

LITTLETON VILLAGE REPLAT No. 2

FINAL PLAT

A REPLAT OF PORTIONS 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

MINERAL ESTATE OWNERS

I 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 ARAPAHOE COUNTY OR COUNTIES AS REQUIRED BY C.R.S. § 24-65.5-103.

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

I HAVE SEARCHED THE RECORDS OF THE ARAPAHOE COUNTY TAX ASSESSOR AND THE ARAPAHOE COUNTY CLERK AND RECORDER FOR THE LAND THAT IS SUBJECT OF THIS APPLICATION AND HAVE FOUND THAT NO MINERAL ESTATE OWNER IS IDENTIFIED THEREIN PURSUANT TO C.R.S. § 24-65.5-103.

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

I CERTIFY THAT THE OWNERS OR LESSEES OF THE MINERAL ESTATE UNDERLYING THIS APPLICATION HAVE WAIVED ANY RIGHT TO NOTICE REQUIRED BY C.R.S. § 24-65.5-103. THE ORIGINAL WAIVER IS ATTACHED HERETO.

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

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 HEREON 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.

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 _____, 2014, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: CLERK

BY: DEPUTY CLERK

Sheet 1 of 4



TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	OCT 2014
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-14-374	DWC: 501-14-374.dwg
SHEET 1 OF 4	

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF 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, BOUNDED AND DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 AND 2 OF BLOCK 3, TOGETHER WITH ALL OF LOT 1 OF BLOCK 7 OF LITTLETON VILLAGE AS RECORDED SEPTEMBER 5, 2014 AT RECEPTION #4082531 IN OFFICE OF THE CLERK & RECORDER OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED LAND:

ALL OF TRACT H OF SAID LITTLETON VILLAGE AND PORTIONS OF E. HINSDALE AVENUE, S. LOGAN STREET AND S. PENNSYLVANIA STREET, COLLECTIVELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 3;
THENCE SOUTH 90°00'00" WEST, 15.50 FEET TO A POINT;
THENCE SOUTH 00°00'00" EAST, 120.00 FEET TO A POINT;
THENCE NORTH 90°00'00" EAST, 15.50 FEET TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 4 OF SAID LITTLETON VILLAGE, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID E. HINSDALE AVENUE;
THENCE ALONG SAID SOUTH LINE, NORTH 90°00'00" EAST, PASSING THE NORTHEAST CORNER OF LOT 2 OF BLOCK 4 OF SAID LITTLETON VILLAGE AT A DISTANCE OF 927.00 FEET BUT CONTINUING FOR A TOTAL DISTANCE OF 946.50 FEET TO A POINT;
THENCE NORTH 00°00'00" WEST, 120.00 FEET TO A POINT;
THENCE SOUTH 90°00'00" WEST, 19.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 OF BLOCK 3 OF SAID LITTLETON VILLAGE, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID E. HINSDALE AVENUE;
THENCE ALONG SAID NORTH LINE, SOUTH 90°00'00" WEST, 927.00 FEET TO THE POINT OF BEGINNING.

Containing 521,390 Square Feet or 11.969 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. 2, 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.

EXECUTED THIS _____ DAY OF _____, 2014.

FOR: WPP LITTLETON VILLAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

BY: _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) SS.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE THIS _____ DAY OF _____, 2014, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. BASIS OF BEARINGS: SOUTH 89°50'44" 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. ABC70414848-2, WITH AN EFFECTIVE DATE OF JUNE 30, 2014 AT 5:00 P.M., WAS ENTIRELY RELED 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 DEFEACES 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.

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 _____)
COUNTY OF _____) SS.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE THIS _____ DAY OF _____, 2014, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

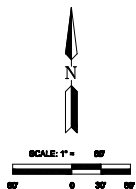
TRACT TABLE

TRACT NAME	OWNERSHIP AND MAINTENANCE	AREA (SF)	AREA (AC)	ALLOWED USES
TRACT A	METRO DISTRICT	41,725	0.958	PRIVATE STREET, UTILITIES
TRACT B	METRO DISTRICT	17,280	0.397	PRIVATE STREET, UTILITIES
TRACT C	METRO DISTRICT	10,169	0.233	OPEN SPACE, DRAINAGE FACILITIES
TRACT D	METRO DISTRICT	18,140	0.416	PRIVATE STREET, UTILITIES
TRACT H	OWNER: CITY OF LITTLETON MAINTENANCE: METRO DISTRICT	39,167	0.899	OPEN SPACE

FINAL PLAT

MAP LEGEND

- MONUMENT FOUND, AS NOTED
- SET BEARER & 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 FOR THIS PLAT
(DIMENSIONED IN [] BRACKETS)
- NEW LOT FOR THIS PLAT
- ADDING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- ===== PLAT BOUNDARY LIMITS



Sheet 2 of 4



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)

NE SATO & ASSOC.
TSS R68M
1/4 S 27
S 34
2003
PLS 35885

E. FREMONT AVENUE
Public Street per Littleton Village Subd.

(Lots 1 and 2 of Block 3 of Littleton Village)
247,411 s.f. (5.680 acres)
-- SEE SHEET 3 --

(E. Hinsdale Ave. and Tract H of Littleton Village)
115,200 s.f. (2.645 acres)
-- SEE SHEET 3 --

**Lot 1 of Block 4 of
Littleton Village
NOT A PART**

**Lot 2 of Block 4 of
Littleton Village
NOT A PART**

E. DRY CREEK PLACE
Public Street per Littleton Village Subd.

E. DRY CREEK PLACE
Public Street per Littleton Village Subd.

**Lot 2 of Block 7 of
Littleton Village
NOT A PART**

E. DRY CREEK ROAD
Public Street (Width Varies)

XXXX R68W
27 | 28
34 | 35
2001
PLS 28286

FOUND #5 REBAR & 2" DIAM.
ALUM. CAP IN RANGE BOX,
MARKED AS SHOWN (ACCEPTED AS
SE COR SEC 27, T. 5S, R. 68W.)

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TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON,
COUNTY OF ARAPAHO, STATE OF COLORADO

Tract C of
Littleton Village
NOT A PART

E. FREMONT AVENUE
Public Street per Littleton Village Plat.

E. HINSDALE AVENUE
Public Street dedicated per this plat.

E. HINSDALE AVENUE
Public Street dedicated per this plat.

Lot 1 of Block 4 of
Littleton Village
NOT A PART

Lot 2 of Block 4 of
Littleton Village
NOT A PART

MAP LEGEND

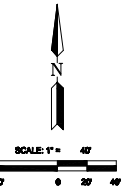
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP,
PLS. 30000, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- ③ BLOCK NUMBER
- (R) RECORD
- EXISTING RECORD EASEMENT LINE
- NEW EASEMENT GRANTED PER THIS PLAT
(DIMENSIONED IN [] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

FINAL PLAT

Scale: 1"=40'

CURVES

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD LENGTH
C1	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
C2	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
C3	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'
C4	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'
C5	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
C6	20.00'	90°00'00"	31.42'	S45°00'00"E	28.28'
C7	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'
C8	20.00'	90°00'00"	31.42'	N45°00'00"E	28.28'

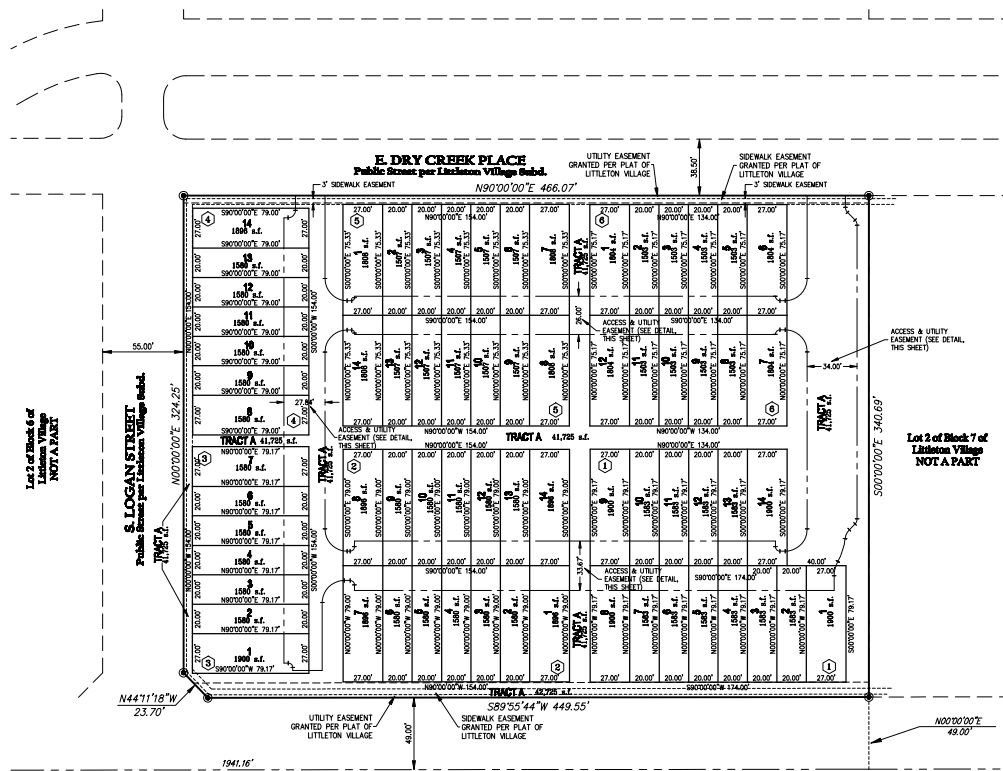


Sheet 3 of 4

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TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON,
COUNTY OF ARAPAHO, STATE OF COLORADO

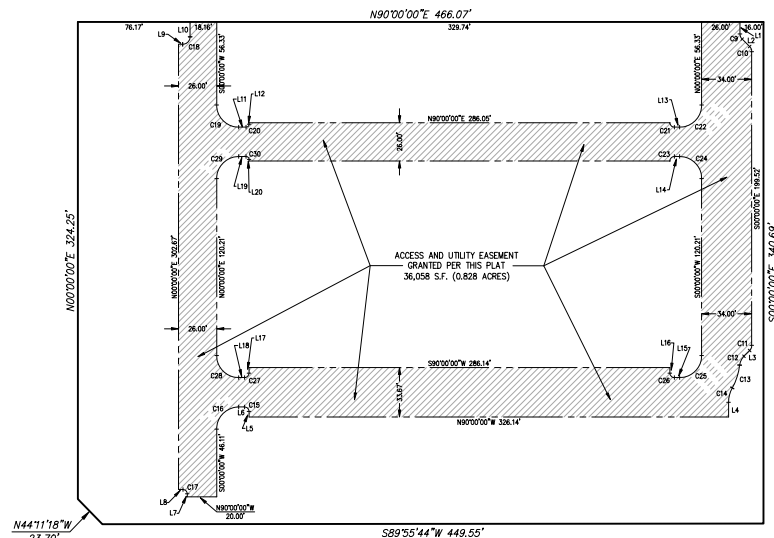
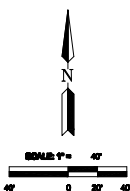


E DRY CREEK ROAD
Public Street (Which Varies)

FINAL PLAT
Scale: 1"=40'

MAP LEGEND

- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 38080, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 18 LOT NUMBER
- ③ BLOCK NUMBER
- (N) RECORD
- EXISTING RECORD EASEMENT LINE
- NEW EASEMENT GRANTED FOR THIS PLAT (CONVEYED IN () BRACKETS)
- NEW LOT LINE FOR THIS PLAT
- ADDING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



LINES

LINE	BEARING	LENGTH
L1	S00°00'00"E	7.83'
L2	S45°00'00"E	7.17'
L3	N45°00'00"E	5.50'
L4	N00°00'00"E	10.10'
L5	N00°00'00"E	3.83'
L6	N90°00'00"W	3.96'
L7	N00°00'00"E	2.00'
L8	S90°00'00"E	3.00'
L9	N90°00'00"W	2.84'
L10	N00°00'00"E	9.99'
L11	N90°00'00"W	5.04'
L12	S00°00'00"E	1.00'
L13	N90°00'00"E	3.65'
L14	N90°00'00"W	3.65'
L15	N90°00'00"W	3.65'
L16	S00°00'00"E	3.83'
L17	S00°00'00"E	3.83'
L18	N90°00'00"W	3.96'
L19	N90°00'00"W	5.04'
L20	N00°00'00"E	1.00'

CURVES

CURVE	RADIUS	DELTA	LENGTH	CHORD BRG	CHORD LENGTH
C9	5.00'	45°00'00"	3.93'	S22°30'00"E	3.83'
C10	5.00'	45°00'00"	3.93'	N22°30'00"W	3.83'
C11	5.00'	45°00'00"	3.93'	N22°30'00"E	3.83'
C12	10.00'	38°56'55"	6.80'	S29°31'33"W	6.67'
C13	41.00'	22°56'54"	16.42'	N17°31'22"E	16.31'
C14	20.00'	28°58'59"	10.12'	S14°52'50"W	10.01'
C15	3.00'	90°00'00"	4.71'	N45°00'00"W	4.24'
C16	15.00'	90°00'00"	23.56'	S45°00'00"E	21.21'
C17	3.00'	90°00'00"	4.71'	N45°00'00"E	4.24'
C18	5.00'	90°00'00"	7.85'	N45°00'00"E	7.07'
C19	15.00'	90°00'00"	23.56'	S45°00'00"E	21.21'
C20	2.00'	90°00'00"	3.14'	N45°00'00"E	2.83'
C21	3.00'	90°00'00"	4.71'	S45°00'00"E	4.24'
C22	15.00'	90°00'00"	23.56'	N45°00'00"E	21.21'
C23	3.00'	90°00'00"	4.71'	S45°00'00"W	4.24'
C24	15.00'	90°00'00"	23.56'	N45°00'00"W	21.21'
C25	15.00'	90°00'00"	23.56'	N45°00'00"E	21.21'
C26	3.00'	90°00'00"	4.71'	S45°00'00"E	4.24'
C27	3.00'	90°00'00"	4.71'	N45°00'00"E	4.24'
C28	15.00'	90°00'00"	23.56'	S45°00'00"E	21.21'
C29	15.00'	90°00'00"	23.56'	S45°00'00"W	21.21'
C30	2.00'	90°00'00"	3.14'	N45°00'00"W	2.83'

DETAIL - ACCESS & UTILITY EASEMENT
Scale: 1"=40'

Sheet 4 of 4