

BROADMOOR SEVENTH FILING

A REPLAT OF A PART OF BLOCK 3, BROADMOOR SIXTH FILING
 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT REGENCY CENTERS, L.P. A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER OF THOSE CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PART OF BLOCK 3, BROADMOOR SIXTH FILING, AS RECORDED AT RECEPTION NO. 841143 IN THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND SITUATED IN THE SW 1/4 OF SECTION 15, T.5S., R.68W., OF THE 6TH P.M., CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 15, T.5S., R.68W., OF THE 6TH P.M.;
 THENCE S00°00'56"E ALONG THE EAST LINE OF THE SW 1/4 OF SECTION 15, A DISTANCE OF 1501.23 FEET;
 THENCE S89°59'04"W A DISTANCE OF 56.00 FEET TO A POINT ON THE WEST R.O.W. LINE OF SOUTH BROADWAY AND THE POINT OF BEGINNING;
 THENCE S00°00'56"E ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 328.38 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.26 FEET, A CHORD BEARING OF S44°58'34"W AND A CHORD DISTANCE OF 35.35 FEET TO A POINT ON THE NORTH R.O.W. LINE OF WEST IDA AVENUE;
 THENCE S89°58'04"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 365.50 FEET TO A POINT OF CURVE;
 THENCE ALONG SAID NORTH R.O.W. LINE AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°13'30", A RADIUS OF 1063.95 FEET, AN ARC LENGTH OF 97.03 FEET, A CHORD BEARING OF N87°25'11"W AND A CHORD DISTANCE OF 96.99 FEET;
 THENCE N84°47'26"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 145.40 FEET TO A POINT OF CURVE;
 THENCE ALONG SAID NORTH R.O.W. LINE AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 99°32'41", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 43.43 FEET, A CHORD BEARING OF N35°01'08"W AND A CHORD DISTANCE OF 38.17 FEET TO A POINT OF REVERSE CURVE ON THE EASTERLY R.O.W. LINE OF SOUTH BANNOCK STREET;
 THENCE ALONG SAID EASTERLY R.O.W. LINE AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°58'37", A RADIUS OF 1090.06 FEET, AN ARC LENGTH OF 75.66 FEET, A CHORD BEARING OF N12°45'56"E AND A CHORD DISTANCE OF 75.65 FEET;
 THENCE N10°46'38"E ALONG SAID EASTERLY R.O.W. LINE, A DISTANCE OF 343.54 FEET TO A POINT OF CURVE;
 THENCE ALONG SAID EASTERLY R.O.W. LINE AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 78°55'56", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.44 FEET, A CHORD BEARING OF N60°14'38"E AND A CHORD DISTANCE OF 31.79 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF WEST LITTLETON BOULEVARD;
 THENCE N89°42'34"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 422.98 FEET;
 THENCE S00°00'56"E A DISTANCE OF 129.60 FEET;
 THENCE N89°42'34"E A DISTANCE OF 125.60 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (277,390 SQUARE FEET) 6.3680 ACRES, 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 BROADMOOR SEVENTH FILING, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED NOT PREVIOUSLY DEDICATED.

OWNER'S DEDICATION

I, _____, OWNER, OR DESIGNATED AGENT THERETO, DO 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.

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. TITLE 24-65-5-103.

EXECUTED THIS _____ DAY OF _____, 2016.

REGENCY CENTERS, L.P.
 A DELAWARE LIMITED PARTNERSHIP.
 BY: REGENCY CENTERS CORPORATION
 A FLORIDA CORPORATION
 ITS: GENERAL PARTNER

BY: _____

PRINT NAME _____

TITLE _____

NOTARY ACKNOWLEDGEMENT

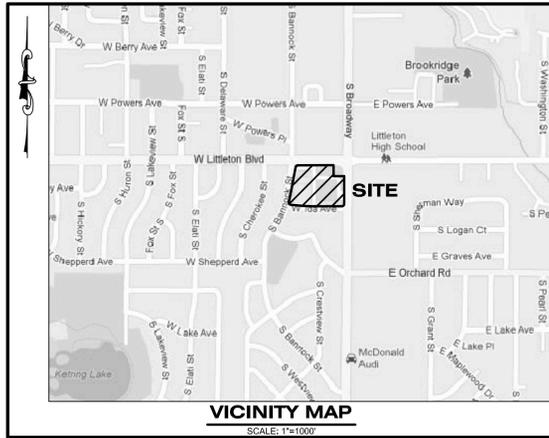
STATE OF _____)
) SS
 COUNTY OF _____)

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

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



GENERAL NOTES

1. THIS SURVEY WAS PREPARED BASED ON TITLE COMMITMENT NO. 451-H0430229-266-ES4 PREPARED BY HERITAGE TITLE COMPANY AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 26, 2015 AT 7:00 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. THE PROPERTY DESCRIBED AND SHOWN HEREON LIES WITHIN FLOOD HAZARD AREA ZONE X AND AE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 08005CO451K, FOR ARAPAHOE COUNTY, COLORADO WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 15, T.5S., R.68W., OF THE 6TH P.M., BEARING S00°00'56"E, MONUMENTED BY THE MONUMENTS SHOWN HEREON.
4. ALL LINEAL UNITS ARE IN U.S. SURVEY FEET.
5. NO BUILDINGS MAY BE CONSTRUCTED WITHIN THE 100-YEAR FLOOD BOUNDARY LIMITS AREA DEPICTED HEREON, PROVIDED THAT OTHER IMPROVEMENTS ARE PERMITTED WITHIN SUCH NON-BUILDABLE AREA.
6. ALL OF THE SHOPPING CENTER LANDSCAPING IS SERVICED BY ONE IRRIGATION SYSTEM WITH ITS OWN WATER TAP. SHOULD AN INDIVIDUAL LOT BE SOLD TO A DIFFERENT OWNER IN THE FUTURE, PROVISIONS WILL NEED TO BE MADE TO SPLIT THE IRRIGATION SYSTEM AND INSTALL A SEPARATE WATER TAP IF REQUIRED BY DENVER WATER.
7. THE SUBJECT PROPERTY IS AFFECTED BY A BLANKET PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED AT REC. NO. 2715227 BOOK 4867 PAGE 317 IN ARAPAHOE COUNTY ON AUGUST 28, 1986.
8. THE OWNER/DEVELOPER HEREBY ESTABLISHES A CROSS ACCESS AND PARKING EASEMENT FOR ALL LOTS WITHIN BROADMOOR SEVENTH FILING PLAT. SAID CROSS ACCESS AND PARKING EASEMENT SHALL BE FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND SHALL BE FOR THE MUTUAL BENEFIT OF ALL LOT OWNERS WITHIN THE DEVELOPMENT, EXCEPT THOSE PORTIONS OF ANY LOT ON WHICH THERE EXISTS BUILDING IMPROVEMENTS FROM TIME TO TIME.

SURVEYOR'S CERTIFICATE

I, CHARLES N. BECKSTROM, A 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.



CHARLES N. BECKSTROM
 LICENSED LAND SURVEYOR, PLS 33202

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

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 _____

RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____, PAGE _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER _____

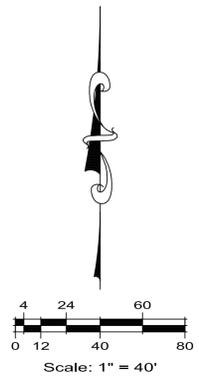
DEPUTY CLERK _____

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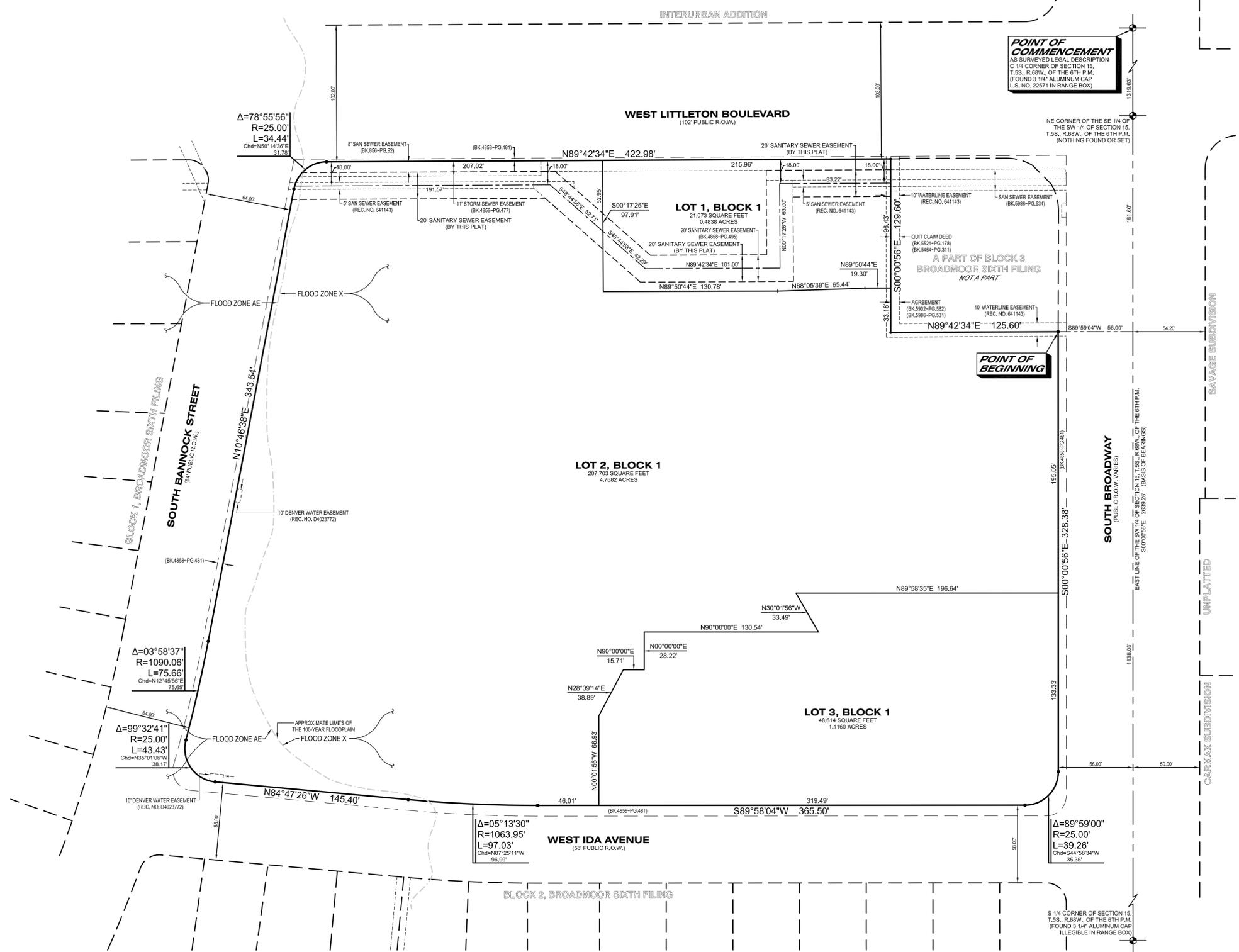
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| Drawer No.: E-755 | Date of Preparation: 04/07/2015 | Date of Last Revision: 06/20/2016 |
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BROADMOOR SEVENTH FILING

A REPLAT OF A PART OF BLOCK 3, BROADMOOR SIXTH FILING
 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 2 OF 2



| LEGEND | |
|--------|---|
| | SECTION LINE |
| | SUBDIVISION BOUNDARY LINE |
| | LOT LINE |
| | ADJACENT PROPERTY LINE |
| | ADJACENT R.O.W. DEDICATIONS |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | PROPOSED EASEMENT CENTERLINE |
| | FLOODPLAIN LIMITS |
| | SET 5/8"x24" PIN & 1 1/4" YELLOW PLASTIC CAP OR NAIL & 1 1/4" BRASS TAG L.S. NO. 33202 UNLESS NOTED OTHERWISE |



ENGINEERING SERVICE COMPANY
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 Creative Solutions Since 1954
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 www.engineering-service.com

Drawer No.: E-755 Date of Preparation: 04/07/2015 Date of Last Revision: 08/20/2016

