

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 7

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PORTION OF THAT CERTAIN "PARCEL 1" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 AND ALL OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, RECORDED SEPTEMBER 1, 2020 AT RECEPTION NO. 2020000086087, BOTH BEING RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER:

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)
COUNTY OF _____)SS

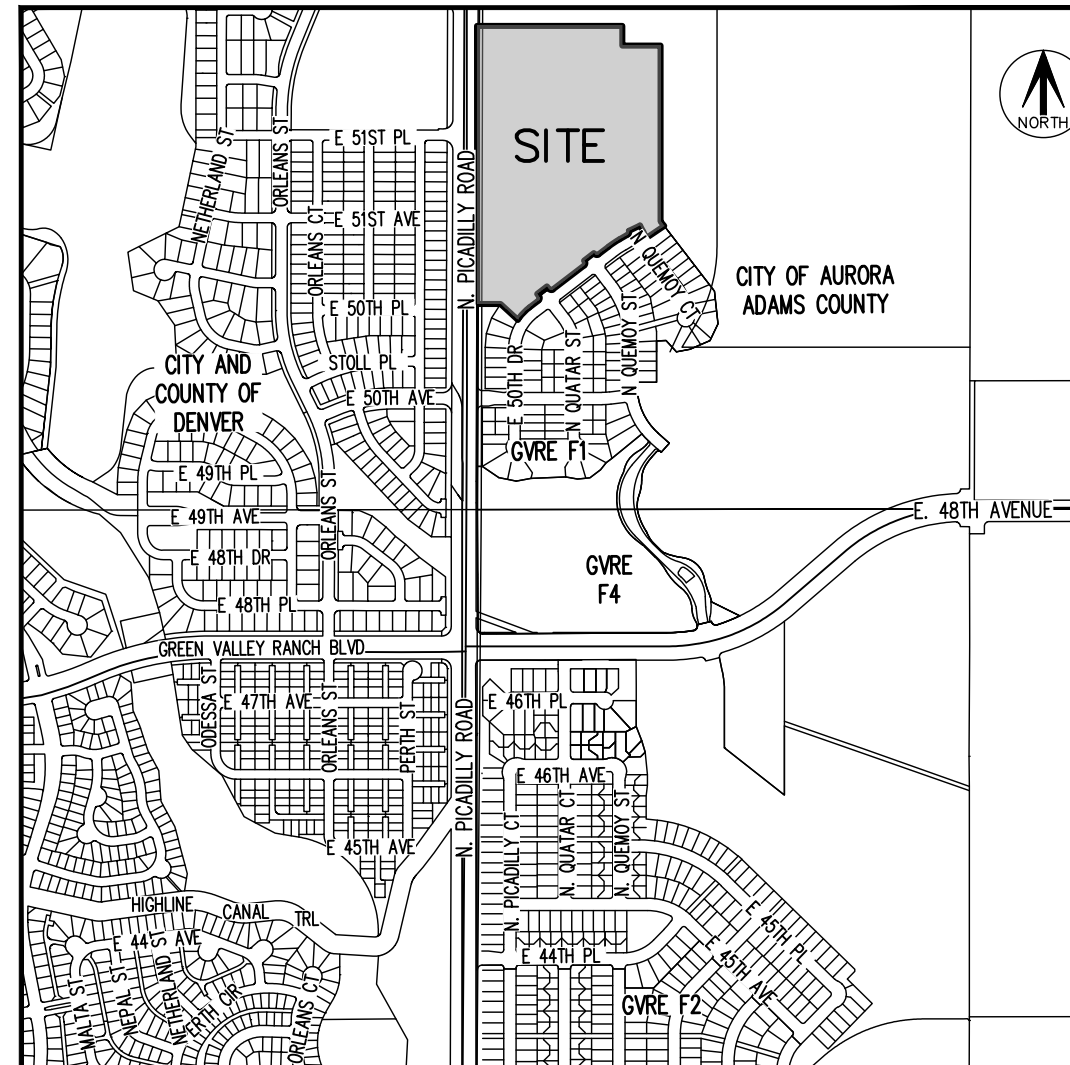
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____ 20____ A.D. BY _____, AS _____

OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 7

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°02'06" WEST, A DISTANCE OF 1070.82 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°57'54" EAST, A DISTANCE OF 72.00 FEET TO THE NORTHWEST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000001480 AND THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD DESCRIBED AS EXHIBIT "A" IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 2006000386390, BOTH BEING RECORDED IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°02'06" WEST, A DISTANCE OF 1,583.20 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG SAID NORTH LINE, NORTH 89°40'33" EAST, A DISTANCE OF 757.12 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 242.12 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 199.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 915.53 FEET;

THENCE SOUTH 39°45'09" EAST, A DISTANCE OF 30.14 FEET TO THE MOST NORTHERLY CORNER OF LOT 32, BLOCK 4 OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. SOUTH 55°50'58" WEST, A DISTANCE OF 111.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 470.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 55°50'58" EAST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'43", AN ARC LENGTH OF 16.64 FEET;
3. NORTH 25°03'25" WEST, A DISTANCE OF 19.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 468.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°15'03" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'23", AN ARC LENGTH OF 36.54 FEET;
5. SOUTH 64°43'26" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°43'26" WEST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°04'15", AN ARC LENGTH OF 22.27 FEET;
7. SOUTH 59°47'41" WEST, A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 532.00 FEET;

LEGAL DESCRIPTION (CONTINUED)

8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'16", AN ARC LENGTH OF 68.13 FEET;
9. SOUTH 52°27'25" WEST, A DISTANCE OF 66.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
10. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. NORTH 37°32'35" WEST, A DISTANCE OF 5.00 FEET;
12. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
13. SOUTH 37°32'35" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
14. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
15. SOUTH 52°27'25" WEST, A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;
16. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
17. NORTH 37°32'35" WEST, A DISTANCE OF 16.83 FEET;
18. SOUTH 52°27'25" WEST, A DISTANCE OF 64.00 FEET;
19. SOUTH 37°32'35" EAST, A DISTANCE OF 16.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;
20. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
21. SOUTH 52°27'25" WEST, A DISTANCE OF 60.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 282.00 FEET;
22. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'54", AN ARC LENGTH OF 88.42 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1, AMENDMENT NO. 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, NORTH 47°33'44" WEST, A DISTANCE OF 122.09 FEET TO THE NORTHEAST CORNER THEREOF AND THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°57'54" WEST, A DISTANCE OF 121.55 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 30.191 ACRES, (1,315,139 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992) REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 00°02'06" WEST, A DISTANCE OF 2653.66 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
5. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
6. ALL OWNERS OF LOTS ADJACENT TO PICADILLY ROAD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
7. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
8. STEWART TITLE GUARANTY COMPANY COMMITMENT NO.: 19000311132-REVISION NO. 4 WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2020 AT 5:30 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
10. TRACTS A THROUGH G ARE PRIVATELY OWNED AND MAINTAINED.
11. A AVIGATION EASEMENT AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN RECORDED DECEMBER 8, 2017 AT RECEPTION NO. 2017000108261.
12. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

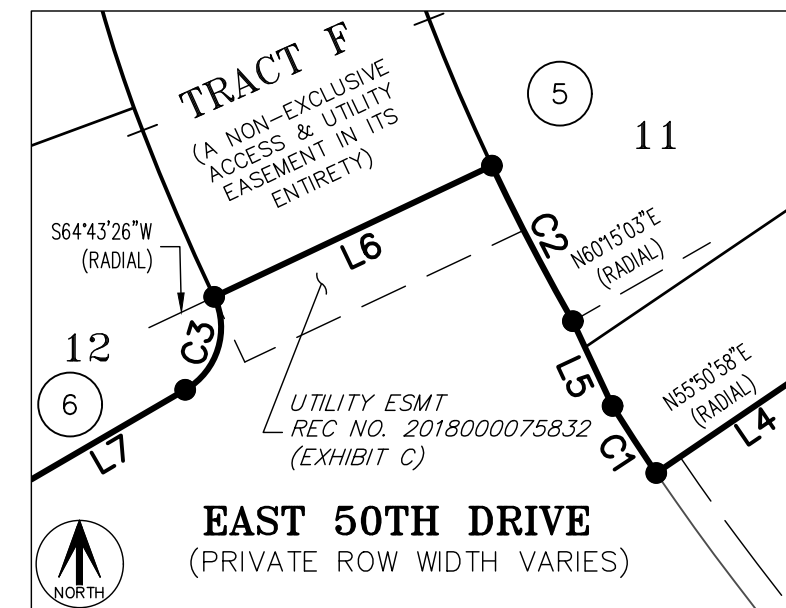
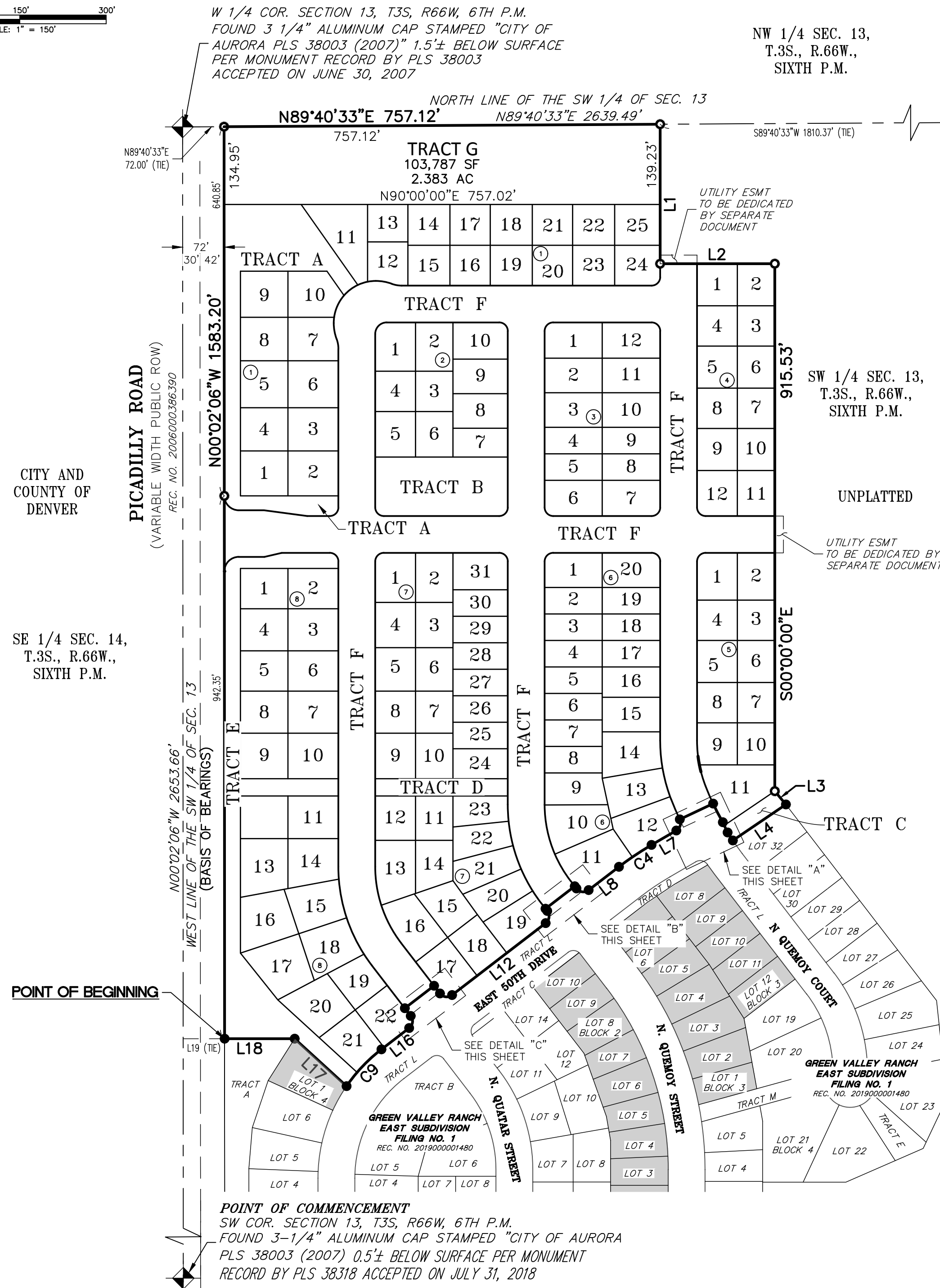
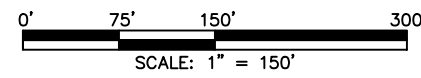
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

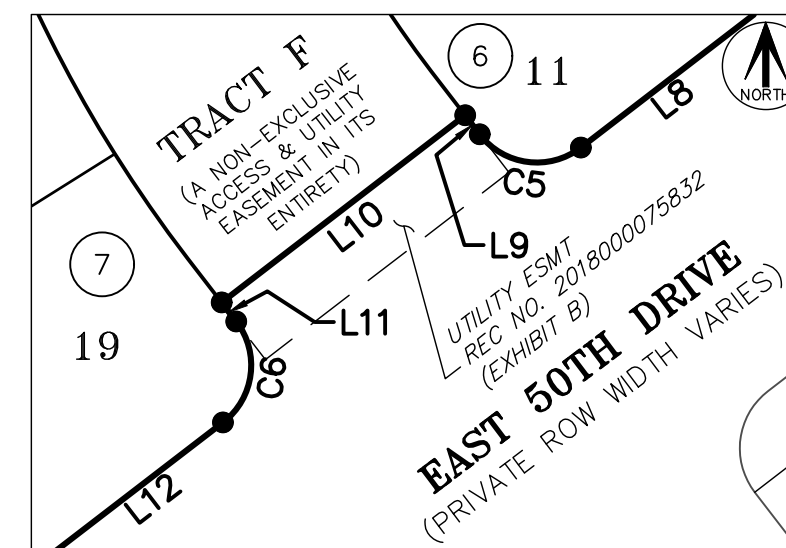
 <div><div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div><div>AzTec Proj. No.: 81319-02</div><div>Drawn By: BAM</div></div>	DATE OF PREPARATION:	11-05-2019
	SCALE:	N/A
	SHEET 2 OF 7	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

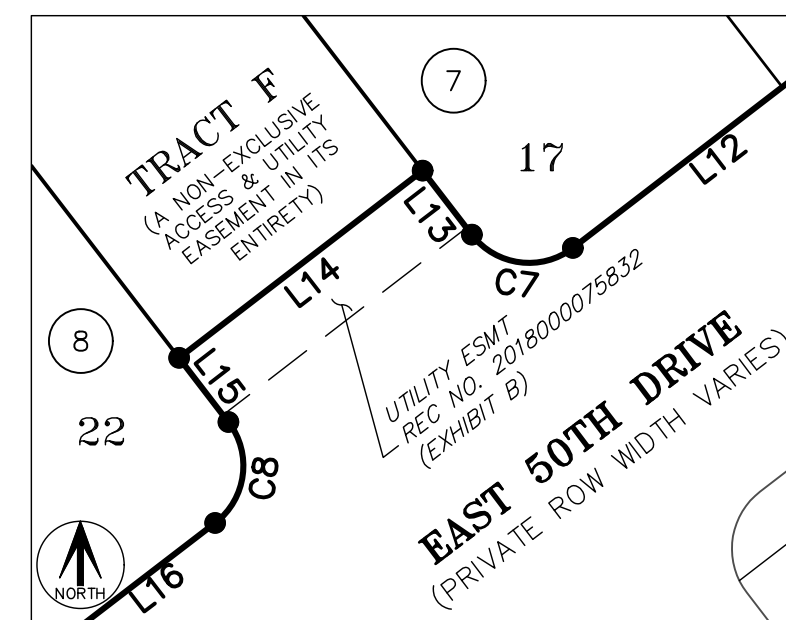
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 7



DETAIL "A"
SCALE: 1" = 40'



DETAIL "B"
SCALE: 1" = 40'



DETAIL "C"
SCALE: 1" = 40'

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 1 AMENDMENT NO. 1 REC. NO. 2020000086087

THE NORTHERN PORTION OF TRACT G IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.

SEE SHEET 7
FOR LINE &
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



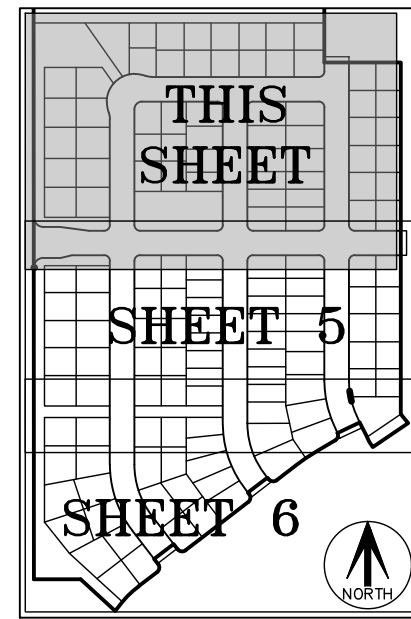
Aztec Proj. No.: 81319-02

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: BAM

DATE OF PREPARATION:	11-05-2019
SCALE:	1" = 150'
SHEET 3 OF 7	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

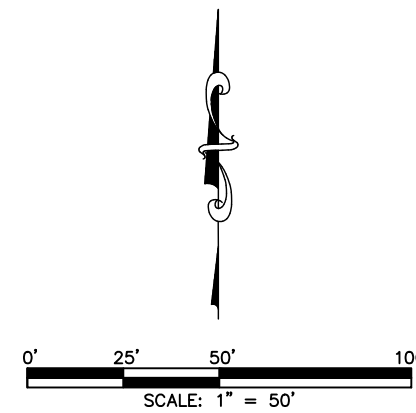
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 7



KEY MAP
SCALE: 1" = 500'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



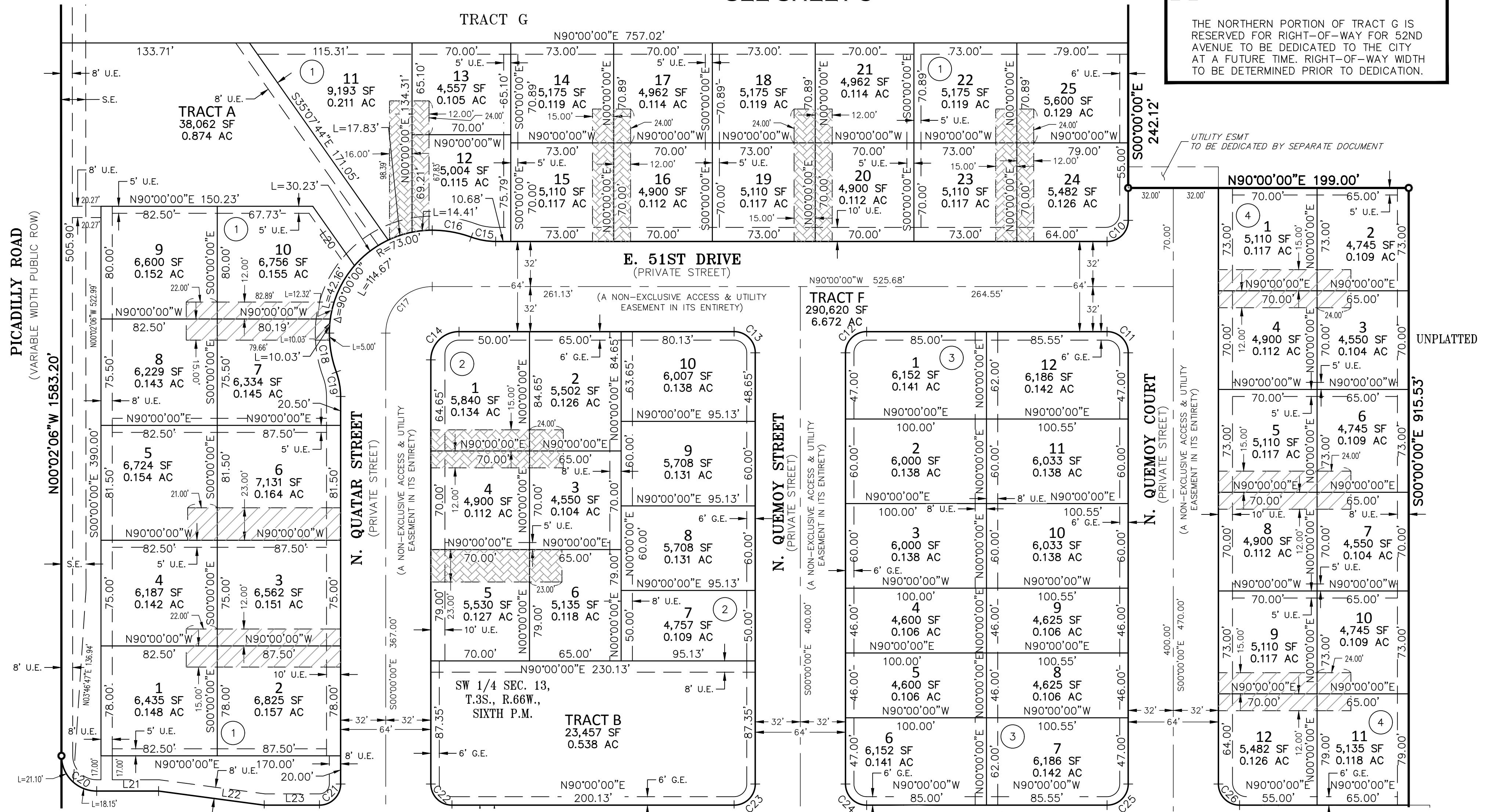
SEE SHEET 7
FOR LINE &
CURVE TABLES

SEE SHEET 3

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- G.E. GAS EASEMENT
- S.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
- ▨ ACCESS AND UTILITY EASEMENT
- ▩ ACCESS, DRAINAGE AND UTILITY EASEMENT

THE NORTHERN PORTION OF TRACT G IS RESERVED FOR RIGHT-OF-WAY FOR 52ND AVENUE TO BE DEDICATED TO THE CITY AT A FUTURE TIME. RIGHT-OF-WAY WIDTH TO BE DETERMINED PRIOR TO DEDICATION.



SEE SHEET 5

SEE SHEET 5

AZTEC
CONSULTANTS, INC.

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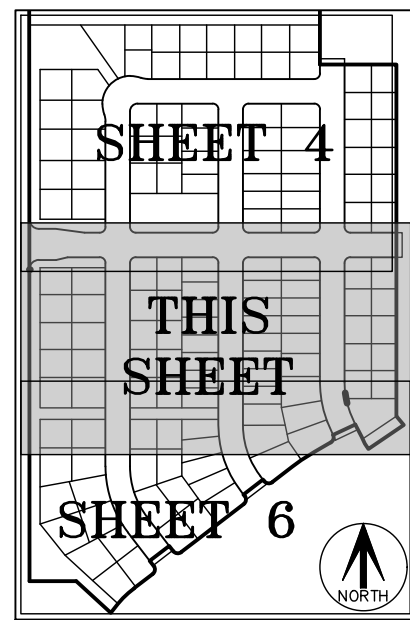
AzTec Proj. No.: 81319-02

Drawn By: BAM

DATE OF PREPARATION:	11-05-2019
SCALE:	1" = 50'
SHEET 4 OF 7	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

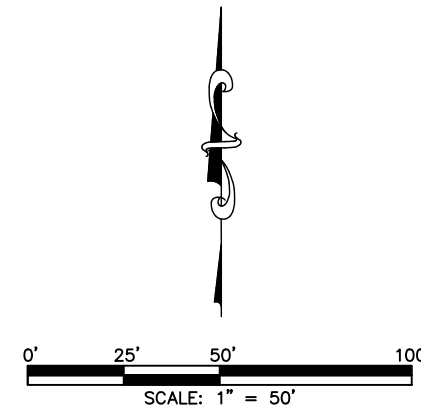
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SHEET 5 OF 7



KEY MAP
SCALE: 1" = 500'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



SEE SHEET 7
FOR LINE &
CURVE TABLES

LEGEND

○ SET NO. 5 REBAR WITH 1-1/4" RED
PLASTIC CAP STAMPED "AZTEC LS 38256"

G.E. GAS EASEMENT

S.E. SIDEWALK EASEMENT

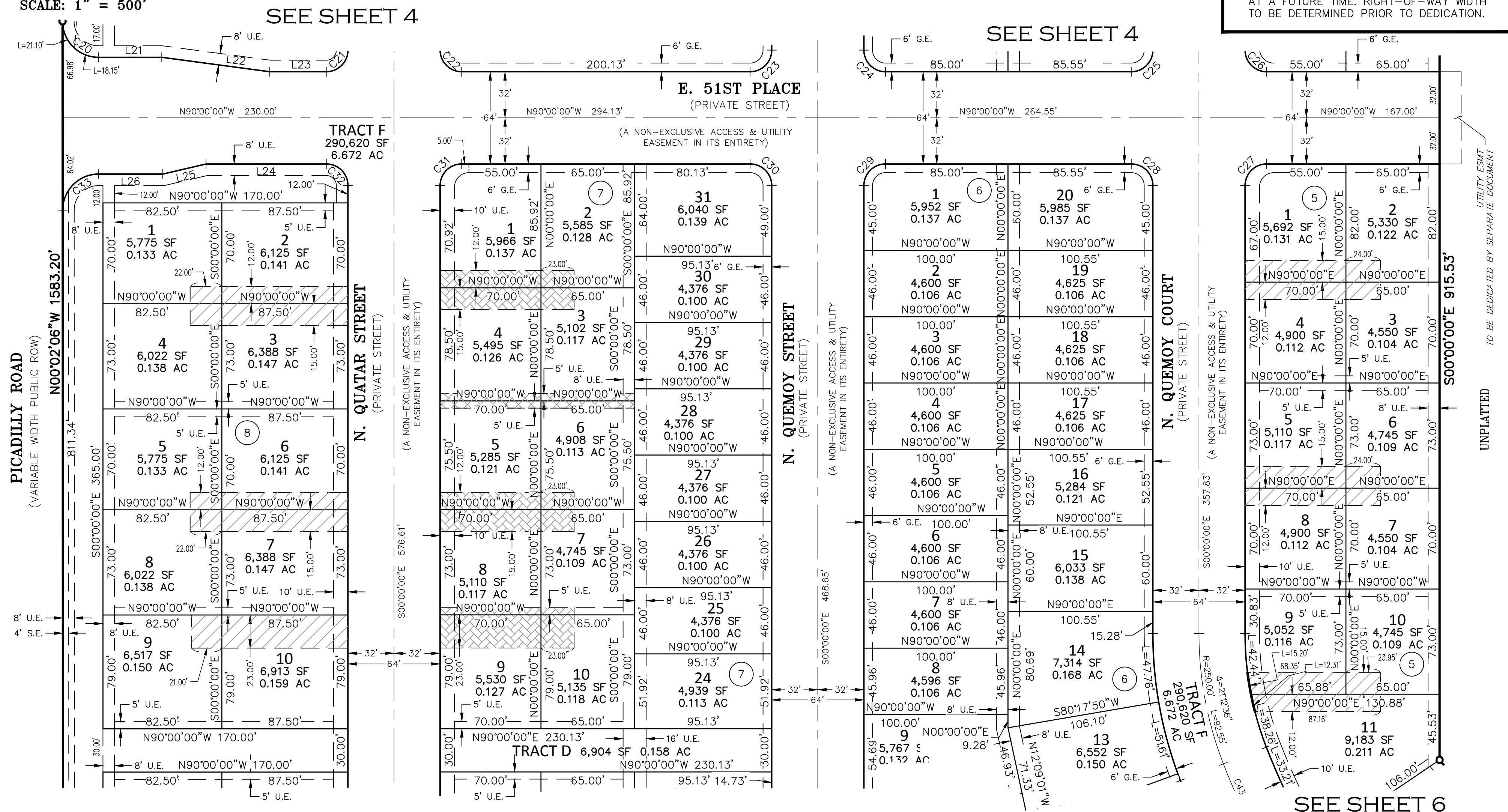
U.E. UTILITY EASEMENT

ACCESS AND UTILITY EASEMENT

ACCESS, DRAINAGE AND UTILITY EASEMENT

DRAINAGE EASEMENT

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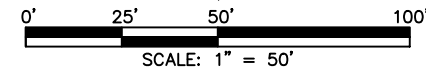
SEE SHEET 6

SEE SHEET 6

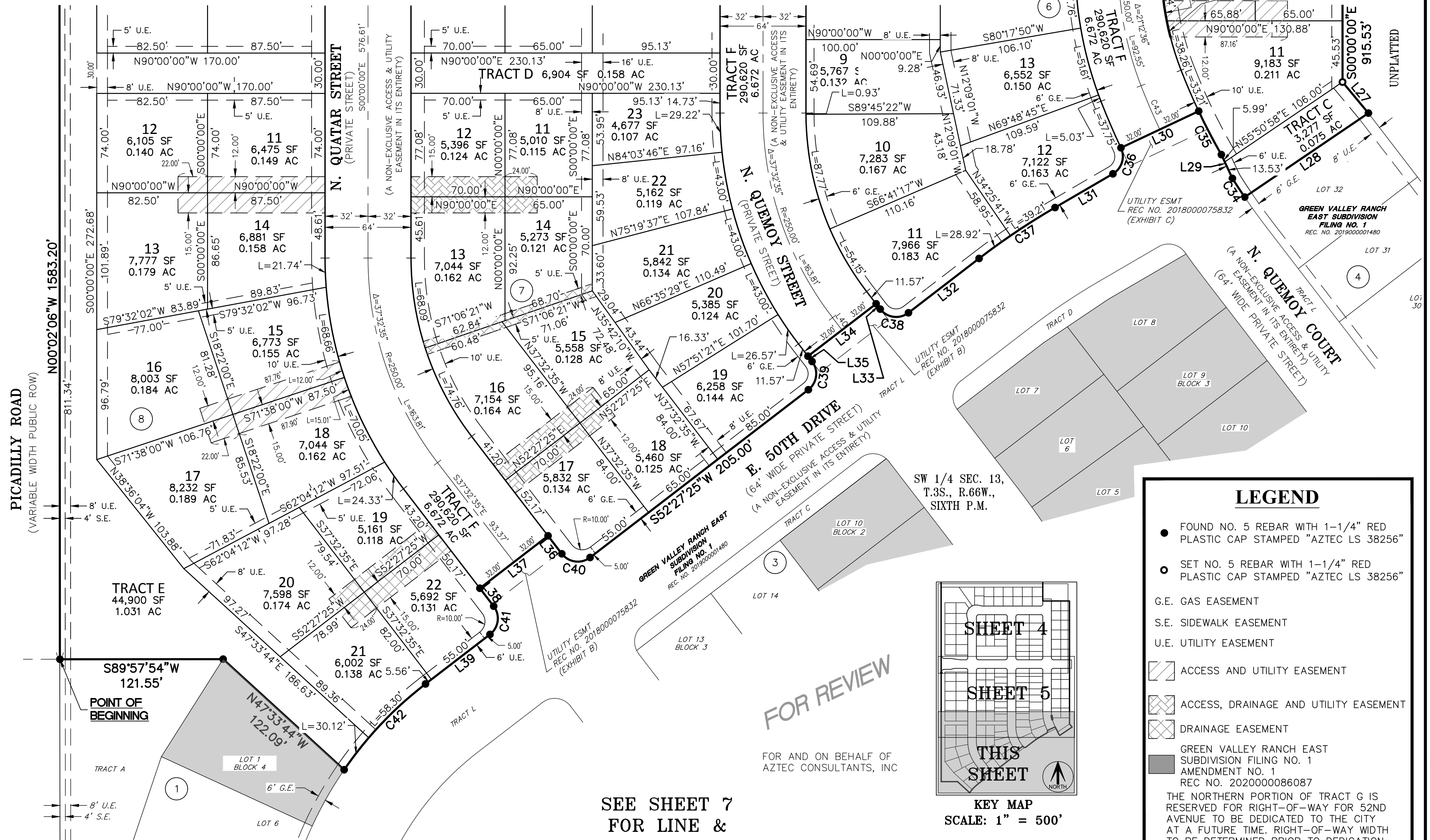
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SHEET 6 OF 7



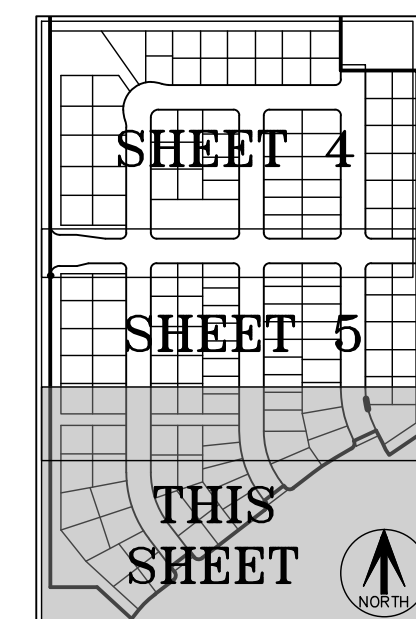
SEE SHEET 5



SEE SHEET 7
FOR LINE &
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



KEY MAP
SCALE: 1" = 500'

LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
- SET NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"

G.E. GAS EASEMENT

S.E. SIDEWALK EASEMENT

U.E. UTILITY EASEMENT

ACCESS AND UTILITY EASEMENT

ACCESS, DRAINAGE AND UTILITY EASEMENT

DRAINAGE EASEMENT

GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 1
AMENDMENT NO. 1
REC NO. 2020000086087

THE NORTHERN PORTION OF TRACT G IS
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AT A FUTURE TIME. RIGHT-OF-WAY WIDTH
TO BE DETERMINED PRIOR TO DEDICATION.



AzTec Proj. No.: 81319-02

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: BAM

DATE OF PREPARATION:	11-05-2019
SCALE:	1" = 50'
SHEET 6 OF 7	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	242.12'
L2	N90°00'00"E	199.00'
L3	S39°45'09"E	30.14'
L4	S55°50'58"W	111.37'
L5	N25°03'25"W	19.52'
L6	S64°43'26"W	64.00'
L7	S59°47'41"W	49.88'
L8	S52°27'25"W	66.36'
L9	N37°32'35"W	5.00'
L10	S52°27'25"W	64.00'
L11	S37°32'35"E	5.00'
L12	S52°27'25"W	205.00'
L13	N37°32'35"W	16.83'
L14	S52°27'25"W	64.00'
L15	S37°32'35"E	16.83'
L16	S52°27'25"W	60.56'
L17	N47°33'44"W	122.09'
L18	S89°57'54"W	121.55'
L19	N89°57'54"E	72.00'
L20	S35°07'44"E	51.53'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N90°00'00"W	43.87'
L22	N82°24'07"W	75.63'
L23	N90°00'00"E	39.20'
L24	N90°00'00"E	83.44'
L25	N76°53'39"E	30.87'
L26	N90°00'00"W	44.45'
L27	S39°45'09"E	30.14'
L28	S55°50'58"W	111.37'
L29	N25°03'25"W	19.52'
L30	S64°43'26"W	64.00'
L31	S59°47'41"W	49.88'
L32	S52°27'25"W	66.36'
L34	S52°27'25"W	64.00'
L35	S37°32'35"E	5.00'
L36	N37°32'35"W	16.83'
L37	S52°27'25"W	64.00'
L38	S37°32'35"E	16.83'
L39	S52°27'25"W	60.56'
L40	S37°32'35"E	11.57'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°01'43"	470.00'	16.64'
C2	4°28'23"	468.00'	36.54'
C3	85°04'15"	15.00'	22.27'
C4	7°20'16"	532.00'	68.13'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	17°57'54"	282.00'	88.42'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	20.00'	31.42'
C15	20°09'40"	50.28'	17.69'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	20°09'40"	80.28'	28.25'
C17	90°00'00"	33.00'	51.84'
C18	20°09'40"	80.28'	28.25'
C19	20°09'40"	50.28'	17.69'
C20	89°57'54"	25.00'	39.25'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'
C30	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°02'06"	25.00'	39.29'
C34	2°01'43"	470.00'	16.64'
C35	4°28'23"	468.00'	36.54'
C36	85°04'15"	15.00'	22.27'
C37	7°20'16"	532.00'	68.13'
C38	90°00'00"	15.00'	23.56'
C39	90°00'00"	15.00'	23.56'
C40	90°00'00"	15.00'	23.56'
C41	90°00'00"	15.00'	23.56'
C42	17°57'54"	282.00'	88.42'
C43	4°03'58"	500.00'	35.48'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC