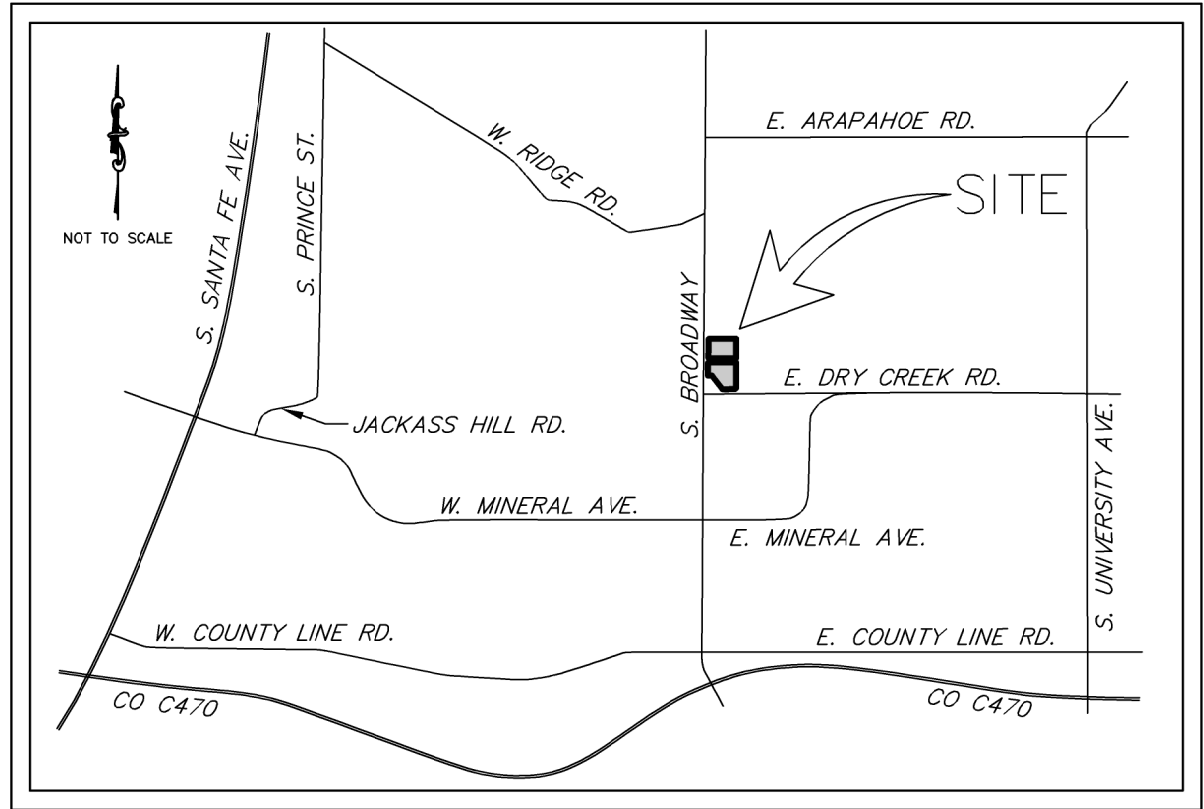


LITTLETON VILLAGE REPLAT NO. 5

FINAL PLAT

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
SHEET 1 OF 1



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 COLORADO, DESCRIBED AS FOLLOWS:

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.**

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.

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 COUNTIES AS REQUIRED BY C.R.S. § 24-65.5-103. (NONE).

WIP LITTLETON VILLAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY _____

_____, AS _____ OF WIP-A LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

GENERAL NOTES

- 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.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
- 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.
- THE 2.5' WIDE SIDEWALK EASEMENT LYING WITHIN BLOCK 1 AND BLOCK 5, AS SHOWN HEREIN, IS HEREBY VACATED BY THIS PLAT.
- 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		

LEGEND

- ★ FOUND SECTION CORNER MONUMENT AS NOTED
- SET #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 36580"
- R.O.W. RIGHT OF WAY

SE CORNER SECTION 27
T.S.S., R.68W., 6TH P.M.
FOUND NO. 5 REBAR WITH
2" ALUMINUM CAP STAMPED
"LS. 28286" IN RANGE BOX

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: _____

STATE OF COLORADO)

COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015, BY _____

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COMMUNITY DEVELOPMENT:

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

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS:

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

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

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

CITY COUNCIL PRESIDENT

ATTEST: CITY CLERK

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS _____ DAY OF _____, 2015.

LITTLETON CITY ATTORNEY

SURVEYOR'S CERTIFICATE

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
(303) 713-1898

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 _____

RECEPTION NO. _____

COUNTY CLERK AND RECORDER

REVISED 09/16/2015

OWNER/SUBDIVIDER

WIP LITTLETON VILLAGE LLC
2716 OCEAN PARK BOULEVARD, SUITE 2025
SANTA MONICA, CA 90405
PH: 310-314-2408



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

AzTec Proj. No: 51415-01

DATE OF PREPARATION: 05-15-2015

SCALE: 1" = 60'

SHEET 1 OF 1

CASE NO. MIN15-0002