

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

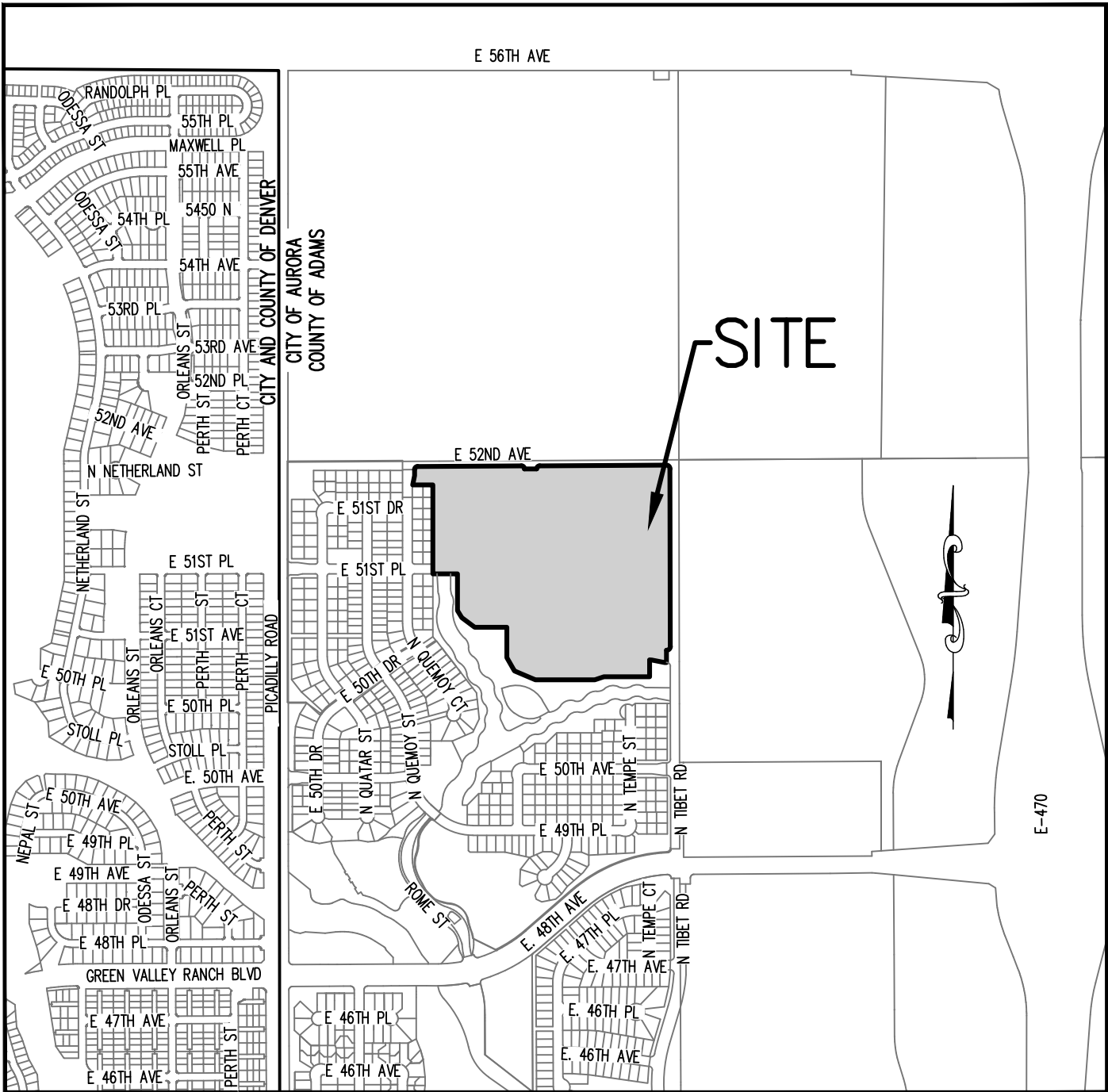
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 12

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF THAT CERTAIN PORTION OF "PARCEL 1" DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2018 AT RECEPTION NO. 2018000015451 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, COUNTY OF ADAMS, STATE OF COLORADO, 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. 17**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



VICINITY MAP
SCALE 1" = 1000'

OWNER:

CLAYTON PROPERTIES, INC., A TENNESSEE CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

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

OF _____, AS
AGENT OF CLAYTON PROPERTIES, INC., A TENNESSEE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LEGAL DESCRIPTION AND NOTES
SHEET 3	OVERALL BOUNDARY SHEET
SHEET 4-11	LOT DETAIL SHEETS

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF 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 _____.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

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.: 19322-07

Drawn By: RBA

DATE OF PREPARATION: 03-04-2022

SCALE: N/A

SHEET 1 OF 12

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

SITUATED 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 12

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, WHENCE THE EAST LINE OF SAID SOUTHWEST QUARTER BEARS NORTH 00°06'54" WEST, A DISTANCE OF 2,650.39 FEET, WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, NORTH 00°06'54" WEST, A DISTANCE OF 1,313.40 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, RECORDED JANUARY 3, 2024 AT RECEPTION NO. 2024000000510, IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID EAST LINE ALONG SAID EASTERLY PROLONGATION NORTH 90°00'00" WEST, A DISTANCE OF 79.95 FEET OF THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19 THE FOLLOWING 15 COURSES;

- NORTH 90°00'00" WEST, A DISTANCE OF 11.98 FEET;
- NORTH 78°41'24" WEST, A DISTANCE OF 86.68 FEET;
- NORTH 90°00'00" WEST, A DISTANCE OF 13.95 FEET;
- SOUTH 00°00'00" EAST, A DISTANCE OF 110.00 FEET;
- NORTH 90°00'00" WEST, A DISTANCE OF 300.00 FEET;
- SOUTH 71°33'54" WEST, A DISTANCE OF 63.25 FEET;
- NORTH 90°00'00" WEST, A DISTANCE OF 390.00 FEET;
- NORTH 67°04'43" WEST, A DISTANCE OF 148.64 FEET;
- NORTH 29°53'56" WEST, A DISTANCE OF 100.56 FEET;
- NORTH 00°00'00" EAST, A DISTANCE OF 199.93 FEET;
- NORTH 90°00'00" WEST, A DISTANCE OF 211.27 FEET;
- NORTH 53°41'49" WEST, A DISTANCE OF 105.72 FEET;
- NORTH 30°09'27" WEST, A DISTANCE OF 54.80 FEET;
- NORTH 00°00'00" EAST, A DISTANCE OF 240.65 FEET;
- NORTH 90°00'00" WEST, A DISTANCE OF 162.11 FEET TO THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5, PER PLAT RECORDED DECEMBER 29, 2020 AT RECEPTION NO. 2020000137533, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 502.00 FEET TO THE SOUTHEAST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14, PER PLAT RECORDED OCTOBER 11, 2022 AT RECEPTION NO. 2022000083295, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14, THE FOLLOWING 4 COURSES;

- NORTH 00°00'00" EAST, A DISTANCE OF 82.00 FEET
- NORTH 90°00'00" WEST, A DISTANCE OF 132.19 FEET;
- NORTH 11°17'42" EAST, A DISTANCE OF 62.22 FEET;
- NORTH 00°00'00" EAST, A DISTANCE OF 39.67 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 52ND AVENUE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 18, 2024 AT RECEPTION NO. 2024000032736, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF TIBET ROAD, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 6, 2023 AT RECEPTION NO. 2023000037902, IN SAID OFFICIAL RECORDS THE FOLLOWING 10 COURSES;

- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'33", AN ARC LENGTH OF 31.30 FEET;

LEGAL DESCRIPTION CONTINUED

- TANGENT TO SAID CURVE, NORTH 89°40'33" EAST, A DISTANCE OF 681.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°19'27", AN ARC LENGTH OF 31.53 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 89°30'57" EAST, A DISTANCE OF 81.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 90°00'00" EAST;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'33", AN ARC LENGTH OF 31.30 FEET;
- TANGENT TO SAID LAST DESCRIBED CURVE, NORTH 89°40'33" EAST, A DISTANCE OF 829.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°12'33", AN ARC LENGTH OF 39.36 FEET
- TANGENT TO SAID CURVE, SOUTH 00°06'54" EAST, A DISTANCE OF 1,165.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'54", AN ARC LENGTH OF 39.32 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 00°11'10" EAST, A DISTANCE OF 81.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 44.498 ACRES, (1,938,340 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

- 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"
- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011). REFERENCED TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "WESTWOOD S13/S24 2025 PLS NO. 38474", 0.5'± BELOW SURFACE IN A MONUMENT BOX. AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER AND A FOUND 2" BRASS CAP 0.5'± BELOW SURFACE IN CONCRETE STAMPED "C 1/4 SEC 13 T3S R66W LS 11389 1984" AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, TAKEN TO BEAR NORTH 00°06'54" WEST, 2650.39 FEET.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT 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.
- 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.
- 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.
- TOWN & COUNTY TITLE SERVICES COMMITMENT NO. 37579, WITH AN EFFECTIVE DATE OF JANUARY 8, 2024 AT 8:00 A.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.
- 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.
- AN AVIGATION EASEMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261. AFFECTS THE SUBJECT PROPERTY.
- 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.
- TRACTS A, B, C, D, E, F, G AND H ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO TIBET 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.

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.: 19322-07

Drawn By: RBA

DATE OF PREPARATION:	03-04-2022
SCALE:	N/A
SHEET 2 OF 12	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

SITUATED 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 12

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.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE. STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE. FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE

COVENANTS CONTINUED

OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT–OF–WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING – FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON APRIL 10, 2024 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. 2024000018661 RESPECTIVELY.

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON APRIL 10, 2024 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. 2024000018661 RESPECTIVELY.

COVENANTS CONTINUED

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY , AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.



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

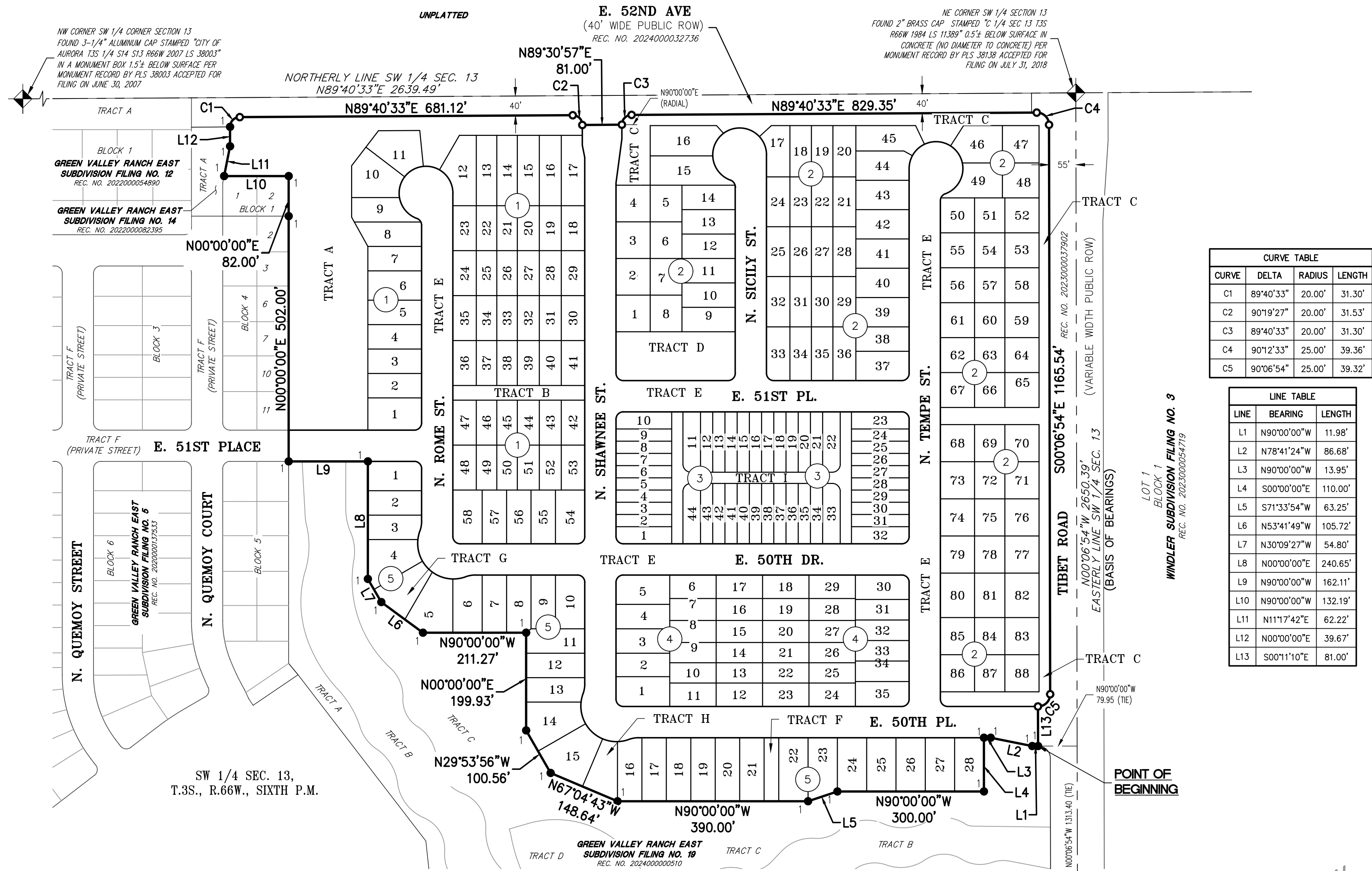
AzTec Proj. No.: 19322-07

Drawn By: RBA

DATE OF PREPARATION:	03-04-2022
SCALE:	N/A
SHEET 3 OF 12	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

SITUATED 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 12



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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.: 19322-07

Drawn By: RBA

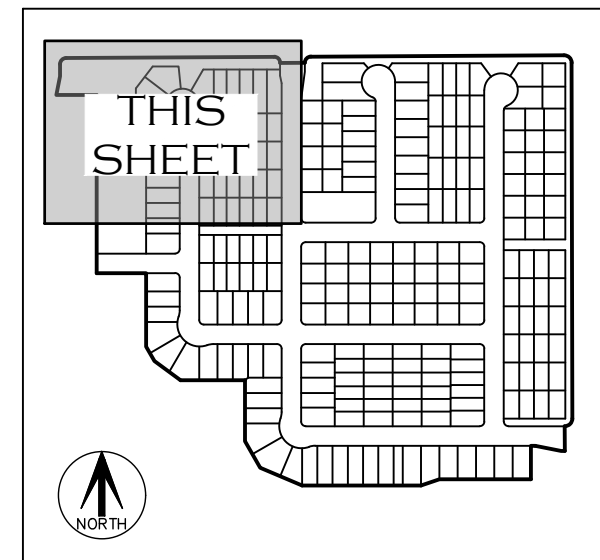
DATE OF PREPARATION:	03-04-2022
SCALE:	1" = 150'
SHEET 4 OF 12	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

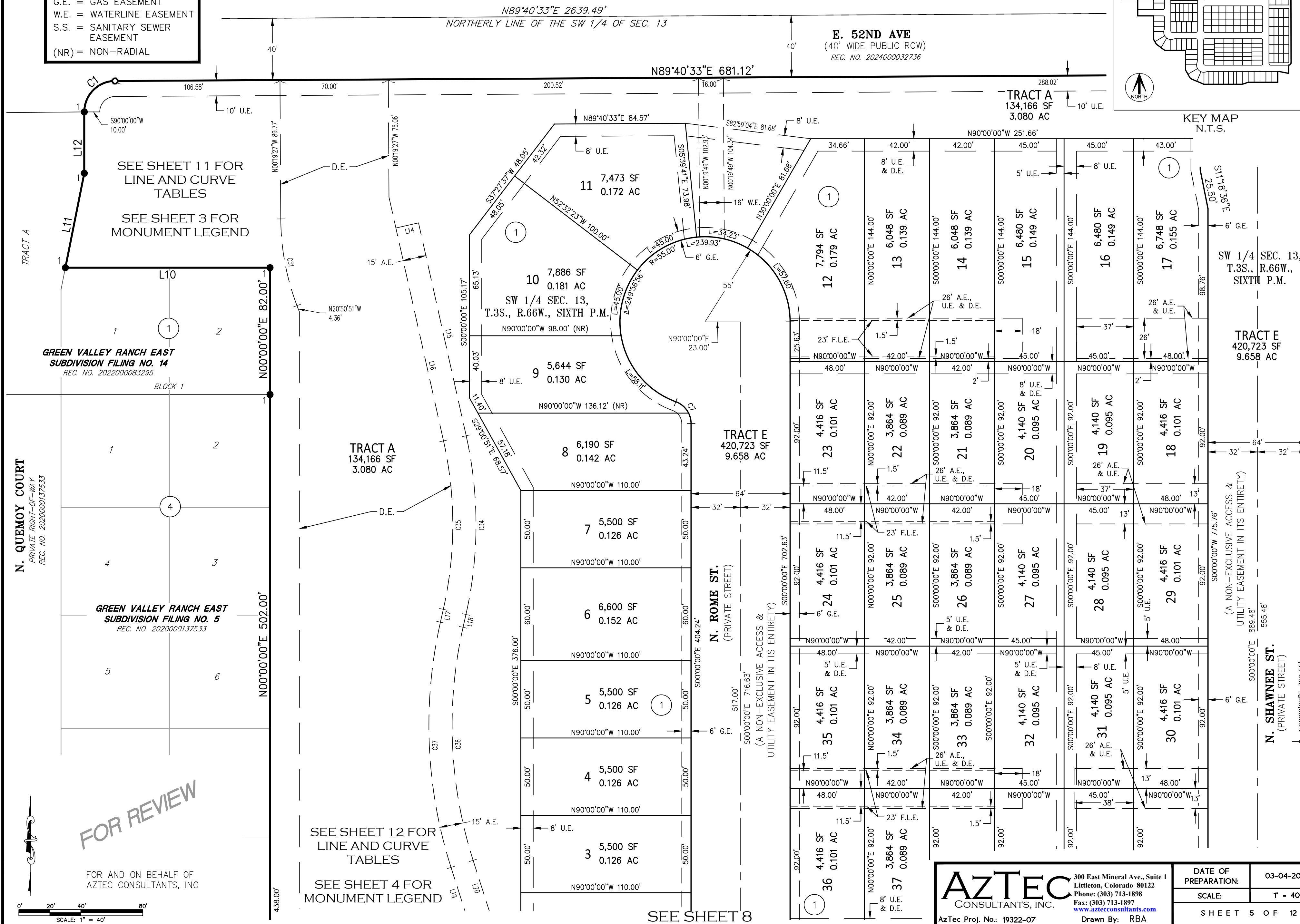
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 12

LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
F.L.E. = FIRE LANE EASEMENT
G.E. = GAS EASEMENT
W.E. = WATERLINE EASEMENT
S.S. = SANITARY SEWER EASEMENT
(NR) = NON-RADIAL



KEY MAP
N.T.S.



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.: 19322-07

Drawn By: RBA

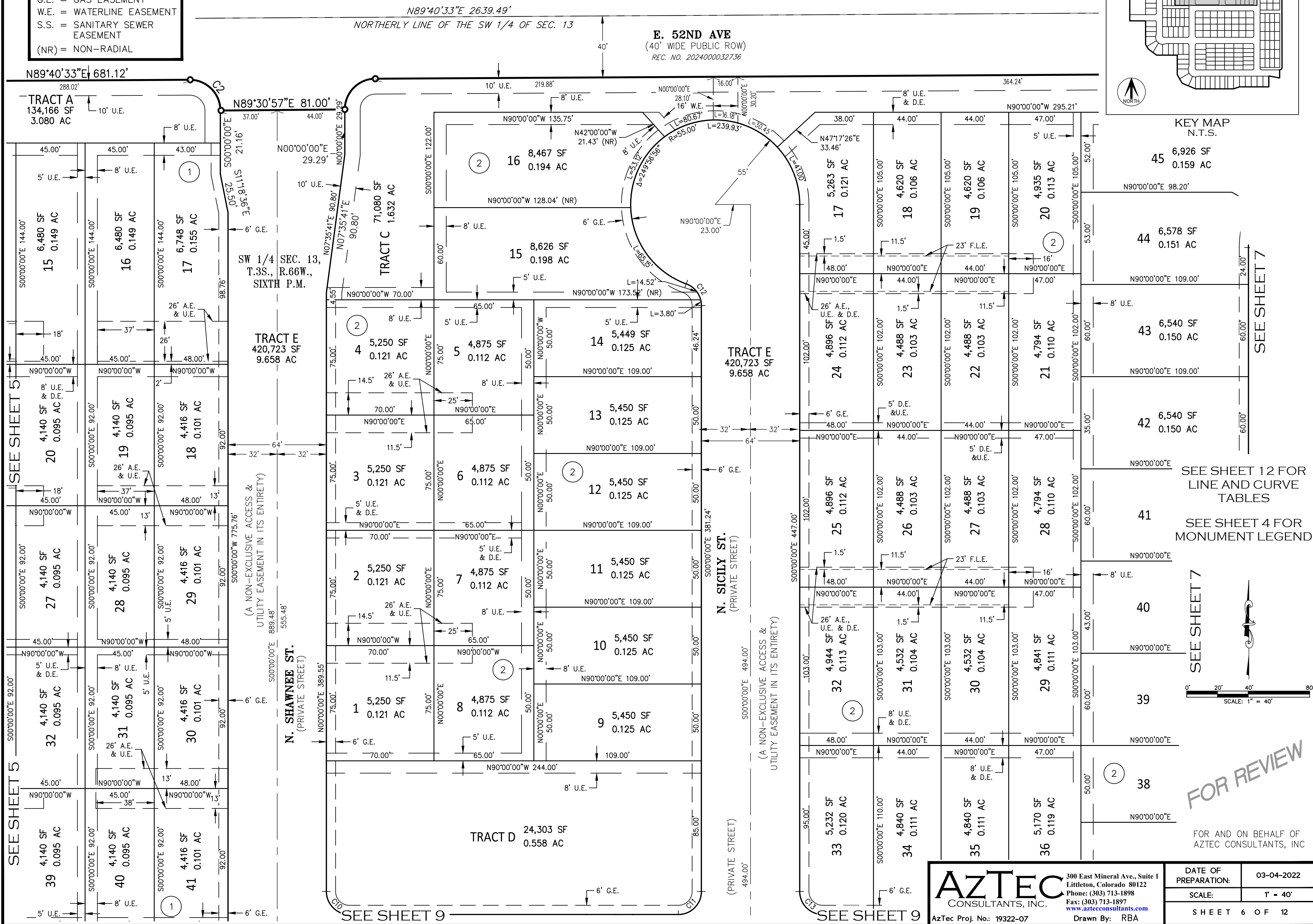
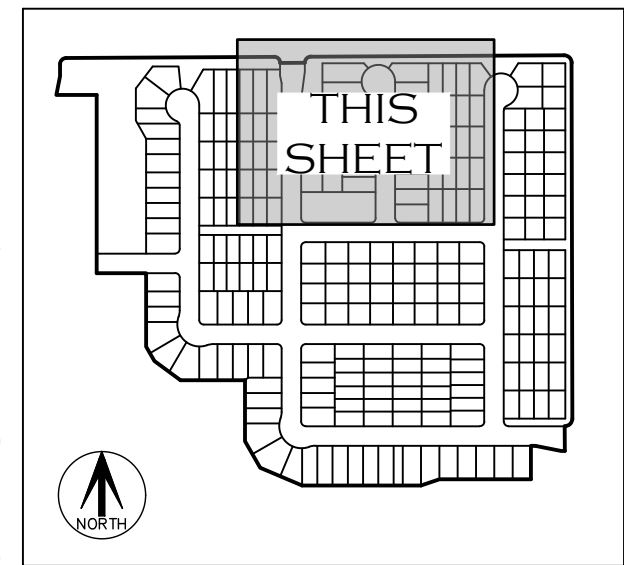
DATE OF PREPARATION:	03-04-2022
SCALE:	1" = 40'
SHEET 5 OF 12	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
F.L.E. = FIRE LANE EASEMENT
G.E. = GAS EASEMENT
W.E. = WATERLINE EASEMENT
S.S. = SANITARY SEWER EASEMENT
(NR) = NON-RADIAL

SITUATED 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 6 OF 12

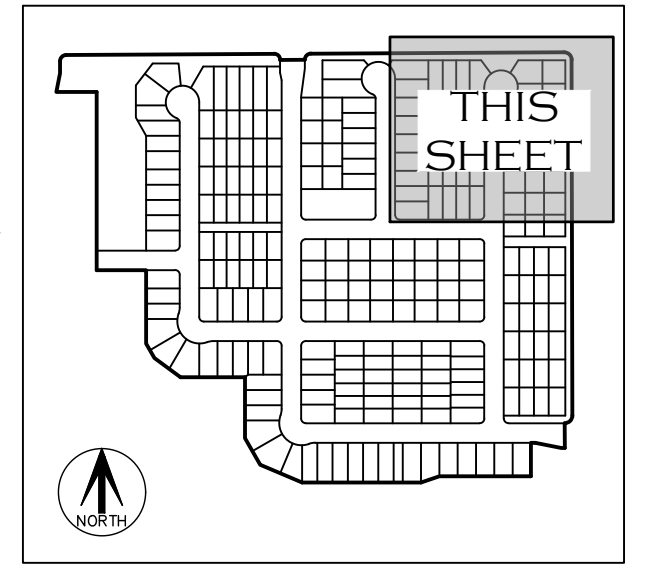


AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 19322-07
Drawn By: RBA

DATE OF PREPARATION:	03-04-2022
SCALE:	1" = 40'
SHEET 6 OF 12	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

SITUATED 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 12



KEY MAP
N.T.S.

LEGEND

- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- F.L.E. = FIRE LANE EASEMENT
- G.E. = GAS EASEMENT
- W.E. = WATERLINE EASEMENT
- S.S. = SANITARY SEWER EASEMENT
- (NR) = NON-RADIAL

SEE SHEET 12 FOR
LINE AND CURVE
TABLES

SEE SHEET 4 FOR
MONUMENT LEGEND

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

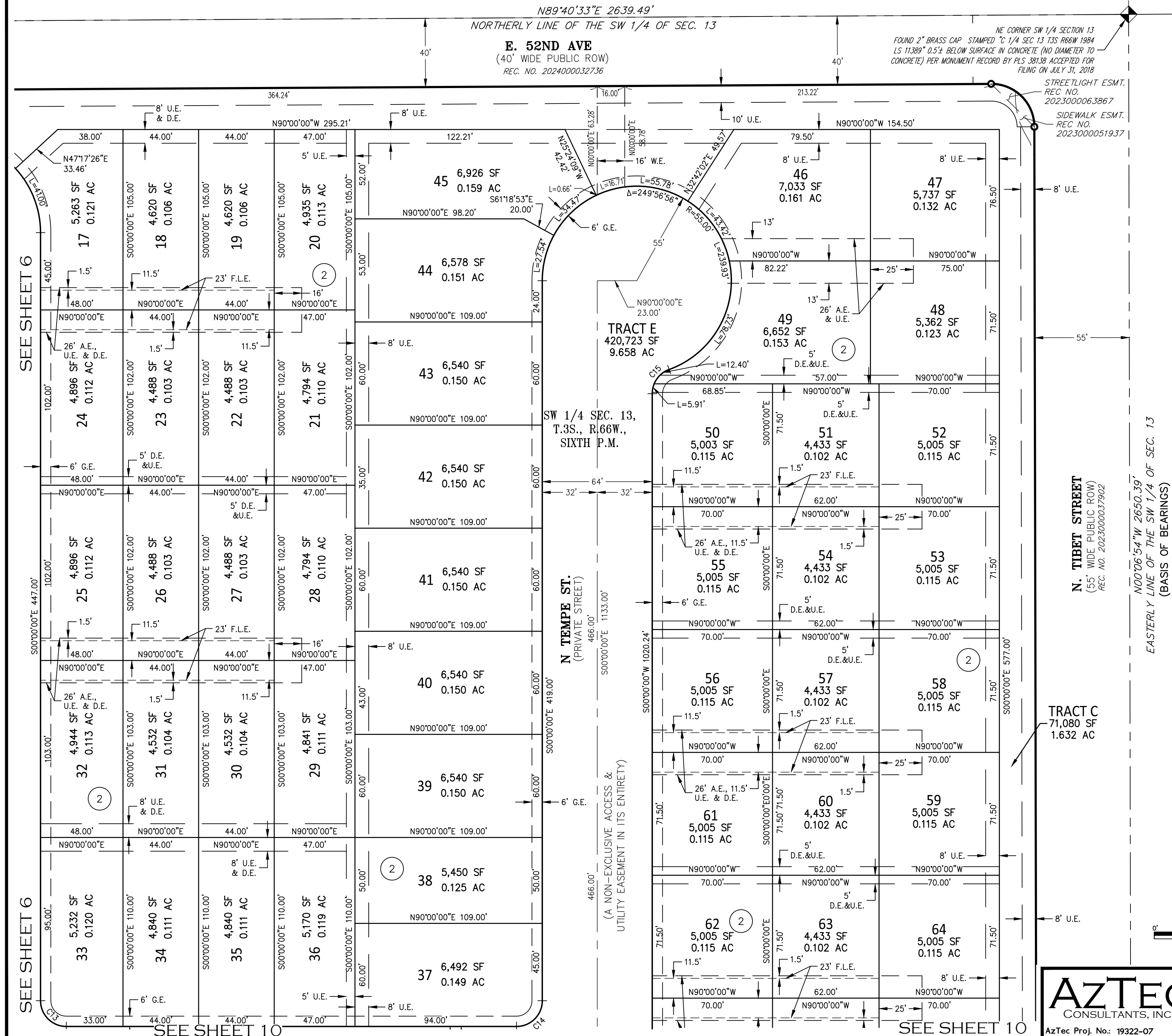
Aztec Proj. No.: 19322-07

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

DATE OF
PREPARATION: 03-04-2022

SCALE: 1" = 40'

SHEET 7 OF 12

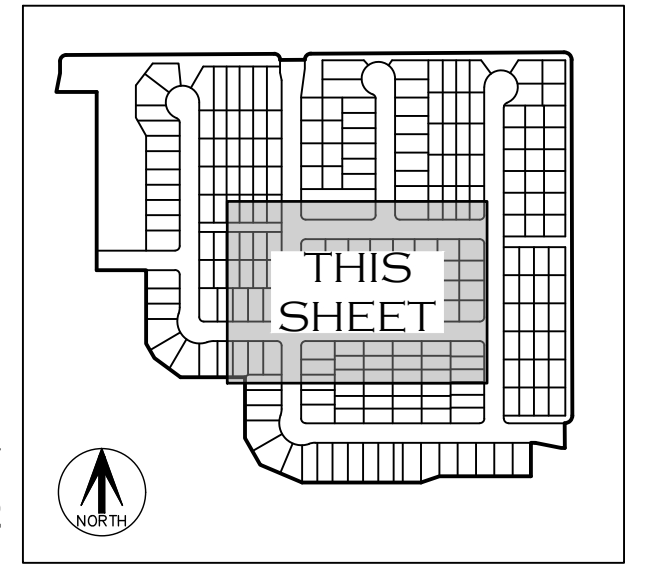


GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

SITUATED 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 9 OF 12

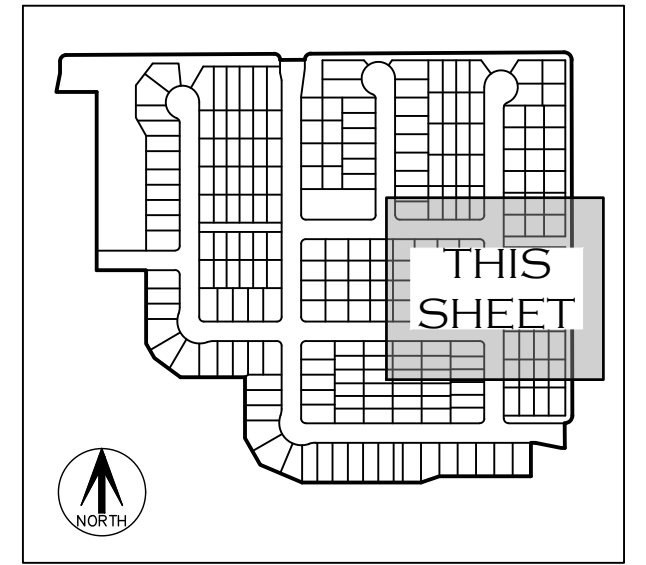
LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
F.L.E. = FIRE LANE EASEMENT
G.E. = GAS EASEMENT
W.E. = WATERLINE EASEMENT
S.S. = SANITARY SEWER EASEMENT
(NR) = NON-RADIAL



GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

SITUATED 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



KEY MAP
N.T.S.

LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
F.L.E. = FIRE LANE EASEMENT
G.E. = GAS EASEMENT
W.E. = WATERLINE EASEMENT
S.S. = SANITARY SEWER EASEMENT
(NR) = NON-RADIAL

SEE SHEET 11 FOR
LINE AND CURVE
TABLES

SEE SHEET 3 FOR
MONUMENT LEGEND

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

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

DATE OF
PREPARATION: 03-04-2022

SCALE: 1" = 40'

SHEET 10 OF 12

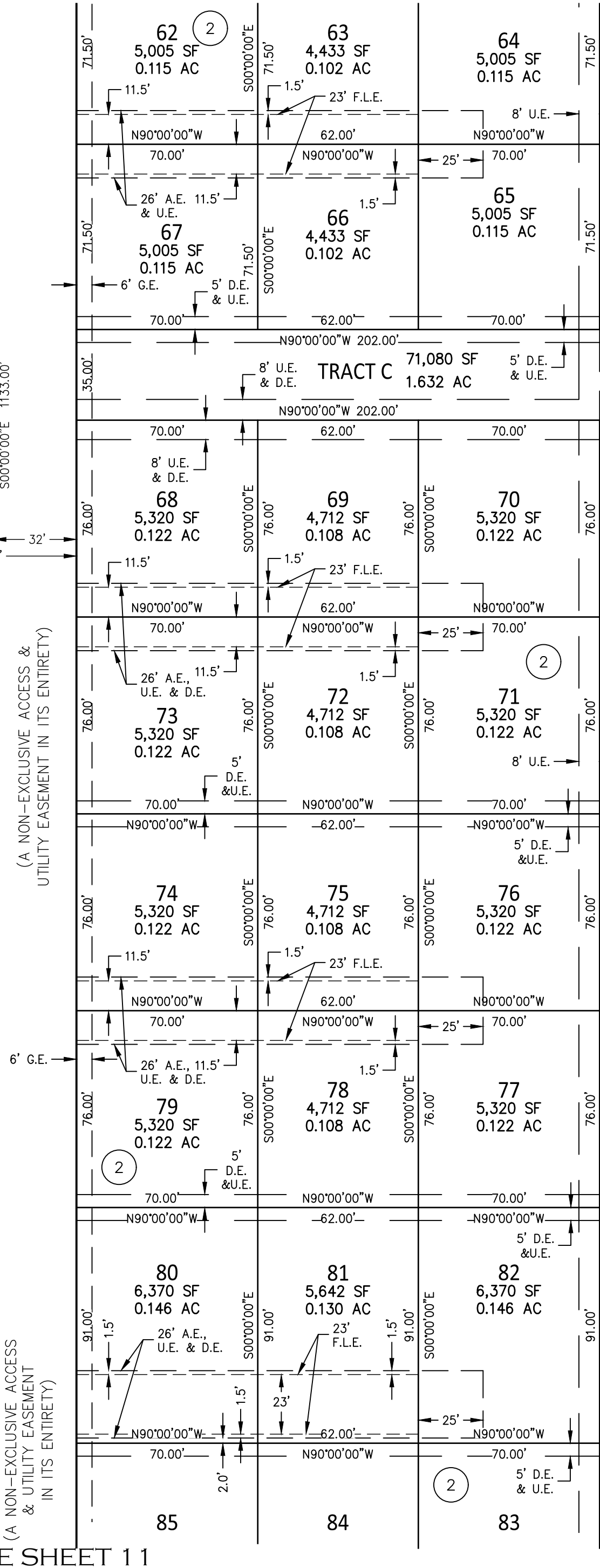
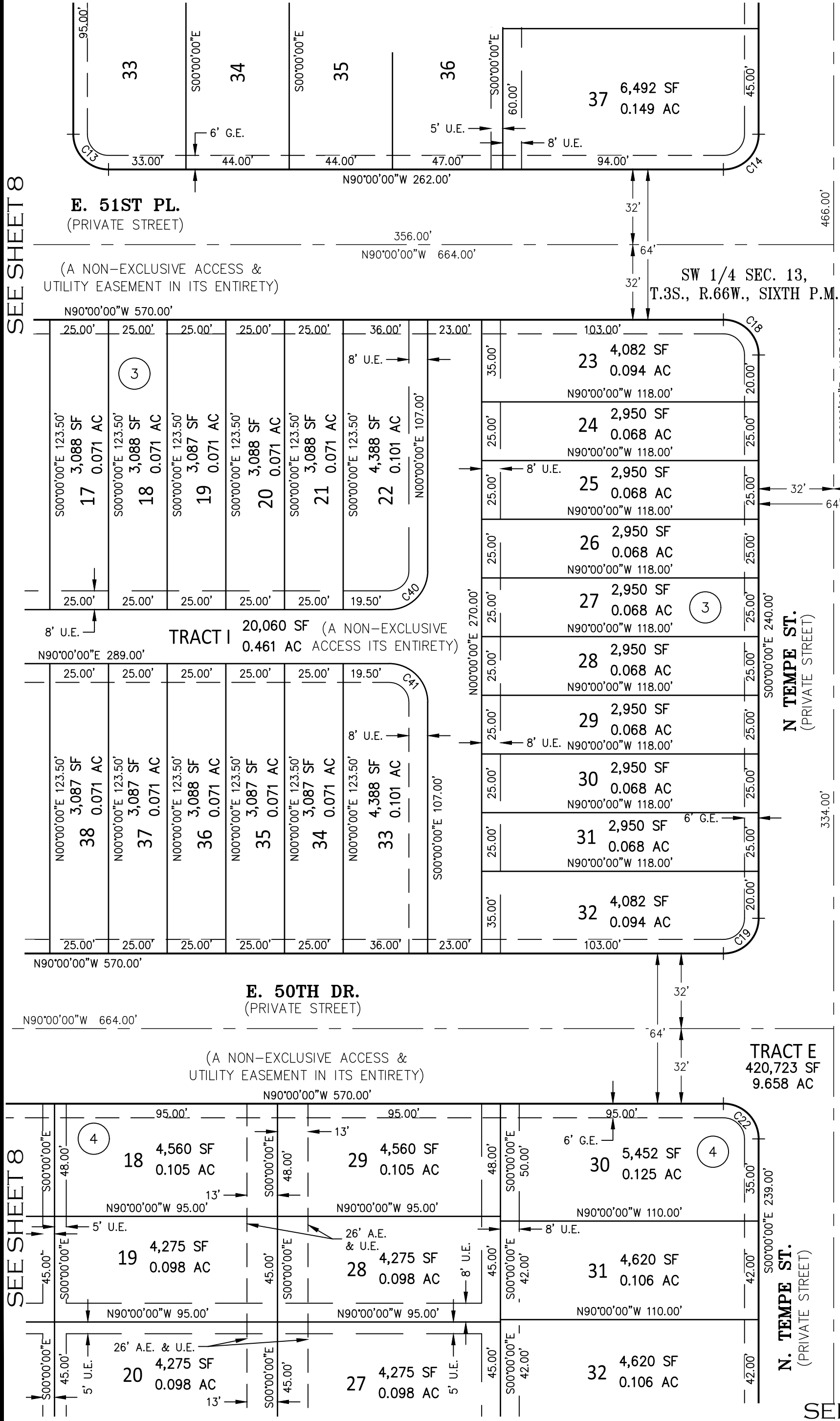
Aztec Proj. No.: 19322-07

Drawn By: RBA

SHEET 10 OF 12

SEE SHEET 7

SEE SHEET 7



SEE SHEET 11

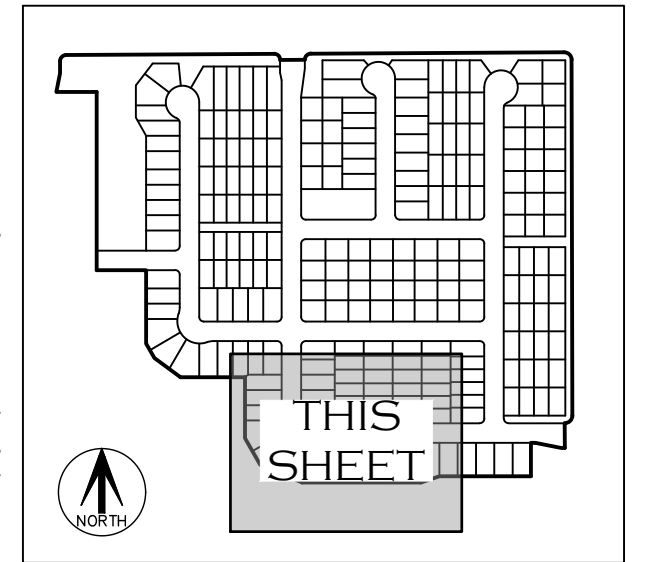
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

SITUATED 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 11 OF 12

SEE SHEET 9

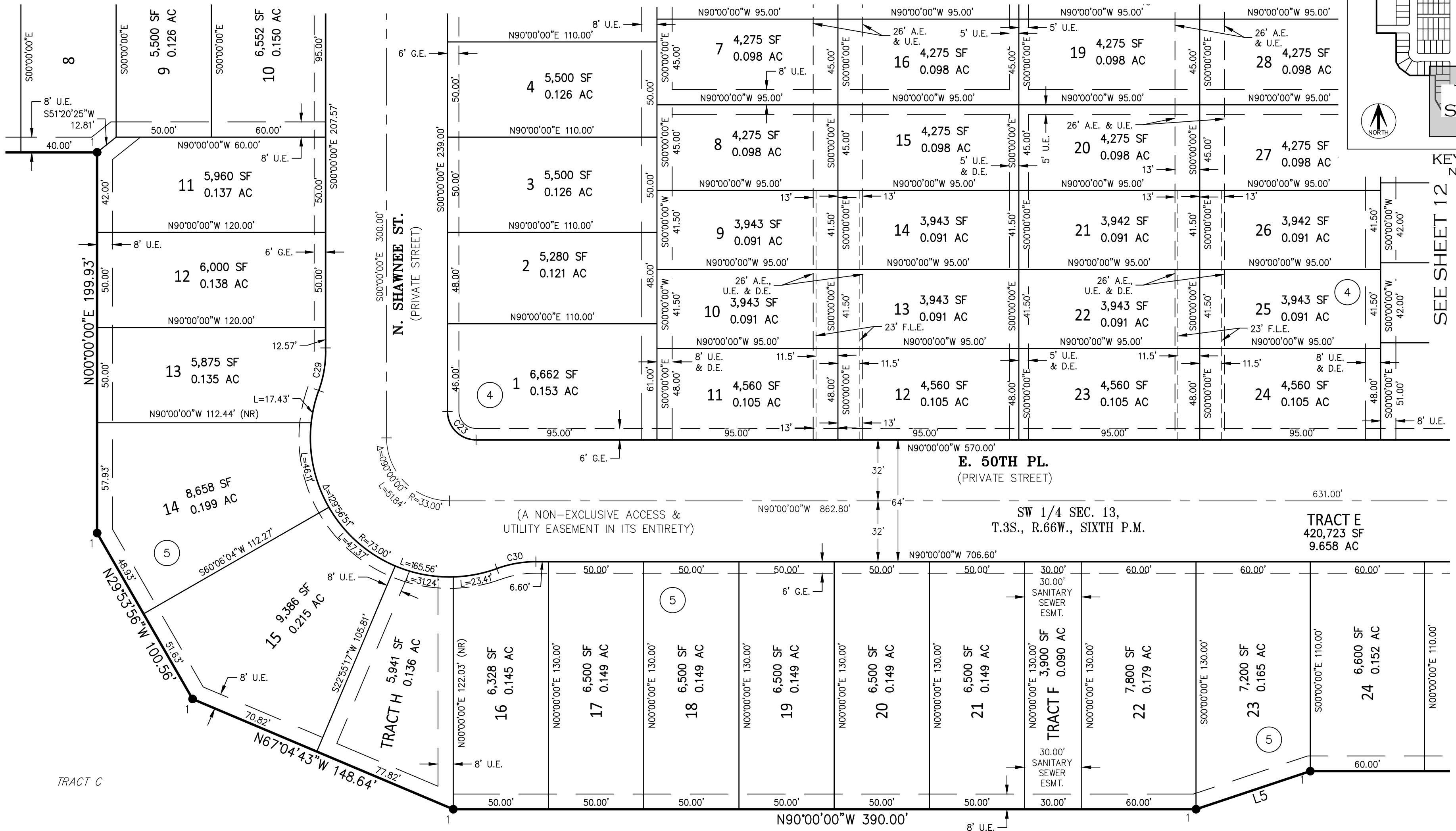
SEE SHEET 8



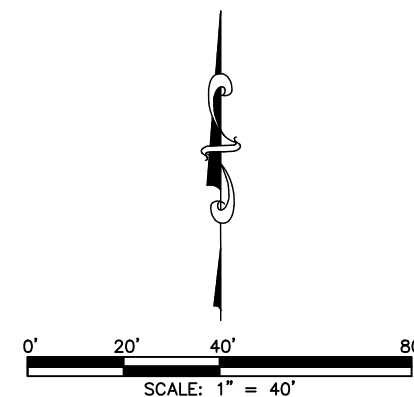
KEY MAP
N.T.S.

SEE SHEET 12

SEE SHEET 12



GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 19
REC. NO. 2024000000510



LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
F.L.E. = FIRE LANE EASEMENT
G.E. = GAS EASEMENT
W.E. = WATERLINE EASEMENT
S.S. = SANITARY SEWER EASEMENT
(NR) = NON-RADIAL

SEE SHEET 12 FOR
LINE AND CURVE
TABLES

SEE SHEET 4 FOR
MONUMENT LEGEND

GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 19
REC. NO. 2024000000510

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

AzTec Proj. No.: 19322-07

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

Drawn By: RBA

DATE OF
PREPARATION: 03-04-2022

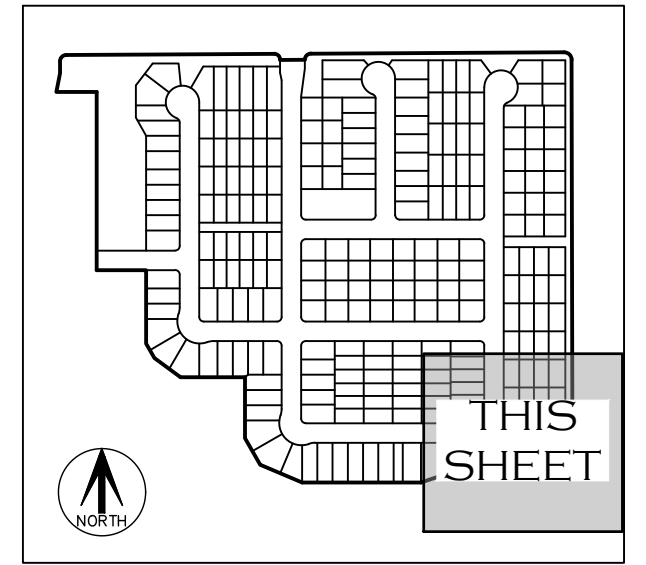
SCALE: 1" = 40'

SHEET 11 OF 12

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 17

SITUATED 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 12 OF 12



KEY MAP
N.T.S.

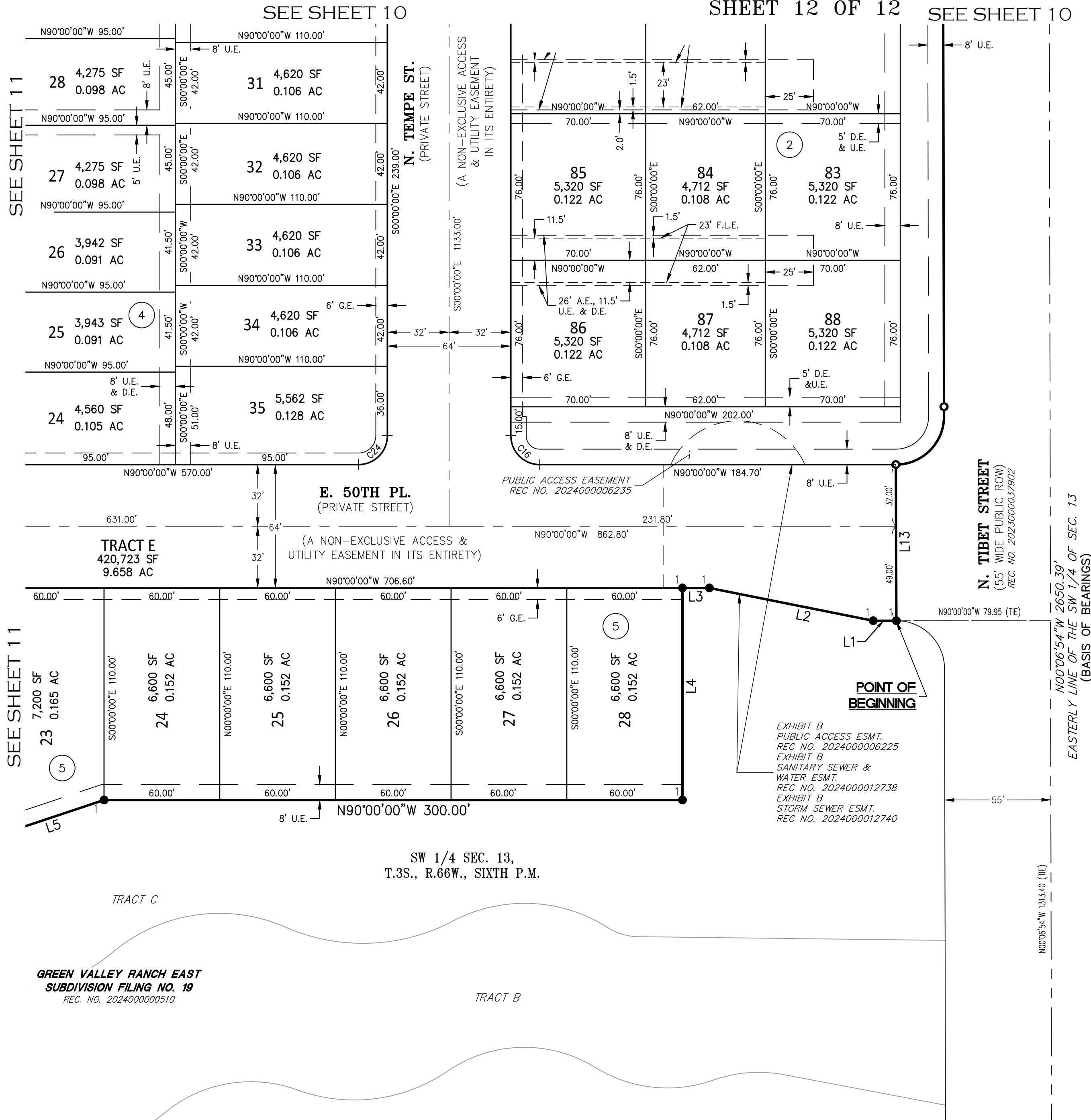
LEGEND

U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
F.L.E. = FIRE LANE EASEMENT
G.E. = GAS EASEMENT
W.E. = WATERLINE EASEMENT
S.S. = SANITARY SEWER EASEMENT
(NR) = NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	11.98'
L2	N78°41'24"W	86.68'
L3	N90°00'00"W	13.95'
L4	S00°00'00"E	110.00'
L5	S71°33'54"W	63.25'
L6	N53°41'49"W	105.72'
L7	N30°09'27"W	54.80'
L8	N00°00'00"E	240.65'
L9	N90°00'00"W	162.11'
L10	N90°00'00"W	132.19'
L11	N11°17'42"E	62.22'
L12	N00°00'00"E	39.67'
L13	S00°11'10"E	81.00'
L14	S77°23'10"W	15.00'
L15	N12°36'50"W	141.00'
L16	N12°36'50"W	161.44'
L17	N12°45'26"E	8.49'
L18	N12°45'26"E	8.49'
L19	N17°42'11"W	35.93'
L20	N17°42'11"W	35.93'
L21	N00°00'00"E	7.51'
L22	N00°00'00"E	7.51'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°40'33"	20.00'	31.30'
C2	90°19'27"	20.00'	31.53'
C3	89°40'33"	20.00'	31.30'
C4	90°12'33"	25.00'	39.36'
C5	90°06'54"	25.00'	39.32'
C6	90°00'00"	15.00'	23.56'
C7	43°10'29"	15.00'	11.30'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	55°26'35"	15.00'	14.52'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	47°22'45"	15.00'	12.40'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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	19°58'25"	60.00'	20.92'
C27	19°58'25"	60.00'	20.92'
C28	90°00'00"	15.00'	23.56'
C29	19°58'25"	60.00'	20.92'
C30	19°58'25"	60.00'	20.92'
C31	20°31'24"	160.00'	57.31'
C32	90°00'00"	16.50'	25.92'
C33	90°00'00"	16.50'	25.92'
C34	25°22'16"	263.00'	116.46'
C35	25°22'16"	248.00'	109.82'
C36	30°27'37"	287.00'	152.58'
C37	30°27'37"	302.00'	160.55'
C38	17°42'11"	313.00'	96.71'
C39	17°42'11"	298.00'	92.08'
C40	90°00'00"	16.50'	25.92'



SEE SHEET 4 FOR
MONUMENT LEGEND

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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.: 19322-07
Drawn By: RBA

DATE OF
PREPARATION: 03-04-2022
SCALE: 1" = 40'
SHEET 12 OF 12