

5/24/2024

City of Aurora

**Real Property Services Division**

15151 E. Alameda Parkway, 3<sup>rd</sup> Floor  
Aurora, CO 80012-1555

Re: Subdivision Plat Vacation Application  
Green Valley Ranch East Subdivision Filing No. 10

To Whom it May Concern:

On behalf of Clayton Properties Group II, Inc (4908 Tower Road, Denver, Colorado 80249), AzTec Consultants, Inc, is requesting the vacation of a portion of Green Valley Ranch East Subdivision Filing No. 10. We request tha the vacation include all platted easements, tracts, public right-of-way and lots, except for Tract A, Green Valley Ranch East Subdivision Filing No. 10. Green Valley Ranch East Subdivision Filing No. 10 was recorded January 21, 2022 at reception no. 2022000006446, in the official records of the clerk and recorder of Adams County, Colorado.

The purpose of this vacation is to allow for a new subdivision; Green Valley Ranch East Subdivision Filing No. 22, currently in City of Aurora's submittal process, with reconfigured tracts, lots, easements, and public right-of-way.

Submittal Documents Include:

Ownership Sheet

Legal description of Green Valley Ranch East Subdivision Filing No. 10

Closure Sheet for Legal description

Title commitment

Thank You for considering this application. If you would like to discuss further, please do not hesitate to contact me at [ddavis@aztecconsultants.com](mailto:ddavis@aztecconsultants.com), or 303.327.7488

Sincerely,



Daniel E. Davis, PLS  
Principal

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10

LOCATED 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  
 SHEET 1 OF 6

**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 NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, EASEMENTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACT A, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

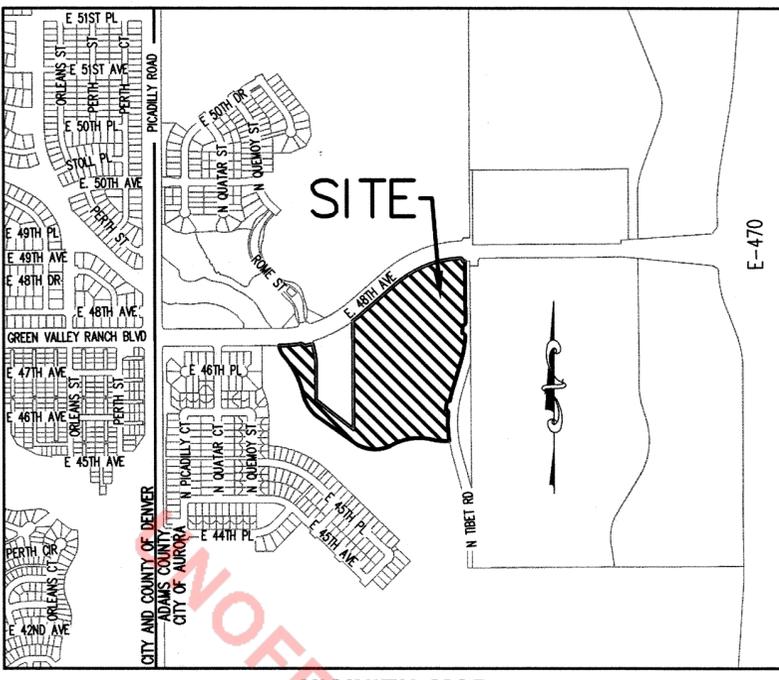
**COVENANTS**

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.



**VICINITY MAP**  
 SCALE 1" = 1000'

**CITY OF AURORA APPROVALS**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AND TRACT A AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS 18th DAY OF JANUARY, 2022 A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS AND TRACT A ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

Jalee B. Johnson 1/18/2022  
 CITY ENGINEER DATE

A.P. Amiel 1-13-22  
 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 DECEMBER 21, 2021.



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.: \_\_\_\_\_

**SHEET INDEX**

SHEET 1	TITLE SHEET
SHEET 2	LEGAL DESCRIPTION AND NOTES
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SHEET 6	LINE & CURVE TABLES/SITE DISTANCE EASEMENT DETAIL

**OWNER:**

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

BY: Robert Sanderman  
 NAME: ROBERT S SANDERMAN  
 TITLE: ASSISTANT SECRETARY

STATE OF COLORADO )  
 )SS  
 COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF December 2021 AD. BY Robert Sanderman AS Assistant Secretary OF Oakwood Homes AS AGENT OF CLAYTON PROPERTIES GROUP II, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL  
TERRI GROVES  
 Notary Public  
 State of Colorado  
 Notary ID # 20214002333  
 My Commission Expires 01-19-2025

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 01-19-2025

<b>AZTEC</b> 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.: 19321-12 Drawn By: AMB	DATE OF PREPARATION:	04-09-2021
	SCALE:	NA
	SHEET 1 OF 6	

# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10

LOCATED 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  
SHEET 2 OF 6

### LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, DESCRIBED AS EXHIBIT 'B' IN SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, 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 AND SAID EASTERLY RIGHT-OF-WAY, SOUTH 00°16'32" EAST, A DISTANCE OF 98.15 FEET TO THE SOUTHEAST CORNER OF SAID EAST 48TH AVENUE RIGHT-OF-WAY;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE, SOUTH 89°43'28" WEST, A DISTANCE OF 40.00 FEET TO A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°16'32" EAST, A DISTANCE OF 512.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC LENGTH OF 39.27 FEET;

THENCE SOUTH 01°50'11" WEST, A DISTANCE OF 64.04 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 00°16'48" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°04'22", AN ARC LENGTH OF 41.05 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 960.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'41", AN ARC LENGTH OF 213.82 FEET;

THENCE SOUTH 16°33'15" WEST, A DISTANCE OF 235.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;

THENCE 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;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°47'47", AN ARC LENGTH OF 37.87 FEET;

THENCE 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;

THENCE 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;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'37", AN ARC LENGTH OF 235.49 FEET TO 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 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;

THENCE 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;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°01'43", AN ARC LENGTH OF 328.55 FEET;

THENCE NORTH 54°52'49" WEST, A DISTANCE OF 362.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 329.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°22'42", AN ARC LENGTH OF 243.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 706.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°14'15", AN ARC LENGTH OF 360.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 154.00 FEET;

### LEGAL DESCRIPTION CONTINUED

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°03'33", AN ARC LENGTH OF 94.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°42'55" EAST, A DISTANCE OF 3.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,027.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°51'29", AN ARC LENGTH OF 176.70 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°57'07", AN ARC LENGTH OF 37.94 FEET;
4. NORTH 76°15'18" EAST, A DISTANCE OF 74.00 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN WARRANTY DEED RECORDED APRIL 5, 2006 AT RECEPTION NO. 2006000437490 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 13°11'27" EAST, A DISTANCE OF 66.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 492.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'39", AN ARC LENGTH OF 110.86 FEET;
3. SOUTH 00°16'48" EAST, A DISTANCE OF 292.87 FEET;
4. SOUTH 52°01'33" EAST, A DISTANCE OF 397.32 FEET;
5. NORTH 00°16'48" WEST, A DISTANCE OF 905.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 48TH AVENUE 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 FIVE (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 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 29.977 ACRES, (1,305,783 SQUARE FEET), MORE OR LESS.

### 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. BEARINGS ARE BASED ON THE ASSUMED BEARING OF SOUTH 00°16'32" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24, 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 "PLS 28285 2015 T3S R66W 1/4 S13/S14" AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND A FOUND 2" BRASS CAP STAMPED "FUTURA ENG. PLS 11389 1984 C 1/4 SEC 24 T3S R66W" IN CONCRETE AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
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 COMMERCIAL SERVICES FILE NO. 21000310371 - REVISION NO. 5 WITH AN EFFECTIVE DATE OF DECEMBER 15, 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. AN AVIGATION EASEMENT RECORDED DECEMBER 08, 2017 AT RECEPTION NO. 2017000108261 AFFECTS THE SUBJECT PROPERTY DESCRIBED HEREIN.
8. 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.
9. TRACT A IS GRANTED TO THE CITY OF AURORA FOR PUBLIC LAND PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO CITY OF AURORA SPECIFICATIONS.
10. TRACTS B, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED. TRACT B IS TO BE A PUBLIC ACCESS EASEMENT IN ITS ENTIRETY.
11. 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.
12. ALL OWNERS OF LOTS ADJACENT TO E. 47TH PL., E 47TH AVE., E 46TH PL. E 46TH AVE., AND N. SICILY ST. 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.
13. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.



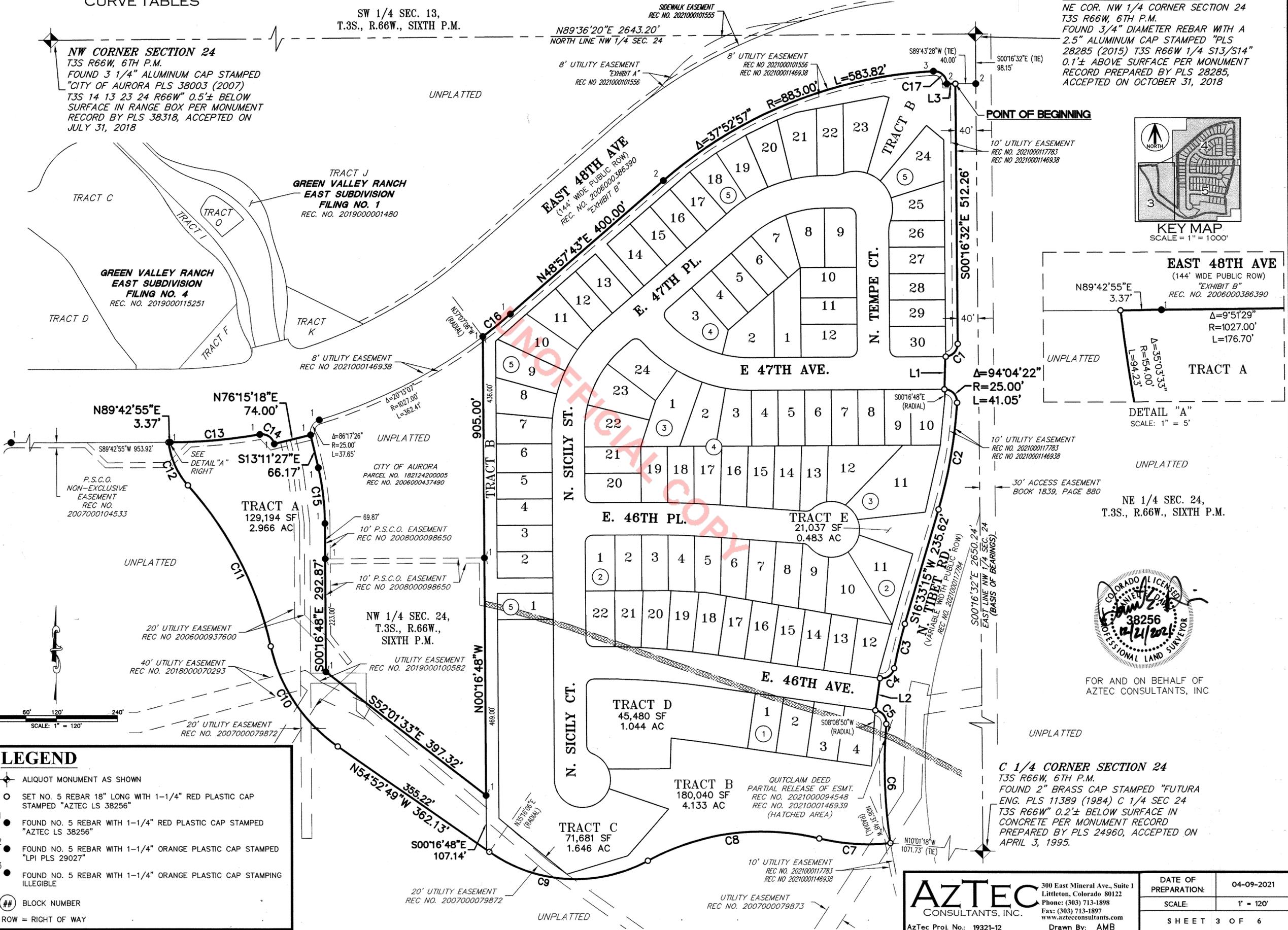
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> 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:	04-09-2021
	AzTec Proj. No.: 19321-12	SCALE:	NA
		SHEET 2 OF 6	

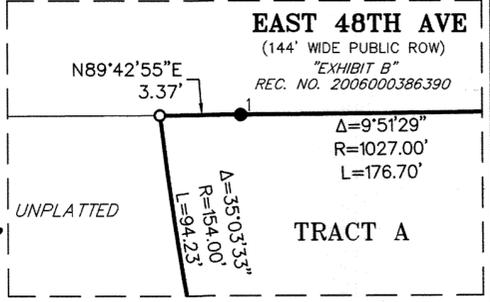
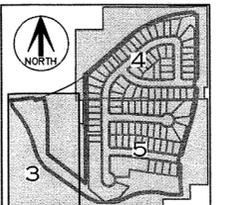
# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10

LOCATED 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  
SHEET 3 OF 6

SEE SHEET 6 FOR LINE AND CURVE TABLES



**POINT OF COMMENCEMENT**  
NE COR. NW 1/4 CORNER SECTION 24 T3S R66W, 6TH P.M. FOUND 3/4" DIAMETER REBAR WITH A 2.5" ALUMINUM CAP STAMPED "PLS 28285 (2015) T3S R66W 1/4 S13/S14" 0.1± ABOVE SURFACE PER MONUMENT RECORD PREPARED BY PLS 28285, ACCEPTED ON OCTOBER 31, 2018



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

**C 1/4 CORNER SECTION 24**  
T3S R66W, 6TH P.M. FOUND 2" BRASS CAP STAMPED "FUTURA ENG. PLS 11389 (1984) C 1/4 SEC 24 T3S R66W" 0.2± BELOW SURFACE IN CONCRETE PER MONUMENT RECORD PREPARED BY PLS 24960, ACCEPTED ON APRIL 3, 1995.

LEGEND	
◆	ALIQUOT MONUMENT AS SHOWN
○	SET NO. 5 REBAR 18" LONG 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" ORANGE PLASTIC CAP STAMPED "LPI PLS 29027"
3 ●	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPING ILLEGIBLE
##	BLOCK NUMBER
ROW	= RIGHT OF WAY

**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.: 19321-12  
Drawn By: AMB

DATE OF PREPARATION:	04-09-2021
SCALE:	1" = 120'
SHEET 3 OF 6	



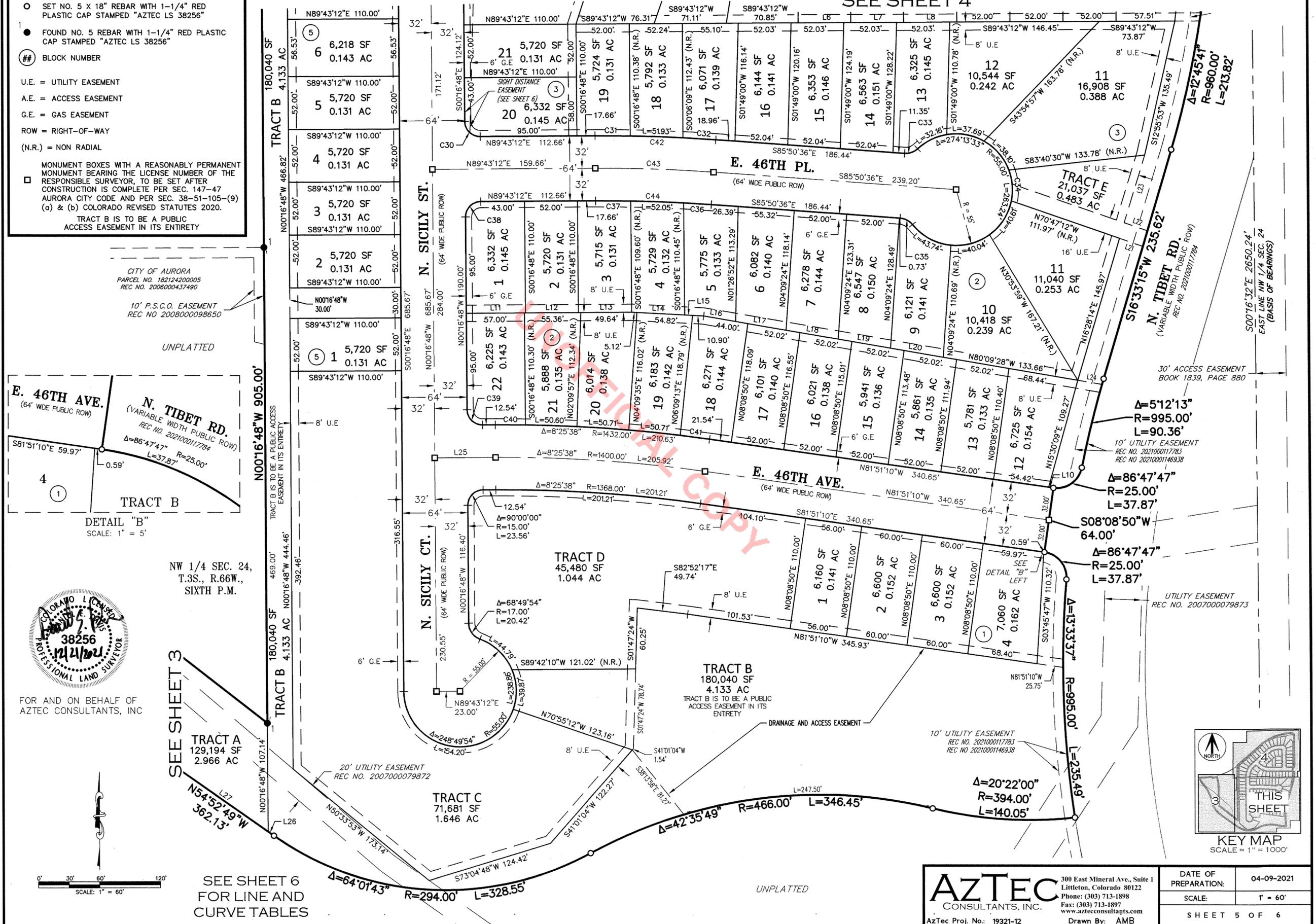
# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10

LOCATED 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  
 SHEET 5 OF 6

## LEGEND

- SET NO. 5 X 18" 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"
  - # BLOCK NUMBER
  - U.E. = UTILITY EASEMENT
  - A.E. = ACCESS EASEMENT
  - G.E. = GAS EASEMENT
  - ROW = RIGHT-OF-WAY
  - (N.R.) = NON RADIAL
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- TRACT B IS TO BE A PUBLIC ACCESS EASEMENT IN ITS ENTIRETY

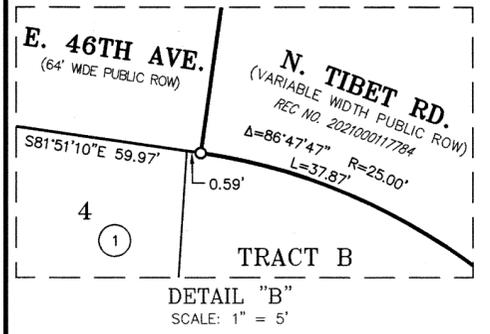
SEE SHEET 4



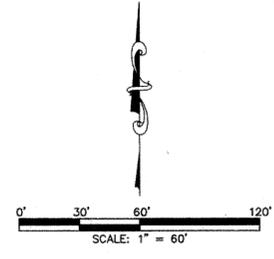
CITY OF AURORA  
 PARCEL NO. 182124200005  
 REC NO. 2008000437490

10' P.S.C.O. EASEMENT  
 REC NO 2008000098650

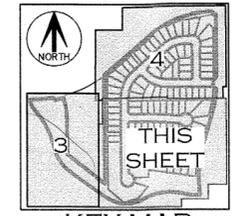
UNPLATTED



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC



SEE SHEET 6  
 FOR LINE AND  
 CURVE TABLES



**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. 19321-12  
 Drawn By: AMB

DATE OF PREPARATION:	04-09-2021
SCALE:	1" = 60'
SHEET 5 OF 6	

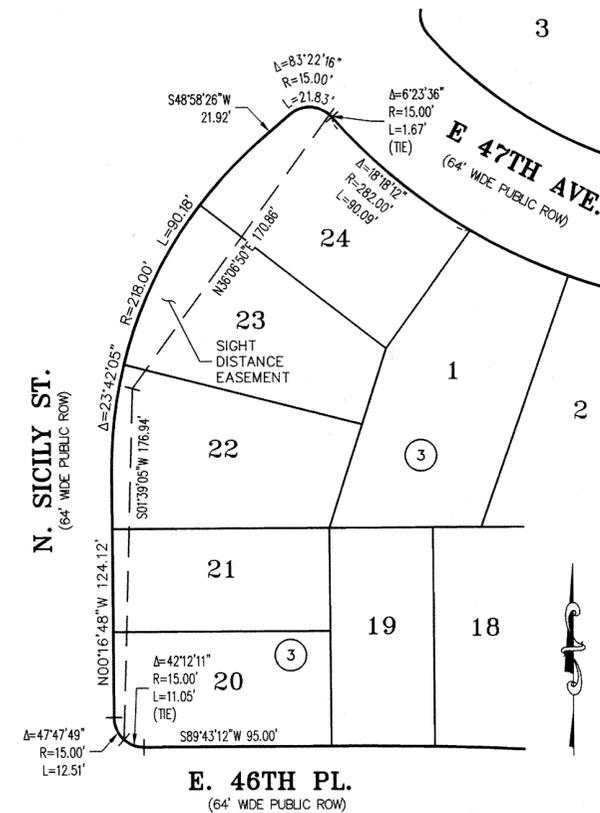
# GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 10

LOCATED 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  
 SHEET 6 OF 6

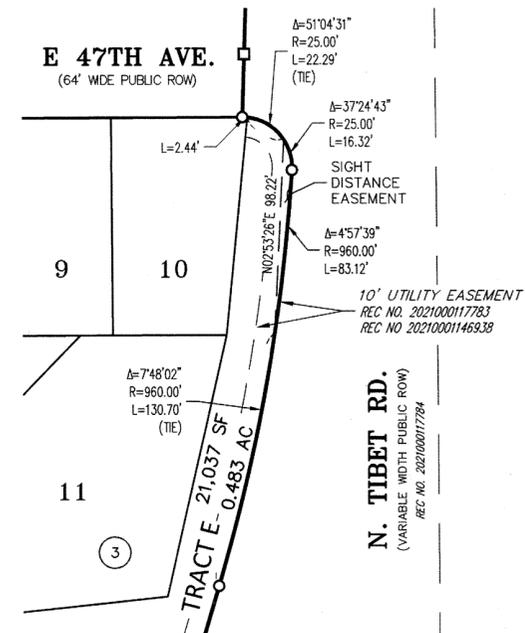
LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°50'11"W	64.04'
L2	S08°08'50"W	64.00'
L3	N89°43'28"E	17.00'
L4	N89°43'12"E	15.69'
L5	N48°58'26"E	9.82'
L6	S89°43'12"W	52.00'
L7	S89°43'12"W	52.00'
L8	S89°43'12"W	52.00'
L9	N41°01'34"W	45.78'
L10	N81°51'10"W	4.69'
L11	S89°43'12"W	58.00'
L12	S89°43'12"W	52.00'
L13	S89°43'12"W	52.00'
L14	S86°59'12"E	52.09'
L15	S86°59'12"E	18.75'
L16	N80°09'28"W	31.90'
L17	N80°09'28"W	50.22'
L18	N80°09'28"W	52.26'
L19	N80°09'28"W	52.26'
L20	N80°09'28"W	52.26'
L21	N70°47'12"W	24.03'
L22	N70°47'12"W	23.93'
L23	N16°53'16"E	69.67'
L24	N80°09'28"W	23.97'
L25	S89°43'12"W	59.54'
L26	N54°52'49"W	6.91'
L27	N54°52'49"W	355.22'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'43"	25.00'	39.27'
C2	12°45'41"	960.00'	213.82'
C3	5°12'13"	995.00'	90.36'
C4	86°47'47"	25.00'	37.87'
C5	86°47'47"	25.00'	37.87'
C6	13°33'37"	995.00'	235.49'
C7	20°22'00"	394.00'	140.05'
C8	42°35'49"	466.00'	346.45'
C9	64°01'43"	294.00'	328.55'
C10	42°22'42"	329.00'	243.34'
C11	29°14'15"	706.00'	360.27'
C12	35°03'33"	154.00'	94.23'
C13	9°51'29"	1027.00'	176.70'
C14	86°57'07"	25.00'	37.94'
C15	12°54'39"	492.00'	110.86'
C16	3°55'09"	1027.00'	70.25'
C17	92°52'48"	25.00'	40.53'
C18	19°58'25"	60.00'	20.92'
C19	19°58'25"	60.00'	20.92'
C20	2°44'34"	282.00'	13.50'
C21	90°00'00"	15.00'	23.56'
C22	4°27'19"	282.00'	21.93'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	5°35'01"	282.00'	27.48'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	15.00'	23.56'
C26	90°20'40"	15.00'	23.65'
C27	89°45'52"	15.00'	23.50'
C28	88°29'13"	25.00'	38.61'
C29	87°42'21"	25.00'	38.27'
C30	90°00'00"	15.00'	23.56'
C31	1°17'03"	1532.00'	34.34'
C32	1°12'38"	1532.00'	32.37'
C33	47°06'47"	17.00'	13.98'
C34	32°11'14"	55.00'	30.90'
C35	47°06'47"	17.00'	13.98'
C36	1°03'54"	1468.00'	27.29'
C37	1°20'25"	1468.00'	34.34'
C38	90°00'00"	15.00'	23.56'
C39	90°00'00"	15.00'	23.56'
C40	1°10'43"	1432.00'	29.46'
C41	1°09'59"	1432.00'	29.15'
C42	4°26'12"	1532.00'	118.63'
C43	4°26'12"	1500.00'	116.15'
C44	4°26'12"	1468.00'	113.68'



SIGHT DISTANCE EASEMENT DETAILS  
 SCALE: 1" = 60'



FOR AND ON BEHALF OF  
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DATE OF PREPARATION:	04-09-2021
SCALE:	N/A
SHEET 6 OF 6	