

PRINCE 10 SUBDIVISION FILING NO. 1

LOT 1

A REPLAT OF LOT 1, BLOCK 1, BOLIS SUBDIVISION AND A PORTION OF UNPLATTED LAND SITUATED IN THE NORTH HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

0.287 ACRES

CASE NUMBER: MIN17-0005

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT PRINCE 10 LLC, BEING THE OWNER(S) OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOT 1, BLOCK 1, BOLIS SUBDIVISION AND A PORTION OF LANDS DESCRIBED IN RECEPTION NO. D5097932, FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17, AND CONSIDERING THE EAST LINE OF SAID NORTHEAST ONE-QUARTER TO BEAR N00°00'00"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N00°00'00"E, ALONG SAID EAST LINE, A DISTANCE OF 124.63 FEET; THENCE N90°00'00"W, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PRINCE STREET AND THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND THE POINT OF BEGINNING; THENCE S89°47'00"W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE N00°00'00"E, A DISTANCE OF 100.00 FEET; THENCE N89°47'00"E, A DISTANCE OF 125.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF PRINCE STREET; THENCE S00°00'00"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,500 SQUARE FEET OR 0.287 ACRES MORE OR LESS.

I, _____, DO 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.

PRINCE 10, LLC
8301 EAST PRENTICE AVE, STE203
GREENWOOD VILLAGE, CO 80111

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____, A.D. 2018, BY _____.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC:

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

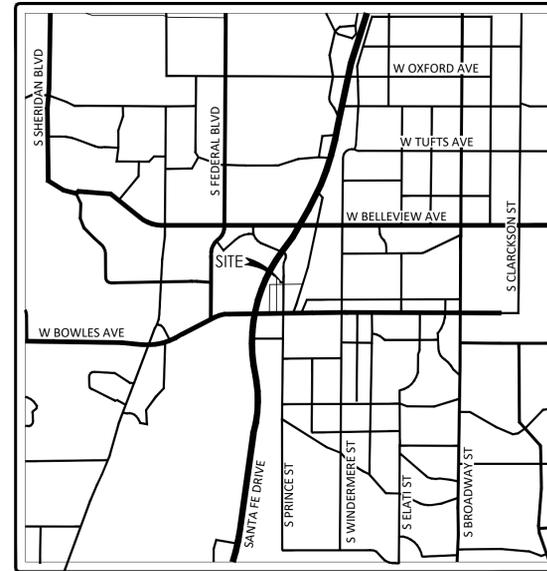
MY COMMISSION EXPIRES _____.

MINERAL ESTATE OWNERS:

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

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- 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 BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENTS PREPARED BY CHICAGO TITLE OF COLORADO:

COMMITMENT NO. 598-C2028269-078DN1, EFFECTIVE DATE OF FEBRUARY 22, 2017 AT 7:00 A.M. AND COMMITMENT NO. 598-C2028272-078-DN1, AMENDMENT NO. 2, EFFECTIVE DATE OF MARCH 1, 2017 AT 7:00 A.M.
- FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 08005C0432K, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BASIS OF BEARINGS: N 00°00'00" E BEING THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.
- PROJECT BENCHMARK: "RUBY" ELEVATION = 5393.01' NAVD88
- UNIT OF MEASURE: U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- DATE OF SURVEY: JUNE 1, 2017

EASEMENTS:

- A 20 FOOT WIDE SANITARY SEWER 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 8 FOOT WIDE 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 10 FOOT WIDE PERMANENT UTILITY & ROADWAY EASEMENT IS HEREBY DEDICATED TO THE CITY OF LITTLETON AS SHOWN ON THIS PLAT FOR THE PURPOSE TO CONSTRUCT, RECONSTRUCT, OPERATE, REMOVE, REPAIR UTILITIES AND MAINTAIN TRAFFIC SIGNALIZATION, SIGNAGE, AND ALL REASONABLE AND NECESSARY APPURTENANCES, AND FOR THE PURPOSE OF CLEARING, LAYING, CONSTRUCTING, AND RECONSTRUCTING SIDEWALK, CURB AND GUTTER AND HANDICAP RAMPS AND RELATED APPURTENANCES.

COMMUNITY DEVELOPMENT:

APPROVED THIS _____ DAY OF _____, 2018, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS:

APPROVED THIS _____ DAY OF _____, 2018, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

APPROVED THIS _____ DAY OF _____, 2018, BY THE LITTLETON CITY COUNCIL.

COUNCIL PRESIDENT

ATTEST: CITY CLERK

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS _____ DAY OF _____, 2018.

LITTLETON CITY ATTORNEY

SURVEYOR'S CERTIFICATE:

I, CAMERON M. WATSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
(720) 258-6836
cwatson@pnt-llc.com

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ A.M. P.M., ON THE _____ DAY OF _____, A.D. 2018 IN BOOK _____ PAGE _____ MAP _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

DEPUTY



8460 W KEN CARYL AVE
LITTLETON, CO 80128
720-258-6836
www.pnt-llc.com
PLANNING | ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

PREPARED UNDER
THE DIRECT
SUPERVISION OF
CAMERON M.
WATSON
COLORADO
LICENSE NO. 38311
FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

FINAL PLAT
PRINCE 10 SUBDIVISION
FILING NO. 1
LITTLETON, CO

JOB NO. 17.04.035
MAP

DESCRIPTION

DATE

06.05.17	ORIGINAL PREPARATION
12.01.17	TECHNICAL REVISIONS
01.09.18	TECHNICAL REVISIONS

SHEET 1/2



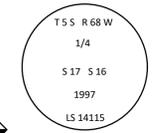
OWNER/DEVELOPER/APPLICANT:
PRINCE 10, LLC
8301 EAST PRENTICE AVENUE, SUITE 203
GREENWOOD VILLAGE, CO 80111
CONTACT: BILL LYONS
TELEPHONE: 720.489.4480 X 20

CIVIL ENGINEER:
POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
(720) 258-6886

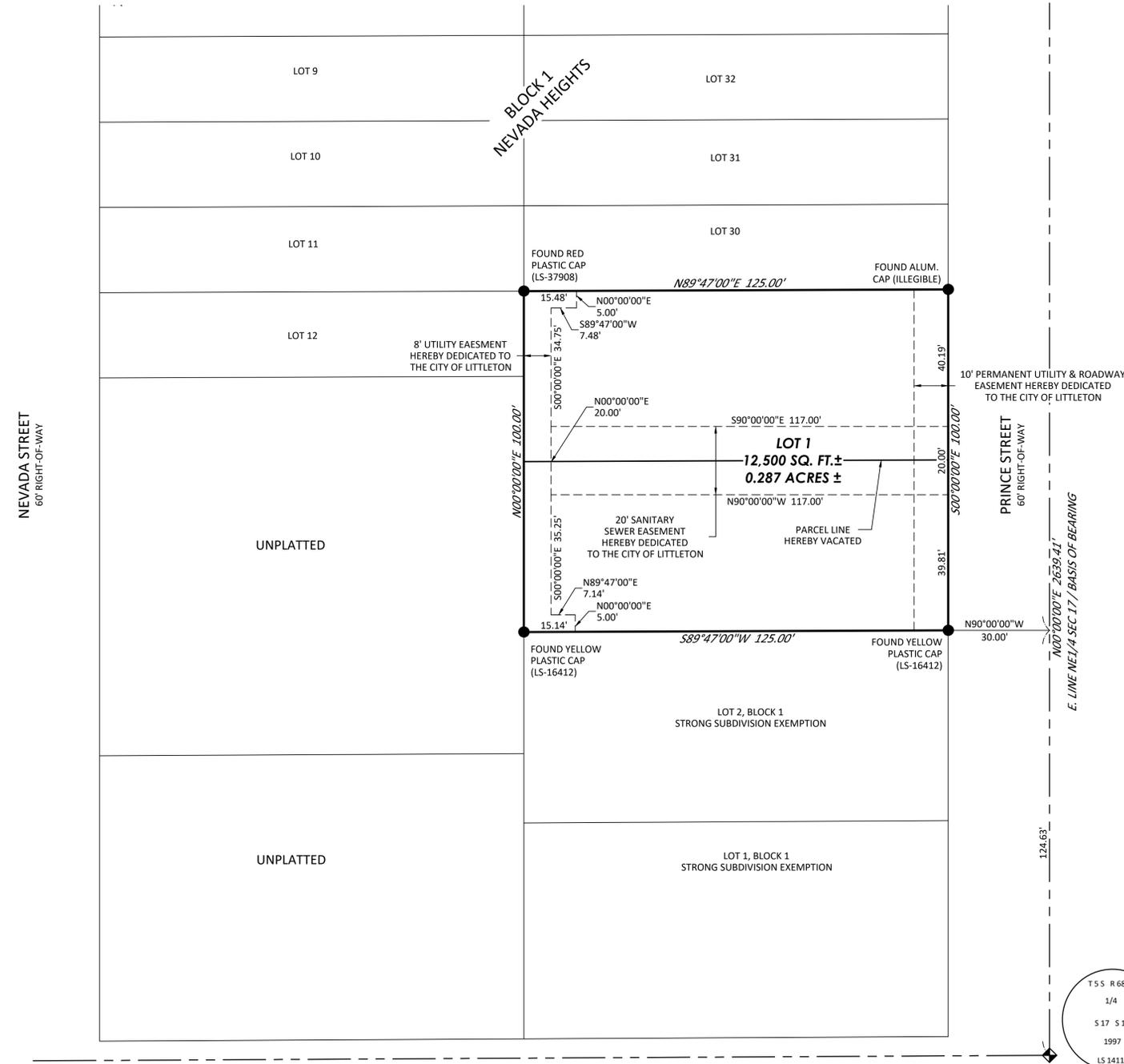
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LOT 1

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TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
0.287 ACRES
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FND. E1/4 CORNER SEC 17
2.5" ALUMINUM CAP
IN RANGE BOX



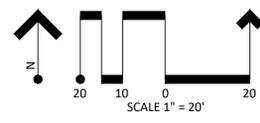
10' PERMANENT UTILITY & ROADWAY
EASEMENT HEREBY DEDICATED
TO THE CITY OF LITTLETON

PRINCE STREET
60' RIGHT-OF-WAY

E. LINE NE 1/4 SEC 17 / BASIS OF BEARING
100°00'00"E 2639.41'

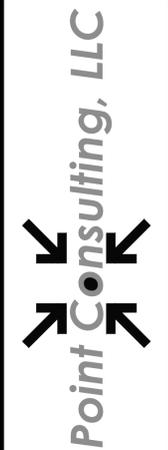
124.63'

P.O.C.
FND. E1/4 CORNER SEC 17
2.5" ALUMINUM CAP
IN RANGE BOX



MAP LEGEND

- FOUND PROPERTY CORNER AS NOTED
- SECTION CORNER
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE



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FINAL PLAT
**PRINCE 10 SUBDIVISION
FILING NO. 1**
LITTLETON, CO

DATE	DESCRIPTION
06.05.17	ORIGINAL PREPARATION
12.01.17	TECHNICAL REVISIONS
01.09.18	TECHNICAL REVISIONS

MAP JOB NO. 17.04.035

SHEET 2/2

DATE OF SURVEY: JUNE 1, 2017