PLATTE 56

A REPLAT OF A PORTION OF TRACTS B AND D, BLOCK 1, AND ALL OF TRACTS B AND D, BLOCK 2, RIVER SIDE A PLANNED DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
8.979 ACRES – MAJ17-0003

CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT GREEN LEAF RIVERSIDE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PLATTE 56, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACTS B AND D, BLOCK 1, AND TRACTS B AND D BLOCK 2, RIVER SIDE, A PLANNED DEVELOPMENT, AS SET FORTH ON THE PLAT RECORDED JUNE 19, 1986 IN PLAT BOOK 90, PAGE 48–51, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT B, BLOCK 2;

THENCE ALONG THE BOUNDARIES OF SAID TRACT B, BLOCK 2 AND TRACT B, BLOCK 1, THE FOLLOWNG FOUR (4) COURSES;

1. NORTH 89°42'40" EAST A DISTANCE OF 1,166.68 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,262.40 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 40°34'14" WEST;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°04'24", AN ARC LENGTH OF 133.81 FEET;
3. SOUTH 55°30'10" WEST A DISTANCE OF 324.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 715.68 FEET;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°54'38", AN ARC LENGTH OF 835.78 FEET;

THENCE SOUTH 86°40'10" WEST A DISTANCE OF 124.20 FEET;

THENCE NORTH 69°10'52" WEST A DISTANCE OF 54.20 FEET;

THENCE NORTH 59°10'55" WEST A DISTANCE OF 149.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT D, BLOCK 1;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID TRACT D, BLOCK 1, AND THE WESTERLY BOUNDARIES OF SAID TRACTS D AND B BLOCK 2, THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 00°26'00" EAST A DISTANCE OF 299.04 FEET;
2. NORTH 76°23'40" WEST, A DISTANCE OF 61.62 FEET;
3. NORTH 00°26'00" EAST, A DISTANCE OF 111.00 FEET;
4. SOUTH 89°34'00" EAST, A DISTANCE OF 78.75 FEET;
5. NORTH 00°26'00" EAST, A DISTANCE OF 53.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 225.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°53'55", AN ARC LENGTH OF 66.36 FEET;
7. NORTH 16°27'54" WEST, A DISTANCE OF 10.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 630.00 FEET;
8. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'41", AN ARC LENGTH OF 118.14 FEET;
9. NORTH 05°49'15" WEST, A DISTANCE OF 149.22 FEET;
10. SOUTH 89°42'40" WEST, A DISTANCE OF 167.53 FEET;
11. NORTH 01°06'00" EAST, A DISTANCE OF 86.03 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM TRACT C, BLOCK 2, RIVER SIDE, A PLANNED DEVELOPMENT.

CONTAINING A NET AREA OF 8.979 ACRES, (391,140 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, REPLATTED AND RESUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, PUBLIC WAYS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **PLATTE 56** SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

I, Thomas A. Hall, OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP 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.

GREEN LEAF RIVERSIDE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY CERTIFY THAT NOTICE OF THE INITIAL PUBLIC HEARING ON THIS APPLICATION WAS MAILED TO THE LAST KNOWN ADDRESS OF THE OWNER OR LESSEES OF THE MINERAL ESTATE AS SHOWN IN THE REAL ESTATE RECORDS OF THE ARAPAHOE COUNTY AS REQUIRED BY C.R.S. § 24–65.5–103. (NONE).

GREEN LEAF RIVERSIDE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: Thomas A. Hall

TITLE: Manager

STATE OF ~~COLORADO~~ CALIFORNIA)
)SS
COUNTY OF Contra Costa)

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF August, 2017, BY Thomas A. Hall, AS Manager OF GREEN LEAF RIVERSIDE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: June 15, 2021

CRISTIN KIPER SANCHEZ
COMM. # 2200861
CONTRA COSTA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JUNE 15, 2021

Cristin Kiper Sanchez
NOTARY PUBLIC

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL PLAT KNOWN AS THE PLATTE 56 SUBDIVISION, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

DRAINAGE, LANDSCAPING & PRIVATE STREET MAINTENANCE

THE DEVELOPER WILL BE RESPONSIBLE FOR: INSTALLING PERIMETER LANDSCAPING.

THE DEVELOPER WILL BE RESPONSIBLE FOR: CONSTRUCTING AND INSTALLING THE DETENTION AND WATER QUALITY FACILITIES WHICH WILL SERVE THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO THE SPECIFIED STORM WATER QUALITY FACILITY, OUTLET STRUCTURES, AND FLOW RESTRICTION DEVICES, AND RETAINING WALLS.

THE DEVELOPER SHALL BE RESPONSIBLE FOR: INSTALLING OTHER FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS.

THE DEVELOPER SHALL BE RESPONSIBLE FOR: INSTALLING ALL PRIVATE STREETS.

A CROSS–ACCESS EASEMENT AND MAINTENANCE DECLARATION SHALL BE EXECUTED CONTAINING PROVISIONS FOR THE MAINTENANCE OF THE ABOVE MENTIONED IMPROVEMENTS. THE CITY OF LITTLETON SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY OF LITTLETON MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE LOT OWNERS THROUGH SAID DECLARATION.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

UTILITY EASEMENT MAINTENANCE
THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), OR OTHER ENTITY OTHER THAN THE CITY OF LITTLETON, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL EASEMENT SURFACES. THE FACILITIES WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNER(S) OF THE FACILITIES, IE: CITY OF LITTLETON, OR PUBLIC UTILITY COMPANY, ETC.

SIGHT TRIANGLE MAINTENANCE
THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE SHALL ADHERE TO THE REQUIREMENTS OF SECTION 10–5–7(D) OF THE CITY CODE WHEN INSTALLING ANY LANDSCAPING OR OBSTRUCTIONS WITHIN THIS AREA.

SPECIFIC NOTES:

STREET LIGHTING
ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PRIVATE STREET LIGHTING IN THE SUBDIVISION IN ACCORDANCE TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE EASEMENT
ALL DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED ON THE FINAL PLAT TO THE BENEFIT OF THE CITY OF LITTLETON AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF THE CITY OF LITTLETON'S STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE CRITERIA, TERMS AND CONDITIONS EXIST AT THE TIME OF CITY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT
ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED ON THE FINAL PLAT TO THE BENEFIT OF THE CITY OF LITTLETON AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF CITY OF LITTLETON AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF CITY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

STATEMENT OF INTENT

THE INTENT OF THIS FINAL PLAT IS TO SUBDIVIDE A PORTION OF TRACTS B AND D, BLOCK 1 AND ALL OF TRACTS B AND D, BLOCK 2, RIVERSIDE A PLANNED DEVELOPMENT FINAL PLAT RECORDED AT RECEPTION NO. 2683258, ARAPAHOE COUNTY, FOR FUTURE DEVELOPMENT. TRACTS B AND D, BLOCK 1 ARE RECONFIGURED TO ADJUST PROPERTY LINES AND TRACTS B AND D, BLOCK 2, ARE DIVIDED INTO 56 LOTS AND TRACT A. ALL EASEMENTS, STREETS NAMES AND OTHER NOTES ON TRACTS B AND D, BLOCK 2, RIVERSIDE A PLANNED DEVELOPMENT FINAL PLAT ARE STILL IN EFFECT AND ARE UNCHANGED WITH THIS REPLAT.

CERTIFICATION OF DEDICATION AND OWNERSHIP:(CONTINUED)

I, Jeremy Records, OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP 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.

PLATTE 56, LLC, A COLORADO LIMITED LIABILITY COMPANY HEREBY CERTIFY THAT NOTICE OF THE INITIAL PUBLIC HEARING ON THIS APPLICATION WAS MAILED TO THE LAST KNOWN ADDRESS OF THE OWNER OR LESSEES OF THE MINERAL ESTATE AS SHOWN IN THE REAL ESTATE RECORDS OF THE ARAPAHOE COUNTY AS REQUIRED BY C.R.S. § 24–65.5–103. (NONE).

PLATTE 56, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: Jeremy Records

TITLE: Manager

STATE OF COLORADO)
)SS
COUNTY OF Arapahoe)

ACKNOWLEDGED BEFORE ME THIS 7 DAY OF September, 2017, BY Jeremy Records, AS Manager, OF PLATTE 56, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

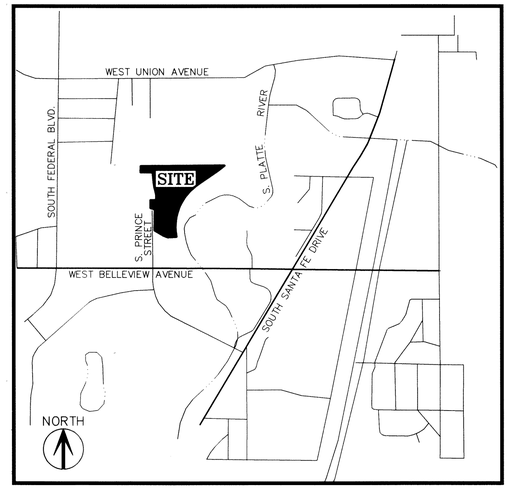
MY COMMISSION EXPIRES: 8/17/2019

JOE QUINTANA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994011984
MY COMMISSION EXPIRES AUG. 17, 2019

NOTARY PUBLIC

NON-EXCLUSIVE EASEMENT SUMMARY

EASEMENT	OWNERSHIP	SURFACE MAINTENANCE
DRAINAGE EASEMENT	CITY OF LITTLETON	PLATTE 56 OWNERS ASSOCIATION, INC. A COLORADO NONPROFIT
SANITARY EASEMENT	CITY OF LITTLETON	PLATTE 56 OWNERS ASSOCIATION, INC. A COLORADO NONPROFIT



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO.ABB70467095–6, DATED JUNE 21, 2016 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
2. 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.
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING N89°41'10"E, AND MONUMENTED BY A 3–1/4" ALUMINUM CAP STAMPED "LS 23516" AT THE SOUTHEAST CORNER OF SECTION 8 AND A 2–1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 5112", AT THE SOUTH QUARTER CORNER OF SECTION 8.
4. PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08005C0432K AND 08005C0144K REVISED DECEMBER 17, 2010, THE SUBJECT PARCEL IS WITHIN "OTHER AREAS ZONE X", WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. TRACT A WILL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF THE OWNERS ORGANIZED FOR THE PURPOSE OF MAINTAINING THE COMMON AREA. TRACTS B AND D WILL BE OWNED AND MAINTAINED BY GREEN LEAF RIVERSIDE II, LLC.
6. A BLANKET UTILITY EASEMENT RECORDED IN BOOK 4867 AT PAGE 319 OF THE ARAPAHOE CLERK AND RECORDER'S OFFICE WHICH STATES THAT AN EASEMENT FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC, GAS, TELEPHONE AND APPURTENANCES THERETO, OVER, ACROSS, UNDER AND THROUGH ALL OF THE COMMON AREA OF RIVERSIDE PLANNED DEVELOPMENT TO WITHIN FIVE (5) FEET OF ANY PRIMARY STRUCTURE, TO PROVIDE SERVICE TO OWNERS OF PROPERTY IN AND ADJACENT TO RIVERSIDE PLANNED DEVELOPMENT.
7. LITTLETON CITY CODE SECTION 11–6–6: (C) STATES THAT: "WAIVERS OR MODIFICATIONS AUTHORIZED HEREUNDER SHALL BE INDICATED IN WRITTEN OR GRAPHIC FORM ON THE FINAL PLAT PRIOR TO RECORDING THE APPROVED FINAL PLAT IN THE OFFICE OF THE COUNTY CLERK AND RECORDER." SOUTH PRINCE STREET RIGHT–OF–WAY IS 60 FEET, FLOWLINE TO FLOWLINE WIDTH IS 34 FEET, TREE LAWN WIDTH IS 0 FEET, AND SIDEWALK WIDTH WILL BE 7 FEET.
8. 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.
9. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, OF THE COLORADO REVISED STATUTES.
10. NO BUILDING PERMITS AND GRADING PERMITS SHALL BE ISSUED UNTIL THE SUBDIVIDER'S IMPROVEMENTS AGREEMENT, FINANCIAL GUARANTEE, THE CROSS–ACCESS EASEMENT AND MAINTENANCE DECLARATION, FINAL CONSTRUCTION PLANS AND ALL RELATED DOCUMENTS ARE APPROVED BY THE CITY OF LITTLETON AND EXECUTED AND RECORDED AS NECESSARY.
11. EIGHT–FOOT (8') WIDE UTILITY EASEMENTS (U.E.) SHALL BE GRANTED BY THIS PLAT ON PRIVATE PROPERTY AS SHOWN. THESE EASEMENTS SHALL BE DEDICATED BY THIS PLAT FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS, TRACTS, AND STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
12. THE UNDERSIGNED OWNER'S, FOR THEMSELVES. THEIR HEIRS, SUCCESSORS AND ASSIGNS, AGREE WITH THE CITY OF LITTLETON, THAT ALL UTILITY LINES AND SERVICES, AND ALL STREET LIGHTING CIRCUITS, EXISTING AND PROPOSED WITHIN THE DEVELOPMENT, SHALL BE INSTALLED UNDERGROUND.
13. A NON–EXCLUSIVE WATER EASEMENT FOR MAIN INSTALLATION SHALL BE GRANTED TO THE DENVER WATER DEPARTMENT BY SEPARATE DOCUMENT. WATER PLANS FOR THIS PROJECT SHALL BE SUBMITTED TO DENVER WATER FOR REVIEW AND APPROVAL SEPARATE OF THE CITY OF LITTLETON'S PLANNING.

LAND SUMMARY CHART

TYPE	AREA (SF)	AREA (AC)	OWNERSHIP
LOTS (56)	62,626	1.437	
TRACT A	67,951	1.560	PLATTE 56 OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT
TRACT B	127,330	2.923	GREENLEAF, LLC
TRACT D	133,233	3.059	GREENLEAF, LLC
TOTALS	391,140	8.979	

HOLDER OF DEED OF TRUST

HOLDER OF DEED OF TRUST (MORTGAGEE) HEREBY CONFIRMS THAT THE OWNER AS STATED HEREON IS, IN FACT, THE OWNER OF THE PROPERTY OR INTEREST TO BE DEDICATED TO THE CITY AND/OR FOR THE PUBLIC PURPOSES SHOWN WITH THE FULL ABILITY TO EFFECT SAID DEDICATION, AND FURTHER, THE MORTGAGEE HEREBY WAIVES ANY AND ALL RIGHTS THEY MAY HAVE TO THE DEDICATED PROPERTY OR INTEREST SO DEDICATED AND CONSENTS TO SAID DEDICATION.

BY: Jeremy Records

STATE OF COLORADO)
)SS
COUNTY OF Denver)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF July, 2017, BY Jeremy Records, AS Manager

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 11/30/2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/30/2017

JENNIFER L. TRUJILLO
Notary Public
State of Colorado
Notary ID: 20004039964
My Commission Expires Nov. 30, 2017

COMMUNITY DEVELOPMENT:

APPROVED THIS 8th DAY OF September, 2017, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS:

APPROVED THIS 8th DAY OF September, 2017, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

APPROVED THIS 18 DAY OF July, 2017, BY THE LITTLETON CITY COUNCIL.

CITY OF LITTLETON MAYOR

ATTEST: CITY CLERK

NOT COMPARE
State of Colorado }ss
County of Arapahoe }
An instrument of which this is a photo-duplicate was filed in my office this 19th day of September, 2017
Matt Crane
County Clerk

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS 18th DAY OF September, 2017.

LITTLETON CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS 26th DAY OF July, 2017.

COLORADO LICENSED
37933
7/26/17
PROFESSIONAL LAND SURVEYOR

JAMES E. LYNCH, P.L.S. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
8000 S. LINCOLN STREET, SUITE 201
LITTLETON, CO. 80122
(303) 713–1898

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 11:14 AM. ON THE 19th DAY OF September, 2017, IN BOOK 512, PAGE 1-6, MAP PL, RECEPTION NO. D7106646

Matt Crane
COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

LAST REVISED 2017–07–24

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.: 54815-61

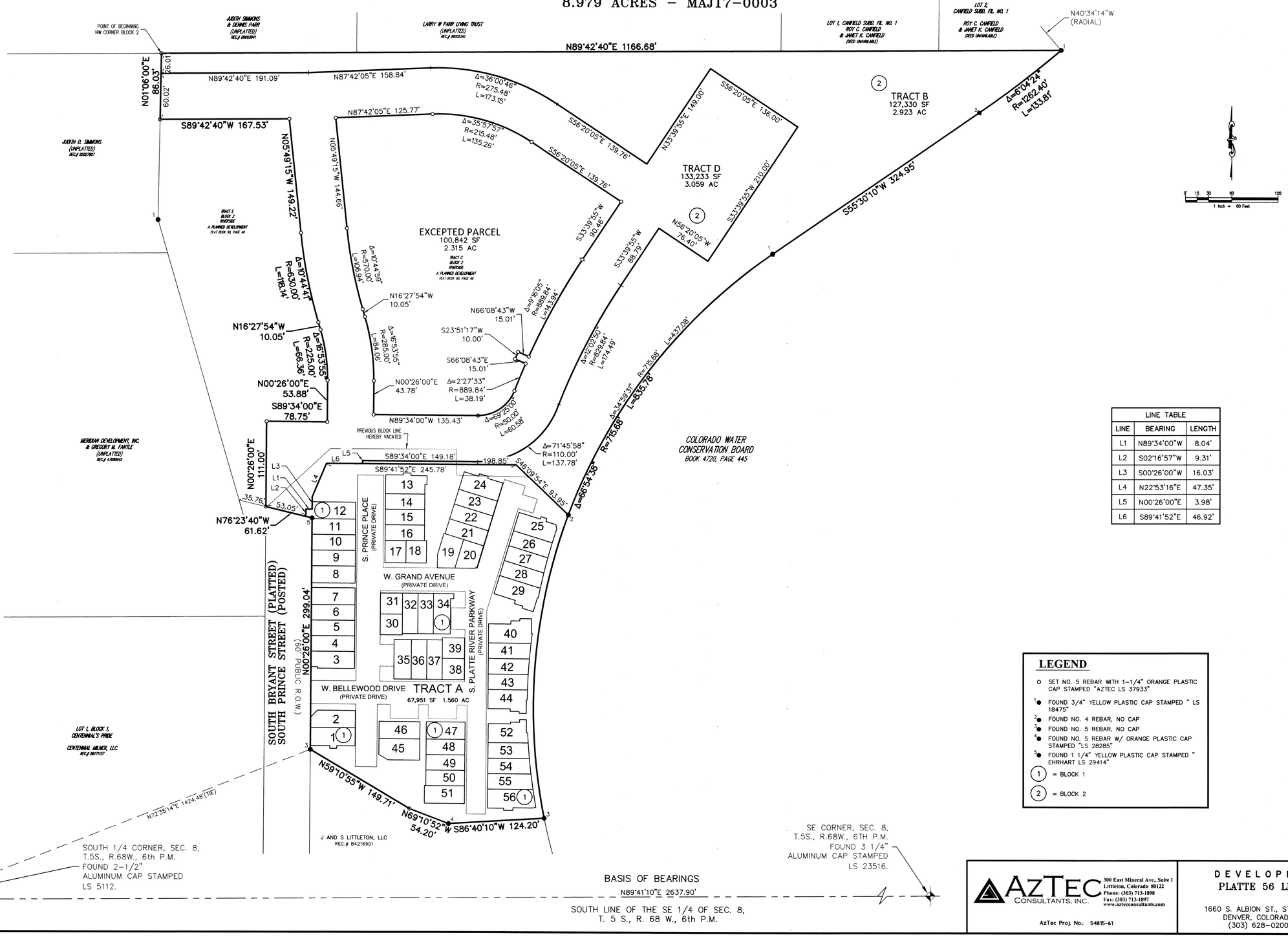
DEVELOPER
PLATTE 56 LLC
1660 S. ALBION ST., STE 200
DENVER, COLORADO
(303) 628–0200

DATE OF PREPARATION:	2016-06-23
SCALE:	N/A
SHEET 1 OF 6	

1 of 6 SAFCO PRODUCTS • NEW HOPE, MINNESOTA RECORDER BY: PART NUMBER 65002 POSITION EDGE OF PRINT ON THIS LINE
COVER SHEET SAFCO PRODUCTS • NEW HOPE, MINNESOTA RECORDER BY: PART NUMBER 65002 POSITION EDGE OF PRINT ON THIS LINE
PLATTE 56 FINAL PLAT CASE NO. MAJ17-0003 SAFCO PRODUCTS • NEW HOPE, MINNESOTA RECORDER BY: PART NUMBER 65002 POSITION EDGE OF PRINT ON THIS LINE
1109 SAFCO PRODUCTS • NEW HOPE, MINNESOTA RECORDER BY: PART NUMBER 65002 POSITION EDGE OF PRINT ON THIS LINE

PLATTE 56

A REPLAT OF A PORTION OF TRACTS B AND D, BLOCK 1, AND ALL OF TRACTS B AND D, BLOCK 2, RIVER SIDE A PLANNED DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
8.979 ACRES – MAJ17-0003



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'00"W	8.04'
L2	S02°16'57"W	9.31'
L3	S00°26'00"W	16.03'
L4	N22°53'16"E	47.35'
L5	N00°26'00"E	3.98'
L6	S89°41'52"E	46.92'

LEGEND

- ○ SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 37933"
- 1● FOUND 3/4" YELLOW PLASTIC CAP STAMPED " LS 18475"
- 2● FOUND NO. 4 REBAR, NO CAP
- 3● FOUND NO. 5 REBAR, NO CAP
- 4● FOUND NO. 5 REBAR W/ ORANGE PLASTIC CAP STAMPED "LS 28285"
- 5● FOUND 1 1/4" YELLOW PLASTIC CAP STAMPED " EHRHART LS 29414"
- (1) = BLOCK 1
- (2) = BLOCK 2

COLORADO LICENSED JAMES A. EHRHART 37933 7/26/17 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

LAST REVISED 2017-07-24

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.: 54815-61

DEVELOPER
PLATTE 56 LLC
1660 S. ALBION ST., STE 200
DENVER, COLORADO
(303) 628-0200

DATE OF PREPARATION:	2016-06-23
SCALE:	1"= 60'
SHEET 2 OF 6	

CASE NO. MAJ17-0003
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REPLATS BY: PART NUMBER 15052
PRINTING TEST OF PRINT FIT TEST

PLATTE 56

A REPLAT OF A PORTION OF TRACTS B AND D, BLOCK 1, AND ALL OF TRACTS B AND D, BLOCK 2, RIVER SIDE A PLANNED DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
8.979 ACRES – MAJ17-0003

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'00"W	8.04'
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L3	S00°26'00"W	16.03'
L4	N22°53'16"E	47.35'
L5	N00°26'00"E	3.98'
L6	S89°41'52"E	46.92'
L7	N00°26'00"E	5.80'
L8	N59°10'55"W	1.64'
L9	N00°26'00"E	3.46'
L10	S00°26'00"W	3.46'
L11	N44°54'30"E	12.77'
L12	N89°34'00"W	8.50'
L13	N00°26'00"E	2.00'
L14	N00°26'00"E	6.00'
L15	N00°26'00"E	1.12'
L16	N00°26'00"E	2.71'
L17	S89°34'00"E	10.00'
L18	S00°26'00"W	3.46'
L19	S00°25'56"W	11.55'
L20	N89°34'00"W	2.75'
L21	N89°34'00"W	2.75'
L22	N72°51'10"W	1.50'
L23	S17°08'50"W	3.46'
L24	N72°51'10"W	12.00'
L25	N17°08'50"E	2.71'
L26	N67°25'24"E	3.52'
L27	S17°08'50"W	3.25'
L28	N72°51'10"W	8.00'
L29	N17°08'50"E	4.00'

LINE TABLE		
LINE	BEARING	LENGTH
L30	N12°11'09"W	5.63'
L31	S72°51'10"E	1.09'
L32	S17°08'50"W	2.71'
L33	S72°51'10"E	11.50'
L34	S17°08'50"W	4.25'
L35	N00°26'00"E	1.75'
L36	S00°26'00"W	6.50'
L37	N89°34'00"W	4.29'
L38	N00°26'00"E	2.75'
L39	N00°26'00"E	4.25'
L40	S89°34'00"E	11.52'
L41	N00°26'00"E	3.00'
L42	S89°34'00"E	15.18'
L43	S89°34'00"E	1.10'
L44	N89°34'00"W	1.12'
L45	N89°34'00"W	9.29'
L46	N00°26'00"E	2.46'
L47	N89°34'00"W	11.50'
L48	N00°26'00"E	3.25'
L49	S89°34'00"E	1.75'
L50	N00°26'00"E	2.25'
L51	S89°34'00"E	11.75'
L52	N00°26'00"E	3.46'
L53	S89°34'00"E	8.79'
L54	S89°34'00"E	1.75'
L55	N00°26'00"E	2.71'
L56	N89°34'00"W	12.00'
L57	S00°26'00"W	3.46'
L58	S83°18'20"W	5.05'

LEGEND

- ○ SET NO. 5 REBAR WITH 1-1/4" (COLOR) PLASTIC CAP STAMPED "AZTEC LS 37933"
- [2]● FOUND NO. 4 REBAR
- [3]● FOUND NO. 5 REBAR
- [4]● FOUND NO. 5 REBAR W/ ORANGE PLASTIC CAP STAMPED "LS 28285"
- [5]● 1 1/4" YELLOW PLASTIC CAP STAMPED " EHRHART LS 29414"
- (1) = BLOCK 1
- (2) = BLOCK 2

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JAMES A. EHRHART 37933 7/26/17

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

LAST REVISED 2017-07-24

LOT DETAILS, ACCESS & UTILITY EASEMENTS

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.: 54815-61

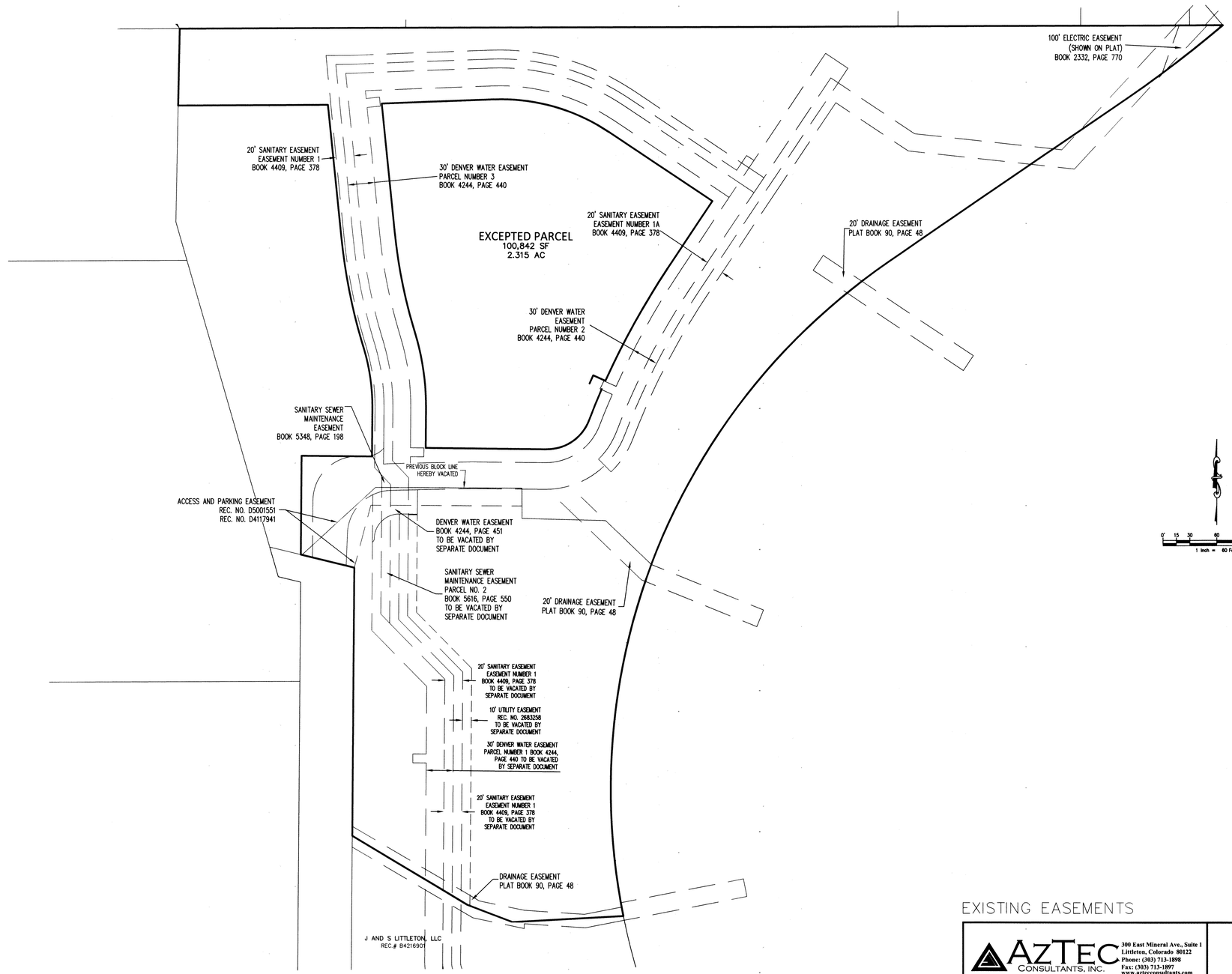
DEVELOPER
PLATTE 56 LLC
1660 S. ALBION ST., STE 200
DENVER, COLORADO
(303) 628-0200

DATE OF PREPARATION:	2016-06-23
SCALE:	1"= 20'

SHEET 3 OF 6

PLATTE 56

A REPLAT OF A PORTION OF TRACTS B AND D, BLOCK 1, AND ALL OF TRACTS B AND D, BLOCK 2, RIVER SIDE A PLANNED DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
8.979 ACRES – MAJ17-0003



EXISTING EASEMENTS

COLORADO LICENSED
JAMES A. SHEAR
37933
7/26/17
PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LAST REVISED 2017-07-24

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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AzTec Proj. No.: 54815-61

DEVELOPER
PLATTE 56 LLC

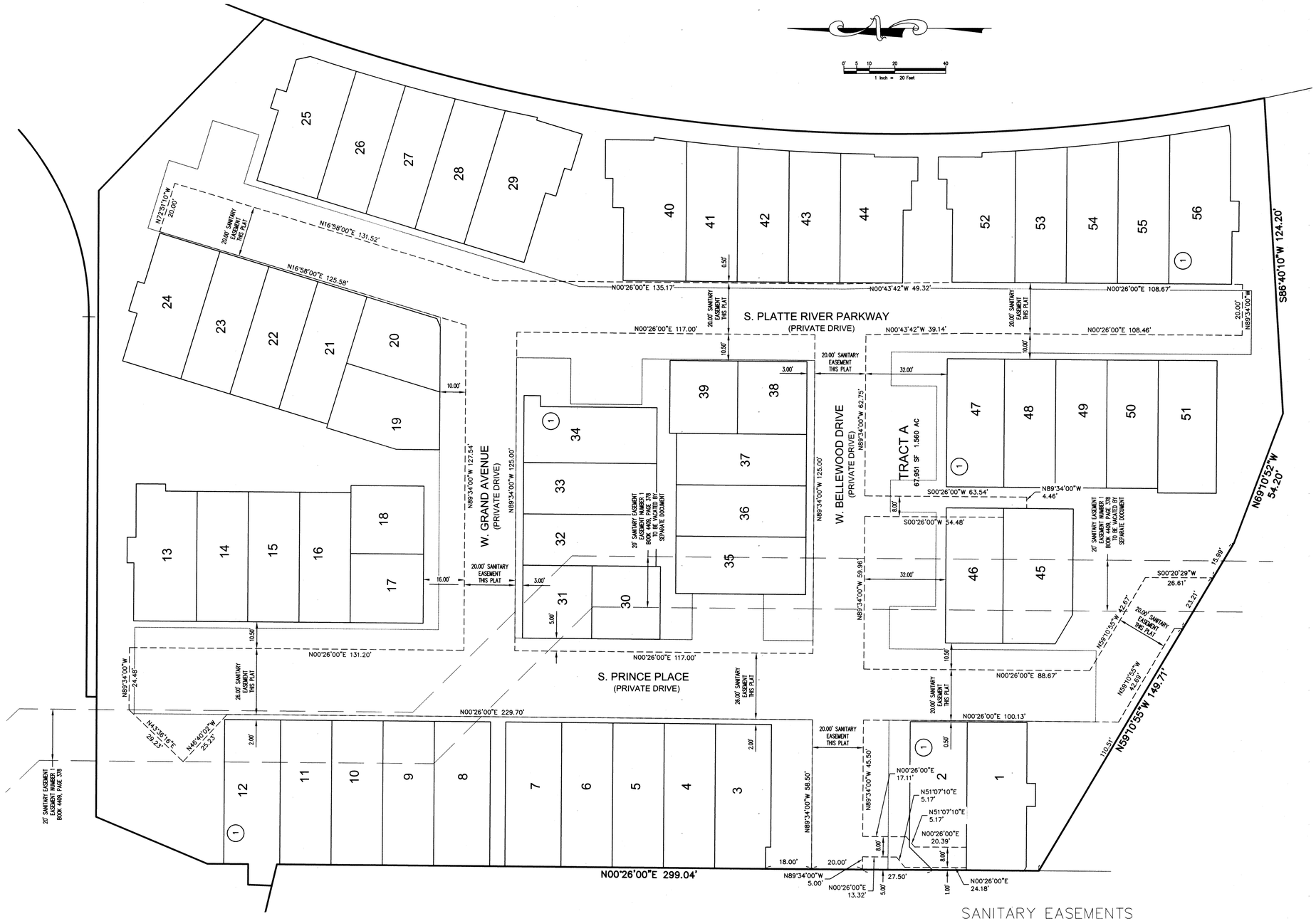
1660 S. ALBION ST., STE 200
DENVER, COLORADO
(303) 628-0200

DATE OF PREPARATION:	2016-06-23
SCALE:	1"= 60'
SHEET 4 OF 6	

SAFECO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6505
POSITION FOLD OF PRINT ON THIS LINE

PLATTE 56

A REPLAT OF A PORTION OF TRACTS B AND D, BLOCK 1, AND ALL OF TRACTS B AND D, BLOCK 2, RIVER SIDE A PLANNED DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
8.979 ACRES – MAJ17-0003



SANITARY EASEMENTS

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JAMES E. LANDIS 37933 7/26/17

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

LAST REVISED 2017-07-24

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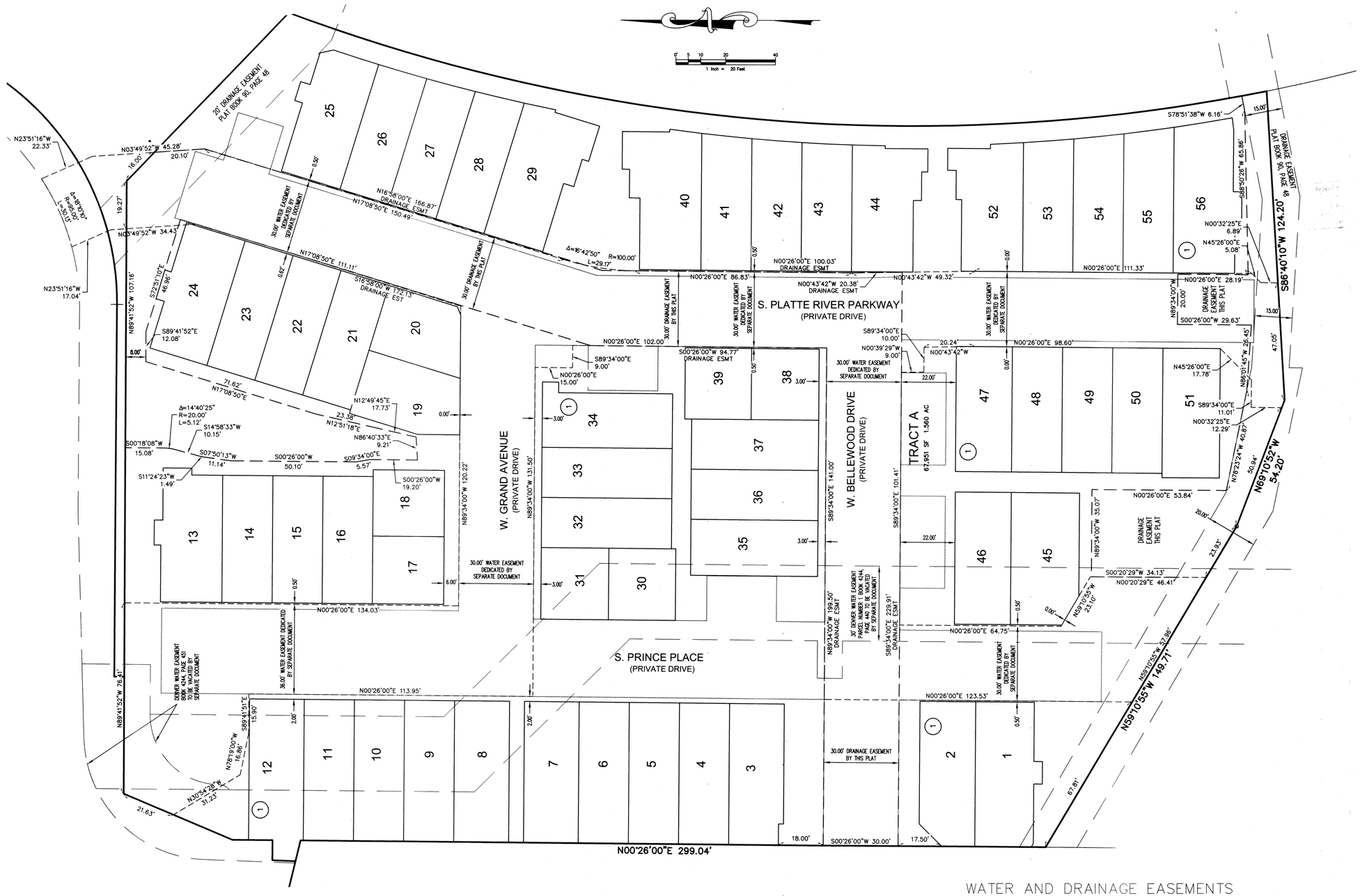
(303) 628-0200

DATE OF PREPARATION:	2016-06-23
SCALE:	1"= 30'
SHEET 5 OF 6	

CASE NO. MAJ17-0003
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6052
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6052
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6052

PLATTE 56

A REPLAT OF A PORTION OF TRACTS B AND D, BLOCK 1, AND ALL OF TRACTS B AND D, BLOCK 2, RIVER SIDE A PLANNED DEVELOPMENT
A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
8.979 ACRES – MAJ17–0003



WATER AND DRAINAGE EASEMENTS

COLORADO LICENSED JAMES A. SHEAR 37933 7/26/17 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LAST REVISED 2017–07–24

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DATE OF PREPARATION:	2016-06-23
SCALE:	1"= 20'
SHEET 6 OF 6	