

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\1404\4SURVEY\PLAT.DWG LAYOUT: LAYOUT1
PLOTTER: VED07/1515 241:48P BY: AARON MURPHY

LITTLETON VILLAGE REPLAT 4

A RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK 6, LITTLETON VILLAGE
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CERTIFICATION OF OWNERSHIP:

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

LOTS 1 AND 2, BLOCK 6, LITTLETON VILLAGE, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED SEPTEMBER 5, 2014 UNDER RECEPTION NO. D4082531, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6 OF SAID PLAT;
THENCE ALONG THE PERIMETER OF SAID LOT AND LOT 2, BLOCK 6 THE FOLLOWING ELEVEN (11) COURSES;
1) NORTH 90°00'00" EAST, A DISTANCE OF 325.96 FEET TO A POINT OF NON-TANGENT CURVATURE;
2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 26.75 FEET, SAID CURVE HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 11°08'45", AND A CHORD WHICH BEARS SOUTH 24°38'57" EAST A CHORD DISTANCE OF 26.71 FEET;
3) SOUTH 301°31'9" EAST, A DISTANCE OF 34.61 FEET TO A POINT OF CURVATURE;
4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 58.44 FEET, SAID CURVE HAVING A RADIUS OF 174.50 FEET, A CENTRAL ANGLE OF 19°11'22", AND A CHORD WHICH BEARS SOUTH 20°37'58" EAST A CHORD DISTANCE OF 58.17 FEET TO A POINT OF REVERSE CURVATURE;
5) ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT AN ARC LENGTH OF 173.66 FEET, SAID CURVE HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 78°58'03", AND A CHORD WHICH BEARS SOUTH 50°30'58" EAST A CHORD DISTANCE OF 160.24 FEET;
6) NORTH 90°00'00" EAST, A DISTANCE OF 221.11 FEET;
7) SOUTH 90°00'00" EAST, A DISTANCE OF 325.35 FEET;
8) SOUTH 44°57'52" WEST, A DISTANCE OF 23.32 FEET;
9) SOUTH 89°55'44" WEST, A DISTANCE OF 686.56 FEET;
10) NORTH 45°57'27" WEST, A DISTANCE OF 23.53 FEET;
11) NORTH 0°00'00" WEST, A DISTANCE OF 536.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 325,791 SQUARE FEET OR 7.48 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOT 1, BLOCK 1, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF LITTLETON VILLAGE REPLAT 4, LITTLETON VILLAGE SUBDIVISION.

CERTIFICATION OF VACATION:

BY EXECUTION OF THIS LITTLETON VILLAGE REPLAT 4 ("PLAT"), THE CITY OF LITTLETON AGREES THAT THE 25' STORM DRAIN/DRAINAGE EASEMENT AND THE (2) 10' UTILITY EASEMENTS (COLLECTIVELY "UTILITY EASEMENTS") RECORDED AT RECEPTION NUMBER D4082531, AS DEPICTED ON THIS PLAT, ARE HEREBY RELEASED, QUIT-CLAIMED AND VACATED AND THE REAL PROPERTY SHOWN HEREON SHALL BE FREE FROM ALL ENCUMBRANCES OR OBLIGATIONS ASSOCIATED WITH THE DRAINAGE EASEMENTS.

OWNER:

THE UNDERSIGNED OWNER OR ITS SUCCESSORS, OR DESIGNATED AGENT THERETO, 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.

BY: PPF AMLI LITTLETON VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: PPF AMLI DEVCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: PPF AMLI CO-INVESTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: AMLI RESIDENTIAL PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER
BY: AMLI RESIDENTIAL PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
ANDREW A. MUTZ
AUTHORIZED PERSON

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY ANDREW A. MUTZ AS AUTHORIZED PERSON OF AMLI RESIDENTIAL PARTNERS, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF AMLI RESIDENTIAL PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF PPF AMLI CO-INVESTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF PPF AMLI DEVCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF PPF AMLI LITTLETON VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

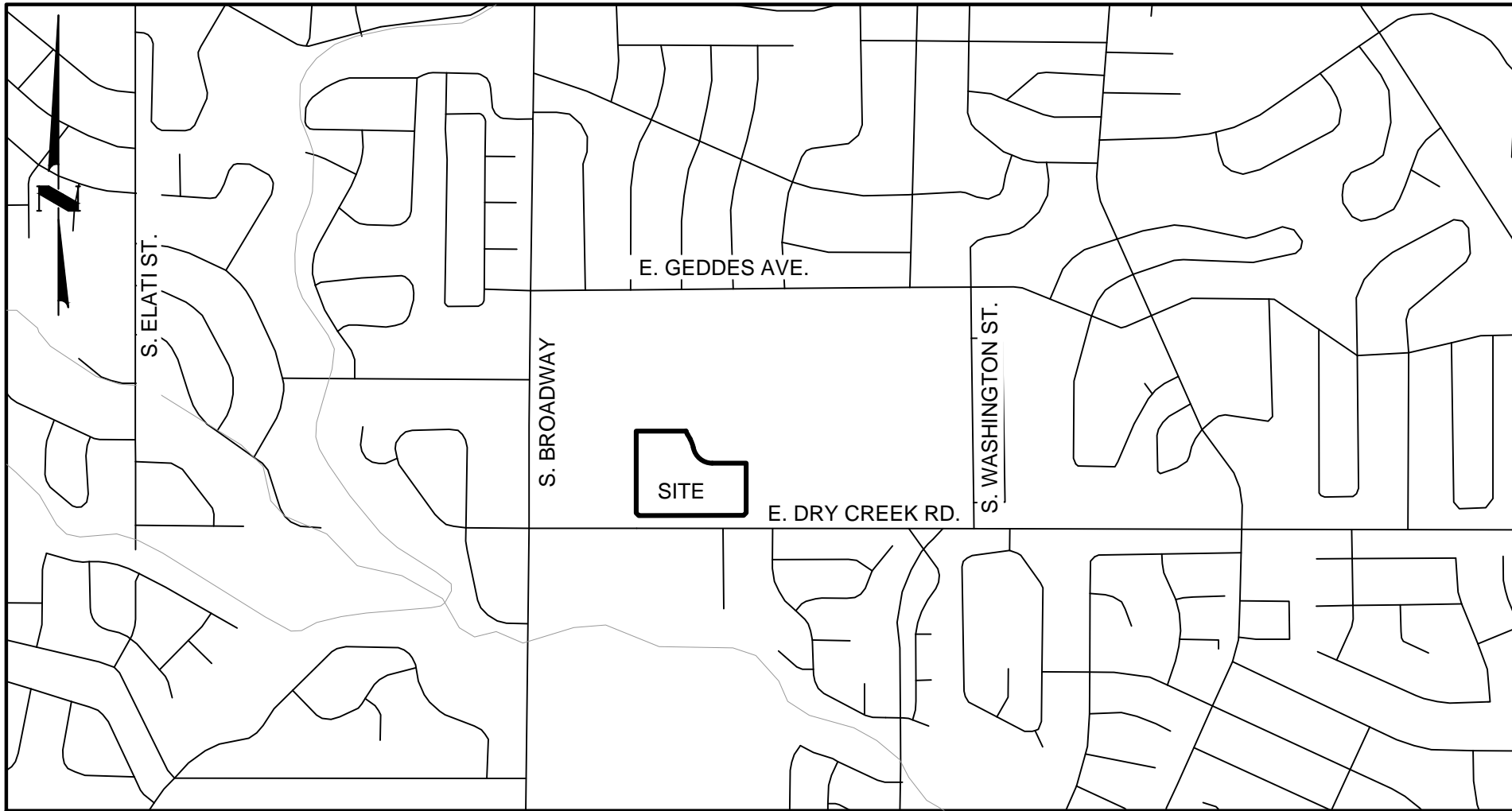
TITLE VERIFICATION:

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN PPF AMLI LITTLETON VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN ON LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. _____, WITH AN EFFECTIVE DATE OF _____, 2015.

SIGNATURE _____

BY: _____

AS: _____ OF LAND TITLE GUARANTEE COMPANY



VICINITY MAP
(SCALE: 1"=1000')

MINERAL ESTATE OWNERS:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT COMPLIED WITH THE PROVISIONS OF C.R.S. § 24-65.5-103.

BY: PPF AMLI LITTLETON VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: PPF AMLI DEVCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER
BY: PPF AMLI CO-INVESTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER
BY: AMLI RESIDENTIAL PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP
ITS MANAGER
BY: AMLI RESIDENTIAL PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
ANDREW A. MUTZ
AUTHORIZED PERSON

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 SERVICES.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

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

LITTLETON CITY ATTORNEY

CITY ATTORNEY APPROVAL:

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

LITTLETON CITY ATTORNEY

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABC70420546-4 ISSUED BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF 05-22-2015 AT 17:00:00.
- 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.
- NO UTILITIES ARE SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN HEREON AND BEARING SOUTH 89°55'44" WEST ACCORDING TO THE PLAT OF LITTLETON VILLAGE RECORDED AT RECEPTION NO. D4082531.
- FLOOD ZONE DESIGNATION: SUBJECT PROPERTY FALLS WITHIN "ZONE X - OTHER AREAS" AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 453 OF 725, MAP NUMBER 08005C0453K, HAVING AN EFFECTIVE DATE OF DECEMBER 17, 2010. "ZONE X - OTHER AREAS" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

HOLDER OF DEED OF TRUST

HOLDER OF DEED OF TRUST INCA CAPITAL 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.

INCA CAPITAL

BY: _____ AS _____

STATE OF COLORADO }
COUNTY OF _____ } SS.

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

BY _____ AS _____, OF INCA CAPITAL.

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, A DULY 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 _____ DAY OF _____, 20____.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT _____M. ON THE _____ DAY OF _____, A.D., 20 ____

IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CHECKED BY: AWM
DRAWN BY: TWG

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

LITTLETON VILLAGE REPLAT 4
MINOR SUBDIVISION PLAT

ISSUE DATE: 6-2-2015		PROJECT #:
DATE		REVISION COMMENTS
6-22-2015	PER COMMENTS	

SHEET NO.

1

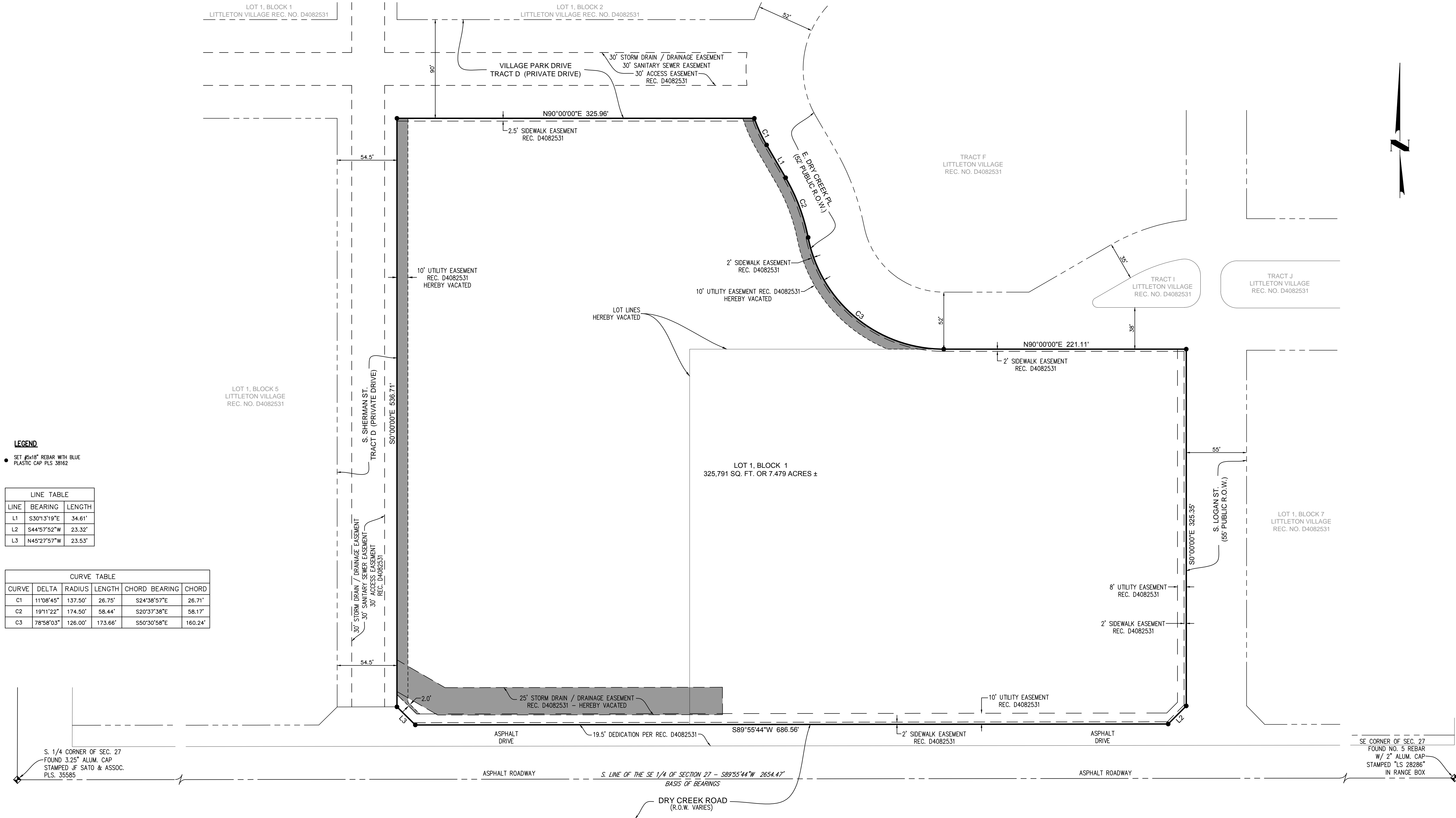
1 OF 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

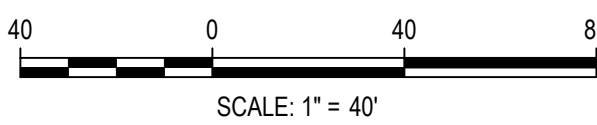
FILEPATH: P:\140414\SURVEY\PLAT.DWG LAYOUT LAYOUT2
PLOTTED: WED 07/15/15 2:43:57P BY: ARON MURPHY

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CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



CHECKED BY: AWM
DRAWN BY: TWG



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

LITTLETON VILLAGE REPLAT 4 MINOR SUBDIVISION PLAT

ISSUE DATE: 6-2-2015		PROJECT #: 140414
DATE	REVISION COMMENTS	
6-22-2015	PER COMMENTS	

SHEET NO.

2

2 OF 2