NW CORNER S 1/2, SE 1/4, SEC. 27, T5S, R68W, 6TH P.M. FOUND 2" ALUMINUM CAP, LS 28286, IN RANGE BOX. SHEET 1 OF 1 E. FREMONT PLACE (97' PUBLIC ROW) N90'00'00"E 564.52' 2' WIDE SIDEWALK EASEMENT REC. NO. D4082531 10' WIDE UTILITY EASEMENT REC. NO. D4082531 20' WIDE STORM DRAIN/DRAINAGE EASEMENT _ REC. NO. D4082531 33' WIDE DENVER WATER EASEMENT 43,992 SF 1.010 AC LOT 4 125,200 SF 2.874 AC ' WIDE STORM DRAIN/DRAINAGE EASEMENT BLOCK 1 LOT 1, BLOCK 2 LITTLETON VILLAGE (NOT A PART) N90°00'00"E 206.40' 2' WIDE SIDEWALK EASEMENT REC. NO. D4082531 10' WIDE UTILITY EASEMENT REC. NO. D4082531 N90'00'00"E 197.13' 40,422 SF 0.928 AC 27,339 SF _N48**°**05'45"W 0.628 AC 2.5' WIDE SIDEWALK EASEMENT - PER REC. NO. D4082531 IS HEREBY VACATED BY THIS PLAT COUNTIES AS REQUIRED BY C.R.S. § 24-65.5-103. (NONE). N90°00'00"W 574.50' VILLAGE PARK DR. STORM DRAIN/DRAINAGE, SANITARY N57**°**39'03**"**E SEWER AND ACCESS EASEMENT — TRACT D LITTLETON VILLAGE REC. NO. D4082531 19.53 REC. NO. D4082531 (PRIVATE) N90°00'00"E 574.50' '.5' WIDE SIDEWALK EASEMENT — PER REC. NO. D4082531 IS 50' WIDE DENVER WATER HEREBY VACATED BY THIS PLAT EASEMENT -REC. NO. D5022667 35,305 SF 0.810 AC 25' WIDE STORM DRAIN/ DRAINAGE EASEMENT MY COMMISSION EXPIRES: REC. NO. D4082531 LOT 1, BLOCK 6 35' WIDE STORM _ DRAIN/DRAINAGE LITTLETON VILLAGE EASEMENT REC. NO. D4082531 REC. NO. D4082531 (NOT A PART) N90°00'00"W 218.71' 2' WIDE SIDEWALK - EASEMENT BLOCK 5 REC. NO. D4082531 25,698 SF 0.590 AC 10' WIDE UTILITY EASEMENT REC. NO. D4082531 212,802 SF 4.885 AC DRAIN/DRAINAGE и"00,0006И - EASEMENT — _{52.85}' REC. NO. FOUND SECTION CORNER MONUMENT AS NOTED D4082531 10' WIDE UTILITY EASEMENT SET #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 36580" R.O.W. RIGHT OF WAY 33' WIDE DENVER WATER EASEMENT REC. NO. D5022666 TRACT E 10' WIDE UTILITY EASEMENT LITTLETON VILLAGE REC. NO. D4082531 REC. NO. D4082531 SE CORNER SECTION 27 (NOT A PART) 25' WIDE STORM DRAIN/DRAINAGE EASEMENT T.5S., R.68W., 6TH P.M. SOUTH QUARTER CORNER REC. NO. D4082531 FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED ?' WIDE SIDEWALK EASEMENT T.5S., R.68W., 6TH P.M. "L.S. 28286" IN RANGE BOX FOUND NO. 6 REBAR WITH 3 1/4"ALUMINUM CAP IN RANGE BOX STAMPED "PLS 35585"

S89'55'44"W 278.66'

E. DRY CREEK RD.

(VARIABLE WIDTH PUBLIC R.O.W.)

(BASIS OF BEARINGS)

SOUTH LINE SE1/4 SEC. 27

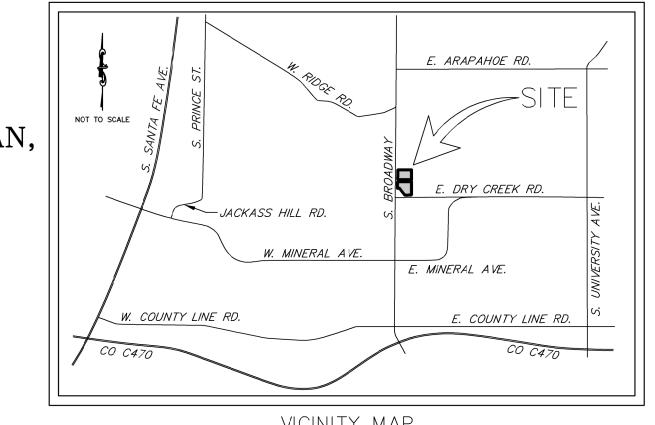
S89°55'44"W 2654.48'

S45°23'45"W

23.50

LITTLETON VILLAGE REPLAT NO. 5

A REPLAT OF LOT 1, BLOCK 1, AND LOT 1, BLOCK 5, LITTLETON VILLAGE, LOCATED IN 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



VICINITY MAP

CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, WIP LITTLETON VILLAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF

LOT 1, BLOCK 1, LOT 1, BLOCK 5,

LITTLETON VILLAGE AS RECORDED UNDER RECEPTION NO. D4082531 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, REPLATTED AND RESUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF LITTLETON VILLAGE REPLAT NO. 5.

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. WIP LITTLETON VILLAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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

WIP LITTLETON VILLAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: WIP-A LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY:		
NAME:		
TITLE:		
TATE OF))ss	

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

, AS,	OF	WIP-A	LLC,	Α	DELAWARE	LIMITED	LIABILITY
DMPANY.							
TNESS MY HAND AND OFFICIAL SEAL:							

NOTARY PUBLIC

GENERAL NOTES

- 1. LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70432041-6, DATED APRIL 27, 2015 AT 17:00:00 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.
- 2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
- 3. 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 \$89'55'44"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.
- 4. THE 2.5' WIDE SIDEWALK EASEMENT LYING WITHIN BLOCK 1 AND BLOCK 5, AS SHOWN HEREIN, IS HEREBY VACATED BY THIS PLAT.
- 5. NONE OF THE LOTS DEPICTED HEREON SHALL HAVE DIRECT ACCESS TO SOUTH BROADWAY.

LAND SUMMARY CHART					
TYPE	AREA (SF)	AREA (AC)			
LOTS (7)	510,757	11.725			
TRACTS (0)	0.00				
PUBLIC ROW	0.00	0.000			
TOTALS	510,757	11.725			
NET DENSITY					
GROSS DENSITY					

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. ABC70432041-6 HAVING AN EFFECTIVE DATE OF APRIL 27, 2015.

LAND TITLE GUARANTEE COMPANY

BY:	
NAME:	
TITLE:	
TATE OF COLORADO) SS OUNTY OF	
CKNOWLEDGED BEFORE ME THIS DAY OF	, 2015, BY
ND OFFICIAL SEAL:	, OF LAND TITLE GUARANTEE COMPANY WITNESS MY HAN
Y COMMISSION EXPIRES:	_

COMMUNITY DEVELOPMENT:

NOTARY PUBLIC

APPROVED THIS	DAY OF	, 2015, BY	THE DIRECTOR OF	COMMUNITY
DEVELOPMENT.				

DIRECTOR OF COMMUNITY DEVELOPMENT

ΡIJ	IRI	IC	WO	RKS
<u> </u>	<u></u>	<u> </u>	<u> </u>	HILL

_____, 2015, BY THE DIRECTOR OF PUBLIC WORKS. APPROVED THIS _____ DAY OF _____

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

ATTEST: CITY CLERK

APPROVED THIS ______ DAY OF ______, 2015, BY THE LITTLETON CITY COUNCIL.

CITY COUNCIL PRESIDENT

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS _____ DAY OF _____

LITTLETON CITY ATTORNEY

<u>SURVEYOR'S CERTIFICATE</u>

I, ROBERT D. SNODGRASS, A DULY LICENSED 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 ______, 2015.

ROBERT D. SNODGRASS, P.L.S. 36580 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. 300 E. MINERAL AVENUE, SUITE 1 LITTLETON, CO. 80122

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _______ .M. ON THE ______ DAY OF _______, 2015, IN BOOK ______ PAGE _____.

COUNTY CLERK AND RECORDER

RECEPTION NO. _____

(303) 713-1898

REVISED 09/16/2015

05-15-2015

OWNER/SUBDIVIDER

WIP LITTLETON VILLAGE LLC 2716 OCEAN PARK BOULEVARD, SUITE 2025 SANTA MONICA, CA 80405 PH: 310-314-2408



AzTec Proj. No.: 51415-01

1" = 60' SHEET 1 OF 1

DATE OF

PREPARATION:

CASE NO. MIN15-0002