

LITTLETON VILLAGE REPLAT No. 3

FINAL PLAT

A REPLAT OF A PORTION OF LITTLETON VILLAGE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT CENTURY AT LITTLETON VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THOSE CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF LOT 2 OF BLOCK 4 OF LITTLETON VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Containing ±125,834 Square Feet or ±2.889 Acres of Land, more or less.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED 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. 3, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, ADDITIONAL RIGHT-OF-WAY FOR EAST HINSDALE AVENUE AND TRACT H AS SHOWN HEREON, AND WARRANTS TITLE TO THE SAME FOR THE USE OF THE PUBLIC, AND DO HEREBY DEDICATE TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

OWNER'S DEDICATION

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.

CENTURY AT LITTLETON VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT NOTICE OF THE INITIAL PUBLIC HEARING ON THIS APPLICATION WAS MAILED TO THE LAST KNOWN ADDRESS OF THE OWNER OR LESSEE OF THE MINERAL ESTATE AS SHOWN IN THE REAL ESTATE RECORDS OF THE ARAPAHOE COUNTY OR COUNTIES AS REQUIRED BY C.R.S. TITLE 24-65.5-103 (NONE).

EXECUTED THIS _____ DAY OF _____, 2015.

FOR: CENTURY AT LITTLETON VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER

BY: _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

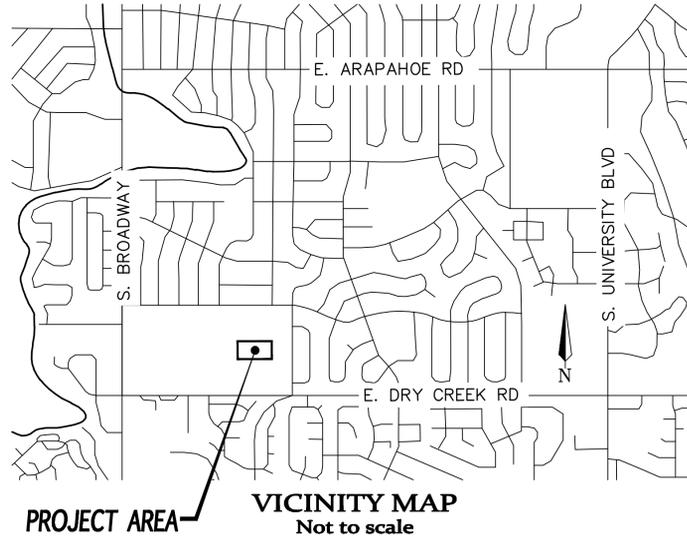
THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE THIS _____ DAY OF _____, 2015, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. BASIS OF BEARINGS: SOUTH 89°55'44" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.
2. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. ABC70414848.1, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2014 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHT-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD BY POWER SURVEYING COMPANY, INC.
3. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
4. NOTICE: 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.
5. SANITARY SEWER NOTE: THE ONSITE SANITARY SEWER SYSTEMS ARE TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT.



HOLDER OF DEED OF TRUST

HOLDER OF DEED OF TRUST (MORTGAGEE) HEREBY CONFIRMS THAT THE OWNER AS STATED HEREON IS, IN FACT, THE OWNER OF THE PROPERTY OR INTEREST TO BE DEDICATED TO THE CITY AND/OR FOR THE PUBLIC PURPOSES SHOWN WITH THE FULL ABILITY TO EFFECT SAID DEDICATION, AND FURTHER, THE MORTGAGEE HEREBY WAIVES ANY AND ALL RIGHTS THEY MAY HAVE TO THE DEDICATED PROPERTY OR INTEREST SO DEDICATED AND CONSENTS TO SAID DEDICATION.

MORTGAGEE

BY: _____
(NAME AND TITLE)

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE THIS _____ DAY OF _____, 2015, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT TABLE

TRACT NAME	OWNERSHIP AND MAINTENANCE	AREA (SF)	AREA (AC)	ALLOWED USES
TRACT A	METRO DISTRICT	7,314	0.168	OPEN SPACE, DRIVE LANE
TRACT B	METRO DISTRICT	3,361	0.077	OPEN SPACE, DRIVE LANE
TRACT C	METRO DISTRICT	9,024	0.207	OPEN SPACE, DRIVE LANE

ATTORNEY'S CERTIFICATE

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, EASEMENTS AND/OR PUBLIC LAND DEDICATION 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.

DATE THIS _____ DAY OF _____, 20 ____.

ATTORNEY AT LAW - REGISTRATION NO. _____

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20 ____.

LITTLETON CITY ATTORNEY

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20 ____ BY THE LITTLETON CITY COUNCIL.

CITY COUNCIL PRESIDENT

ATTEST: CITY CLERK

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20 ____ BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20 ____ BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE

I, FRANK M. ZWOLINSKI, 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 _____, 2015.

FRANK M. ZWOLINSKI, P.L.S.
Colorado License No. 38060
For and on behalf of
Power Surveying Company, Inc.

CLERK & RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ M. ON THE _____ DAY OF _____, 2015, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
CLERK

BY: _____
DEPUTY CLERK

Sheet 1 of 3



TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	JAN 2015
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-14-374	DWG: 501-14-374.dwg
SHEET 1 OF 4	

LITTLETON VILLAGE REPLAT No. 3

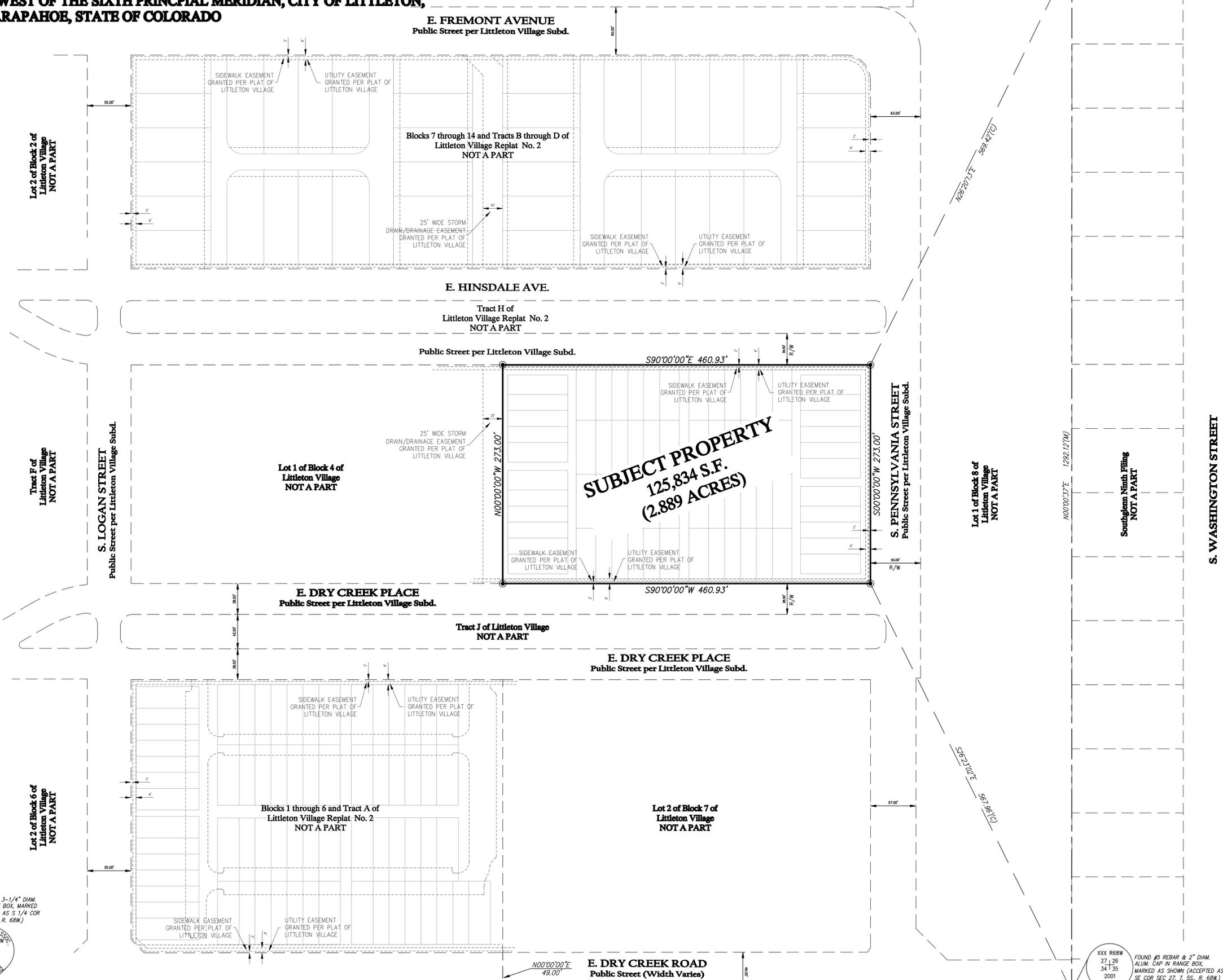
FINAL PLAT

A REPLAT OF A PORTION OF LITTLETON VILLAGE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

FOUND #5 REBAR & 2" DIAM. ALUM. CAP. MARKED AS SHOWN (ACCEPTED AS S 1/16 COR SEC 27, T. 5S., R. 68W.) S27 S26 2001

MAP LEGEND

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 38060, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- - - - - EXISTING RECORD EASEMENT LINE
- - - - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- - - - - NEW LOT LINE PER THIS PLAT
- - - - - ADJOINING PARCEL OR LOT LINE
- - - - - CENTER LINE
- - - - - PUBLIC LANDS SURVEY SECTION LINE
- - - - - PLAT BOUNDARY LIMITS



FOUND #5 REBAR & 3-1/4" DIAM. ALUM. CAP IN RANGE BOX, MARKED AS SHOWN (ACCEPTED AS S 1/4 COR SEC 27, T. 5S., R. 68W.)

XXX R68W 27 1 26 34 1 35 2001 PLS 28285 FOUND #5 REBAR & 2" DIAM. ALUM. CAP IN RANGE BOX, MARKED AS SHOWN (ACCEPTED AS SE COR SEC 27, T. 5S., R. 68W.)

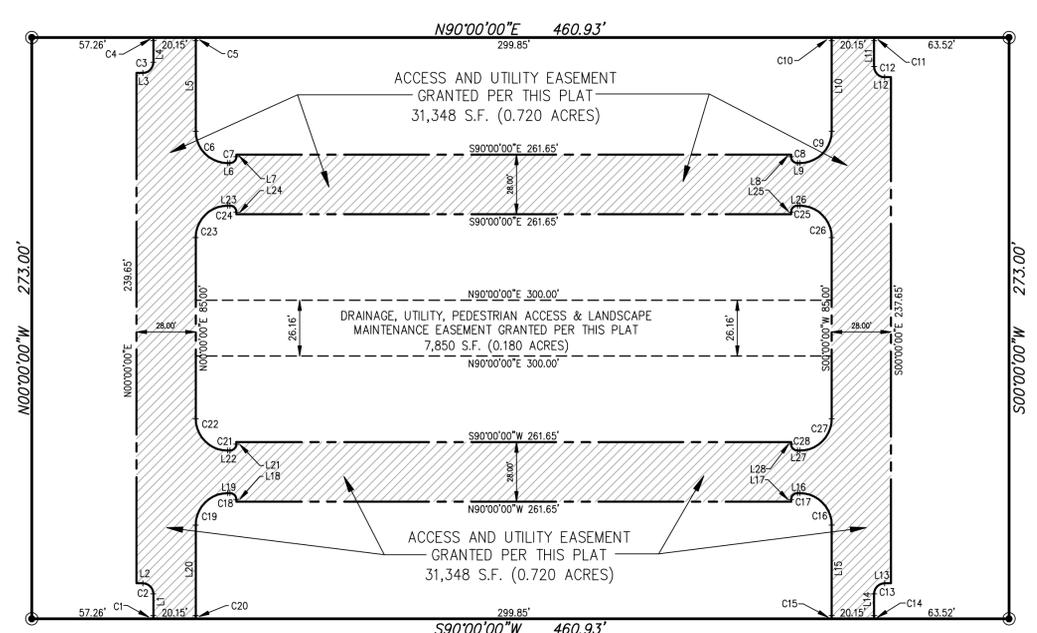
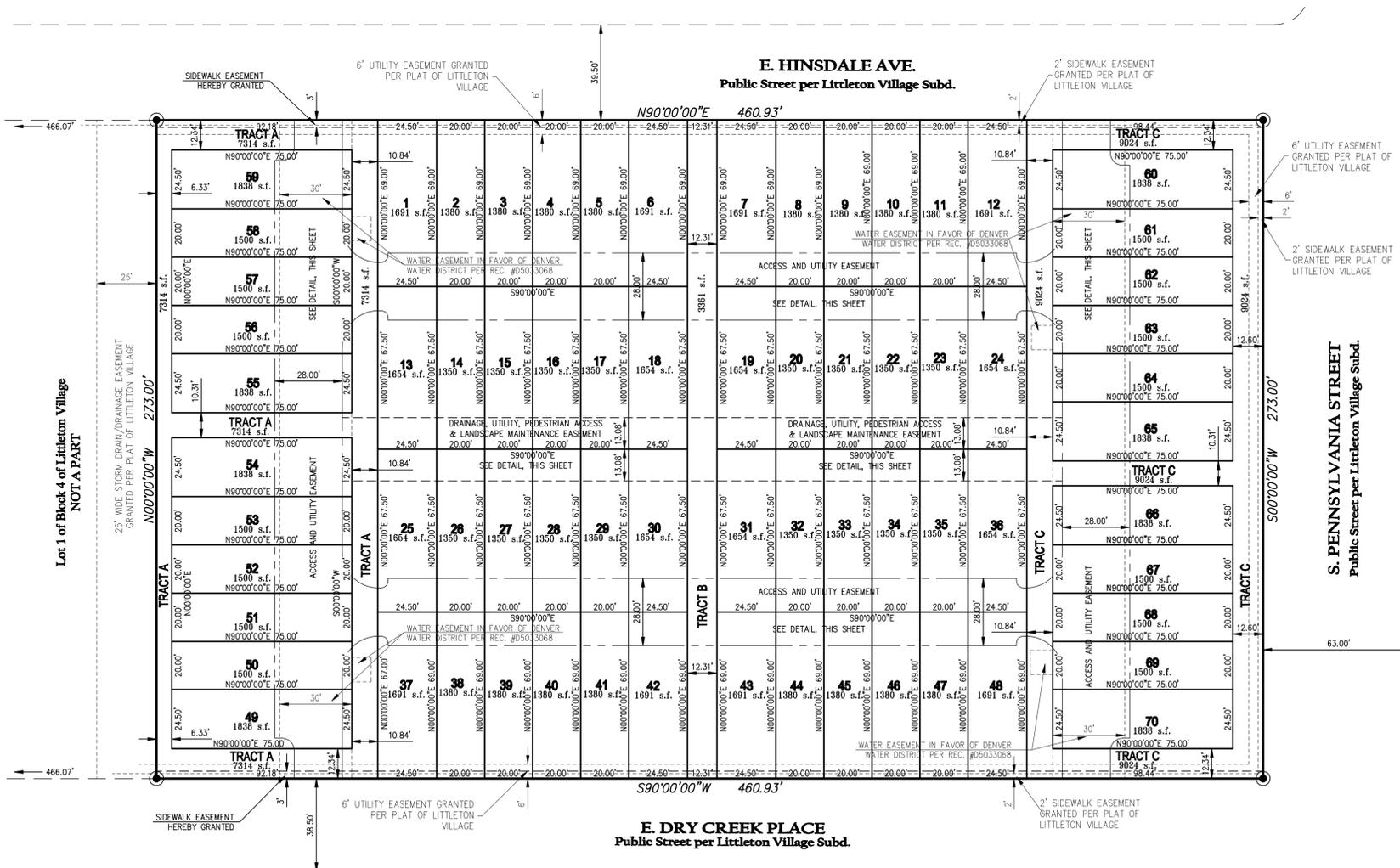
Sheet 2 of 3

POWER
Surveying Company, Inc.
Established 1948
150 W. 84TH AVENUE
THORNTON, COLORADO 80260
PH: 303-702-1411
FAX: 303-702-1488
WWW.POWERSURVEYING.COM

LITTLETON VILLAGE REPLAT No. 3

FINAL PLAT

A REPLAT OF A PORTION OF LITTLETON VILLAGE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO



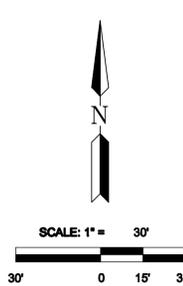
LINES

LINE	BEARING	LENGTH
L1	S00°00'00"W	10.18'
L2	S90°00'00"E	3.00'
L3	N90°00'00"W	3.00'
L4	N00°00'00"W	10.18'
L5	N00°00'08"E	1.18'
L6	N00°00'00"E	1.00'
L7	S00°00'00"W	1.00'
L8	S00°00'00"E	1.18'
L9	N90°00'00"E	42.50'
L10	N00°00'28"E	12.18'
L11	N90°00'00"E	3.00'
L12	S90°00'00"W	3.00'
L13	S00°00'00"W	10.18'
L14	S00°00'00"E	42.50'
L15	S90°00'00"E	1.18'
L16	N00°00'00"E	1.00'
L17	N00°00'00"E	1.00'
L18	N90°00'00"E	4.24'
L19	N90°00'00"W	21.21'
L20	S00°00'00"E	4.24'
L21	S00°00'00"W	4.24'
L22	S90°00'00"E	21.21'
L23	S90°00'00"E	4.24'
L24	S00°00'00"E	4.24'
L25	N00°00'00"E	4.24'
L26	S90°00'00"E	21.21'
L27	N90°00'00"E	21.21'
L28	N00°00'00"E	4.24'

CURVES

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD LENGTH
C1	14.93'	5°45'56"	1.50'	N02°52'58"E	1.50'
C2	5.00'	90°00'00"	7.85'	N45°00'00"W	7.07'
C3	5.00'	90°00'00"	7.85'	N45°00'00"W	7.07'
C4	15.00'	5°44'21"	1.50'	N02°52'11"W	1.50'
C5	14.94'	5°45'40"	1.50'	S02°52'58"W	1.50'
C6	15.00'	90°00'18"	23.56'	S45°00'00"E	21.21'
C7	3.00'	90°00'00"	4.71'	N45°00'00"E	4.24'
C8	3.00'	90°00'00"	4.71'	S45°00'00"W	4.24'
C9	15.00'	90°00'00"	23.56'	N45°00'00"W	21.21'
C10	15.00'	5°44'22"	1.50'	N02°52'11"W	1.50'
C11	14.97'	5°45'00"	1.50'	S02°52'58"W	1.50'
C12	5.00'	90°00'00"	7.85'	S45°00'00"E	7.07'
C13	5.00'	90°00'00"	7.85'	S45°00'00"E	7.07'
C14	14.60'	5°52'57"	1.50'	S02°56'28"E	1.50'
C15	14.93'	5°45'56"	1.50'	N02°52'58"E	1.50'
C16	15.00'	90°00'00"	23.56'	N45°00'00"W	21.21'
C17	3.00'	90°00'00"	4.71'	S45°00'00"W	4.24'
C18	3.00'	90°00'00"	4.71'	N45°00'00"W	4.24'
C19	15.00'	90°00'00"	23.56'	S45°00'00"W	21.21'
C20	14.68'	5°52'00"	1.50'	S02°56'00"E	1.50'
C21	3.00'	90°00'00"	4.71'	N45°00'00"E	4.24'
C22	15.00'	90°00'00"	23.56'	S45°00'00"E	21.21'
C23	15.00'	90°00'00"	23.56'	S45°00'00"W	21.21'
C24	3.00'	90°00'00"	4.71'	N45°00'00"W	4.24'
C25	3.00'	90°00'00"	4.71'	S45°00'00"W	4.24'
C26	15.00'	90°00'00"	23.56'	N45°00'00"W	21.21'
C27	15.00'	90°00'00"	23.56'	N45°00'00"E	21.21'
C28	3.00'	90°00'00"	4.71'	S45°00'00"E	4.24'

- MAP LEGEND**
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 38060, TYPICAL UNLESS NOTED OTHERWISE
 - (C) CALCULATED
 - (M) MEASURED
 - 16 LOT NUMBER
 - ③ BLOCK NUMBER
 - (R) RECORD
 - EXISTING RECORD EASEMENT LINE
 - - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
 - NEW LOT LINE PER THIS PLAT
 - - - ADJOINING PARCEL OR LOT LINE
 - CENTER LINE
 - PUBLIC LANDS SURVEY SECTION LINE
 - PLAT BOUNDARY LIMITS



FINAL PLAT
Scale: 1"=30'

DETAIL - EASEMENTS
Scale: 1"=40'

POWER
Surveying Company, Inc.
Established 1978
180 W. 84TH AVENUE
THORNTON, COLORADO 80260
PH: 303-702-9117
FAX: 303-702-1488
WWW.POWERSURVEYING.COM