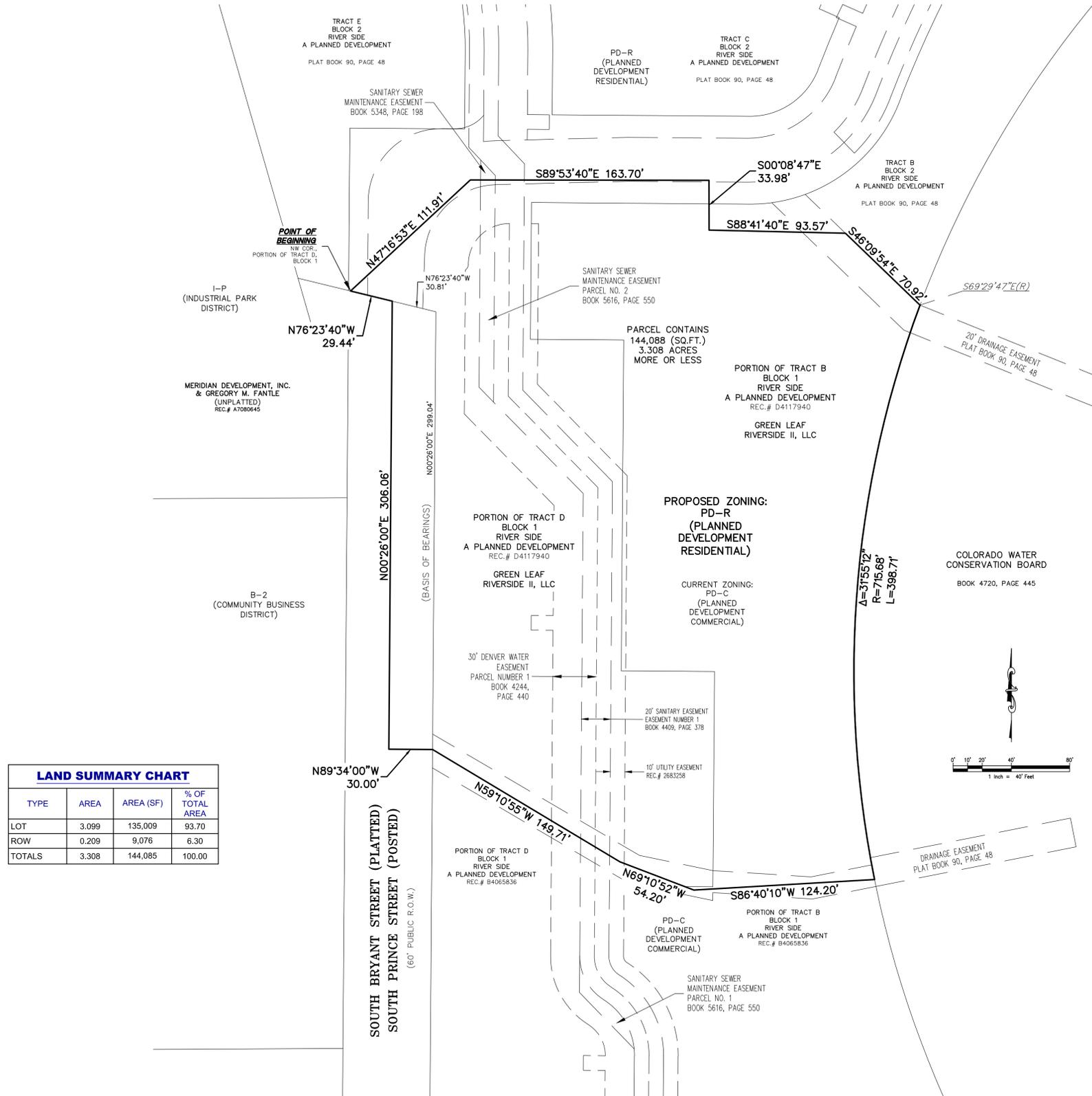


# PLATTE 56 ZONING MAP

PORTIONS OF TRACTS B AND D, BLOCK 1, RIVER SIDE A PLANNED DEVELOPMENT  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP  
SCALE 1" = 1000'

### LEGAL DESCRIPTION OF ZONED AREA

TRACTS B AND D, BLOCK 1, RIVER SIDE, A PLANNED DEVELOPMENT, AS SET FORTH ON THE PLAT RECORDED JUNE 19, 1988 IN PLAT BOOK 90, PAGE 48, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836, COUNTY OF ARAPAHOE, STATE OF COLORADO,

TOGETHER WITH A PORTION OF ADJACENT RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PORTION OF TRACT D;

THENCE ALONG THE BOUNDARIES OF SAID TRACT B AND D, THE FOLLOWING SIX (6) COURSES;

1. NORTH 47°16'53" EAST, A DISTANCE OF 111.91 FEET;
2. SOUTH 89°53'40" EAST, A DISTANCE OF 163.70 FEET;
3. SOUTH 00°08'47" EAST, A DISTANCE OF 33.98 FEET;
4. SOUTH 88°41'40" EAST, A DISTANCE OF 93.57 FEET;
5. SOUTH 46°09'54" EAST, A DISTANCE OF 70.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 715.68 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°29'50" EAST;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°55'12", AN ARC LENGTH OF 398.71 FEET TO THE NORTHEAST CORNER OF SAID PORTION CONVEYED IN DEED RECORDED APRIL 13, 2004 AT RECEPTION NO. B4065836;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PORTION, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 86°40'10" WEST, A DISTANCE OF 124.20 FEET;
2. NORTH 69°10'52" WEST, A DISTANCE OF 54.20 FEET;
3. NORTH 59°10'55" WEST, A DISTANCE OF 149.71 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT D;

THENCE NORTH 89°34'00" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°26'00" EAST, A DISTANCE OF 306.06 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF TRACT D;

THENCE NORTH 76°23'40" WEST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 29.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.308 ACRES, (144,088 SQUARE FEET), MORE OR LESS.

PREPARED BY:  
JAMES E. LYNCH, PLS NO. 37933  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1,  
LITTLETON, CO 80122  
303.713.1898

TYPE	AREA	AREA (SF)	% OF TOTAL AREA
LOT	3.099	135,009	93.70
ROW	0.209	9,076	6.30
TOTALS	3.308	144,085	100.00



DRAWN	BOW
CHECKED	MDC
APPROVED	MDC
PROJECT NO.	15028
HORIZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
03/27/2016	1	1ST CITY SUBMITTAL
05/12/2016	2	2ND CITY SUBMITTAL
08/31/2016	3	3RD CITY SUBMITTAL
10/10/2016	4	4TH CITY SUBMITTAL

PLATTE 56 TOWNHOMES  
REZONING MAP

C:\94815-61 - Riverside Townhomes\94815-61 Riverside Townhomes ZONING.GDP. Oct 10, 2016 - 2:51pm jlynch