

# LITTLETON VILLAGE REPLAT NO. 1

## FINAL PLAT

A REPLAT 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, LITTLETON VILLAGE, LOCATED IN 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  
SHEET 1 OF 5

### CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION, BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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 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 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;

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

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

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

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

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

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

#### PARCEL 2

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

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

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

- NORTH 45°05'09" WEST, A DISTANCE OF 55.60 FEET;
- NORTH 00°00'00" EAST, A DISTANCE OF 312.74 FEET;
- NORTH 90°00'00" EAST, A DISTANCE OF 6.00 FEET;
- NORTH 00°00'00" WEST, A DISTANCE OF 781.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 56.50 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 88.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT C OF SAID FINAL PLAT OF LITTLETON VILLAGE;

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

- DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 90°00'00" EAST, A DISTANCE OF 47.00 FEET;
- NORTH 00°00'00" EAST, A DISTANCE OF 14.13 FEET;
- 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.

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 **LITTLETON VILLAGE REPLAT NO. 1** AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, A RIGHT OF WAY FOR EAST DRY CREEK CIRCLE AND ADDITIONAL RIGHT OF WAY FOR EAST DRY CREEK PLACE, AND WARRANTS TITLE TO THE SAME, FOR THE USE OF THE PUBLIC, AND HEREBY DEDICATE 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.

### OWNER:

I, \_\_\_\_\_, 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.

RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION 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 OR COUNTIES AS REQUIRED BY C.R.S. § 24-65.5-103. (NONE).

RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )

COUNTY OF \_\_\_\_\_ )SS

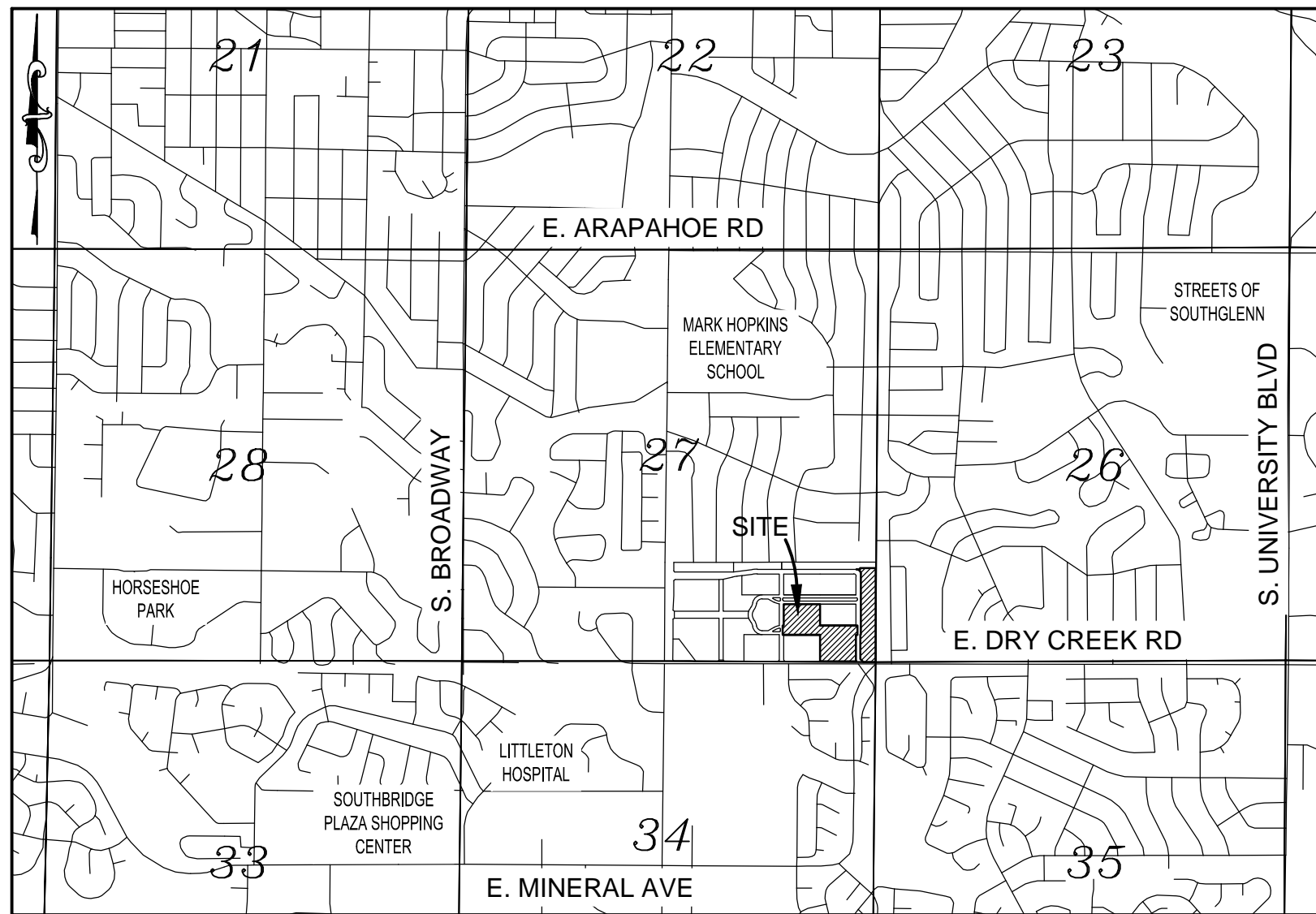
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY

\_\_\_\_\_, AS \_\_\_\_\_, OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC



VICINITY MAP  
SCALE: 1" = 2000'

### OWNER:

I, \_\_\_\_\_, OWNER, OR DESIGNATED AGENT THERETO, HAVE LAID OUT, REPLATTED, AND RESUBDIVIDED TRACT C AND EAST DRY CREEK PLACE AS SHOWN HEREON.

CITY OF LITTLETON

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

NON-EXCLUSIVE EASEMENT SUMMARY			
EASEMENT	OWNERSHIP	SURFACE MAINTENANCE	
UTILITY EASEMENT	CITY OF LITTLETON	LITTLETON VILLAGE METRO DIST./PRIVATE LOT OWNER	
ACCESS EASEMENT	LITTLETON VILLAGE METRO DIST.	LITTLETON VILLAGE METRO DIST.	
SIDEWALK EASEMENT	LITTLETON VILLAGE METRO DIST.	LITTLETON VILLAGE METRO DIST.	
SIDE YARD USE EASEMENT	PRIVATE LOT OWNER	PRIVATE LOT OWNER	

OPEN SPACE TRACT SUMMARY					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	6,191	0.142	ACCESS, UTILITIES, PARKING, SNOW STORAGE, AND OPEN SPACE	(ii)	(i)
TRACT B	6,191	0.142	ACCESS, UTILITIES, PARKING, SNOW STORAGE AND OPEN SPACE	(ii)	(i)
TRACT C	39,167	0.899	OPEN SPACE	(iii)	(i)
TRACT D	2,756	0.063	OPEN SPACE	(ii)	(i)
TRACT E	77,239	1.773	OPEN SPACE	(ii)	(i)
TOTAL TRACTS	131,544	3.019			

### OPEN SPACE TRACT SUMMARY LEGEND

- (i) LITTLETON VILLAGE METROPOLITAN DISTRICT  
(ii) RICHMOND AMERICAN HOMES OF COLORADO, INC.  
(iii) CITY OF LITTLETON

### GENERAL NOTES

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70414833-5, DATED SEPTEMBER 10, 2014 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.
- 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.
- SIX-FOOT (6') WIDE OR EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS IN THE SUBDIVISION AS SHOWN HEREON; EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO REAR PROPERTY LINES WITHIN BLOCKS 2, 3 AND 4 AS SHOWN HEREON; AND A FIVE-FOOT (5') WIDE UTILITY EASEMENT WITHIN TRACT E IS HEREBY DEDICATED ON PRIVATE PROPERTY AS SHOWN HEREON. A TWELVE-FOOT (12') WIDE AND THIRTY-FOOT (30') WIDE UTILITY EASEMENT IS HEREBY DEDICATED ON PRIVATE PROPERTY WITHIN BLOCK 1 AS SHOWN HEREON. THESE EASEMENTS ARE DEDICATED TO THE CITY OF LITTLETON FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS AND THE LITTLETON VILLAGE METROPOLITAN DISTRICT FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES, WATER LINES, SANITARY SEWER LINES AND STORM DRAINAGE SYSTEMS.
- NON-EXCLUSIVE SIDEWALK EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED TO THE CITY OF LITTLETON ("GRANTEE") ON, OVER, THROUGH AND ACROSS THE EASEMENT PROPERTY FOR THE PURPOSE OF A PUBLIC SIDEWALK, INCLUDING BUT NOT LIMITED TO, PAVING, CURB, GUTTER, LIGHTING AND SIGNAGE (COLLECTIVELY, THE "FACILITIES"). GRANTEE SHALL HAVE THE RIGHT, CONSISTENT WITH THE RULES, REGULATIONS AND STANDARDS OF GRANTEE, TO PERMIT AND ALLOW USE OF THE EASEMENT PROPERTY BY THIRD PARTIES, INCLUDING UTILITY PROVIDERS AND OTHER GOVERNMENTAL ENTITIES, FOR USES THAT ARE CONSISTENT WITH USE OF THE EASEMENT PROPERTY AS A PEDESTRIAN RIGHT-OF-WAY. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED ON THE EASEMENT PROPERTY SHALL BE THE RESPONSIBILITY OF THE LITTLETON VILLAGE METROPOLITAN DISTRICT.
- A NON-EXCLUSIVE THREE-FOOT (3') WIDE SIDE YARD USE EASEMENT IS HEREBY GRANTED ON EACH LOT IN BLOCK 1 AND IN TRACT A ADJACENT TO LOT 39 AND TRACT B ADJACENT TO LOT 48 BY THIS PLAT FOR THE PURPOSES OF MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE IMPROVEMENTS LOCATED ON EACH ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, EACH LOT OWNER MAY USE SUCH EASEMENT AREA FOR ALL PURPOSES THAT ARE NOT INCONSISTENT WITH SUCH EASEMENT, INCLUDING WITHOUT LIMITATION THE INSTALLATION OF LANDSCAPING AND OTHER IMPROVEMENTS; PROVIDED, HOWEVER, THAT IN NO EVENT SHALL ANY OWNER OR ITS PERMITTEES UNREASONABLY INTERFERE WITH OR OBSTRUCT THE USE AND ENJOYMENT OF SUCH EASEMENT AREA FOR THE PURPOSES INDICATED HEREIN, NOR CONSTRUCT ANY IMPROVEMENT THEREON THAT COULD PRECLUDE THE USE OF SUCH EASEMENT AREA FOR THE PURPOSES INDICATED HEREIN. IN THE EVENT THAT THE SIDE YARD USE EASEMENT CROSSES INTO AN ACCESS EASEMENT, IT SHALL BE THE RESPONSIBILITY OF THE LITTLETON VILLAGE METROPOLITAN DISTRICT FOR SURFACE MAINTENANCE OF THAT EASEMENT AREA.
- A NON-EXCLUSIVE THIRTY-FOOT (30') WIDE ACCESS EASEMENT IS HEREBY GRANTED FOR EMERGENCY ACCESS AND VEHICULAR AND PEDESTRIAN ACCESS FOR THE PRIVATE LOT OWNERS AND THEIR GUESTS ACROSS PRIVATE PROPERTY AS SHOWN HEREON.
- A NON-EXCLUSIVE TWENTY-FOOT (20') AND FIFTEEN-FOOT (15') WIDE ACCESS EASEMENT IS HEREBY GRANTED FOR PEDESTRIAN ACCESS ACROSS PRIVATE PROPERTY AS SHOWN HEREON.
- THE NON-EXCLUSIVE EASEMENTS, WHICH INCLUDES THOSE EASEMENTS REFERENCED ABOVE, ARE SHOWN ON SHEETS 3 THROUGH 5 OF THIS PLAT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE EASEMENTS ARE DESCRIBED ON SHEET 1. THE CITY OF LITTLETON WILL ONLY BE RESPONSIBLE FOR MAINTAINING THE PIPES IN THE STORM DRAIN/RAINAGE EASEMENTS. THE LITTLETON VILLAGE METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTAINING THE SURFACE TREATMENT WITHIN THE EASEMENTS.
- NO BUILDING STRUCTURES INCLUDING WINDOW WELLS ARE ALLOWED WITHIN THE 6 FOOT UTILITY EASEMENT LOCATED ALONG THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 4 LITTLETON VILLAGE REPLAT NO. 1 AS SHOWN HEREON.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S89°55'44"W, AND MONUMENTED BY A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED IN PART "LS 28286" AT THE SOUTHEAST CORNER OF SECTION 27 AND A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED IN PART "PLS 35585", AT THE SOUTH QUARTER CORNER OF SECTION 27.

LAND SUMMARY CHART		
TYPE	AREA (SF)	AREA (AC)
LOTS (101)	396,121	9.094
TRACTS (5)	131,544	3.020
PUBLIC ROW	102,047	2.343
TOTALS	629,712	14.456
NET DENSITY		11.11
GROSS DENSITY		6.99

### TITLE CERTIFICATE:

I, \_\_\_\_\_, AN AUTHORIZED OFFICER OF LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT TO FULFILL THE PROVISIONS OF THE LITTLETON CITY SUBDIVISION REGULATIONS, AND THE TITLE OF SUCH LANDS BEING DEDICATED IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT THE MATTERS OF RECORD SET FORTH IN SCHEDULE B-2 OF THE TITLE COMMITMENT FOR THE SUBJECT PROPERTY ISSUED BY THE COMPANY, ORDER NO. ABC70414833-5 HAVING AN EFFECTIVE DATE OF SEPTEMBER 10, 2014.

LAND TITLE GUARANTEE COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )

COUNTY OF \_\_\_\_\_ )SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY

SEAL: \_\_\_\_\_ AS \_\_\_\_\_ OF LAND TITLE GUARANTEE COMPANY WITNESS MY HAND AND OFFICIAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### COMMUNITY DEVELOPMENT:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

### PUBLIC WORKS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

### CITY COUNCIL:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY THE LITTLETON CITY COUNCIL.

CITY COUNCIL PRESIDENT

ATTEST: CITY CLERK

### CITY ATTORNEY APPROVAL:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

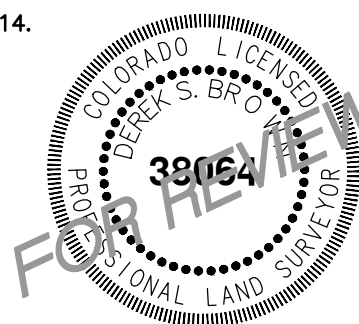
LITTLETON CITY ATTORNEY

### SURVEYOR'S CERTIFICATE

I, DEREK S. BROWN, 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 \_\_\_\_\_, 2014.

DEREK S. BROWN, P.L.S. 38064  
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 RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF \_\_\_\_\_ COUNTY AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 2014, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

REVISED: 2014-10-15

### OWNER/SUBDIVIDER

RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION  
4350 S. MONACO STREET  
DENVER, COLORADO 80237  
PH: 303-773-2727



300 E. MINERAL AVE., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.:21414-24

DATE OF PREPARATION: 2014-08-14

SCALE: NA

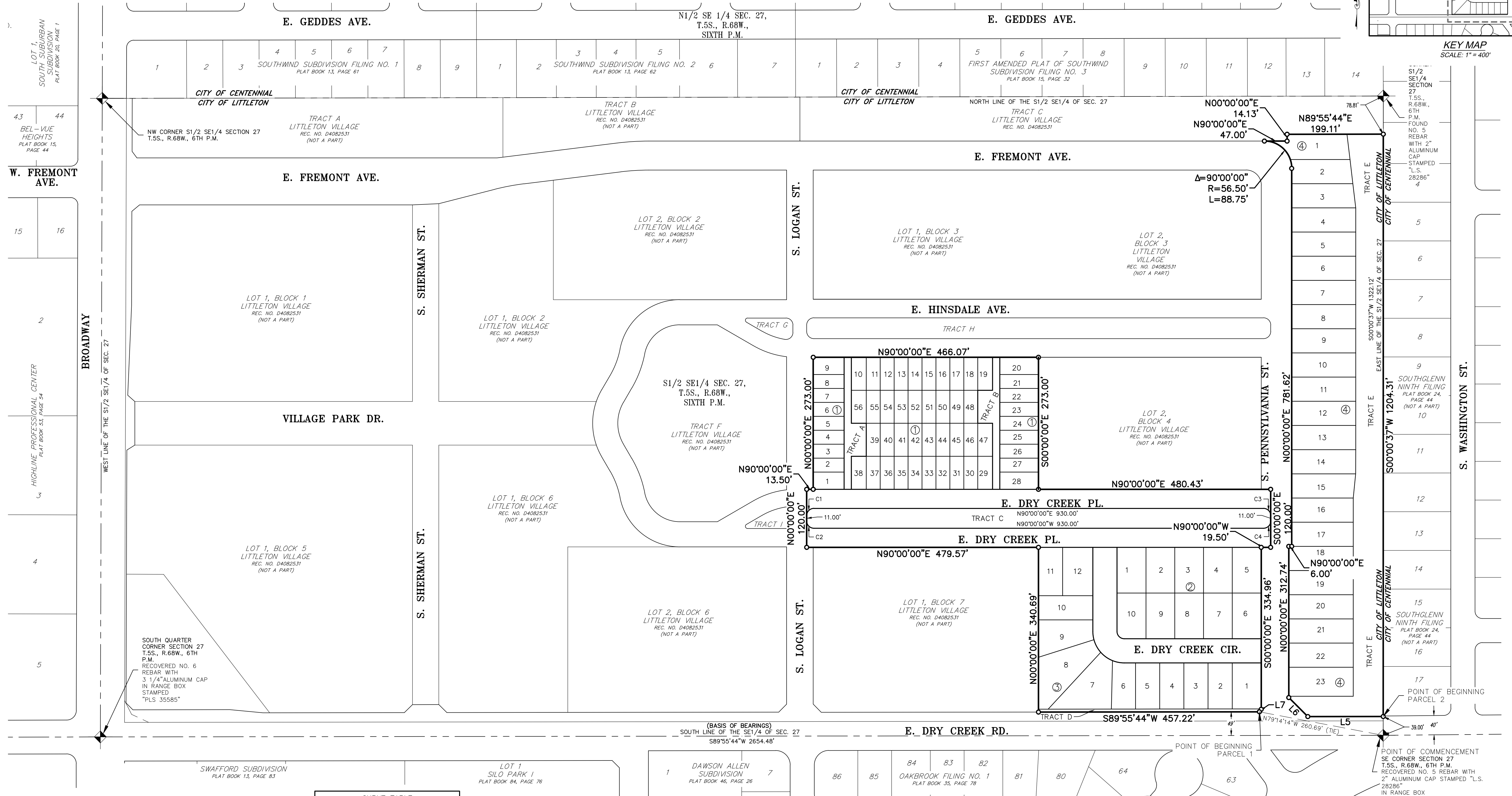
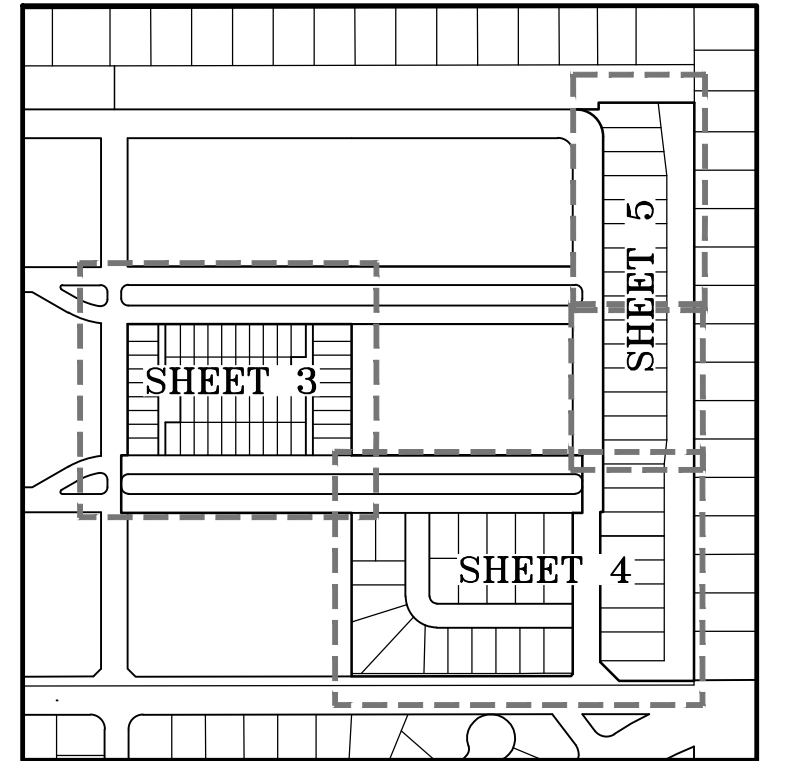
SHEET 1 OF 5



# LITTLETON VILLAGE REPLAT NO. 1

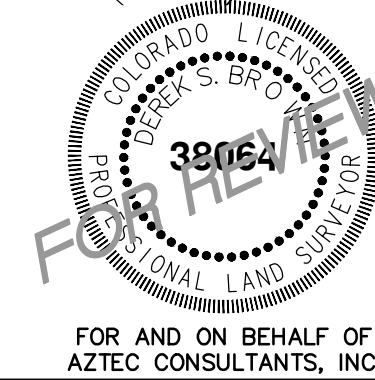
FINAL PLAT

A REPLAT 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, LITTLETON VILLAGE, LOCATED IN 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  
SHEET 2 OF 5



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'

LINE TABLE		
LINE	BEARING	LENGTH
L5	S89°55'48"W	156.03'
L6	N45°05'09"W	55.60'
L7	S35°42'38"W	6.35'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



300 E. MINERAL AVE., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.:21414-23

REVISED: 2014-10-15

DATE OF PREPARATION: 2014-08-14

SCALE: 1" = 100'

SHEET 2 OF 5

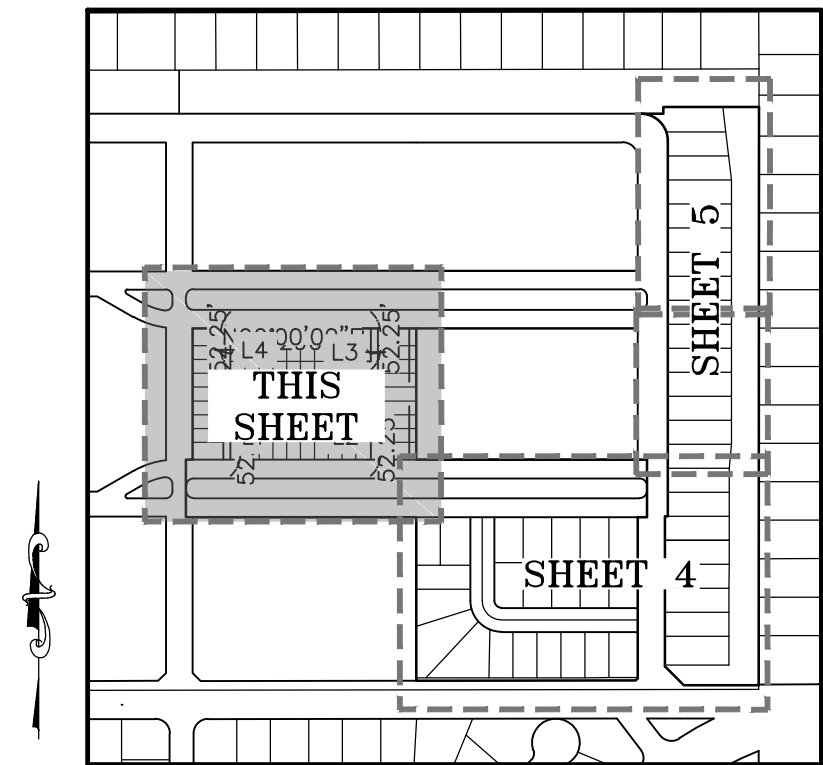
CASE NO. XX-XXX



# LITTLETON VILLAGE REPLAT NO. 1

FINAL PLAT

A REPLAT 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, LITTLETON VILLAGE, LOCATED IN 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  
SHEET 3 OF 5



KEY MAP  
SCALE: 1" = 400'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°00'00"W	1.41'
L2	N45°00'00"W	1.41'
L3	S45°00'00"W	1.41'
L4	N45°00'00"W	1.41'
L8	N90°00'00"E	28.83'
L9	N90°00'00"E	28.83'
L10	N90°00'00"E	28.83'
L11	N90°00'00"E	28.83'
L12	N90°00'00"E	28.83'
L13	N90°00'00"E	28.83'
L14	N90°00'00"E	28.83'
L15	N90°00'00"E	28.83'
L16	N90°00'00"E	28.83'

## LEGEND

- RECOVERED SECTION CORNER STAMPED AS NOTED
- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT
- ROW RIGHT OF WAY
- A.E. ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT
- U.A.E. UTILITY & ACCESS EASEMENT
- S.Y.U.E. SIDE YARD USE EASEMENT (SEE GENERAL NOTE 5 ON SHEET 1)
- 30' UTILITY & ACCESS EASEMENT (U.A.E.)



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

REVISED: 2014-10-15

**AzTEC**  
CONSULTANTS, INC.

300 E. MINERAL AVE., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 21414-24

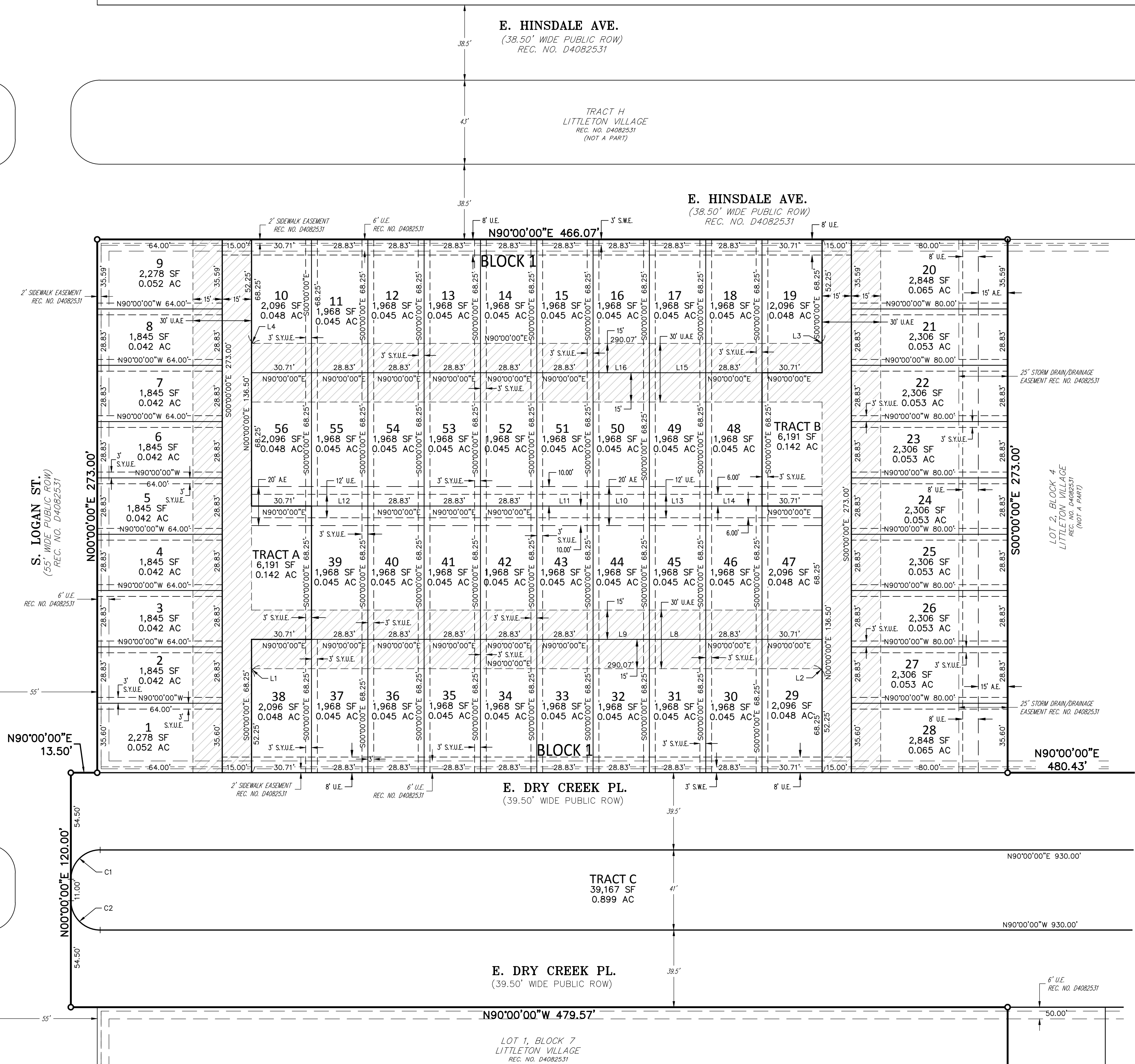
DATE OF PREPARATION: 2014-08-14

SCALE: 1" = 30'

SHEET 3 OF 5

0' 7.5' 15' 30' 60'  
1 inch = 30 Feet

MATCHLINE SHEET 4



CASE NO. XX-XXX

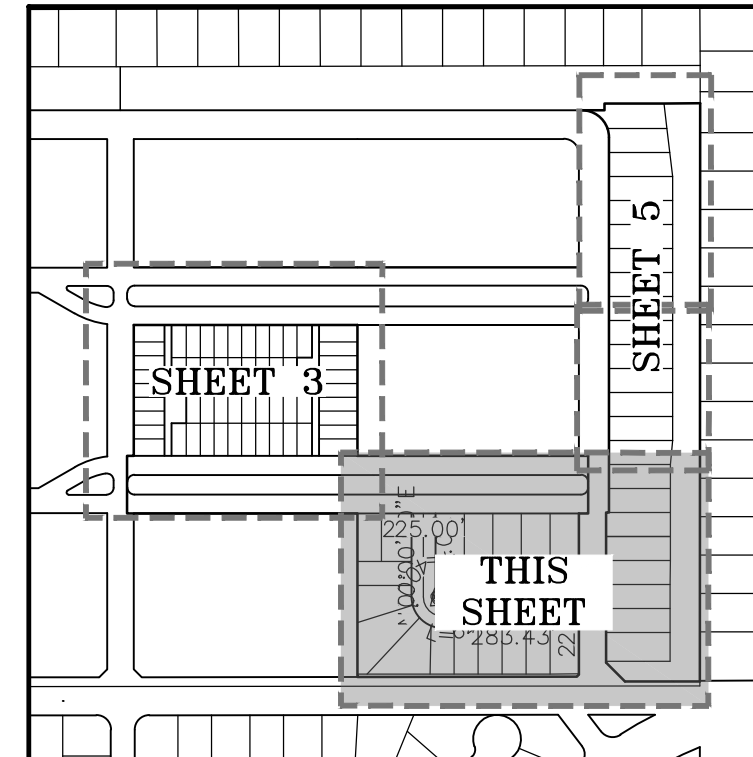


# LITTLETON VILLAGE REPLAT NO. 1

FINAL PLAT

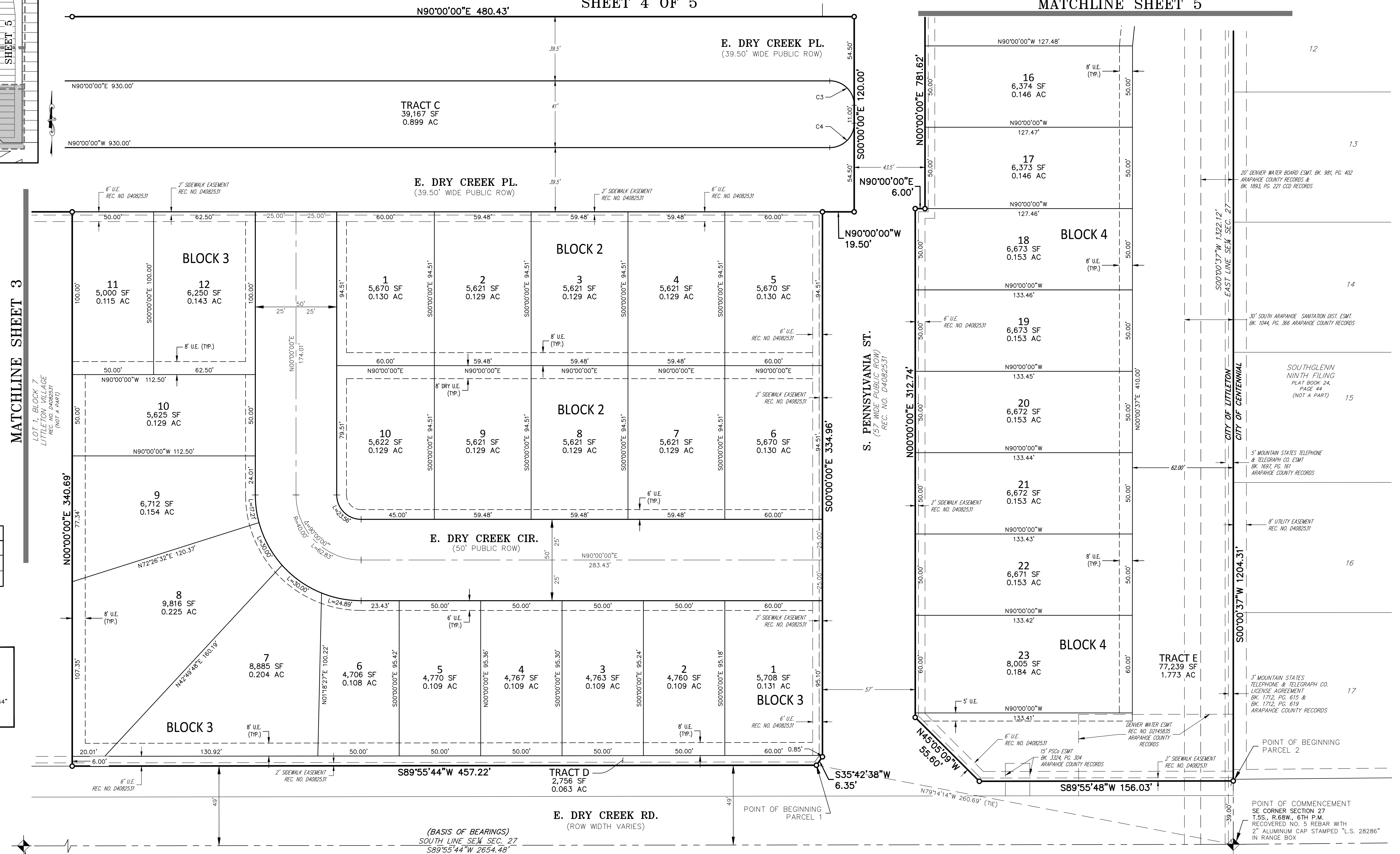
A REPLAT OF LOT 1, BLOCK 4, LOT 2, BLOCK 7, LOT 1, BLOCK 8, TRACT J  
AND A PORTION OF EAST DRY CREEK PLACE RIGHT-OF-WAY, LITTLETON VILLAGE, LOCATED IN THE  
SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 4 OF 5



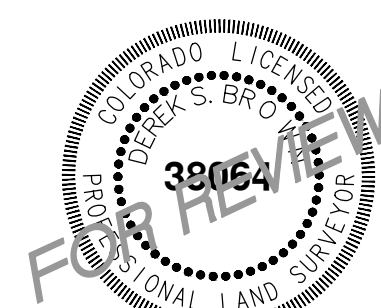
KEY MAP  
SCALE: 1" = 400'

MATCHLINE SHEET 5



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'

LEGEND	
	RECOVERED SECTION CORNER STAMPED AS NOTED
	SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	U.E. UTILITY EASEMENT
	ROW RIGHT OF WAY



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SOUTH QUARTER CORNER SECTION 27  
T.5S., R.68W., 6TH P.M.  
RECOVERED NO. 6 REBAR WITH  
3 1/4" ALUMINUM CAP  
IN RANGE BOX STAMPED  
"PLS 35585"

CASE NO. XX-XXX

REVISED: 2014-10-15

**AZTEC**  
CONSULTANTS, INC.

300 E. MINERAL AVE., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

DATE OF PREPARATION:	2014-08-14
SCALE:	1" = 30'

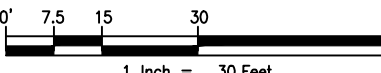
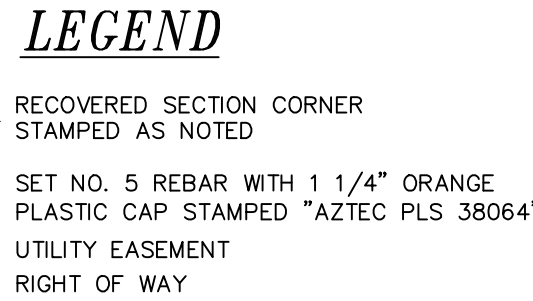
AzTec Proj. No.: 21414-24

SHEET 4 OF 5



# FINAL PLAT

SHEET 5 OF 5



**AZTEC**  
CONSULTANTS, INC.