

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;
2. NORTH 90°00'00" WEST, A DISTANCE OF 433.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE 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, (222,263 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

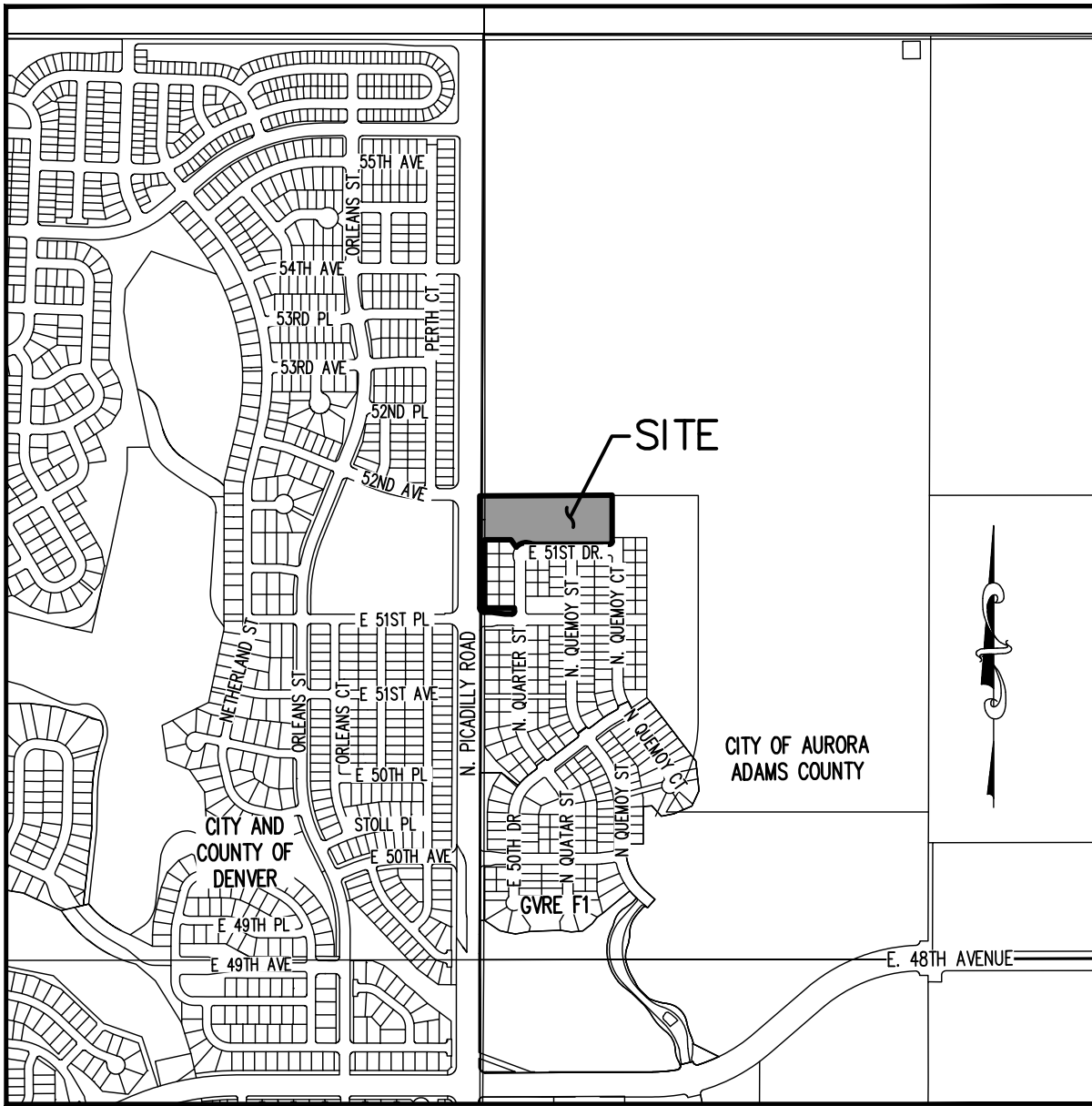
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS _____

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE 1" = 2000'

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 HEREAFTER 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 NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 13 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "CITY OF AURORA T3S 1/4 S14 S13 R66W 2007 PLS 38003", 1.5± BLOW SURFACE IN RANGE BOX AND MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 13 BY A 2" BRASS CAP STAMPED "C 1/4 SEC 13 T3S R66WLS 11389 1984" 0.5± BELOW SURFACE IN CONCRETE, TAKEN TO BEAR NORTH 89°40'33" EAST, A DISTANCE OF 2639.49 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. 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.
5. STEWART TITLE GUARANTY COMPANY COMMITMENT NO.: 21000310635 - REVISION NO. 1 WITH AN EFFECTIVE DATE OF JULY 2, 2021 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.
6. 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.
7. TRACT A IS TO BE PRIVATELY OWNED AND MAINTAINED.
8. AN AVIGATION EASEMENT AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN RECORDED DECEMBER 8, 2017 AT RECEPTION NO. 2017000108261.
9. 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.

SHEET INDEX

SHEET 1 TITLE SHEET

SHEET 2 OVERALL BOUNDARY SHEET,
PROPOSED LOT LAYOUT AND EXISTING EASEMENTS

SHEETS 3-4 LOT AND EASEMENT DETAIL SHEETS

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.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20____.

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK __M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

INSTRUMENT NO.: _____

AZTEC
CONSULTANTS, INC.

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

AzTec Proj. No.: 19321-15

Drawn By: RDR

DATE OF PREPARATION: 06-03-2021

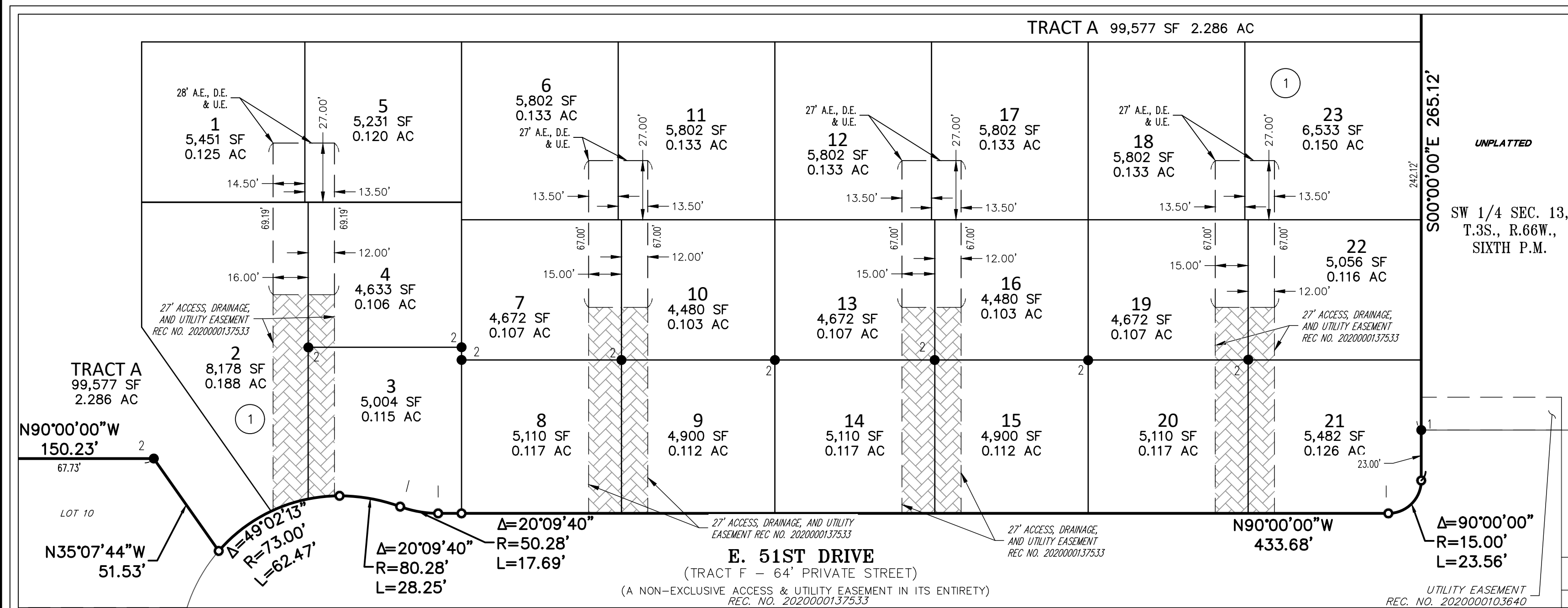
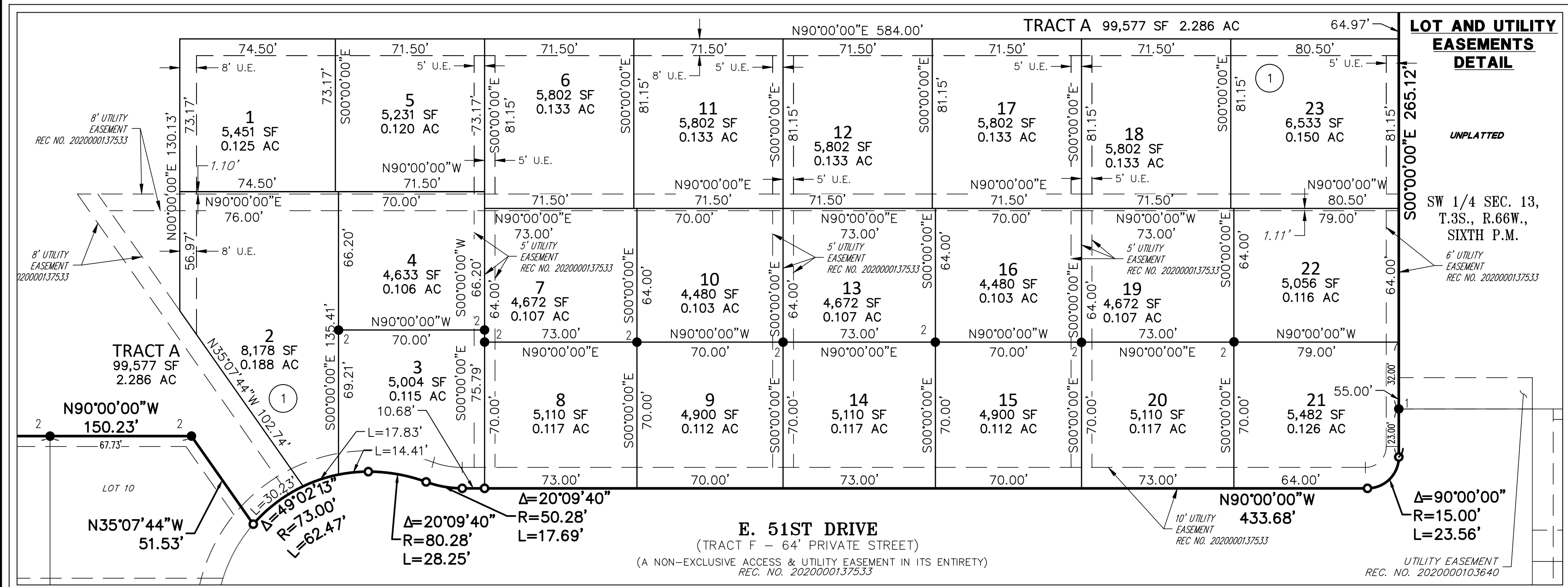
SCALE: N/A

SHEET 1 OF 4

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



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LEGEND

- FOUND SECTION CORNER AS NOTED
 - SET 18" LONG 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"
 - 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

ACCESS, DRAINAGE, & UTILITY EASEMENTS DETAIL

SEE SHEET 4 FOR FIRE
LANE EASEMENT DETAILS

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
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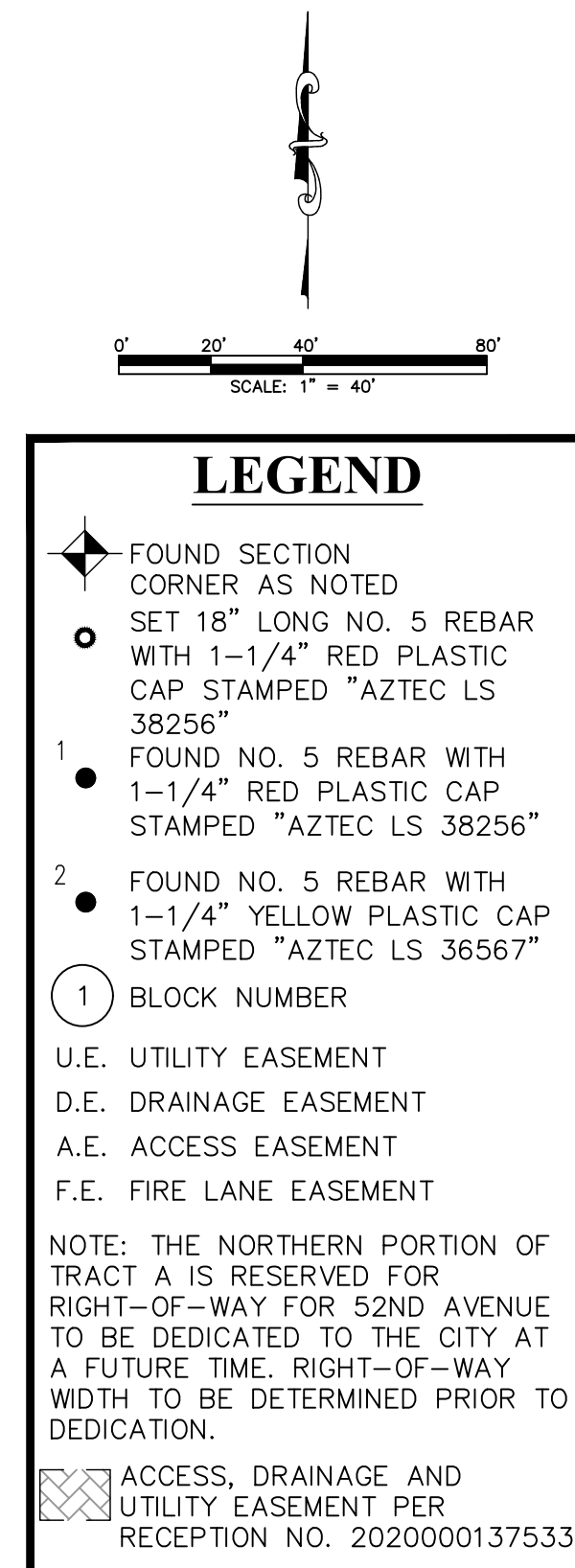
AzTec Proj. No.: 19321-15
Drawn By: RDR

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
SHEET 4 OF 4



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC