.39'	62.00'	90°00'00"	N45°15'08"W	87.68'
C33	15.77'	15.00'	60°14'18"	N29°52'01"E	15.05'
C34	36.74'	62.00'	33°57'14"	S72°46'15"W	36.21'
C35	89.54'	57.00'	90°00'00"	S44°44'52"W	80.61'
C36	39.27'	25.00'	90°00'00"	N44°44'52"E	35.36'
C37	39.27'	25.00'	90°00'00"	S45°15'08"E	35.36'
C38	89.54'	57.00'	90°00'00"	N45°15'08"W	80.61'



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	7.89'	N 0°15'08" W
L2	29.93'	S 0°15'08" E
L3	5.00'	N 89°44'52" E
L4	5.00'	N 89°44'52" E
L5	29.93'	N 0°15'08" W
L6	29.00'	N 89°44'52" E
L7	5.00'	N 0°15'08" W
L8	29.00'	N 89°44'52" E
L9	5.00'	N 0°15'08" W
L10	4.34'	S 59°59'10" W
L11	10.85'	S 27°18'51" W
L12	0.60'	N 0°15'08" W
L13	54.68'	S 12°15'05" E
L14	2.76'	S 0°15'01" E



NORTHWEST CORNER, SECTION 15, T3S, R66W, 6th P.M. FND 3-1/4" ALUMINUM CAP STAMPED "PLS 19003" MATCHES MONUMENT RECORD 1998

NORTH 1/16 CORNER, SECTION 15 & 16, T3S, R66W, 6th P.M. FND. 2" ALUM. CAP STAMPED "PLS 22561"

MONUMENT FOUND 0.10' EAST OF DEED POSITION

MONUMENT FOUND 0.02' NORTH AND 0.06' EAST OF DEED POSITION

NE 1/4, SECTION 16 NOT A PART

UNPLATTED REC. 2018089096 NOT A PART

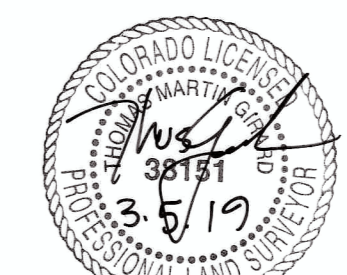
UNPLATTED REC. 2018089096 NOT A PART

NE 1/4, SECTION 16 NOT A PART

GREEN VALLEY RANCH FILING NO. 37 REC. 2003004077

TRACT A GREEN VALLEY RANCH FILING NO. 63 REC. 201704130 NOT A PART

GREEN VALLEY RANCH FILING NO. 37 REC. 2003004077 NOT A PART



CORE CONSULTANTS

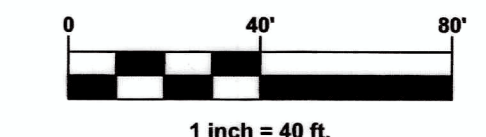
CIVIL ENGINEERING
 SURVEYING
 NATURAL RESOURCES
 LAND ACQUISITION
 1860 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

NO.	DESCRIPTION	DATE	BY
1.	CITY AND COUNTY OF DENVER COMMENTS	10/02/18	JCA

GREEN VALLEY RANCH FILING NO. 63

RELEASE DATE: 02/22/2019
 CAD: DCB
 PM: TMG

JOB NO. 17065
 SHEET 2 OF 4



GREEN VALLEY RANCH FILING NO. 63

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

NORTHWEST CORNER, SECTION 15, T3S, R66W, 6th P.M., FND 3-1/4" ALUM. CAP STAMPED "PLS 19003" MATCHES MONUMENT RECORD 1998

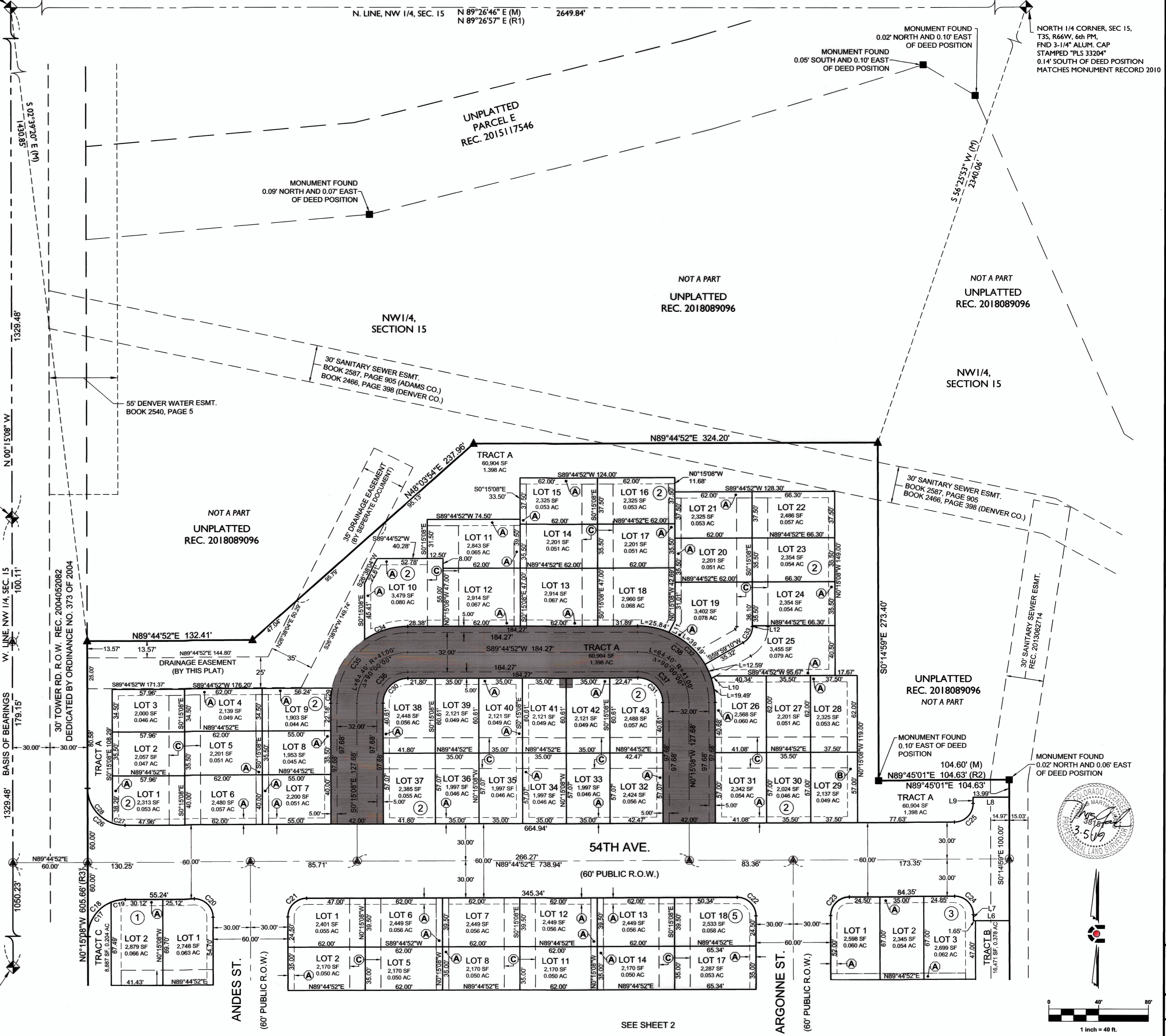
NORTH 1/4 CORNER, SEC 15, T3S, R66W, 6th PM, FND 3-1/4" ALUM. CAP STAMPED "PLS 33204" 0.14' SOUTH OF DEED POSITION MATCHES MONUMENT RECORD 2010

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.99'	30.00'	89°44'48"	S45°07'32"E	42.33'
C2	46.99'	30.00'	89°44'48"	S45°07'32"E	42.33'
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C13	23.56'	15.00'	90°00'00"	S44°44'52"W	21.21'
C14	23.56'	15.00'	90°00'00"	N45°15'08"W	21.21'
C15	23.56'	15.00'	90°00'00"	N44°44'52"E	21.21'
C16	23.56'	15.00'	90°00'00"	S45°15'08"E	21.21'
C17	35.52'	30.00'	67°49'59"	S33°39'52"W	33.48'
C18	47.12'	30.00'	90°00'00"	S44°44'52"W	42.43'
C19	11.60'	30.00'	22°08'52"	S78°40'26"W	11.52'
C20	23.56'	15.00'	90°00'00"	N45°15'08"W	21.21'
C21	23.56'	15.00'	90°00'00"	S44°44'52"W	21.21'
C22	23.56'	15.00'	90°00'00"	N45°15'08"W	21.21'
C23	23.56'	15.00'	90°00'00"	S44°44'52"W	21.21'
C24	23.56'	15.00'	90°00'00"	N45°15'08"W	21.21'
C25	23.56'	15.00'	90°00'00"	N44°44'52"E	21.21'
C26	47.12'	30.00'	90°00'00"	S45°15'08"E	42.43'
C27	10.20'	30.00'	19°28'17"	S80°31'00"E	10.15'
C28	36.93'	30.00'	70°31'44"	S35°31'00"E	34.64'
C29	12.41'	62.00'	11°28'02"	S5°28'53"W	12.39'
C30	31.42'	20.00'	90°00'00"	S44°44'52"W	28.28'
C31	31.42'	20.00'	90°00'00"	S45°15'08"E	28.28'
C32	97.39'	62.00'	90°00'00"	N45°15'08"W	87.68'
C33	15.77'	15.00'	60°14'18"	N29°52'01"E	15.05'
C34	36.74'	62.00'	33°57'14"	S72°46'15"W	36.21'
C35	89.54'	57.00'	90°00'00"	S44°44'52"W	80.61'
C36	39.27'	25.00'	90°00'00"	N44°44'52"E	35.36'
C37	39.27'	25.00'	90°00'00"	S45°15'08"E	35.36'
C38	89.54'	57.00'	90°00'00"	N45°15'08"W	80.61'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.89'	N 0°15'08" W
L2	29.93'	S 0°15'08" E
L3	5.00'	N 89°44'52" E
L4	5.00'	N 89°44'52" E
L5	29.93'	N 0°15'08" W
L6	29.00'	N 89°44'52" E
L7	5.00'	N 0°15'08" W
L8	29.00'	N 89°44'52" E
L9	5.00'	N 0°15'08" W
L10	4.34'	S 59°59'10" W
L11	10.85'	S 27°18'51" W
L12	0.60'	N 0°15'08" W
L13	54.68'	S 12°15'05" E
L14	2.76'	S 0°15'01" E

- LEGEND**
- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
 - ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
 - FOUND #5 REBAR WITH RED PLASTIC CAP STAMPED "PLS 38256"
 - FOUND REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 17666" IN RANGE BOX
 - ⊙ RANGE POINT TO BE SET AFTER CONSTRUCTION
 - ① BLOCK NUMBER
 - Ⓐ 5' UTILITY EASEMENT GRANTED BY THIS PLAT
 - Ⓑ 8' UTILITY EASEMENT GRANTED BY THIS PLAT
 - Ⓒ 25' ACCESS & UTILITY EASEMENT GRANTED BY THIS PLAT
 - ▨ DENVER WATER EASEMENT DEDICATED BY SEPARATE DOCUMENT
 - ▨ RIGHT-OF-WAY TO BE DEDICATED
 - U.E. UTILITY EASEMENT
 - (M) FIELD MEASURED DIMENSION
 - (R1) RECORD DIMENSION AS SHOWN ON RECORDED PLAT GREEN VALLEY RANCH FILING NO. 37, RECEPTION NO. 2003004077
 - (R2) RECORD DIMENSION AS SHOWN ON SPECIAL WARRANTY DEED RECEPTION NO. 2015117541
 - (R3) RECORD DIMENSION AS SHOWN ON 30-FOOT TOWER ROAD R.O.W. REC. 2004052082 DEDICATED BY ORDINANCE NO. 373 OF 2004

WEST 1/4 CORNER, SEC 15, T3S, R66W, 6th PM, FND. 3-1/4" ALUM. CAP PLS 36053



CORE CONSULTANTS

CIVIL ENGINEERING
SURVEYING
NATURAL RESOURCES
LAND SURVEYING
1895 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

NO.	DESCRIPTION	DATE	BY
1.	CITY AND COUNTY OF DENVER COMMENTS	10/02/18	JCA

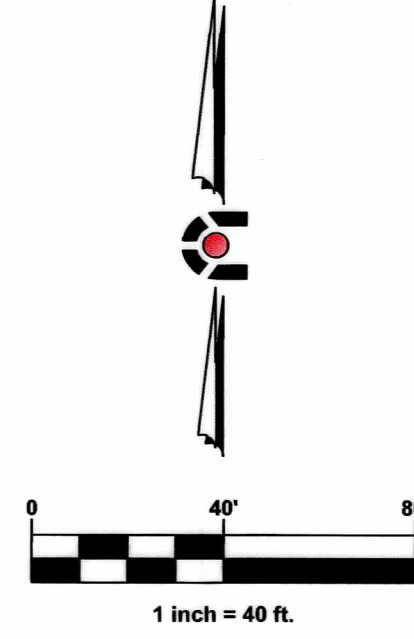
REVISIONS

GREEN VALLEY RANCH FILING NO. 63

RELEASE DATE: 02/22/2019
CAD: DCB
PM: TMG

JOB NO. 17065

SHEET 3 OF 4



SEE SHEET 2

GREEN VALLEY RANCH FILING NO. 63

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

TITLE NOTES: SCHEDULE B, PART II - 'EXCEPTIONS'

THE EXCEPTIONS LISTED BELOW AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE. THE EXCEPTIONS LISTED BELOW ARE NUMBERED ACCORDING TO SCHEDULE B, PART 2 OF THAT TITLE COMMITMENT FOR TITLE INSURANCE FILE NO. 17000310615 - AMENDMENT NO. 7, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2019, AT 5:30 P.M.

- INTERGOVERNMENTAL AGREEMENT ON ANNEXATION AND BOUNDARIES RECORDED JANUARY 16, 1990 IN BOOK 3639 AT PAGE 318, ADAMS COUNTY RECORDS.
NOTE: ANNEXATION MAP RECORDED MAY 26, 1988 AT RECEPTION NO. R-88-270668.
- ORDINANCE NO. 670, SERIES OF 2000 CHANGING ZONING RECORDED SEPTEMBER 8, 2000 AT RECEPTION NO. 2000169743.
- MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREEN VALLEY RANCH NORTH RECORDED AUGUST 10, 2001 AT RECEPTION NO. 2001133495.
NOTE: ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED MARCH 1, 2013 AT RECEPTION NO. 2013028246.
NOTE: ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JULY 5, 2017 AT RECEPTION NO. 2017087388.
- MASTER COVENANT AND PERMIT RECORDED SEPTEMBER 10, 2002 AT RECEPTION NO. 2002157148.
- ORDINANCE NO. 453, SERIES OF 1988 RECORDED OCTOBER 23, 2002 AT RECEPTION NO. 2002199305.
- DEVELOPMENT AGREEMENT GREEN VALLEY RANCH NORTH RECORDED FEBRUARY 28, 2003 AT RECEPTION NO. 2003032407.
NOTE: THIRD AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED DECEMBER 2, 2014 AT RECEPTION NO. 2014146575.

CURVE TABLE

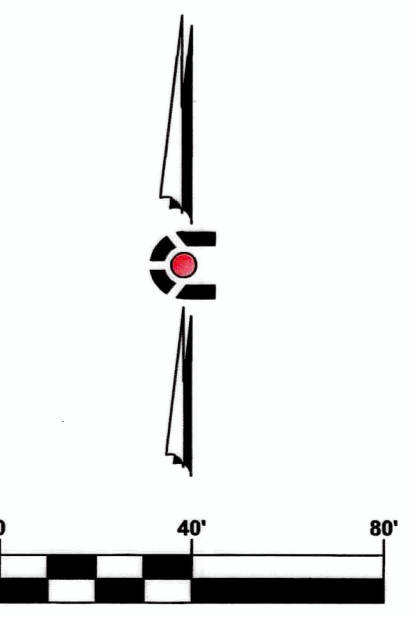
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.99'	30.00'	89°44'48"	S45°07'32"E	42.33'
C2	46.99'	30.00'	89°44'48"	S45°07'32"E	42.33'
C3	26.02'	25.00'	59°37'26"	N51°03'18"E	24.86'
C4	40.16'	25.00'	92°02'09"	N34°50'56"E	35.98'
C5	41.46'	25.00'	95°01'47"	S57°51'37"E	36.87'
C6	29.95'	170.00'	10°05'36"	S5°17'56"E	29.91'
C7	43.82'	230.00'	10°55'01"	S5°42'38"E	43.76'
C8	14.14'	25.00'	32°24'43"	N5°02'13"E	13.95'
C9	27.86'	230.00'	6°56'25"	S7°41'56"E	27.84'
C10	15.96'	230.00'	3°58'35"	S2°14'25"E	15.96'
C11	23.56'	15.00'	90°00'00"	S45°15'08"E	21.21'
C12	23.56'	15.00'	90°00'00"	N44°44'52"E	21.21'
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LINE TABLE

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L1	7.89'	N 0°15'08" W
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L3	5.00'	N 89°44'52" E
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LEGEND

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- (R3) RECORD DIMENSION AS SHOWN ON 30-FOOT TOWER ROAD R.O.W. REC. 2004052082 DEDICATED BY ORDINANCE NO. 373 OF 2004
- ▨ ACCESS EASEMENT (SHEET 4 ONLY)



CIVIL ENGINEERING CONSULTING LAND SURVEYING
CORE CONSULTANTS
 1885 W. Colfax Ave., Suite 100
 Denver, CO 80202

NO.	DESCRIPTION	DATE	BY
1.	CITY AND COUNTY OF DENVER COMMENTS	10/02/18	JCA

REVISIONS

GREEN VALLEY RANCH FILING NO. 63

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 SHEET 4 OF 4