

PRELIMINARY PLAT 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: MIN17-0004

APPROVED
February 6, 2018

CERTIFICATE OF 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 SOUTHWEST 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"W, 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, Prince 10, LLC, 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.

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF February 5, 2018, A.D. 2018, BY William Lyons, as manager of Prince 10, LLC

MY COMMISSION EXPIRES 5-23-18
Jacqueline George
NOTARY PUBLIC:

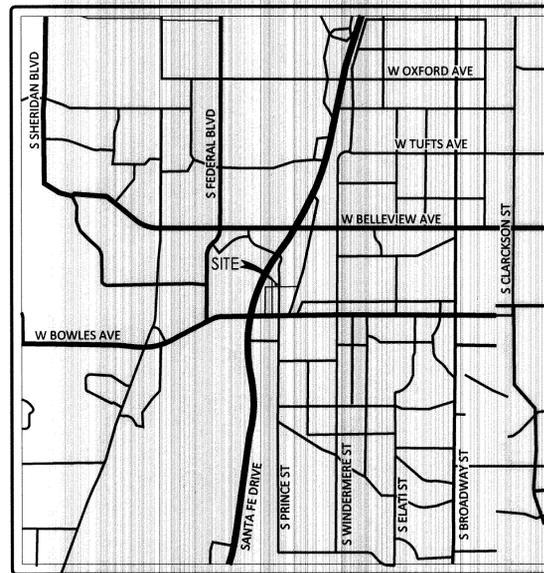
STATE OF Colorado
COUNTY OF Arapahoe

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF February, 2018 BY William Lyons, as manager of Prince 10, LLC.

WITNESS MY HAND AND OFFICIAL SEAL
Jacqueline George
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-23-18

JACQUELINE GEORGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024017070
MY COMMISSION EXPIRES MAY 23, 2018

JACQUELINE GEORGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024017070
MY COMMISSION EXPIRES MAY 23, 2018



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. 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.
2. 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 STATUE 18-4-508, OF THE COLORADO REVISED STATUTES.
3. 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.
4. 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.
5. 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.
6. PROJECT BENCHMARK: "RUBY" ELEVATION = 5393.01' NAVD88
7. UNIT OF MEASURE: U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
8. DATE OF SURVEY: JUNE 1, 2017

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



Point Consulting, LLC

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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

PRELIMINARY 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
02.01.18	APPROVAL



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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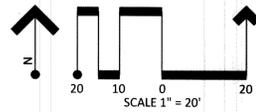
LOT 1

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,
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NOTES:

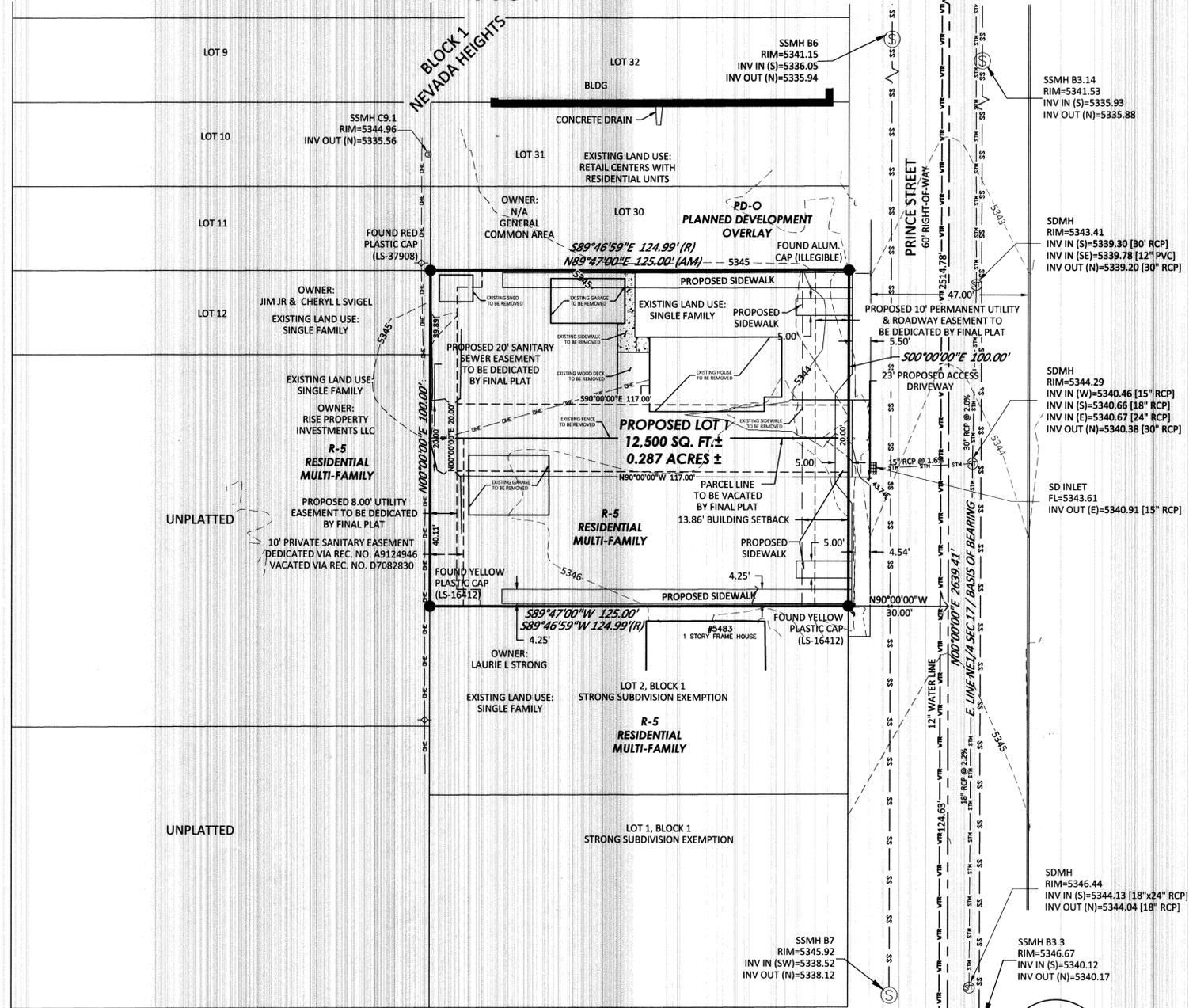
1. THERE WERE NO SURFACE WATER COLLECTION AND/OR DISCHARGE FACILITIES LOCATED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
2. THERE WERE NO FIRE HYDRANTS LOCATED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
3. CURRENTLY THERE ARE NO STRUCTURES OR BUILDINGS LOCATED ON THE SUBJECT PROPERTY. THOSE SHOWN HEREON HAVE BEEN DEMOLISHED SINCE THE ORIGINAL FIELD SURVEY DATE. DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, ECT.) SERVICING THE BUILDINGS ARE BELIEVED TO HAVE ALSO BEEN REMOVED IN ANTICIPATION OF COMPLETE REDEVELOPMENT.



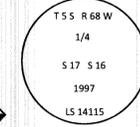
MAP LEGEND

- FOUND PROPERTY CORNER AS NOTED
- ◆ SECTION CORNER
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- SS SS SS SS SANITARY SEWER LINE
- VTR VTR VTR VTR WATER LINE
- — — OVERHEAD UTILITY
- - - 5345 5' MAJOR CONTOUR EXISTING
- - - 5346 1' MINOR CONTOUR EXISTING
- - - 5345 5' MAJOR CONTOUR PROPOSED
- - - 5346 1' MINOR CONTOUR PROPOSED
- (AM) AS MEASURED
- (R) RECORDED

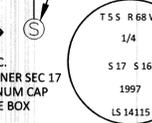
NEVADA STREET
60' RIGHT-OF-WAY



BERRY AVENUE
48.32' RIGHT-OF-WAY



FND. NE CORNER SEC 17
2.5" ALUMINUM CAP
IN RANGE BOX



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



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MAP JOB NO. 17.04.035

DATE	DESCRIPTION
06.05.17	ORIGINAL PREPARATION
12.01.17	TECHNICAL REVISIONS
01.09.18	TECHNICAL REVISIONS
02.01.18	APPROVAL

SHEET 2/2