

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5  
LOCATED IN THE SW 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 4

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF TRACTS A AND G AND LOTS 11-25, INCLUSIVE, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. 2020000137533, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF 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, ADDITIONALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID TRACT G;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT G AND THE EASTERLY BOUNDARY OF SAID BLOCK 1, THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°40'33" EAST, A DISTANCE OF 757.12 FEET;
2. SOUTH 00°00'00" EAST, A DISTANCE OF 265.12 FEET TO THE NORTHERLY BOUNDARY OF TRACT F, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5 AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT F, THE FOLLOWING FIVE (5) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; NORTHERLY HAVING A RADIUS OF 50.28 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'40", AN ARC LENGTH OF 17.69 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 80.28 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'40", AN ARC LENGTH OF 28.25 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 73.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°02'13", AN ARC LENGTH OF 62.47 FEET TO THE BOUNDARY OF SAID TRACT A;

THENCE ALONG THE BOUNDARY OF SAID TRACT A THE FOLLOWING TEN (10) COURSES:

1. NORTH 35°07'44" WEST, A DISTANCE OF 51.53 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 150.23 FEET;
3. SOUTH 00°00'00" EAST, A DISTANCE OF 390.00 FEET;
4. NORTH 90°00'00" EAST, A DISTANCE OF 170.00 FEET;
5. SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
7. NORTH 90°00'00" WEST, A DISTANCE OF 39.20 FEET;
8. NORTH 82°24'07" WEST, A DISTANCE OF 75.63 FEET;
9. NORTH 90°00'00" WEST, A DISTANCE OF 43.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
10. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'54", AN ARC LENGTH OF 39.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2006000386390 IN SAID OFFICIAL RECORDS AND THE WESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY BOUNDARY OF SAID TRACT G, NORTH 00°02'06" WEST, A DISTANCE OF 640.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 5.102 ACRES, (222,264 SQUARE FEET), MORE OR LESS.

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. 12**, 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.

## 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 \_\_\_\_\_

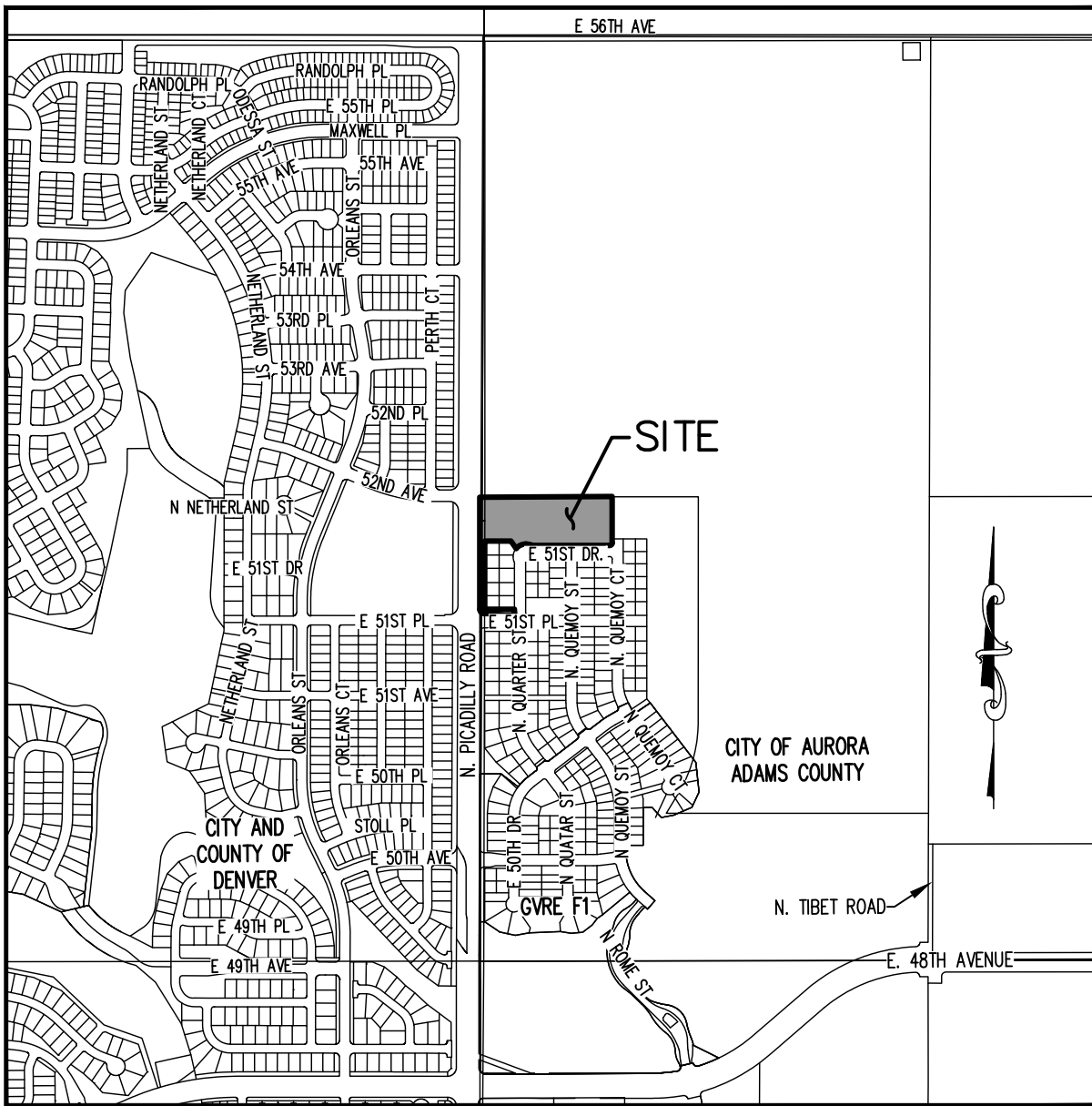
20\_\_\_\_\_ AD. BY \_\_\_\_\_, AS \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

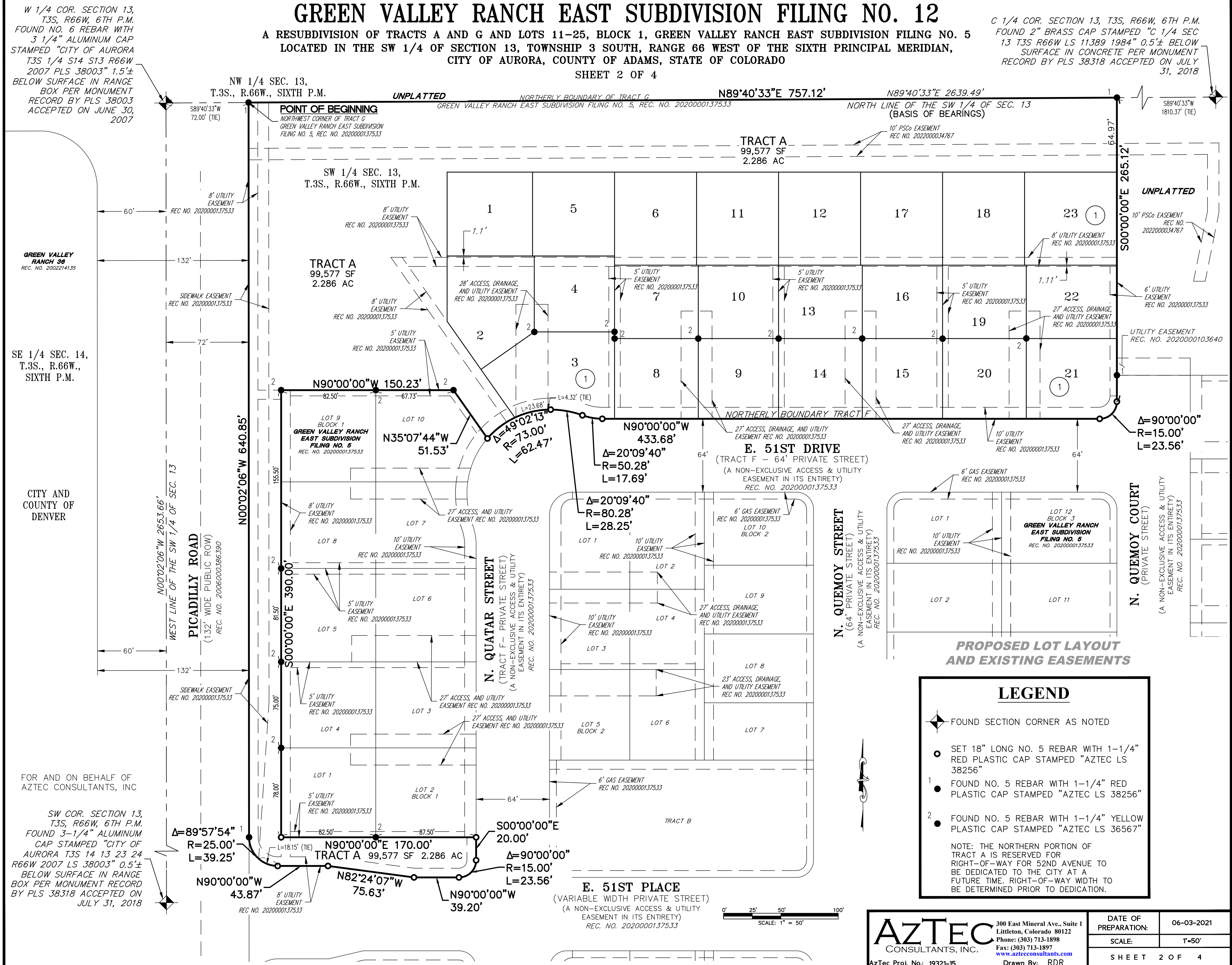
MY COMMISSION EXPIRES: \_\_\_\_\_





A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5  
LOCATED IN THE SW 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

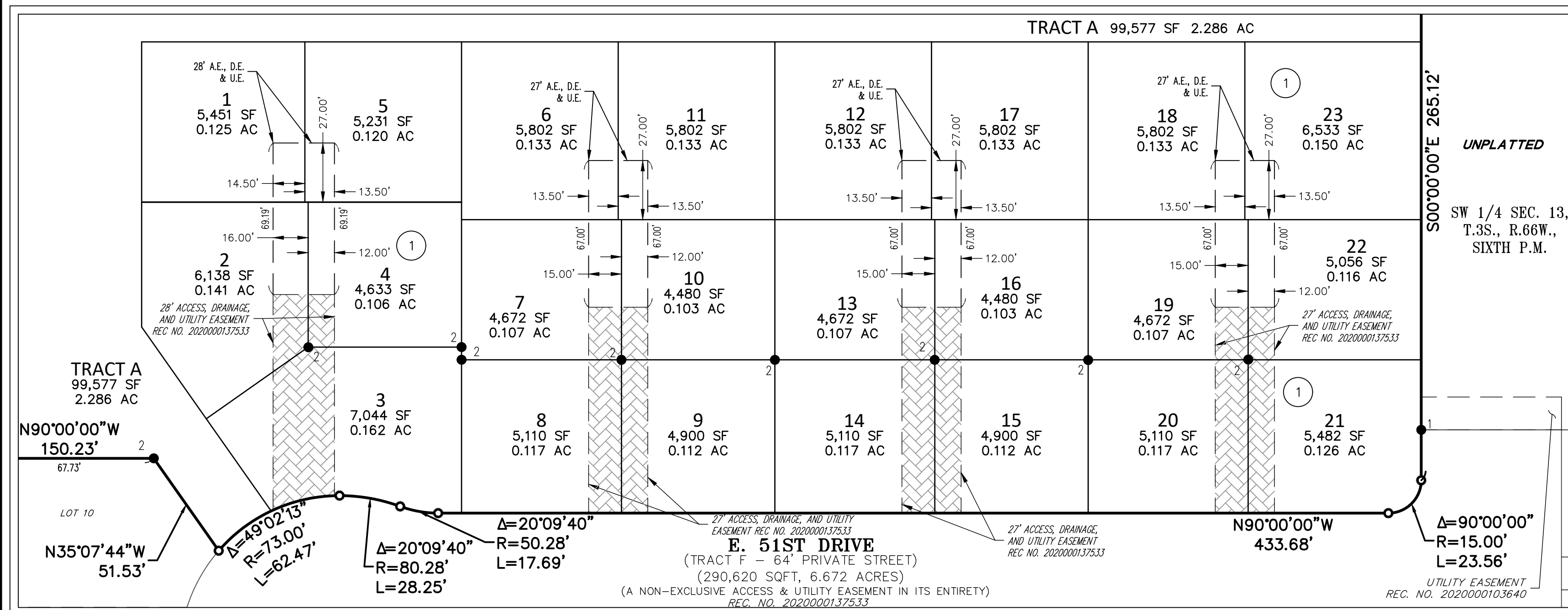
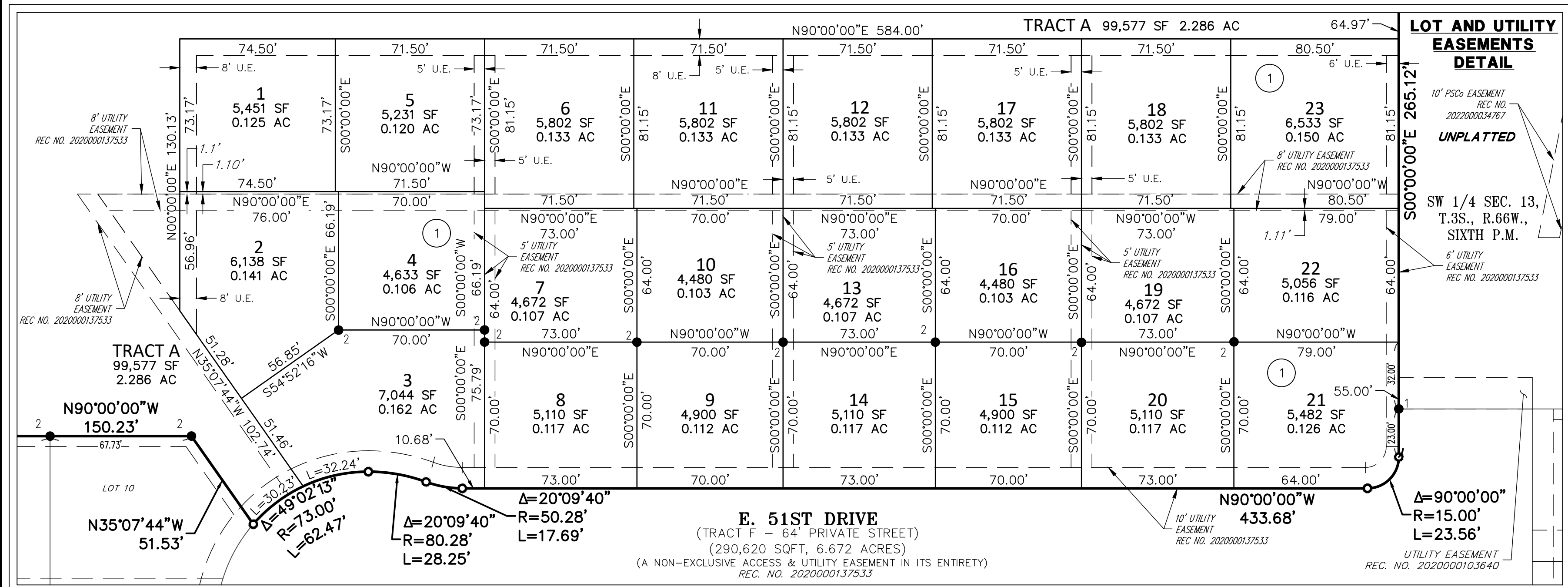
C 1/4 COR. SECTION 13, T3S, R66W, 6TH P.M.  
FOUND 2" BRASS CAP STAMPED "C 1/4 SEC  
13 T3S R66W LS 11389 1984" 0.5± BELOW  
SURFACE IN CONCRETE PER MONUMENT  
RECORD BY PLS 38318 ACCEPTED ON JULY  
31, 2018





# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 12

A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5  
LOCATED IN THE SW 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 4



## ACCESS, DRAINAGE, & UTILITY EASEMENTS DETAIL

SEE SHEET 4 FOR FIRE  
LANE AND DRAINAGE  
EASEMENT DETAILS

**AZTEC**  
CONSULTANTS, INC.

Aztec Proj. No.: 19321-15

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

DATE OF PREPARATION:	06-03-2021
SCALE:	1"=40'
SHEET	3 OF 4

A RESUBDIVISION OF TRACTS A AND G AND LOTS 11-25, BLOCK 1, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5  
LOCATED IN THE SW 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

**TRACT A**  
99,577 SF  
2.286 AC

**LOT 1**  
5,451 SF  
0.125 AC

**LOT 2**  
6,138 SF  
0.141 AC

**LOT 3**  
7,044 SF  
0.162 AC

**LOT 4**  
4,633 SF  
0.106 AC

**LOT 5**  
5,231 SF  
0.120 AC

**LOT 6**  
5,802 SF  
0.133 AC

**LOT 7**  
4,672 SF  
0.107 AC

**LOT 8**  
5,110 SF  
0.117 AC

**LOT 9**  
4,900 SF  
0.112 AC

**LOT 10**  
4,480 SF  
0.103 AC

**LOT 11**  
5,802 SF  
0.133 AC

**LOT 12**  
5,802 SF  
0.133 AC

**LOT 13**  
4,672 SF  
0.107 AC

**LOT 14**  
5,110 SF  
0.117 AC

**LOT 15**  
4,900 SF  
0.112 AC

**LOT 16**  
4,480 SF  
0.103 AC

**LOT 17**  
5,802 SF  
0.133 AC

**LOT 18**  
5,802 SF  
0.133 AC

**LOT 19**  
4,672 SF  
0.107 AC

**LOT 20**  
5,110 SF  
0.117 AC

**LOT 21**  
5,482 SF  
0.126 AC

**LOT 22**  
5,056 SF  
0.116 AC

**LOT 23**  
6,533 SF  
0.150 AC

**E. 51ST DRIVE**  
(TRACT F - 64' PRIVATE STREET)  
(290,620 SQFT, 6.672 ACRES)  
(A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY)  
REC. NO. 2020000137533

**UNPLATTED**  
SW 1/4 SEC. 13,  
T.3S., R.66W.,  
SIXTH P.M.

**UTILITY EASEMENT**  
REC. NO. 2020000103640

**LOT 10**  
N35°07'44"W  
51.53'

**TRACT A**  
99,577 SF  
2.286 AC

**LOT 1**  
5,451 SF  
0.125 AC

**LOT 2**  
6,138 SF  
0.141 AC

**LOT 3**  
7,044 SF  
0.162 AC

**LOT 4**  
4,633 SF  
0.106 AC

**LOT 5**  
5,231 SF  
0.120 AC

**LOT 6**  
5,802 SF  
0.133 AC

**LOT 7**  
4,672 SF  
0.107 AC

**LOT 8**  
5,110 SF  
0.117 AC

**LOT 9**  
4,900 SF  
0.112 AC

**LOT 10**  
4,480 SF  
0.103 AC

**LOT 11**  
5,802 SF  
0.133 AC

**LOT 12**  
5,802 SF  
0.133 AC

**LOT 13**  
4,672 SF  
0.107 AC

**LOT 14**  
5,110 SF  
0.117 AC

**LOT 15**  
4,900 SF  
0.112 AC

**LOT 16**  
4,480 SF  
0.103 AC

**LOT 17**  
5,802 SF  
0.133 AC

**LOT 18**  
5,802 SF  
0.133 AC

**LOT 19**  
4,672 SF  
0.107 AC

**LOT 20**  
5,110 SF  
0.117 AC

**LOT 21**  
5,482 SF  
0.126 AC

**LOT 22**  
5,056 SF  
0.116 AC

**LOT 23**  
6,533 SF  
0.150 AC

**E. 51ST DRIVE**  
(TRACT F - 64' PRIVATE STREET)  
(290,620 SQFT, 6.672 ACRES)  
(A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY)  
REC. NO. 2020000137533

**UNPLATTED**  
SW 1/4 SEC. 13,  
T.3S., R.66W.,  
SIXTH P.M.

**UTILITY EASEMENT**  
REC. NO. 2020000103640

**LOT 10**  
N35°07'44"W  
51.53'

**TRACT A**  
99,577 SF  
2.286 AC

**LOT 1**  
5,451 SF  
0.125 AC

**LOT 2**  
6,138 SF  
0.141 AC

**LOT 3**  
7,044 SF  
0.162 AC

**LOT 4**  
4,633 SF  
0.106 AC

**LOT 5**  
5,231 SF  
0.120 AC

**LOT 6**  
5,802 SF  
0.133 AC

**LOT 7**  
4,672 SF  
0.107 AC

**LOT 8**  
5,110 SF  
0.117 AC

**LOT 9**  
4,900 SF  
0.112 AC

**LOT 10**  
4,480 SF  
0.103 AC

**LOT 11**  
5,802 SF  
0.133 AC

**LOT 12**  
5,802 SF  
0.133 AC

**LOT 13**  
4,672 SF  
0.107 AC

**LOT 14**  
5,110 SF  
0.117 AC

**LOT 15**  
4,900 SF  
0.112 AC

**LOT 16**  
4,480 SF  
0.103 AC

**LOT 17**  
5,802 SF  
0.133 AC

**LOT 18**  
5,802 SF  
0.133 AC

**LOT 19**  
4,672 SF  
0.107 AC

**LOT 20**  
5,110 SF  
0.117 AC

**LOT 21**  
5,482 SF  
0.126 AC

**LOT 22**  
5,056 SF  
0.116 AC

**LOT 23**  
6,533 SF  
0.150 AC

**E. 51ST DRIVE**  
(TRACT F - 64' PRIVATE STREET)  
(290,620 SQFT, 6.672 ACRES)  
(A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY)  
REC. NO. 2020000137533

**UNPLATTED**  
SW 1/4 SEC. 13,  
T.3S., R.66W.,  
SIXTH P.M.

**UTILITY EASEMENT**  
REC. NO. 2020000103640

**LOT 10**  
N35°07'44"W  
51.53'

**TRACT A**  
99,577 SF  
2.286 AC

**LOT 1**  
5,451 SF  
0.125 AC

**LOT 2**  
6,138 SF  
0.141 AC

**LOT 3**  
7,044 SF  
0.162 AC

**LOT 4**  
4,633 SF  
0.106 AC

**LOT 5**  
5,231 SF  
0.120 AC

**LOT 6**  
5,802 SF  
0.133 AC

**LOT 7**  
4,672 SF  
0.107 AC

**LOT 8**  
5,110 SF  
0.117 AC

**LOT 9**  
4,900 SF  
0.112 AC

**LOT 10**  
4,480 SF  
0.103 AC

**LOT 11**  
5,802 SF  
0.133 AC

**LOT 12**  
5,802 SF  
0.133 AC

**LOT 13**  
4,672 SF  
0.107 AC

**LOT 14**  
5,110 SF  
0.117 AC

**LOT 15**  
4,900 SF  
0.112 AC

**LOT 16**  
4,480 SF  
0.103 AC

**LOT 17**  
5,802 SF  
0.133 AC

**LOT 18**  
5,802 SF  
0.133 AC

**LOT 19**  
4,672 SF  
0.107 AC

**LOT 20**  
5,110 SF  
0.117 AC

**LOT 21**  
5,482 SF  
0.126 AC

**LOT 22**  
5,056 SF  
0.116 AC

**LOT 23**  
6,533 SF  
0.150 AC

**E. 51ST DRIVE**  
(TRACT F - 64' PRIVATE STREET)  
(290,620 SQFT, 6.672 ACRES)  
(A NON-EXCLUSIVE ACCESS & UTILITY EASEMENT IN ITS ENTIRETY)  
REC. NO. 2020000137533

**UNPLATTED**  
SW 1/4 SEC. 13,  
T.3S., R.66W.,  
SIXTH P.M.

**UTILITY EASEMENT**  
REC. NO. 2020000103640

**LOT 10**  
N35°07'44"W  
51.53'

**TRACT A**  
99,577 SF  
2.286 AC

**LOT 1**  
5,451 SF  
0.125 AC

**LOT 2**  
6,138 SF  
0.141 AC

**LOT 3**  
7,044 SF  
0.162 AC








**LOT 4**  
4,633 SF  
0.106 AC

**LOT 5**  
5,231 SF  
0.120 AC

**LOT 6**  
5,802 SF  
0.133 AC

**LOT 7**

[illegible]

<u>LEGEND</u>	
	FOUND SECTION CORNER AS NOTED
	SET 18" LONG NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
1 	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256"
2 	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
	BLOCK NUMBER
U.E. UTILITY EASEMENT	
D.E. DRAINAGE EASEMENT	
A.E. ACCESS EASEMENT	
F.E. FIRE LANE EASEMENT	
NOTE: THE NORTHERN PORTION OF TRACT A 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.	
	ACCESS, DRAINAGE AND UTILITY EASEMENT PER RECEPTION NO. 2020000137533
	DRAINAGE EASEMENT

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

AzTec Proj. No.: 19321-15

Drawn By: RDR

DATE OF PREPARATION:	06-03-2021
SCALE:	1"=40'
S H E E T      4   O F      4	