

STEVINSON PORSCHE SUBDIVISION

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT AUTOMOTIVE SERVICES, INC., BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 TO BEAR SOUTH 00°02'06" EAST, A DISTANCE OF 2,639.35 FEET, BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED "COLO DEPT OF TRANSPORTATION C1/4 S15 PLS NO 22571" AT THE CENTER QUARTER CORNER OF SECTION 15, AND A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS24330 T55 R68W 1/4 S15 S22 1992" AT THE SOUTH QUARTER CORNER OF SAID SECTION 15 WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 15; THENCE NORTH 89°37'12" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHWESTERLY CORNER OF BURT SUBDIVISION AMENDED, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 319 AT PAGE 5, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID BURT SUBDIVISION AMENDED, NORTH 89°37'12" EAST, A DISTANCE OF 741.89 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND OWNED BY ARAPAHOE COUNTY SCHOOL DISTRICT #6, WHOSE ARAPAHOE COUNTY PIN NUMBER IS 032598395; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND, SOUTH 00°04'21" EAST, A DISTANCE OF 332.92 FEET TO THE NORTHERLY CORNER OF THE EXCEPTED PARCEL RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 1056 AT PAGE 523; THENCE ALONG THE WESTERLY LINE OF SAID EXCEPTED PARCEL, SOUTH 11°32'38" WEST, A DISTANCE OF 50.84 FEET TO THE NORTHEASTERLY CORNER OF LOT 2, BLOCK 2, DROBNICK - TUCKER SUBDIVISION, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 13 AT PAGE 70; THENCE ALONG THE NORTHERLY LINE OF BLOCKS 2 AND 3, SAID DROBNICK - TUCKER SUBDIVISION, SOUTH 89°36'36" WEST, A DISTANCE OF 731.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH BROADWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°02'06" WEST, A DISTANCE OF 382.79 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 283,729 SQUARE FEET OR 6.51 ACRES, MORE OR LESS.

HAVE 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 STEVINSON PORSCHE SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND WARRANTS TITLE TO THE SAME FOR THE USE OF THE PUBLIC THE PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO 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.

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.

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____, BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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.

TOYOTA MOTOR CREDIT CORPORATION

BY: _____

STATE OF _____ }
COUNTY OF _____ } SS

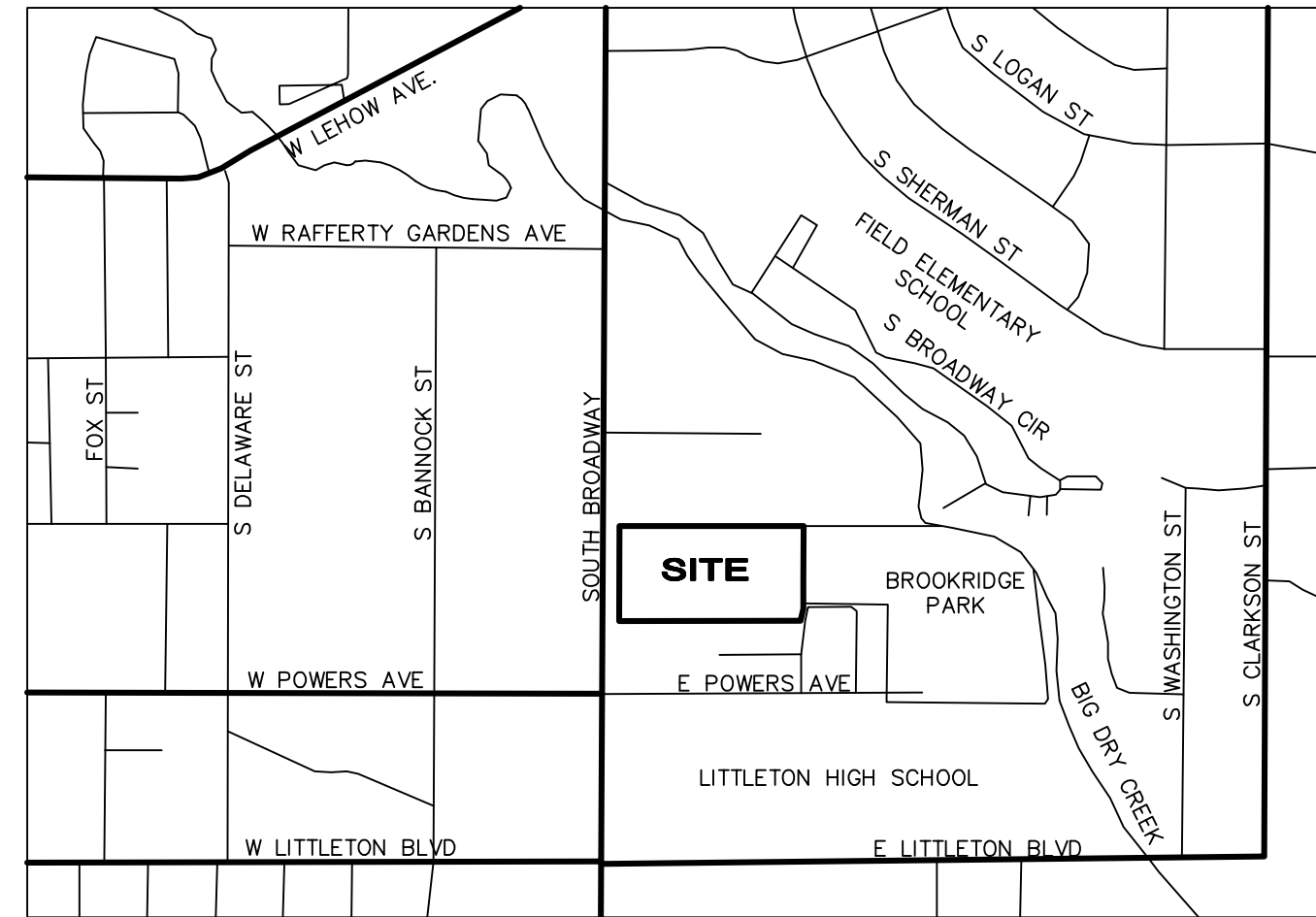
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LOT 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
TOTAL AREA = 283,729 SQ FT, OR 6.51 ACRES, MORE OR LESS
CASE NUMBER FP18-0001



Vicinity Map
NOT TO SCALE

NOTES

- COMMONWEALTH LAND TITLE INSURANCE COMPANY FOR FIDELITY NATIONAL TITLE GROUP REPORT NUMBER 100-N0014434-JY, DATED OCTOBER 6, 2017 AT 7:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE REPORT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- GPS DERIVED BEARINGS BASED ON A BEARING OF S00°02'06"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, BETWEEN A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED "COLO DEPT OF TRANSPORTATION C1/4 S15 PLS NO 22571" AT THE CENTER QUARTER CORNER OF SECTION 15 AND A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS24330 T55 R68W 1/4 S15 S22 1992" AT THE SOUTH QUARTER CORNER OF SECTION 15 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508, WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 08005C-0451 K, DATED DECEMBER 17, 2010. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- DATES OF FIELDWORK: OCTOBER 3-5, 2017 (CREW CHIEF J. FOWLER)
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 283,729 SQ. FT. OR 6.51 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- OWNERSHIP INFORMATION IS PER ARAPAHOE COUNTY WEBSITE AS RESEARCHED ON OCTOBER 10, 2017 AND IS SUBJECT TO CHANGE.
- A NON-BUILDABLE EASEMENT IS HEREBY DEDICATED OVER THE AREA OF THE SUBJECT PROPERTY DESIGNATED FLOOD ZONE AE AS DEPICTED HEREON.
- THE 4-FOOT WIDE UTILITY AND ROADWAY EASEMENT ABUTTING SOUTH BROADWAY AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 5902 AT PAGE 585 IS HEREBY VACATED AS SHOWN HEREON.
- A 10-FOOT WIDE UTILITY AND ROADWAY EASEMENT ABUTTING SOUTH BROADWAY IS HEREBY DEDICATED TO THE CITY OF LITTLETON FOR PERMANENT RIGHT OF ENTRY AND PERMANENT UTILITY AND ROADWAY PURPOSES EASEMENT ON THE EASEMENT PREMISES AS DEPICTED HEREIN, UPON WHICH TO CONSTRUCT, RECONSTRUCT, OPERATE, REMOVE, REPAIR UTILITIES AND MAINTAIN TRAFFIC SIGNALIZATION, SIGNAGE, AND ALL REASONABLE AND NECESSARY APPURTENANCES, AND FOR THE PURPOSE OF CLEARING, LAYING, CONSTRUCTING, AND RECONSTRUCTING SIDEWALK, CURB AND GUTTER AND HANDICAP RAMPS AND RELATED APPURTENANCES, ON, THROUGH, AND UNDER SAID EASEMENT PREMISES.
- 5-FOOT WIDE DRY UTILITY EASEMENTS ABUTTING THE NORTHERLY AND SOUTHERLY PROPERTY LINES ARE HEREBY DEDICATED BY THIS PLAT. THESE EASEMENTS ARE DEDICATED TO THE CITY OF LITTLETON FOR THE BENEFIT OF UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHTS TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS OWN STANDARD FORM.
- TRACT A IS HEREBY DEDICATED BY THIS PLAT FOR THE PURPOSE OF PROVIDING OPEN SPACE AND DRAINAGE BENEFITS TO LOT 1 STEVINSON PORSCHE SUBDIVISION. TRACT A SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1 STEVINSON PORSCHE SUBDIVISION.

MINERAL ESTATE OWNERS:

I HAVE SEARCHED THE RECORDS OF THE ARAPAHOE COUNTY TAX ASSESSOR AND THE ARAPAHOE COUNTY CLERK AND RECORDER FOR THE ABOVE IDENTIFIED PARCEL AND HAVE FOUND THAT NO MINERAL ESTATE OWNER IS IDENTIFIED THEREIN PURSUANT TO SECTION 24-65.5-103(1) OF THE COLORADO REVISED STATUTES.

I HEREBY FURTHER CERTIFY THAT I AM THE APPLICANT, OR AM AUTHORIZED BY THE APPLICANT TO MAKE REPRESENTATIONS CONTAINED HEREIN AND TO ACT AS THE APPLICANT'S AGENT FOR PURPOSES OF THIS CERTIFICATION OF NOTIFICATION AND BIND THE APPLICANT TO THESE REPRESENTATIONS BY MY SIGNATURE BELOW.

APPLICANT OR AUTHORIZED REPRESENTATIVE _____ DATE _____

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 _____

CITY ATTORNEY APPROVAL:

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

LITTLETON CITY ATTORNEY _____

CITY COUNCIL APPROVAL:

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

LITTLETON MAYOR _____

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

ARAPAHOE COUNTY AT _____ M. ON THE _____ DAY OF _____, 20____.

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

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, 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 _____, 20____.

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

DATE	
REVISION	
1 - REVISED PER CITY COMMENTS	6/18/2018 MGL
2 - REVISED PER CITY COMMENTS	6/22/2018 MGL
3 - REVISED PER CITY COMMENTS	6/13/2018 MGL
4 - REVISED PER CITY COMMENTS	8/13/2018 MGL
5 - REVISED PER CITY COMMENTS	10/17/2018 MGL
6 - REVISED PER CITY COMMENTS	10/16/18 MGL
7 -	
8 -	
9 -	
10 -	

STEVINSON PORSCHE SUBDIVISION

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com

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FAX: (303) 443-9830

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3160

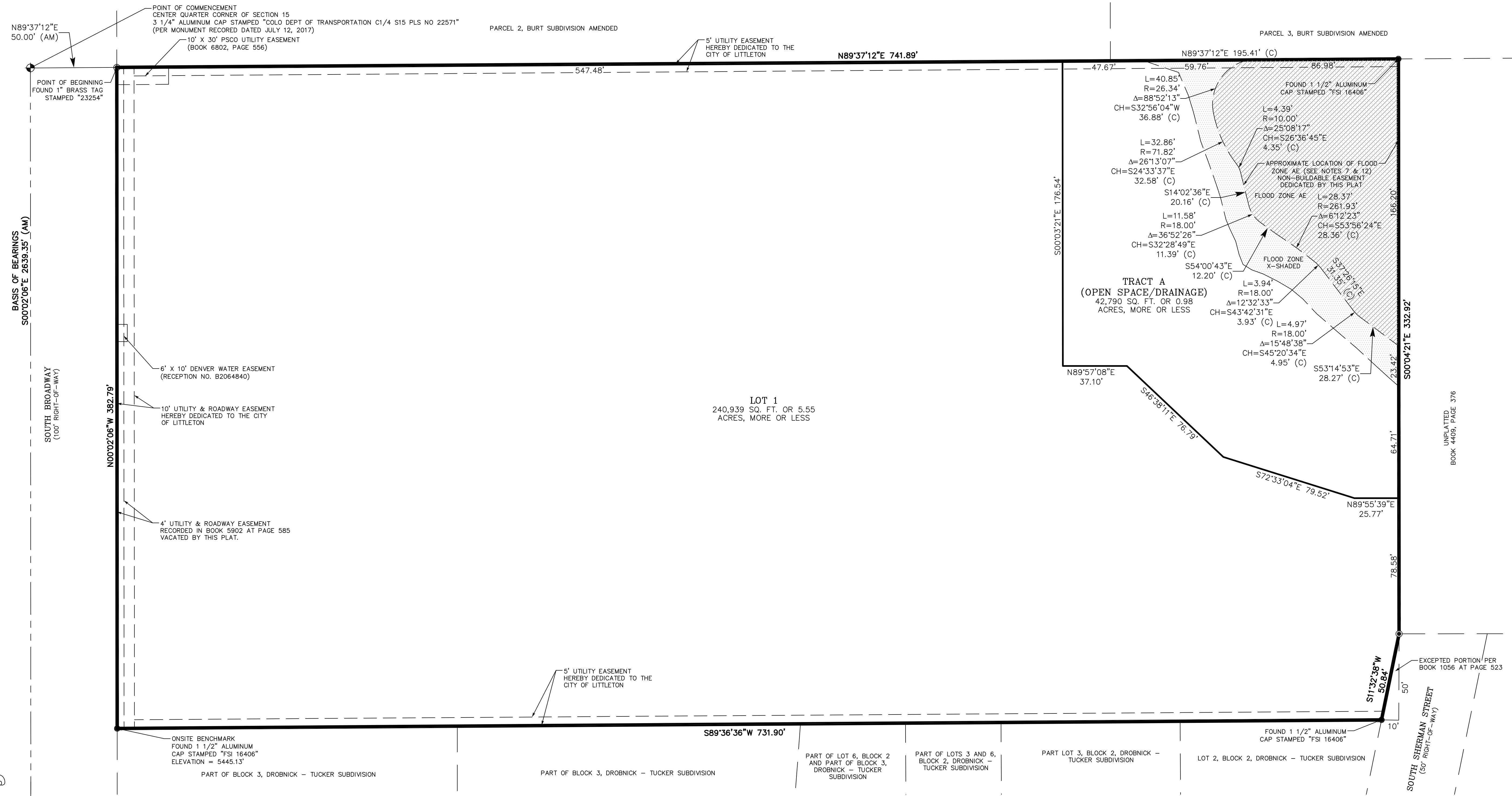


DRAFT
WORKING COPY ONLY
WILL HAVE REVISION
AND SIGNATURE
(SEAL)

JOB NUMBER:	17-69,978
DATE:	11-08-2017
DRAWN BY:	M. LUND
CHECKED BY:	JMB/JS/JK

STEVINSON PORSCHE SUBDIVISION

LOT 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH,
 RANGE 68 WEST OF THE 6TH P.M.,
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
 TOTAL AREA = 283,729 SQ FT, OR 6.51 ACRES, MORE OR LESS
 CASE NUMBER FP18-0001



BASIS OF BEARINGS
 S00°02'06"E 2639.35' (AM)

SOUTH BROADWAY
 (100' RIGHT-OF-WAY)

N00°02'06"W 382.79'

6' X 10' DENVER WATER EASEMENT
 (RECEPTION NO. B2064840)

10' UTILITY & ROADWAY EASEMENT
 HEREBY DEDICATED TO THE CITY
 OF LITTLETON

4' UTILITY & ROADWAY EASEMENT
 RECORDED IN BOOK 5902 AT PAGE 585
 VACATED BY THIS PLAT.

5' UTILITY EASEMENT
 HEREBY DEDICATED TO THE
 CITY OF LITTLETON

ONSITE BENCHMARK
 FOUND 1 1/2" ALUMINUM
 CAP STAMPED "FSI 16406"
 ELEVATION = 5445.13'
 PART OF BLOCK 3, DROBNICK - TUCKER SUBDIVISION

PART OF BLOCK 3, DROBNICK - TUCKER SUBDIVISION

PART OF LOT 6, BLOCK 2
 AND PART OF BLOCK 3,
 DROBNICK - TUCKER
 SUBDIVISION

PART OF LOTS 3 AND 6,
 BLOCK 2, DROBNICK -
 TUCKER SUBDIVISION

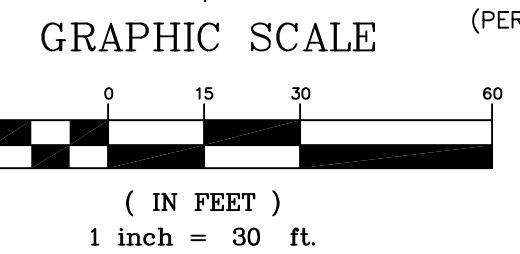
PART LOT 3, BLOCK 2, DROBNICK -
 TUCKER SUBDIVISION

LOT 2, BLOCK 2, DROBNICK - TUCKER SUBDIVISION

EXCEPTED PORTION PER
 BOOK 1056 AT PAGE 523

SOUTH SHERMAN STREET
 (50' RIGHT-OF-WAY)

- LEGEND**
- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - ⊙ FOUND BRASS TAG AS DESCRIBED
 - ⊙ SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON'S SURV 16406"
 - (AM) AS MEASURED AT TIME OF SURVEY



REVISION	DATE
1 - REVISED PER CITY COMMENTS	6/18/2018 MGL
2 - REVISED PER CITY COMMENTS	6/22/2018 MGL
3 - REVISED PER CITY COMMENTS	8/13/2018 MGL
4 - ADDED TRACT A	10/17/2018 MGL
5 - REVISED PER CITY COMMENTS	10/16/18 MGL
6	
7	
8	
9	
10	

STEVINSON PORSCHE SUBDIVISION

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 DENVER, CO 80216
 PH: (303) 936-6997
 PH: (303) 443-9830
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DRAFT
 WORKING COPY ONLY
 ONLY FINAL VERSION
 WILL HAVE STAMP
 AND SIGNATURE

JOB NUMBER:
 17-69,978
 DATE:
 11-08-2017
 DRAWN BY:
 M. LUND
 CHECKED BY:
 JMB/JS/JK

BY:MLUND FILE:69878-FINAL PLAT.DWG DATE:10/16/2018 10:31 AM