

SOUTH CURTICE DUPLEX SUBDIVISION

LOT 1 AND 2

A REPLAT OF LOT 14, BLOCK 5, LITTLETON SUBDIVISION, SITUATED IN THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

0.137 ACRES
CASE NUMBER: FP18-0008

CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CRT1 LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE PARCEL OF LAND DESCRIBED AS LOT 14, EXCEPT THE EAST 6 FEET THEREOF, BLOCK 5, LITTLETON, AS RECORDED AS RECORDED BY GENERAL WARRANTY DEED, RECEPTION NO. B5094661, IN THE RECORDS OF THE COUNTY OF ARAPAHOE CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST ONE-HALF OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1: (5530 CURTICE STREET, LITTLETON, COLORADO)

A TRACT OF LAND IN THE EAST ONE-HALF OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 5, LITTLETON SUBDIVISION;

THENCE NORTH 89°56'40" EAST, A DISTANCE OF 119.30 FEET;
THENCE SOUTH 00°10'19" EAST, A DISTANCE OF 25.00 FEET;
THENCE SOUTH 89°56'40" WEST, A DISTANCE OF 119.38 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF **BEGINNING**;

COUNTY OF ARAPAHOE,
STATE OF COLORADO.

SAID PARCEL CONTAINS 2,983 SQUARE FEET, OR 0.0684 ACRES MORE OR LESS.

LOT 2: (5536 CURTICE STREET, LITTLETON, COLORADO)

A TRACT OF LAND IN THE EAST ONE-HALF OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 5, LITTLETON SUBDIVISION;

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 25.06 FEET;
THENCE NORTH 89°56'40" EAST, A DISTANCE OF 119.38 FEET;
THENCE SOUTH 00°10'19" EAST, A DISTANCE OF 25.00 FEET;
THENCE SOUTH 89°54'56" WEST, A DISTANCE OF 119.45 FEET TO THE POINT OF **BEGINNING**;

COUNTY OF ARAPAHOE,
STATE OF COLORADO.

SAID PARCEL CONTAINS 2,989 SQUARE FEET, OR 0.0686 ACRES MORE OR LESS.

PERIMETER BOUNDARY:

THE PARCEL OF LAND DESCRIBED AS LOT 14, EXCEPT THE EAST 6 FEET THEREOF, BLOCK 5, LITTLETON, AS RECORDED AS RECORDED BY GENERAL WARRANTY DEED, RECEPTION NO. B5094661, IN THE RECORDS OF THE COUNTY OF ARAPAHOE CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST ONE-HALF OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 5, LITTLETON SUBDIVISION;

THENCE NORTH 89°56'40" EAST, A DISTANCE OF 119.30 FEET;
THENCE SOUTH 00°10'19" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°54'56" WEST, A DISTANCE OF 119.45 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 50.06 FEET TO THE POINT OF **BEGINNING**;

SAID PARCEL CONTAINS 5,972 SQUARE FEET, OR 0.137 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, PUBLIC WAYS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SOUTH CURTICE DUPLEX SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, AND WARRANTS TITLE TO THE SAME FOR THE USE OF THE PUBLIC AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED..

I, _____ OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVOLP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

COUNTY OF _____)
STATE OF COLORADO) SS:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ .

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



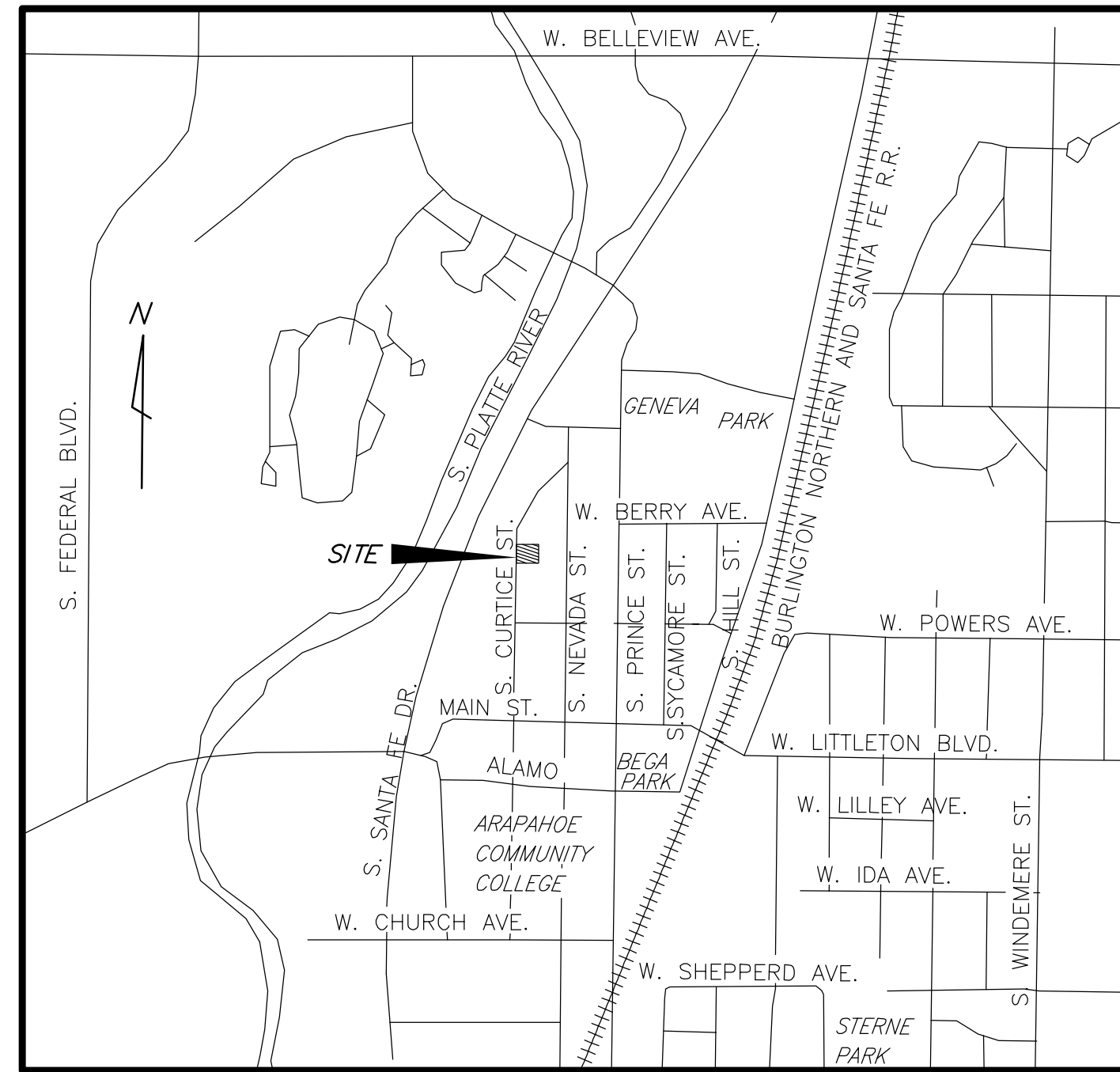
**Know what's below.
Call before you dig.**

OWNER/DEVELOPER/APPLICANT:

CRT1, LLC,
5652 SOUTH SYCAMORE STREET
LITTLETON, CO 80120
CONTACT: MARC PIZZOFERRATO
TELEPHONE: 303-918-0700

CIVIL ENGINEER:

D.T. ENGINEERING INC.
10971 UTICA COURT,
WESTMINSTER, CO 80031
CONTACT: DAVE TEETS
TELEPHONE: 303-601-8920



**VICINITY MAP
NOT TO SCALE**

SURVEYOR'S NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RANGE LAND SURVEYS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RANGE LAND SURVEYS RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. K70495531-3 DATED FEBRUARY 9, 2018 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 23, 2016 AT 5:00 P.M.
- FLOOD ZONE DESIGNATION ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08005C0432L, HAVING AN EFFECTIVE DATE OF APRIL 18, 2018, THE ENTIRE PROPERTY LIES WITHIN THE FOLLOWING ZONE DESIGNATION:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF BLOCK 5, LITTLETON SUBDIVISION, BEARS NORTH 00°00'00" WEST, MONUMENTED AS SHOWN HEREON.
- PROJECT BENCHMARK: THE SITE VERTICAL BENCHMARK IS IN LITTLETON COLORADO, ARAPAHOE COUNTY, ON MAIN STREET EAST OF NEVADA STREET AT THE TOWN HALL, IN THE NORTH FACE OF THE STONE BUILDING, EAST OF THE ENTRANCE ARCHES, AND 10 INCHES ABOVE THE SIDEWALK. A STANDARD DISK STAMPED S 23 1929 AND SET VERTICALLY. ELEVATION = 5350.70 NAVD 88
- THE SURVEYED PROPERTY CONTAINS 5,972 SQUARE FEET OR 0.137 ACRES, MORE OR LESS.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- DATE OF SURVEY: JUNE 6, 2018

MINERAL ESTATE OWNERS:

I CERTIFY THAT REAL ESTATE RECORDS OF ARAPAHOE COUNTY DO NOT IDENTIFY AND MINERAL ESTATE OWNERS OR LESSEES FOR THE LAND WHICH IS SUBJECT OF THE APPLICATION.

SIGNATURE OF OWNER AND/OR AGENT

DATE

ADDRESS

EASEMENTS:

- A 5' UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF LITTLETON AS SHOWN ON THIS PLAT, FOR THE PURPOSE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED. TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT.
- A 15' X 15' UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF LITTLETON AS SHOWN ON THIS PLAT, FOR THE PURPOSE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED. TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT

COMMUNITY DEVELOPMENT:

APPROVED THIS _____ DAY OF _____ 20____ , BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS:

APPROVED THIS _____ DAY OF _____ 20____ , BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

APPROVED THIS _____ DAY OF _____ 20____ , BY THE LITTLETON CITY COUNCIL.

LITTLETON MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS _____ DAY OF _____ 20____ ,

LITTLETON CITY ATTORNEY

RECORDER'S CERTIFICATE:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ M ON THE _____ DAY OF _____ 20____ ,
IN BOOK _____ PAGE _____ RECEPTION NO. _____

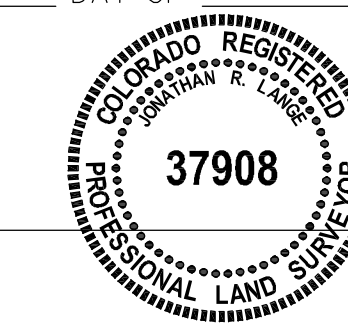
COUNTY RECORDER

DEPUTY

SURVEYOR'S CERTIFICATE

I, JONATHAN R. LANGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN PREPARATION OF THIS PLAT OF CURTICE 1 SUBDIVISION FILING NO. 1 AND THAT SAID SURVEY WORK WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN COMPLIANCE WITH C.R.S. 38-51-104, C.R.S. 38-51-105 AND C.R.S. 38-51-106, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS THE BOUNDARY OF SAID PLAT AND THE SURVEY THEREOF AND ALL PROVISIONS, WITHIN MY CONTROL, OF CITY OF LITTLETON PLAT REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ , 2018.



JONATHAN R. LANGE, PLS 37908
FOR AND ON BEHALF OF
LANGE LAND SURVEYS, LLC,
5511 W. 56TH AVE., SUITE 240, ARVADA, CO 80002

FINAL PLAT

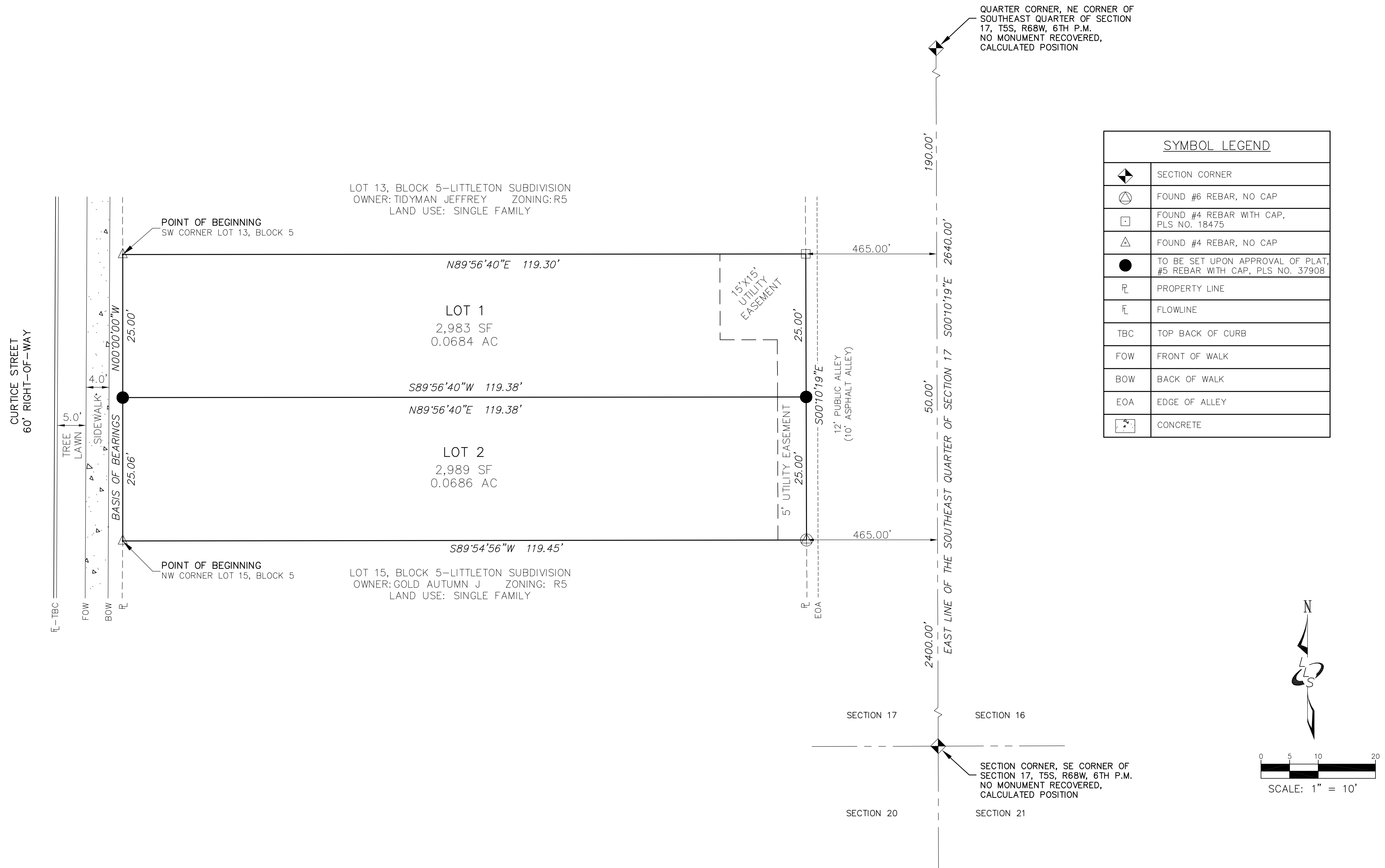
 5511 WEST 56TH AVENUE, SUITE 240 ARVADA, CO 80002 P: (720) 242-9732 F: (720) 242-9654	DRAWN BY: ASU	#	REVISIONS:	DATE:	BY:
	CHECKED BY: JRL	1	CITY COMMENTS	10/08/18	ASU
	SCALE: AS SHOWN	2	FINALIZE PLAT	10/18/18	ASU
	DATE: 09/12/18	3			
	PRELIMINARY PLAT	4			
		5			
		6			
		7			
	8				
			JOB NUMBER: 1208-884		SHEET: 1 OF 2

SOUTH CURTICE DUPLEX SUBDIVISION

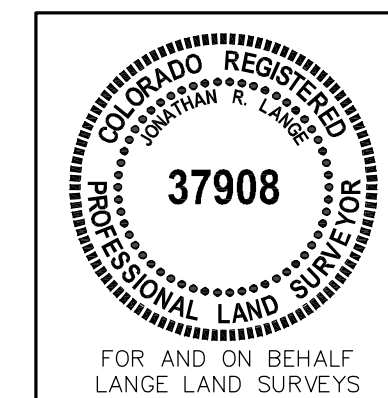
LOT 1 AND 2

A REPLAT OF LOT 14, BLOCK 5, LITTLETON SUBDIVISION, SITUATED IN THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.137 ACRES
CASE NUMBER: FP18-0008

LAND USE SUMMARY TABLE			
TYPE	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL AREA
LOT 1	2,983	0.0684	49.95%
LOT 2	2,989	0.0686	50.05%
PUBLIC ROW	0	0	0%
TOTALS	5,972	0.137	100%



Know what's below.
Call before you dig.



5511 WEST 56TH AVENUE, SUITE 240
ARVADA, CO 80002
P: (720) 242-9732 F: (720) 242-9654

DRAWN BY: ASU		#	REVISIONS:	DATE:	BY:
CHECKED BY: JRL		1	CITY COMMENTS	10/08/18	ASU
SCALE: AS SHOWN		2	FINALIZE PLAT	10/18/18	ASU
DATE: 09/12/18		3			
FILE NO. PLAT		4			
		5			
		6			
		7			
		8			

JOB NUMBER: 1208-884 SHEET: 2 OF 2

FINAL PLAT