

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19

A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND 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 8

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, PER PLAT RECORDED APRIL 26, 2022, AT RECEPTION NO. 2022000037325, IN THE OFFICE CLERK AND RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO 10 TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19, 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.

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 LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

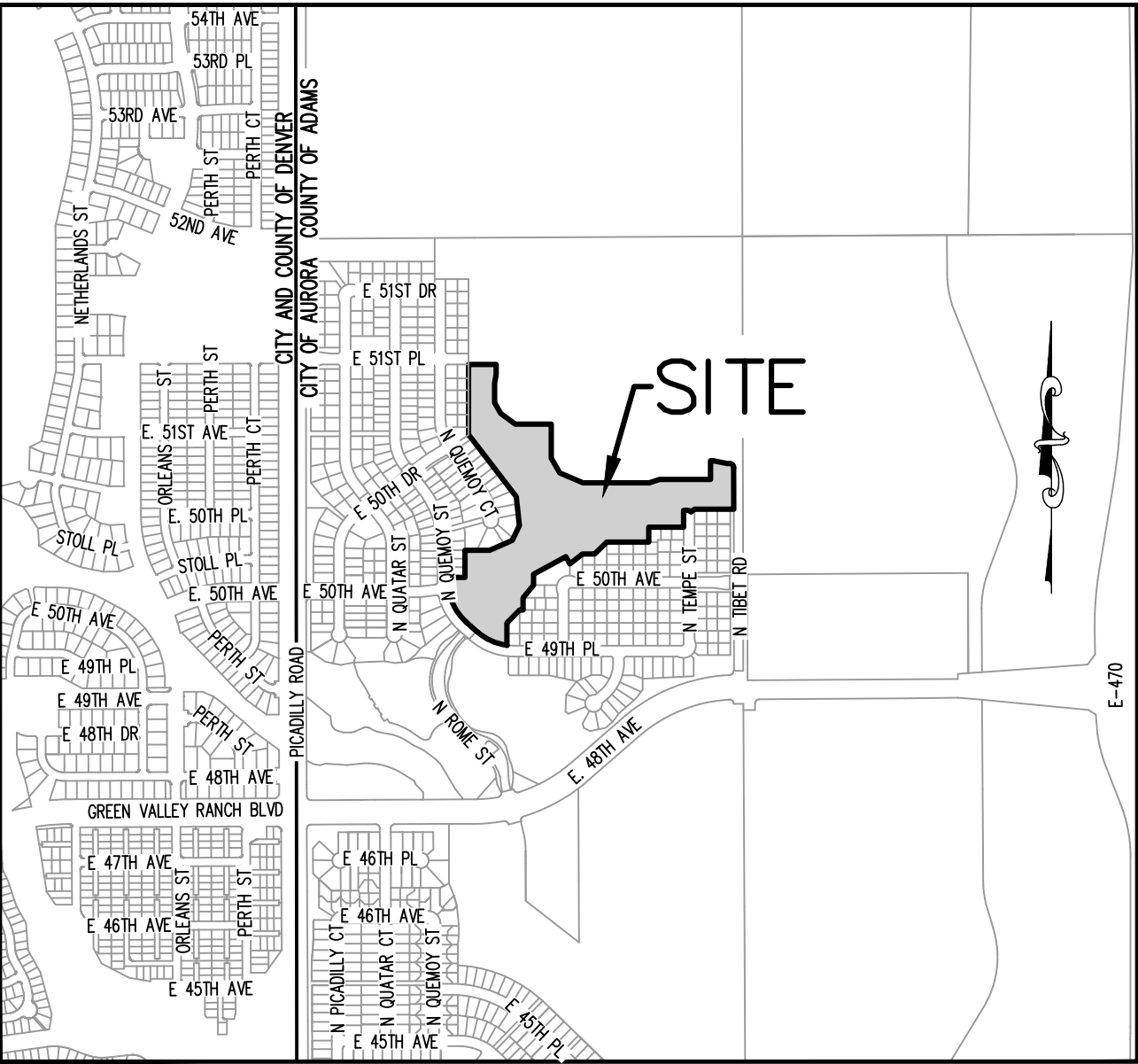
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20_____ AD. BY _____, AS _____

OF CLAYTON PROPERTIES GROUP II LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE 1" = 1000'

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 ARE BASED ON THE ASSUMED BEARING OF NORTH 00°06'54" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "T3S R66W 1/4 S13/S14 PLS 28285 (2015)" AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER AND A FOUND 2" BRASS CAP STAMPED "C 1/4 SEC 13 T3S R66W LS 11389 (1984)" AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 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.
- 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.
- STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 21000310035 WITH AN EFFECTIVE DATE OF JULY 17, 2023 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.
- 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, H, I AND J ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	LEGAL DESCRIPTION
SHEET 3	OVERALL BOUNDARY SHEET
SHEET 4-7	TRACT DETAIL SHEETS
SHEET 8	LINE AND CURVE TABLES

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 JUNE 29, 2022.

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.

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
Drawn By: RBA

DATE OF
PREPARATION: 01/27/2023

SCALE: N/A

SHEET 1 OF 8

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19

A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND 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 8

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°06'54" WEST, A DISTANCE OF 1,045.39 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6;

THENCE ALONG SAID EASTERLY PROLONGATION, NORTH 90°00'00" WEST, A DISTANCE OF 55.00 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, NORTH 90°00'00" WEST, A DISTANCE OF 230.57 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 53°12'46" WEST, A DISTANCE OF 26.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°22'40" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°38'16", AN ARC LENGTH OF 45.06 FEET TO THE WESTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 THE FOLLOWING 15 COURSES:

- 1) NON-TANGENT TO SAID CURVE, SOUTH 00°00'00" EAST, A DISTANCE OF 97.49 FEET;
- 2) NORTH 90°00'00" WEST, A DISTANCE OF 205.00 FEET;
- 3) SOUTH 00°00'00" EAST, A DISTANCE OF 87.50 FEET;
- 4) NORTH 90°00'00" WEST, A DISTANCE OF 247.00 FEET;
- 5) SOUTH 45°36'26" WEST, A DISTANCE OF 100.06 FEET;
- 6) NORTH 90°00'00" WEST, A DISTANCE OF 71.50 FEET;
- 7) SOUTH 52°04'30" WEST, A DISTANCE OF 94.45 FEET;
- 8) NORTH 28°27'19" WEST, A DISTANCE OF 48.31 FEET;
- 9) SOUTH 61°32'41" WEST, A DISTANCE OF 216.45 FEET;
- 10) SOUTH 00°00'00" EAST, A DISTANCE OF 64.29 FEET;
- 11) SOUTH 39°28'10" WEST, A DISTANCE OF 96.51 FEET;
- 12) SOUTH 00°00'00" EAST, A DISTANCE OF 71.50 FEET;
- 13) SOUTH 90°00'00" WEST, A DISTANCE OF 20.33 FEET;
- 14) SOUTH 44°25'44" WEST, A DISTANCE OF 106.42 FEET;
- 15) SOUTH 00°00'00" WEST, A DISTANCE OF 131.86 FEET TO THE SOUTHEASTERLY CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 11, PER PLAT RECORDED AUGUST 11, 2022 AT RECEPTION NO. 2022000068387, IN SAID OFFICE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 318.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°39'05" EAST;

THENCE ALONG THE SOUTHWESTERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 11 THE FOLLOWING 14 COURSES:

- 1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°53'41", AN ARC LENGTH OF 193.67 FEET;
- 2) TANGENT TO SAID CURVE, NORTH 48°27'14" WEST, A DISTANCE OF 88.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 318.00 FEET;

- 3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°27'14", AN ARC LENGTH OF 268.93 FEET;
- 4) TANGENT TO SAID CURVE, NORTH 00°00'00" EAST, A DISTANCE OF 25.69 FEET;
- 5) NORTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET;
- 6) NORTH 00°00'00" EAST, A DISTANCE OF 158.79 FEET;
- 7) NORTH 90°00'00" EAST, A DISTANCE OF 144.63 FEET;
- 8) NORTH 66°26'10" EAST, A DISTANCE OF 146.29 FEET;
- 9) NORTH 25°21'35" EAST, A DISTANCE OF 96.39 FEET;
- 10) NORTH 06°05'30" WEST, A DISTANCE OF 170.62 FEET;
- 11) NORTH 37°32'35" WEST, A DISTANCE OF 429.24 FEET;
- 12) NORTH 39°45'09" WEST, A DISTANCE OF 30.14 FEET;
- 13) NORTH 00°00'00" EAST, A DISTANCE OF 413.53 FEET;
- 14) NORTH 90°00'00" EAST, A DISTANCE OF 162.11 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY SOUTH 00°00'00" EAST, A DISTANCE OF 240.65 FEET;

THENCE SOUTH 30°09'27" EAST, A DISTANCE OF 54.80 FEET;

THENCE SOUTH 53°41'49" EAST, A DISTANCE OF 105.72 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 211.27 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 199.93 FEET;

THENCE SOUTH 29°53'56" EAST, A DISTANCE OF 100.56 FEET;

THENCE SOUTH 67°04'43" EAST, A DISTANCE OF 148.64 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 390.00 FEET;

THENCE NORTH 71°33'54" EAST, A DISTANCE OF 63.25 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 300.00 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 110.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 13.95 FEET;

THENCE SOUTH 78°41'24" EAST, A DISTANCE OF 86.68 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 11.98 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD, DESCRIBED AS 'EXHIBIT A' IN SPECIAL WARRANTY DEED RECORDED JULY 6, 2023 AT RECEPTION NO. 2023000037902, IN SAID OFFICE OF THE CLERK AND RECORDER AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- 1) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'06", AN ARC LENGTH OF 39.22 FEET;
- 2) SOUTH 00°06'54" EAST, A DISTANCE OF 243.06 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 851,112 SQUARE FEET OR 19.539 ACRES, MORE OR LESS.

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.: 175423-01

Drawn By: RBA

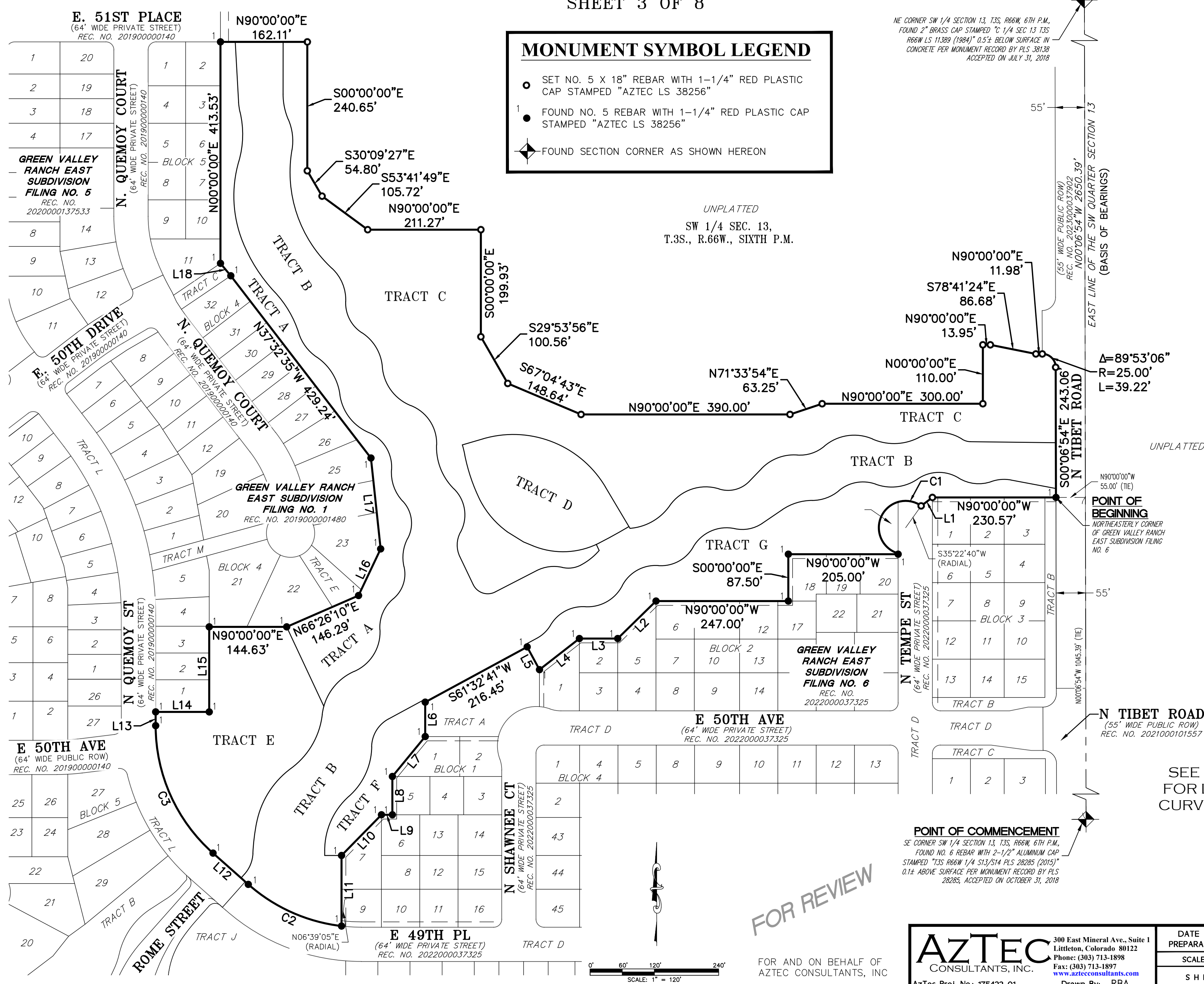
DATE OF
PREPARATION: 01/27/2023

SCALE: N/A

SHEET 2 OF 8

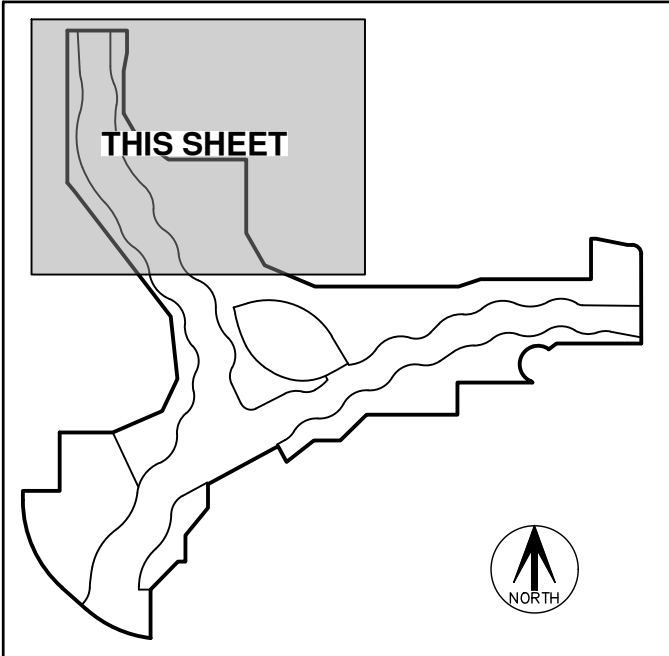
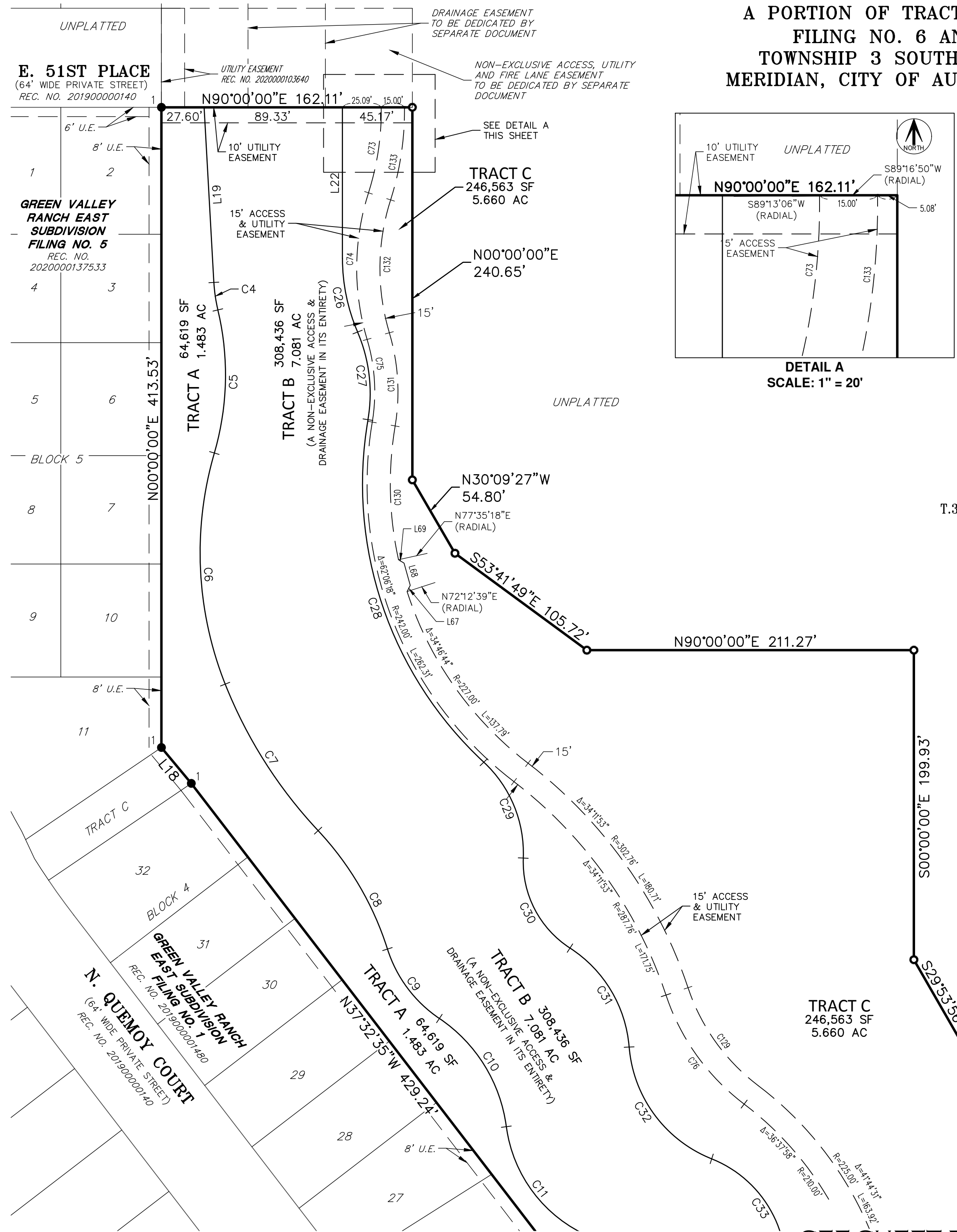
GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19

A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND 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 8



GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19

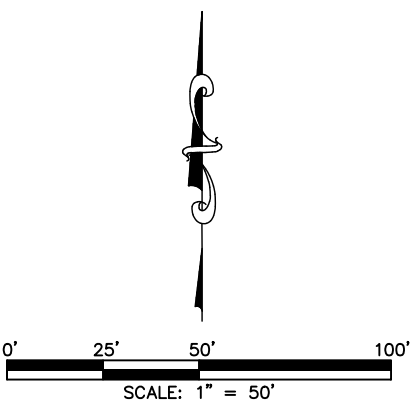
A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION
FILING NO. 6 AND THE SOUTHWEST 1/4 OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 8



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

SEE SHEET 3
FOR MONUMENT
LEGEND

SEE SHEET 8
FOR LINE AND
CURVE TABLES



TRACT LEGEND
TRACT B IS A NON EXCLUSIVE ACCESS & DRAINAGE
EASEMENT IN ITS ENTIRETY
TRACT J IS A NON EXCLUSIVE ACCESS & UTILITY
EASEMENT IN ITS ENTIRETY

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 5

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.: 175423-01
Drawn By: RBA

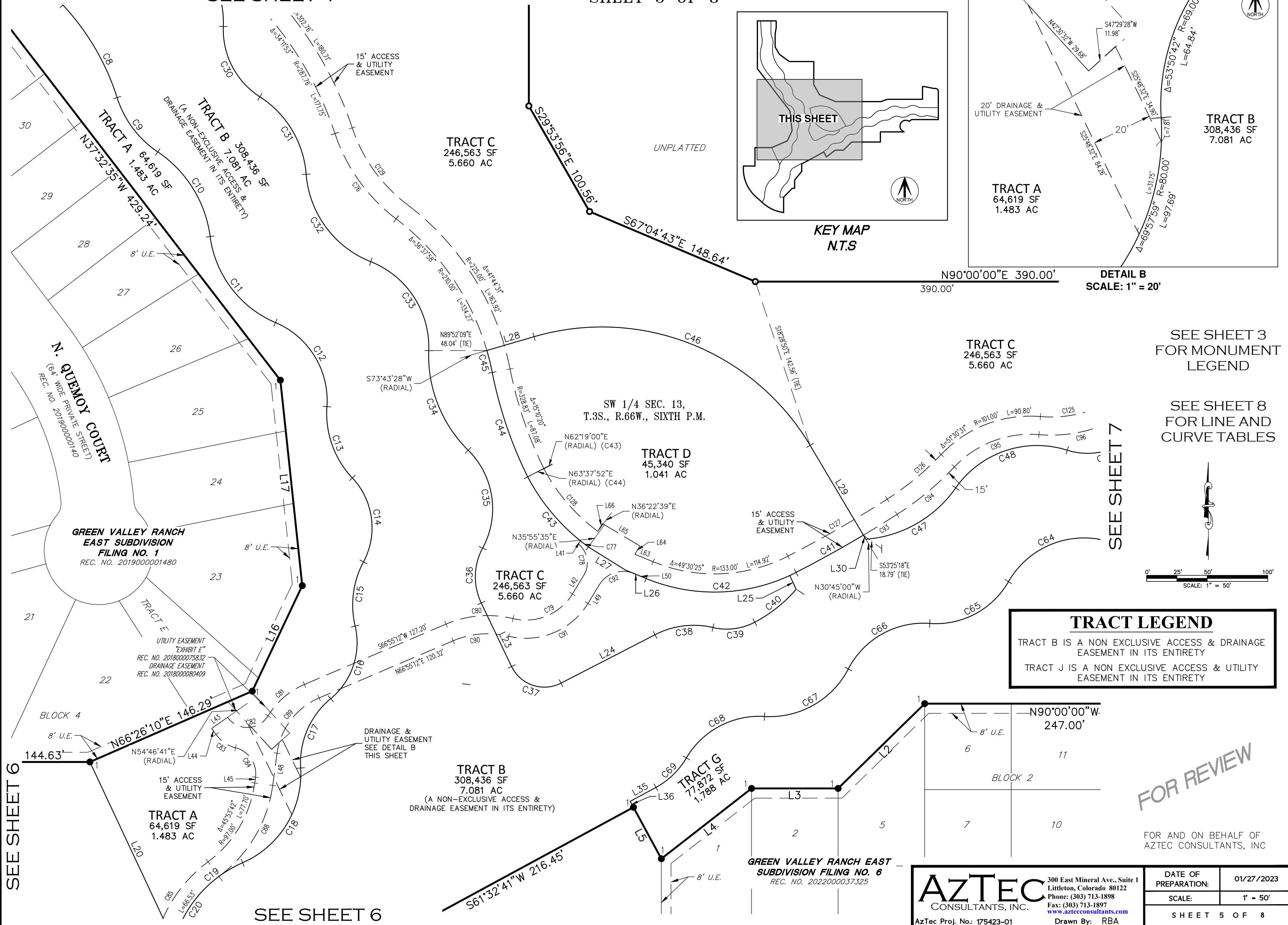
DATE OF PREPARATION:	01/27/2023
SCALE:	1" = 50'
SHEET 4 OF 8	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19

A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND 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

SEE SHEET 4

SHEET 5 OF 8



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	01/27/2023
----------------------	------------

SCALE:	1" = 50'
--------	----------

S H E E T 5 O F 8

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.: 175423-01

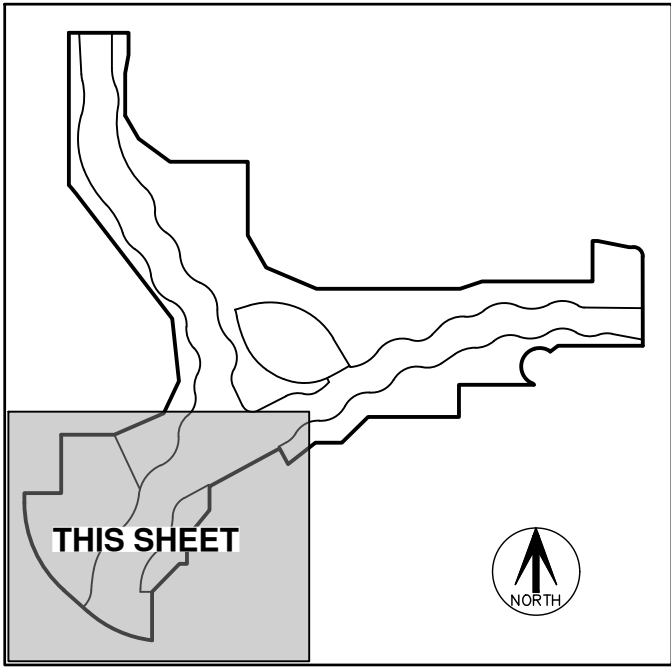
Drawn By: RBA

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19

A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND 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 8

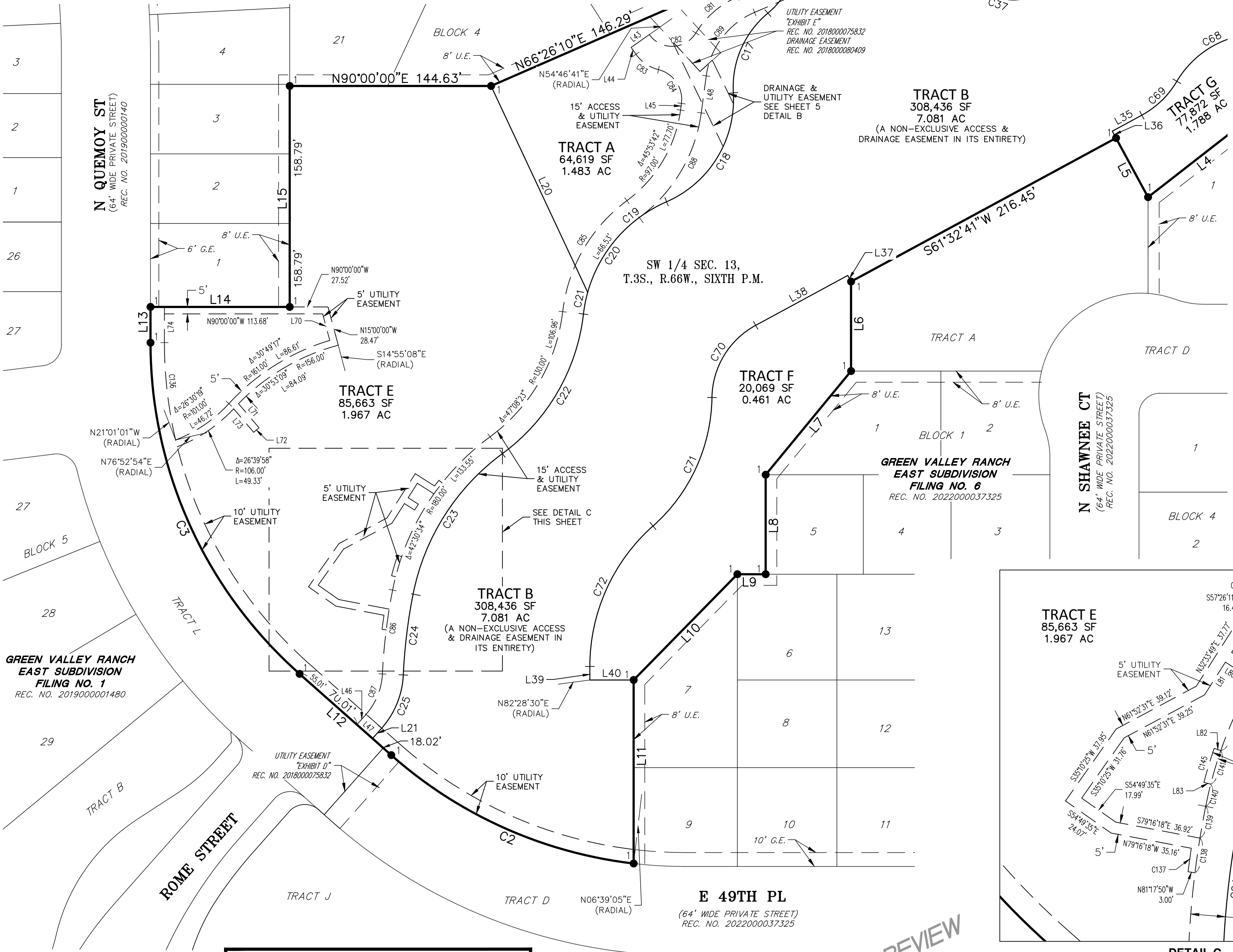
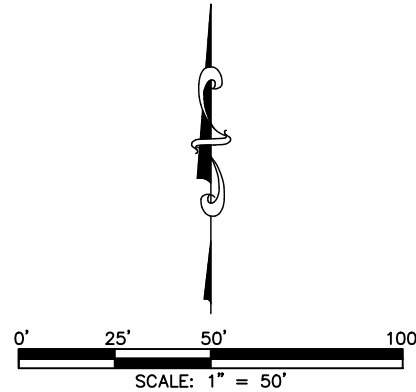
SEE SHEET 5



KEY MAP
N.T.S

SEE SHEET 3
FOR MONUMENT
LEGEND

SEE SHEET 8
FOR LINE AND
CURVE TABLES



TRACT LEGEND

TRACT B IS A NON EXCLUSIVE ACCESS & DRAINAGE
EASEMENT IN ITS ENTIRETY
TRACT J IS A NON EXCLUSIVE ACCESS & UTILITY
EASEMENT IN ITS ENTIRETY

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: 01/27/2023

SCALE: 1" = 50'

SHEET 6 OF 8

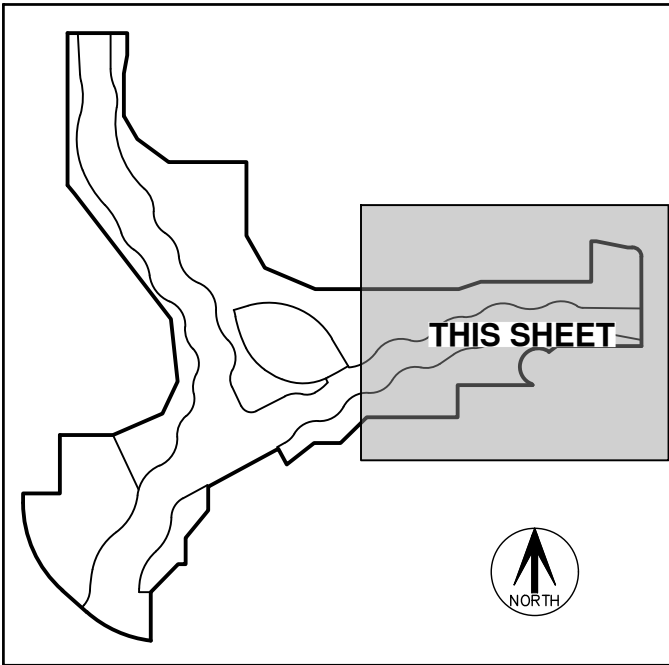
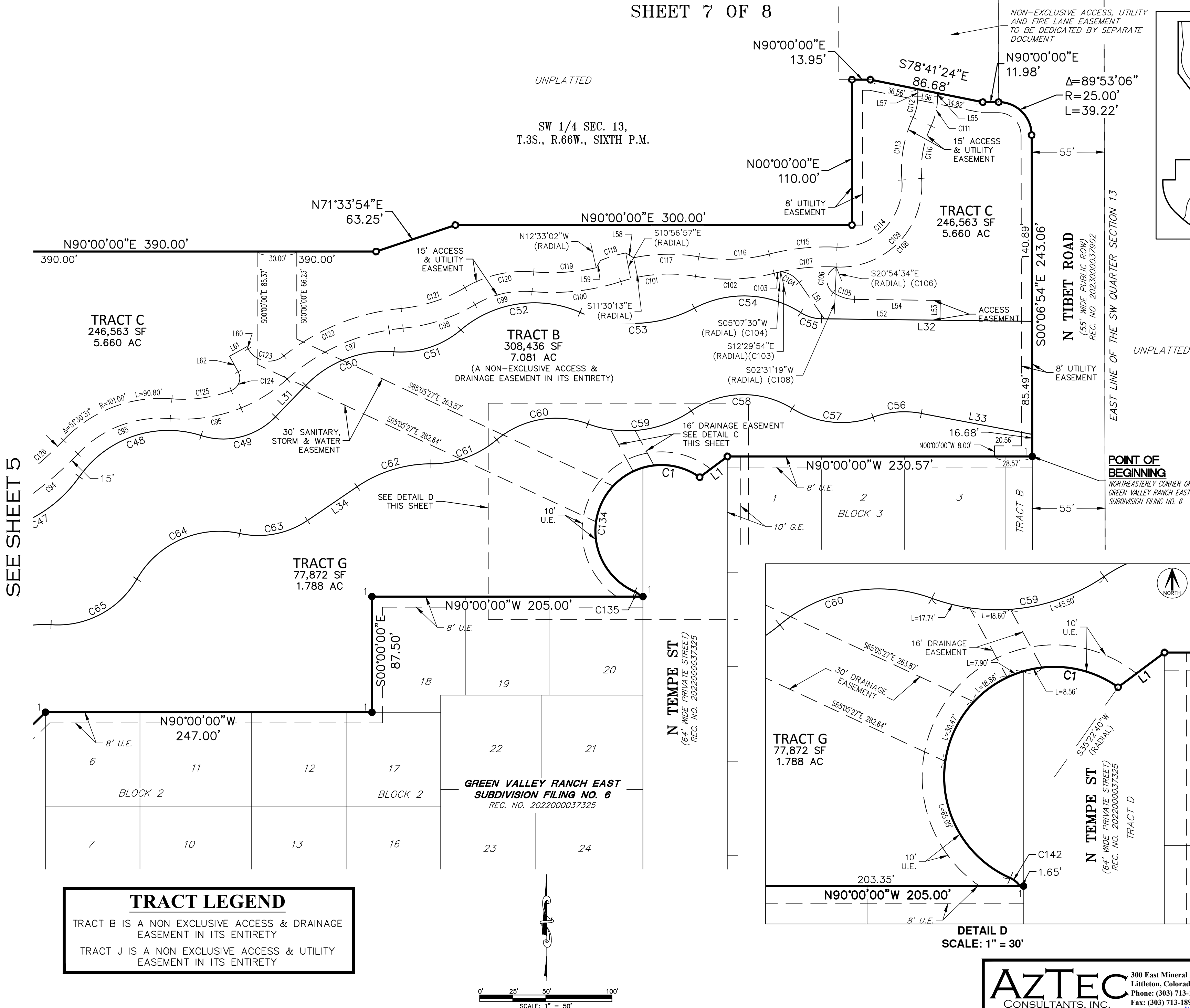
AzTec Proj. No: 175423-01

Drawn By: RBA

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19

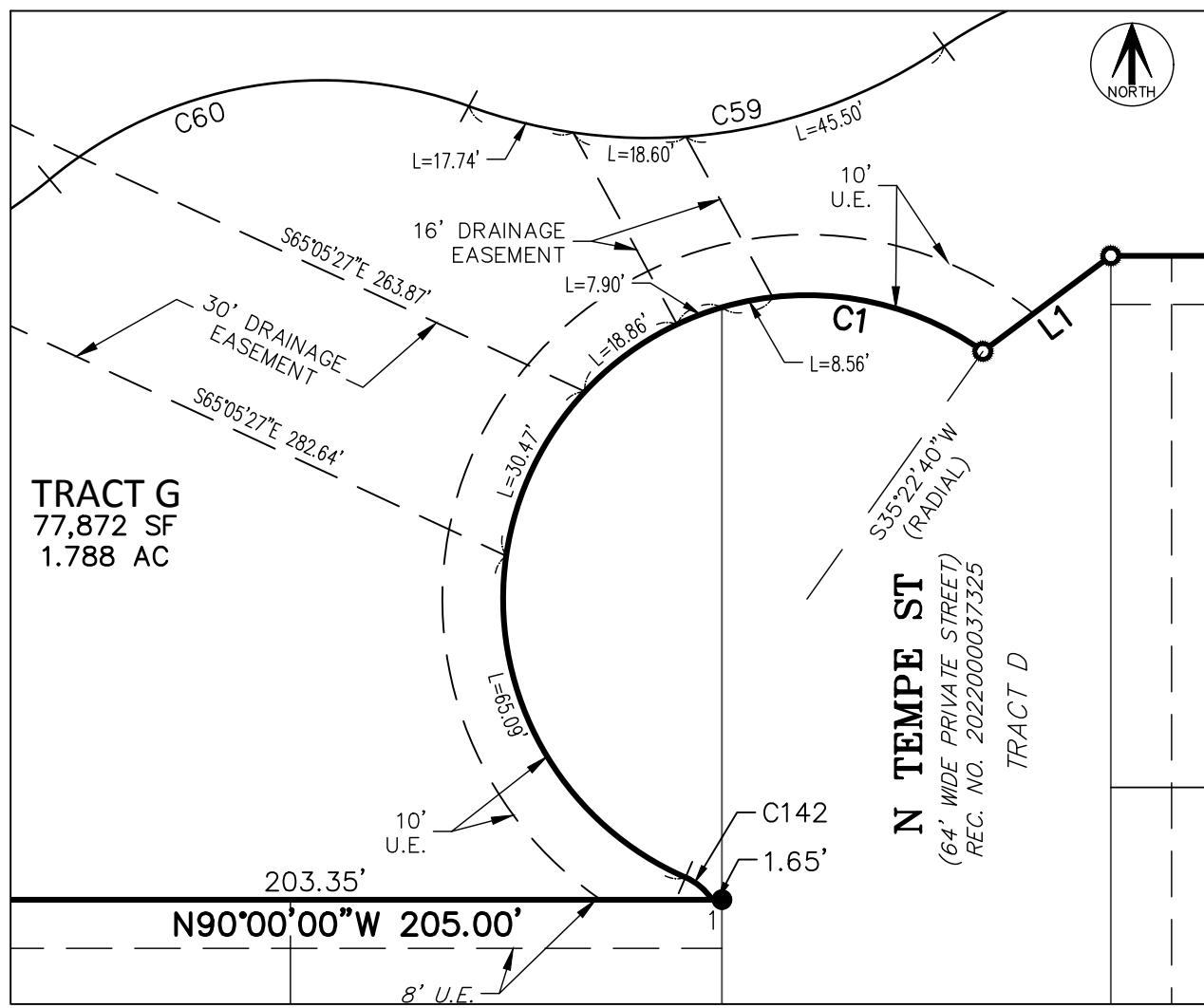
A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE SOUTHWEST 1/4 OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 8



KEY MAP
N.T.S

SEE SHEET 3
FOR MONUMENT
LEGEND

SEE SHEET 8
FOR LINE AND
CURVE TABLES



DETAIL D
SCALE: 1" = 30'

TRACT LEGEND
TRACT B IS A NON EXCLUSIVE ACCESS & DRAINAGE
EASEMENT IN ITS ENTIRETY
TRACT J IS A NON EXCLUSIVE ACCESS & UTILITY
EASEMENT IN ITS ENTIRETY

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: 175423-01
Drawn By: RBA

DATE OF PREPARATION:	01/27/2023
SCALE:	1" = 50'
SHEET 7 OF 8	

GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 19

A PORTION OF TRACT D, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND 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 8 OF 8

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°38'16"	50.00'	45.06'
C2	34°53'41"	318.00'	193.67'
C3	48°27'14"	318.00'	268.93'
C4	10°17'40"	100.00'	17.97'
C5	29°45'19"	180.00'	93.48'
C6	37°55'23"	230.00'	152.23'
C7	21°31'38"	300.00'	112.72'
C8	25°36'32"	200.00'	89.39'
C9	38°28'16"	85.00'	57.07'
C10	48°31'23"	100.00'	84.69'
C11	59°28'15"	90.00'	93.42'
C12	71°00'00"	70.00'	86.74'
C13	47°15'27"	78.00'	64.33'
C14	71°15'59"	60.00'	74.63'
C15	41°12'07"	76.00'	54.65'
C16	63°31'24"	60.00'	66.52'
C17	53°50'42"	69.00'	64.84'
C18	69°57'59"	80.00'	97.69'
C19	50°50'40"	100.50'	89.18'
C20	50°50'40"	100.50'	89.18'
C21	9°04'58"	100.50'	15.93'
C22	47°08'23"	145.00'	119.30'
C23	42°30'34"	165.00'	122.42'
C24	8°33'25"	392.00'	58.54'
C25	38°55'10"	62.00'	42.11'
C26	23°20'36"	120.00'	48.89'
C27	33°07'02"	100.00'	57.80'
C28	56°56'06"	245.00'	243.46'
C29	49°28'30"	80.00'	69.08'
C30	59°31'08"	66.00'	68.56'
C31	52°37'08"	84.00'	77.14'
C32	63°45'30"	85.00'	94.59'
C33	70°25'49"	76.00'	93.42'
C34	47°25'48"	110.00'	91.06'
C35	73°47'36"	68.00'	87.58'
C36	53°59'50"	50.00'	47.12'
C37	91°41'30"	30.00'	48.01'
C38	40°17'38"	70.00'	49.23'
C39	40°45'07"	50.00'	35.56'
C40	21°41'50"	116.00'	43.93'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	3°38'01"	1002.00'	63.54'
C42	49°30'25"	148.00'	127.88'
C43	26°23'26"	167.69'	77.24'
C44	15°12'09"	343.83'	91.23'
C45	5°06'33"	210.00'	18.73'
C46	75°31'32"	200.00'	263.63'
C47	50°35'32"	100.00'	88.30'
C48	72°43'08"	82.00'	104.07'
C49	63°40'00"	55.00'	61.12'
C50	50°14'13"	84.00'	73.65'
C51	44°39'55"	70.00'	54.57'
C52	63°59'54"	86.00'	96.06'
C53	51°22'37"	100.00'	89.67'
C54	60°20'02"	80.00'	84.24'
C55	31°50'26"	30.00'	16.67'
C56	30°17'41"	70.00'	37.01'
C57	51°21'45"	71.00'	63.65'
C58	66°12'15"	70.00'	80.88'
C59	54°31'29"	86.00'	81.84'
C60	60°00'24"	70.00'	73.31'
C61	39°42'13"	78.00'	54.05'
C62	33°59'25"	100.00'	59.32'
C63	46°32'53"	66.00'	53.62'
C64	72°29'41"	72.00'	91.10'
C65	64°22'51"	69.00'	77.53'
C66	66°48'06"	70.00'	81.61'
C67	66°03'46"	73.00'	84.17'
C68	62°53'18"	70.00'	76.83'
C69	31°14'26"	65.00'	35.44'
C70	60°41'14"	60.00'	63.55'
C71	47°32'27"	126.00'	104.55'
C72	48°23'54"	135.00'	114.04'
C73	18°32'32"	173.24'	56.07'
C74	34°25'52"	160.00'	96.15'
C75	26°12'28"	118.00'	53.97'
C76	34°32'19"	146.00'	88.01'
C77	2°46'06"	167.69'	8.10'
C78	82°38'57"	20.00'	28.85'
C79	72°20'25"	45.00'	56.82'
C80	36°45'50"	88.00'	56.47'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C81	35°32'22"	65.00'	40.32'
C82	113°23'50"	20.00'	39.58'
C83	40°53'15"	28.00'	19.98'
C84	83°46'33"	22.00'	32.17'
C85	47°00'28"	115.50'	94.76'
C86	8°33'25"	407.00'	60.78'
C87	38°55'10"	47.00'	31.93'
C88	45°53'42"	112.00'	89.71'
C89	59°15'14"	58.00'	59.98'
C90	36°45'50"	73.00'	46.84'
C91	72°20'25"	60.00'	75.75'
C92	81°02'49"	23.00'	32.53'
C93	1°51'50"	1002.00'	32.60'
C94	14°01'12"	252.00'	61.66'
C95	51°30'31"	86.00'	77.31'
C96	46°59'29"	117.00'	95.96'
C97	36°45'16"	152.00'	97.51'
C98	25°26'45"	130.00'	57.73'
C99	35°48'59"	72.00'	45.01'
C100	22°54'42"	170.00'	67.98'
C101	27°46'52"	118.00'	57.21'
C102	24°13'54"	142.00'	60.06'
C103	1°51'21"	158.00'	5.12'
C104	50°11'15"	19.00'	16.64'
C105	33°57'39"	29.00'	17.19'
C106	124°25'32"	11.00'	23.89'
C107	17°07'01"	158.00'	47.20'
C108	97°14'41"	62.00'	105.23'
C109	97°29'07"	62.00'	105.49'
C110	29°53'41"	78.00'	40.70'
C111	25°10'19"	52.00'	22.85'
C112	25°10'19"	37.00'	16.26'
C113	29°53'41"	93.00'	48.52'
C114	97°29'07"	47.00'	79.97'
C115	17°07'01"	173.00'	51.68'
C116	24°13'54"	127.00'	53.71'
C117	21°22'51"	133.00'	49.63'
C118	11°17'45"	101.00'	19.91'
C119	17°33'32"	155.00'	47.50'
C120	35°48'59"	87.00'	54.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C121	25°26'45"	115.00'	51.07'
C122	33°19'28"	167.00'	97.13'
C123	99°44'44"	18.00'	31.34'
C124	98°07'24"	10.00'	17.13'
C125	25°41'32"	102.00'	45.74'
C126	14°01'12"	237.00'	57.99'
C127	5°29'51"	987.00'	94.70'
C128	25°52'32"	152.69'	68.96'
C129	34°32'19"	131.00'	78.97'
C130	21°56'56"	227.00'	86.96'
C131	26°12'28"	133.00'	60.84'
C132	34°25'52"	145.00'	87.14'
C133	18°28'48"	188.24'	60.72'
C134	140°09'42"	50.00'	122.31'
C135	33°03'17"	10.00'	5.77'
C136	13°07'06"	308.00'	70.52'
C137	1°25'44"	410.00'	10.22'
C138	2°07'43"	407.00'	15.12'
C139	1°57'23"	407.00'	13.90'
C140	3°07'39"	180.00'	9.83'
C141	4°48'07"	180.00'	15.09'
C142	16°12'06"	180.00'	50.90'
C143	3°07'36"	180.00'	9.82'
C144	1°36'12"	183.00'	5.12'
C145	4°48'07"	183.00'	15.34'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°12'46"W	26.29'
L2	S45°36'26"W	100.06'
L3	N90°00'00"W	71.50'
L4	S52°04'30"W	94.45'
L5	N28°27'19"W	48.31'
L6	S00°00'00"E	64.29'
L7	S39°28'10"W	96.51'
L8	S00°00'00"E	71.50'
L9	S90°00'00"W	20.33'
L10	S44°25'44"W	106.42'
L11	S00°00'00"W	131.86'
L12	N48°27'14"W	88.03'
L13	N00°00'00"E	25.69'
L14	N90°00'00"E	100.00'
L15	N00°00'00"E	158.79'
L16	N25°21'35"E	96.39'
L17	N06°05'30"W	170.62'
L18	N39°45'09"W	30.14'
L19	N03°10'23"W	113.30'
L20	S25°05'17"E	163.72'
L21	N41°32'46"E	9.90'
L22	N00°00'59"E	97.60'
L23	S25°31'54"E	58.10'
L24	N62°46'35"E	87.37'
L25	S24°51'10"E	12.53'
L26	N67°36'34"W	18.64'
L27	N58°04'50"W	36.00'
L28	S73°43'28"W	40.62'
L29	S30°45'00"E	86.27'
L30	S30°45'00"E	3.94'
L31	N44°01'05"E	33.06'
L32	S89°17'45"E	159.25'
L33	S79°17'45"E	85.39'
L34	S55°47'57"W	45.41'
L35	S61°32'41"W	24.15'
L36	S28°27'19"E	5.61'
L37	S28°27'19"E	5.00'
L38	N61°32'41"E	75.25'
L39	N00°00'00"E	9.69'
L40	N90°00'00"E	31.46'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N38°41'40"E	3.00'
L42	S31°20'37"W	18.05'
L43	S54°46'41"W	16.00'
L44	S35°13'19"E	6.03'
L45	S07°39'59"W	4.84'
L46	S41°32'46"W	9.90'
L47	S48°27'14"E	15.00'
L48	N07°39'59"E	26.86'
L49	N31°20'37"E	18.24'
L50	S67°36'34"E	11.12'
L51	S34°41'15"E	33.48'
L52	S89°17'45"E	87.52'
L53	N00°42'15"E	15.00'
L54	N89°17'45"W	64.80'
L55	N00°00'00"E	2.79'
L56	N78°41'24"W	15.30'
L57	S00°00'00"E	5.79'
L58	S58°38'17"E	7.01'
L59	S30°45'52"W	6.45'
L60	S28°56'28"E	1.93'
L61	N61°03'32"E	15.00'
L62	N28°56'28"W	13.42'
L63	N67°36'34"W	16.27'
L64	N31°20'37"E	7.98'
L65	N59°05'47"W	36.00'
L66	S31°20'37"W	7.47'
L67	S26°59'02"W	4.45'
L68	S15°30'59"E	14.95'
L69	N58°26'19"W	4.18'
L70	N15°00'00"W	19.70'
L71	S40°24'45"E	22.77'
L72	S49°35'15"W	5.00'
L73	S40°24'45"E	22.22'
L74	S00°00'00"E	20.69'
L75	S51°33'30"E	3.00'
L76	S57°26'11"E	14.11'
L77	N32°33'49"E	12.29'
L78	S57°26'11"E	8.69'
L79	S32°33'49"W	5.00'
L80	N57°26'11"W	8.69'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N32°33'49"E	16.78'
L82	N70°53'12"W	3.00'
L83	N75°41'19"W	3.00'

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: 175423-01

Drawn By: RBA

DATE OF
PREPARATION:

01/27/2023

SCALE:

N/A

SHEET 8 OF 8