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CITY OF LITTLETON, COLORADO

Resolution No. 106

Series, 2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LITTLETON, COLORADO, APPROVING THE LITTLETON VILLAGE
REPLAT 1 FINAL PLAT AND SUBDIVISION IMPROVEMENT
AGREEMENT**

WHEREAS, on September 22, 2014 the planning board reviewed and approved the preliminary plat for Littleton Village Replat 1, comprised of 101 residential lots in the Littleton Village project, a 77-acre mixed use development at the northeast corner of Broadway and Dry Creek Road;

WHEREAS, the city council of the City of Littleton has reviewed the final plat for Littleton Village Replat 1, which identifies the development lots and blocks, public rights-of-way, private streets and tracts, and utility easements for a portion of Littleton Village described in Exhibit A, attached hereto;

WHEREAS, staff's review of the final plat confirmed compliance with title 11 of the Littleton City Code, other applicable regulations, the comprehensive plan, the preliminary plat approved by the planning board, existing and proposed development and comments from affected agencies;

WHEREAS, the director of community development and the director of public works have certified that the final plat complies with accepted engineering principles and the ordinances of the city, and the plat has been approved as to form by the city attorney;

WHEREAS, the city and developer desire to execute a subdivision improvement agreement to provide for completion of the public improvements and to specifically define the rights and obligations of the parties; and

WHEREAS, the city council finds that the proposed final plat and subdivision improvement agreement are in the best interest of the city and promote the public health, safety and welfare;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF LITTLETON, COLORADO, THAT:**

The final plat and Subdivision Improvement Agreement for
Littleton Village Replat 1 are hereby approved.

INTRODUCED, READ AND ADOPTED at a regularly scheduled meeting of the
city council of the City of Littleton, Colorado, on the ____ day of _____, 2014, at 6:30
p.m. at the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

ATTEST:

Wendy Heffner
CITY CLERK

Phil Cernanec
PRESIDENT OF CITY COUNCIL

APPROVED AS TO FORM:

Kenneth S. Fellman
CITY ATTORNEY

Exhibit A

Legal Description

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 4, LOT 2, BLOCK 7, LOT 1, BLOCK 8, TRACT J AND A PORTION OF EAST DRY CREEK PLACE RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT OF LITTLETON VILLAGE AS RECORDED UNDER RECEPTION NO. D4082531 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LYING WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, WHENCE THE SOUTH LINE OF SAID SECTION 27 BEARS SOUTH 89°55'44" WEST, ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THIS LINE;

THENCE NORTH 79°14'14" WEST, A DISTANCE OF 260.69 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST DRY CREEK ROAD, AS SHOWN ON SAID FINAL PLAT OF LITTLETON VILLAGE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°55'44" WEST, A DISTANCE OF 457.22 FEET TO THE EASTERLY BOUNDARY OF LOT 1, BLOCK 7, AS SHOWN ON SAID FINAL PLAT OF LITTLETON VILLAGE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID EASTERLY BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 340.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST DRY CREEK PLACE AS SHOWN ON SAID FINAL PLAT OF LITTLETON VILLAGE;

THENCE DEPARTING SAID EASTERLY BOUNDARY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE WESTERLY EXTENSION THEREOF, NORTH 90°00'00" WEST, A DISTANCE OF 479.57 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND WESTERLY EXTENSION, NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY OF SAID EAST DRY CREEK PLACE;

THENCE ALONG SAID WESTERLY EXTENSION, NORTH 90°00'00" EAST, A DISTANCE OF 13.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH LOGAN STREET, AS SHOWN ON SAID FINAL PLAT OF LITTLETON VILLAGE;

THENCE DEPARTING SAID WESTERLY EXTENSION ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°00'00" EAST, A DISTANCE OF 273.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST HINSDALE AVENUE, AS SHOWN ON SAID FINAL PLAT OF LITTLETON VILLAGE;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 90°00'00" EAST, A DISTANCE OF 466.07 FEET TO THE WESTERLY BOUNDARY OF LOT 2, BLOCK 4, SAID FINAL PLAT OF LITTLETON VILLAGE;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY ALONG SAID WESTERLY BOUNDARY, SOUTH 00°00'00" EAST, A DISTANCE OF 273.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID EAST DRY CREEK PLACE;

120 THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG SAID NORTHERLY RIGHT-OF-WAY
121 AND THE EASTERLY EXTENSION THEREOF, NORTH 90°00'00" EAST, A DISTANCE OF 480.43
122 FEET;

123
124 THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND THE EASTERLY EXTENSION
125 THEREOF, SOUTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY
126 EXTENSION OF THE SOUTH RIGHT-OF-WAY OF SAID EAST DRY CREEK PLACE;

127
128 THENCE ALONG SAID EASTERLY EXTENSION, NORTH 90°00'00" WEST, A DISTANCE OF 19.50
129 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH PENNSYLVANIA STREET AS SHOWN ON
130 SAID FINAL PLAT OF LITTLETON VILLAGE;

131
132 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH PENNSYLVANIA STREET THE
133 FOLLOWING TWO (2) COURSES:

- 134
135 1. SOUTH 00°00'00" EAST, A DISTANCE OF 334.96 FEET;
- 136
137 2. SOUTH 35°42'38" WEST, A DISTANCE OF 6.35 FEET TO THE **POINT OF BEGINNING**.

138
139 CONTAINING AN AREA OF 9.167 ACRES, (399,328 SQUARE FEET), MORE OR LESS.

140
141 **PARCEL 2**

142
143 **COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 27, WHENCE THE SOUTH LINE
144 OF SAID SECTION 27 BEARS SOUTH 89°55'44" WEST, ALL BEARINGS SHOWN HEREON ARE
145 REFERENCED TO THIS LINE;

146
147 THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH
148 00°00'37" WEST, A DISTANCE OF 39.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST DRY
149 CREEK ROAD AS SHOWN ON THE FINAL PLAT OF LITTLETON VILLAGE, AS RECORDED UNDER
150 RECEPTION NUMBER D4082531 IN THE SAID RECORDS AND THE **POINT OF BEGINNING**;

151
152 THENCE DEPARTING SAID EAST LINE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH
153 89°55'48" WEST, A DISTANCE OF 156.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH
154 PENNSYLVANIA AS SHOWN ON SAID FINAL PLAT OF LITTLETON VILLAGE;

155
156 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 157
158 1. NORTH 45°05'09" WEST, A DISTANCE OF 55.60 FEET;
- 159
160 2. NORTH 00°00'00" EAST, A DISTANCE OF 312.74 FEET;
- 161
162 3. NORTH 90°00'00" EAST, A DISTANCE OF 6.00 FEET;
- 163
164 4. NORTH 00°00'00" WEST, A DISTANCE OF 781.62 FEET TO THE BEGINNING OF A TANGENT
165 CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 56.50 FEET;
- 166
167 5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN
168 ARC LENGTH OF 88.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT C
169 OF SAID FINAL PLAT OF LITTLETON VILLAGE;

170
171 THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

- 172
173 1. DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 90°00'00" EAST, A DISTANCE OF
174 47.00 FEET;
- 175

2. NORTH 00°00'00" EAST, A DISTANCE OF 14.13 FEET;
3. NORTH 89°55'44" EAST, A DISTANCE OF 199.11 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY ALONG SAID EAST LINE, SOUTH 00°00'37" WEST, A DISTANCE OF 1,204.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 5.289 ACRES, (230,384 SQUARE FEET), MORE OR LESS.

RESULTING IN A NET AREA OF 14.456 ACRES, (629,712 SQUARE FEET), MORE OR LESS.