

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF GREEN VALLEY RANCH EAST SUBDIVISION, RECORDED JANUARY 21, 2022 AT RECEPTION NO. 2022000006446, IN THE OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, WHENCE THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 BEARS SOUTH 00°16'32" EAST, A DISTANCE OF 2650.24 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, SOUTH 00°16'32" EAST, A DISTANCE OF 98.15 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF NORTH TIBET ROAD, DESCRIBED AS PARCEL A, IN SPECIAL WARRANTY DEED RECORDED _____ AT RECEPTION NO. _____, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY PROLONGATION AND SAID NORTHERLY LINE SOUTH 89°43'28" WEST, A DISTANCE OF 54.00 FEET TO THE NORTHWEST CORNER THEREOF AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD, DESCRIBED AS SAID PARCEL A, SOUTH 00°16'32" EAST, A DISTANCE OF 534.72 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 2024-_, RECORDED _____ AT RECEPTION NO. _____, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID ORDINANCE NO. 2024-____ THE FOLLOWING 2 COURSES:

1. SOUTH 00°16'32" EAST, A DISTANCE OF 25.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 946.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'02", AN ARC LENGTH OF 44.59 FEET TO THE TO THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD DESCRIBED AS PARCEL B, IN SAID SPECIAL WARRANTY DEED, AND THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 946.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'54", AN ARC LENGTH OF 33.55 FEET;
2. SOUTH 03°28'34" WEST, A DISTANCE OF 11.02 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,010.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS, NORTH 87°30'17" WEST;
3. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'25", AN ARC LENGTH OF 231.34 FEET;

4. SOUTH 08°11'02" WEST, A DISTANCE OF 16.45 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET ROAD, DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021000117784, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID LAST DESCRIBED WESTERLY RIGHT-OF-WAY THE FOLLOWING 6 COURSES:

1. SOUTH 16°33'15" WEST, A DISTANCE OF 178.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", AN ARC LENGTH OF 90.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;
4. SOUTH 08°08'50" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 08°08'50" WEST;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'37", AN ARC LENGTH OF 235.49 FEET TO THE NORTHERLY BOUNDARY OF TRACT A, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 9, RECORDED MARCH 29, 2022 AT RECEPTION NO. 2022000027765, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 394.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°31'48" WEST;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING 4 COURSES:

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°22'00", AN ARC LENGTH OF 140.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 466.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°35'49", AN ARC LENGTH OF 346.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 294.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°01'43", AN ARC LENGTH OF 328.55 FEET;
4. NORTH 54°52'49" WEST, A DISTANCE OF 6.91 FEET TO THE MOST SOUTHERLY CORNER OF TRACT A, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAST DESCRIBED TRACT A AND THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED JUNE 1, 2006 AT RECEPTION NO. 20060601000437490, IN SAID OFFICIAL RECORDS, NORTH 00°16'48" WEST, A DISTANCE OF 1,012.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, DESCRIBED AS EXHIBIT B, IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390, IN SAID OFFICIAL RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,027.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°07'08" WEST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 5 COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'09", AN ARC LENGTH OF 70.25 FEET
2. NORTH 48°57'43" EAST, A DISTANCE OF 400.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 883.00 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°52'57", AN ARC LENGTH OF 583.82 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°52'48", AN ARC LENGTH OF 40.53 FEET;
5. NORTH 89°43'28" EAST, A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 26.804 ACRES, (1,167,582 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS,
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

Parcel Map Check Report

Client: Prepared by:
Client Preparer
Client Company Your Company Name
Address 1 123 Main Street
Date: 5/24/2024 7:17:57 AM

Parcel Name: GVRE FIL 22 PLAT BNDRY - GVRE FIL 22 BNDRY

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:710,413.174'" "East:223,971.067'"

Segment# 1: Line

"Course: S0° 16' 32""E" Length: 534.72'

"North: 709,878.460'" "East: 223,973.639'"

Segment# 2: Line

"Course: S0° 16' 32""E" Length: 25.21'

"North: 709,853.250'" "East: 223,973.760'"

Segment# 3: Curve

Length: 44.59' Radius: 946.00'

"Delta: 2°42'02"" Tangent: 22.30'

Chord: 44.58' "Course: S1° 04' 29""W"

"Course In: S89° 43' 28""W" "Course Out: S87° 34' 30""E"

"RP North: 709,848.700'" "East: 223,027.771'"

"End North: 709,808.674'" "East: 223,972.924'"

Segment# 4: Curve

Length: 33.55' Radius: 946.00'

"Delta: 2°01'54"" Tangent: 16.77'

Chord: 33.54' "Course: S3° 26' 28""W"

"Course In: N87° 34' 30""W" "Course Out: S85° 32' 35""E"

"RP North: 709,848.700'" "East: 223,027.771'"

"End North: 709,775.187'" "East: 223,970.911'"

Segment# 5: Line

"Course: S3° 28' 34""W" Length: 11.02'

"North: 709,764.187'" "East: 223,970.242'"

Segment# 6: Curve

Length: 231.34' "Radius: 1,010.00'"

"Delta: 13°07'25"" Tangent: 116.18'

Chord: 230.84' "Course: S9° 03' 26""W"

"Course In: N87° 30' 17""W" "Course Out: S74° 22' 52""E"

"RP North: 709,808.160'" "East: 222,961.200'"

"End North: 709,536.230'" "East: 223,933.905'"

Segment# 7: Line

"Course: S8° 11' 02""W" Length: 16.45'

"North: 709,519.947'" "East: 223,931.563'"

Segment# 8: Line

"Course: S16° 33' 15""W" Length: 178.00'

"North: 709,349.325'" "East: 223,880.847'"

Segment# 9: Curve

Length: 90.36' Radius: 995.00'

"Delta: 5°12'13"" Tangent: 45.21'

Chord: 90.33' "Course: S13° 57' 09""W"

"Course In: S73° 26' 45""E" "Course Out: N78° 38' 57""W"

"RP North: 709,065.828'" "East: 224,834.605'"

"End North: 709,261.660'" "East: 223,859.067'"

Segment# 10: Curve

Length: 37.87' Radius: 25.00'

"Delta: 86°47'47"" Tangent: 23.64'

Chord: 34.35' "Course: S54° 44' 56""W"

"Course In: N78° 38' 57""W" "Course Out: S8° 08' 50""W"

"RP North: 709,266.581'" "East: 223,834.556'"

"End North: 709,241.833'" "East: 223,831.013'"

Segment# 11: Line

"Course: S8° 08' 50""W" Length: 64.00'

"North: 709,178.479'" "East: 223,821.943'"

Segment# 12: Curve

Length: 37.87' Radius: 25.00'

"Delta: 86°47'47"" Tangent: 23.64'

Chord: 34.35' "Course: S38° 27' 16""E"

"Course In: S8° 08' 50""W" "Course Out: S85° 03' 23""E"

"RP North: 709,153.731'" "East: 223,818.400'"

"End North: 709,151.577'" "East: 223,843.307'"

Segment# 13: Curve

Length: 235.49' Radius: 995.00'

"Delta: 13°33'37"" Tangent: 118.30'

Chord: 234.94' "Course: S1° 50' 11""E"

"Course In: S85° 03' 23""E" "Course Out: S81° 23' 00""W"

"RP North: 709,065.832'" "East: 224,834.606'"

"End North: 708,916.759'" "East: 223,850.836'"

Segment# 14: Curve

Length: 140.05' Radius: 394.00'

"Delta: 20°22'00"" Tangent: 70.77'

Chord: 139.32' "Course: N86° 20' 48""W"

"Course In: N6° 31' 48""W" "Course Out: S13° 50' 12""W"

"RP North: 709,308.202'" "East: 223,806.029'"
"End North: 708,925.636'" "East: 223,711.802'"

Segment# 15: Curve

Length: 346.45' Radius: 466.00'
"Delta: 42°35'49"'" "Tangent: 181.67'
Chord: 338.53' "Course: S82° 32' 18"'"W"
"Course In: S13° 50' 12"'"W" "Course Out: N28° 45' 36"'"W"
"RP North: 708,473.158'" "East: 223,600.356'"
"End North: 708,881.674'" "East: 223,376.144'"

Segment# 16: Curve

Length: 328.55' Radius: 294.00'
"Delta: 64°01'43"'" "Tangent: 183.81'
Chord: 311.72' "Course: N86° 44' 45"'"W"
"Course In: N28° 45' 37"'"W" "Course Out: S35° 16' 06"'"W"
"RP North: 709,139.406'" "East: 223,234.687'"
"End North: 708,899.368'" "East: 223,064.930'"

Segment# 17: Line

"Course: N54° 52' 49"'"W" Length: 6.91'
"North: 708,903.343'" "East: 223,059.278'"

Segment# 18: Line

"Course: N0° 16' 48"'"W" "Length: 1,012.14'"
"North: 709,915.471'" "East: 223,054.331'"

Segment# 19: Curve

Length: 70.25' "Radius: 1,027.00'"
"Delta: 3°55'09"'" "Tangent: 35.14'
Chord: 70.23' "Course: N50° 55' 18"'"E"
"Course In: N37° 07' 08"'"W" "Course Out: S41° 02' 17"'"E"
"RP North: 710,734.386'" "East: 222,434.567'"
"End North: 709,959.747'" "East: 223,108.854'"

Segment# 20: Line

"Course: N48° 57' 43"'"E" Length: 400.00'
"North: 710,222.371'" "East: 223,410.563'"

Segment# 21: Curve

Length: 583.82' Radius: 883.00'
"Delta: 37°52'57"'" "Tangent: 303.03'
Chord: 573.24' "Course: N67° 54' 11"'"E"
"Course In: S41° 02' 17"'"E" "Course Out: N3° 09' 20"'"W"
"RP North: 709,556.347'" "East: 223,990.306'"
"End North: 710,438.008'" "East: 223,941.700'"

Segment# 22: Curve

Length: 40.53' Radius: 25.00'
"Delta: 92°52'48"'" "Tangent: 26.29'

Chord: 36.23' "Course: S46° 42' 56"E"
"Course In: S3° 09' 20"E" "Course Out: N89° 43' 28"E"
"RP North: 710,413.046'" "East: 223,943.076'"
"End North: 710,413.166'" "East: 223,968.075'"

Segment# 23: Line
"Course: N89° 43' 28"E" Length: 3.00'
"North: 710,413.181'" "East: 223,971.075'"

"Perimeter: 4,472.18'" "Area: 1,167,582Sq.Ft."
Error Closure: 0.011 "Course: N48° 24' 57"E"
Error North : 0.0071 East: 0.0080

"Precision 1: 406,560.91"

Applicant's Certificate of Compliance Regarding Minerals

With Article 65.5 of Title 24, Colorado Revised Statutes (H.B. 01-1088, Effective July 1, 2001).

Note to Applicant & Land Use Department:

For any of the following, the applicant must complete this certification as a prerequisite to the Planning and Development Services Department accepting any application that is submitted after September 1, 2015:

1. an application regarding a new or amended General Development Plan or Planned Community Zone District;
2. an application for a zone change;
3. an application that includes a subdivision or resubdivision;
4. an application for site plan or contextual site plan approval which anticipates new surface development; or
5. an application for a new or amended Framework Development Plan.

The certification is not required for minor amendments to site plans, framework development plans, general development plans, conditional uses, or redevelopment plans, ***unless no development has occurred on the property since the plan was originally approved.***


Certification

I, Brandon Wyszynski, Applicant for the following named development under the Aurora Zoning Code Green Valley FDP & Green Valley Ranch East CSP DA # 1195868, hereby certify that I or my agent have examined the records in the Office of the Adams County [County] Clerk and Recorder to determine if any owners or lessees of any severed mineral estate in the property which is the subject of the proposed development can be identified, as required by Article 65.5 of Title 24, Colorado Revised Statutes (also known as H.B. 01-1088 ("the Act")). Further, based on this examination, I have determined that: [check applicable entry]

☐ No such mineral estate owners or lessees exist in the Subject Property.

☒ Mineral estate owners or lessees exist in the property to whom notice of the proposed development application will need to be sent as required by the Act.

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.


Applicant Signature

4.10.17
Date

BRANDON S. WYSZYNSKI
Applicant Name (Print)

Note: The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.

Once an applicant has submitted a certification for a property, no further certification is necessary. New applicants will need to complete the certification process.

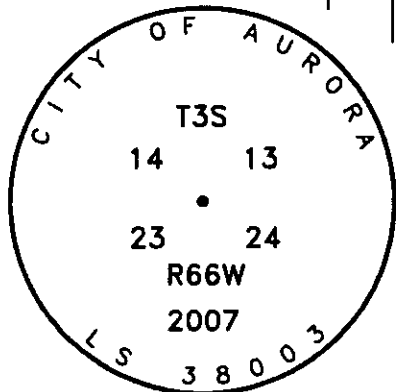
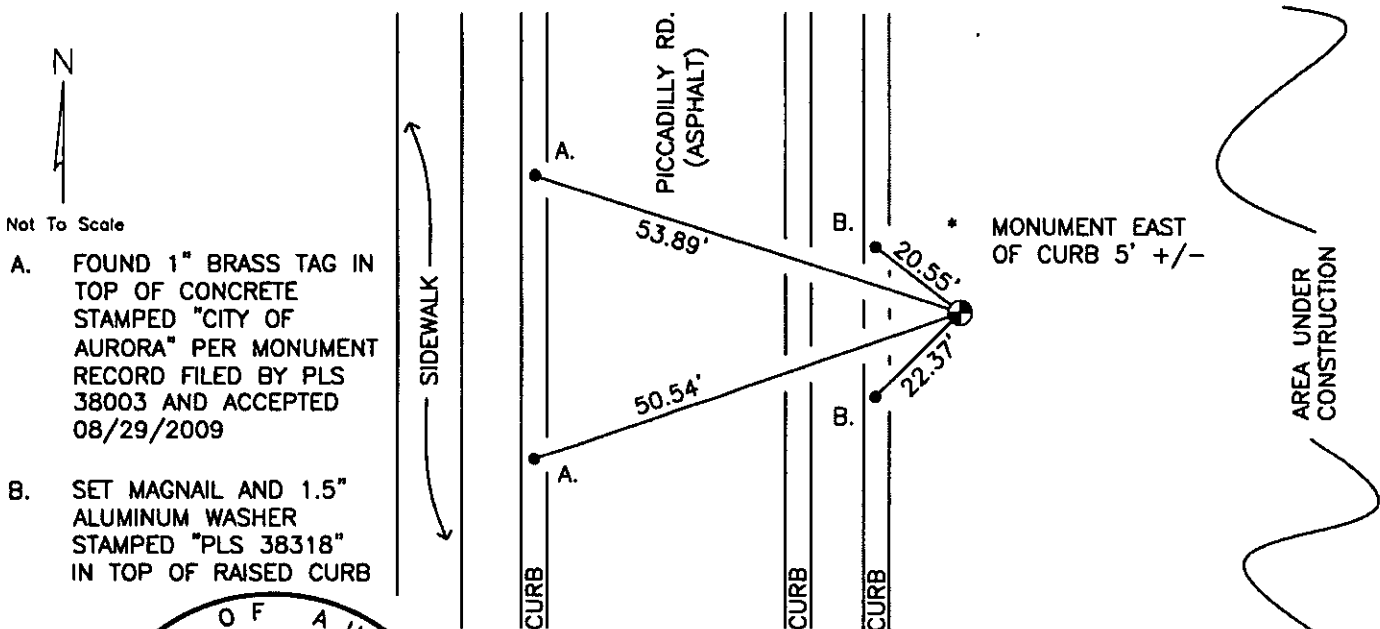
COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies
Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors
1560 Broadway, Suite 1350
Denver, CO 80202
Phone: (303) 894-7800; Fax: (303) 984-2310; EMAIL: aes@dora.state.co.us; V/TDD 711
COLO. ST. BD. OF LIC.

RECEIVED
JUN 26 2018

Report one monument only on this form - Reproduction of this form is authorized.
All items are to be filled in by the Land Surveyor using **PERMANENT BLACK LETTERING** and lines which can be reproduced.

1. TYPE OF MONUMENT: ☒ SECTION CORNER ☐ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER _____
2. DESCRIPTION AND DATE OF MONUMENT FOUND:
FOUND 3.25" ALUMINUM CAP, PLS 38003, 2007, 0.5' DOWN IN "AURORA RANGE POINT" BOX.
3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:
FOUND AND SET REFERENCE TIES AS SHOWN.
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap

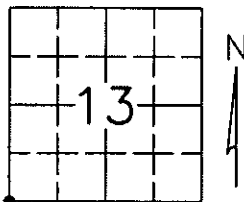
5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): Peter E. Paulus
Firm Name: Lamp, Rynearson & Associates, Inc.
Firm Address: 4715 Innovation Drive, Fort Collins, CO 80525
Phone: (970) 226-0342

6. LOCATION DIAGRAM

1" = 1 Mile



• = Location of Monument



Signature/Date through Seal

7. SEC 13 T 3S R 66W, 6TH P.M.
COUNTY ADAMS INDEX REF NUMBER 21-N

**8. SEC _____ T _____ R _____, 6TH P.M.
COUNTY _____ INDEX REF NUMBER _____

** To be used only for monuments located on county lines.



Dora
Department of Regulatory Agencies

Rev. 02/01/2011

L:\Engineering\0218003 XOG - Hankaye Area 2018\SURVEY\MONUMENT RECORDS\T3S REG\SEC 13\SW.dwg ARISTO CAUWELS

ACCEPTED

JUL 31 2018

COLO. ST. BD. OF LIC.
FOR ARC, PE & PLS

RECEIVED AT OFFICE OF THE COUNTY CLERK
_____ COUNTY

BY: _____

DATE: _____

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.