6705 SOUTH SANTA FE DRIVE FINAL PLAT

LOTS 1 AND 2, BLOCK 1

A MINOR SUBDIVISION SITUATED IN THE NORTHEAST 1/4
OF SECTION 29 & THE SOUTHEAST 1/4 OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
18.05 ACRES
CASE #FP17-0004

CERTIFICATION OF DEDICATION AND OWNERSHIP:

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

THE PARCEL OF LAND DESCRIBED BY GENERAL WARRANTY DEED RECORDED AT RECEPTION NO. D6083625 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29 AND THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29;
THENCE ALONG THE PERIMETER OF SAID PARCEL DESCRIBED AT RECEPTION NO. D6083625 THE FOLLOWING ELEVEN (11) COURSES:

1) NORTH 00°06'37" EAST, A DISTANCE OF 548.36 FEET TO A POINT OF NON-TANGENT CURVATURE;
2) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 38.24 FEET, SAID CURVE HAVING A RADIUS OF 1,592.40 FEET, A CENTRAL ANGLE OF 01°22'33", AND A CHORD WHICH BEARS NORTH 44°13'39" EAST A CHORD DISTANCE OF 38.24 FEET;
3) NORTH 89°28'49" EAST, A DISTANCE OF 3.38 FEET;
4) SOUTH 00°06'37" WEST, A DISTANCE OF 205.00 FEET;
5) NORTH 89°28'49" EAST, A DISTANCE OF 1,166.58 FEET;
6) SOUTH 08°00'05" WEST, A DISTANCE OF 14.89 FEET;
7) SOUTH 10°11'33" EAST, A DISTANCE OF 14.42 FEET;
8) SOUTH 07°12'05" WEST, A DISTANCE OF 460.00 FEET;
9) SOUTH 09°37'05" WEST, A DISTANCE OF 192.52 FEET;
10) SOUTH 89°27'22" WEST, A DISTANCE OF 1,108.08 FEET;
11) NORTH 00°01'35" EAST, A DISTANCE OF 304.26 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 786,404 SQUARE FEET OR 18.05 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A BLOCK CONTAINING TWO LOTS AND ONE TRACT AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF 6705 SOUTH SANTA FE DRIVE.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, RIGHT-OF-WAYS, AND EASEMENTS SHOWN HEREON UNDER THE NAME OF 6705 S. SANTA FE DRIVE SUBDIVISION. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND TELECOMMUNICATION SYSTEMS AND OTHER PURPOSES SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING SERVICES WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC RIGHT-OF-WAY ALONG BREWERY LANE AS SHOWN HEREON IS DEDICATED AND CONVEYED TO THE CITY OF LITTLETON, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE UTILITY DRAINAGE, AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LITTLETON FOR PUBLIC USES AND PURPOSES.

OWNER:

I, THEODORE D. FOUTS, AS _____ OF SUNSET COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY, 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.

_____
THEODORE D. FOUTS
190 NEWPORT CENTER DR., SUITE 220
NEWPORT BEACH, CA. 92660
(949) 717-7995

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201__ ,
BY_____ , AS _____ .

WITNESS MY HAND AND OFFICIAL SEAL. _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

HOLDER OF DEED OF TRUST:

HOLDER OF DEED OF TRUST, FIRST STATE BANK, HEREBY CONFIRMS THAT SUNSET COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY 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, FIRST STATE BANK HEREBY WAIVES ANY AND ALL RIGHTS THEY MAY HAVE TO THE DEDICATED PROPERTY OR INTEREST SO DEDICATED AND CONSENTS TO SAID DEDICATION.

FIRST STATE BANK

BY: _____

AS: _____

_____
SIGNATURE

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201__ ,
BY_____ , AS _____ .

WITNESS MY HAND AND OFFICIAL SEAL. _____
NOTARY PUBLIC

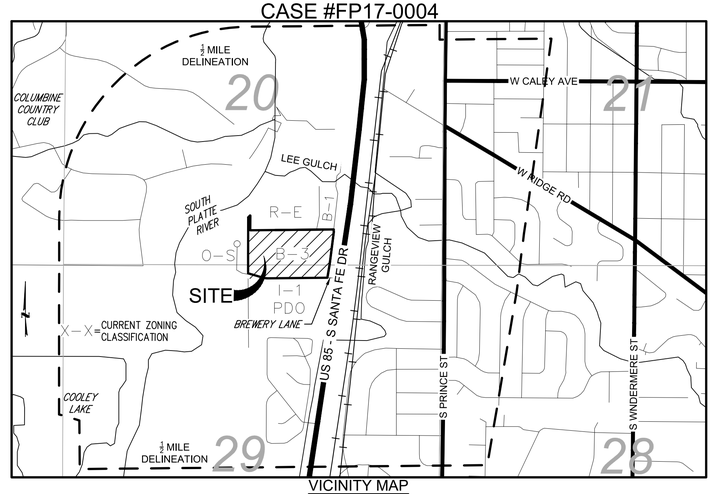
MY COMMISSION EXPIRES: _____.

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.

_____
APPLICANT OR AUTHORIZED REPRESENTATIVE

_____
DATE



VICINITY MAP
SCALE: 1" = 1,000'

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 COUNCIL:

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

_____
LITTLETON MAYOR

_____
ATTEST: CITY CLERK

CITY ATTORNEY APPROVAL:

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

_____
LITTLETON CITY ATTORNEY

INTENT STATEMENT:

THE INTENT OF THIS MINOR SUBDIVISION IS TO LEGALLY SUBDIVIDE THE EXISTING PROPERTY; TO VACATE THE EXISTING EAST-WEST ASSESSOR'S PARCEL LINE; AND TO ESTABLISH A LOT LINE WHICH RUNS IN A NORTH-SOUTH DIRECTION, DIVIDING THE EASTERN AND WESTERN PORTIONS OF THE PROPERTY INTO TWO (2) LOTS AND ONE (1) TRACT.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-884808-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF DECEMBER 20, 2017 AT 5:00 P.M.
2. 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.
3. NO UTILITIES ARE SHOWN HEREON.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING SOUTH 89°28'49" WEST, MONUMENTED AS SHOWN HEREON.
5. BENCHMARK: THE SITE VERTICAL BENCHMARK IS NGS POINT Q23, AKA KK0556. SAID POINT IS A 3 1/2" BRASS DISC STAMPED "NGS Q23 1929" SET IN A CONCRETE POST 0.3' ABOVE GROUND LOCATED 0.9 MILES NORTH OF THE HIGHWAY 85 AND SH 470 INTERCHANGE, 251 FEET NORTH OF MILE MARKER 13 AND 21.7 FEET WEST OF THE WEST RAILROAD TRACK. ELEVATION=5395.24, NAVD 88.
6. FLOOD ZONE DESIGNATION: SUBJECT PROPERTY FALLS WITHIN "ZONE X – OTHER AREAS" AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08005C0432K, HAVING AN EFFECTIVE DATE OF DECEMBER 17, 2010. "ZONE X – OTHER AREAS" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE APPROXIMATE FLOODPLAIN LIMITS OF THE 100-YEAR FLOODPLAIIN AND THE 100-YEAR FLOODPLAIN SHALLOW FLOODING AREA (LESS THAN 1 FOOT DEEP) ARE DEPICTED PER THE JANUARY 2017 RANGEVIEW GULCH FHAD UPDATE PERFORMED BY AYRES ASSOCIATES FOR THE CITY OF LITTLETON AND URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.
7. THE SURVEYED PROPERTY CONTAINS 786,404 SQUARE FEET OR 18.05 ACRES, MORE OR LESS.

NOTES (CONT'D):

8. NEITHER THE SOUTH 1/16 CORNER NOR THE CENTER 1/4 CORNER OF SECTION 20 WERE RECOVERED FOR THIS SURVEY. ACCORDING TO AN EMPLOYEE AT THE COLUMBINE COUNTRY CLUB, THE CENTER 1/4 CORNER WAS DESTROYED DURING RECONSTRUCTION OF A PORTION OF THE GOLF COURSE. TO ESTABLISH THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20 THE SURVEYOR RELIED UPON THE BEARING SHOWN ON CENTRAL CONSTRUCTION SUBDIVISION RECORDED AT RECEPTION NO. B5099657, AND USED THE DISTANCE PUBLISHED IN THE ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK PHASE 7 MAP CREATED BY KEVIN C. HOFFMAN DATED 12-19-2000, AND LAST REVISED 3-28-2001. AN ATTEMPT WAS MADE BY THE SURVEYOR TO USE THE BEARING FROM SAID PHASE 7 MAP, BUT THE RESULTANT OFFSETS TO LOCAL MONUMENTATION DID NOT FIT WELL.
9. EASEMENTS SHALL BE DEDICATED ON LOT 1 TO ALLOW FOR THE SURFACE AND SUBSURFACE STORM WATER CONVEYANCE FROM LOT 2 TO AND THROUGH LOT 1. SUCH EASEMENTS SHALL BE IN COMPLIANCE WITH A DRAINAGE REPORT APPROVED BY THE CITY OF LITTLETON AND SHALL BE DEDICATED PRIOR TO APPROVAL OF ANY SUBSEQUENT LAND DEVELOPMENT APPLICATIONS FOR LOT 1.
10. NO GRADING, BUILDING OR OTHER PERMITS SHALL BE ISSUED BY THE CITY OF LITTLETON UNTIL ALL NECESSARY LAND DEVELOPMENT APPLICATIONS ARE SUBMITTED, REVIEWED, APPROVED BY THE CITY, AND RECORDED WITH ARAPAHOE COUNTY FOR FUTURE DEVELOPMENT OF LOT 1 OR LOT 2.
11. ALL PUBLIC RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY WITH THIS FINAL PLAT.
12. ALL OPEN SPACE AND FLOODPLAINS SHALL BE CONTAINED WITHIN TRACTS, AND SHALL CONTAIN A DESCRIPTION OF THE PURPOSE, OWNERSHIP, AND MAINTENANCE RESPONSIBILITIES OF SAID TRACTS. TRACT A SHALL CONTAIN THE FLOODPLAIN MODIFICATION PER USE BY SPECIAL EXCEPTION CASE NUMBER ENG17-0007.
13. ADDITIONAL RIGHT-OF-WAY MAY NEED TO BE DEDICATED FOR FUTURE PLANNED DEVELOPMENT AND IMPROVEMENTS.
14. ALL FUTURE DEVELOPMENT SHALL BE GUIDED BY THE CITY OF LITTLETON COMPREHENSIVE PLAN, ZONING REGULATIONS, SUBDIVISION REGULATIONS, AND OTHER ADOPTED CODES AND REGULATIONS.
15. THE OWNER OF LOT 2, ITS HEIRS, SUCCESSORS, AND ASSIGNS, SHALL BE SUBJECT TO PARTICIPATION IN ANY FUTURE SPECIAL IMPROVEMENT DISTRICT AT THE CITY'S REQUEST FOR THE CONSTRUCTION OF CURB, GUTTER AND SIDEWALK/PEDESTRIAN TRAIL IMPROVEMENTS IN THE SOUTH SANTA FE DRIVE RIGHT-OF-WAY TO THE EXTENT SIMILAR PROPERTIES PARTICIPATE IN SUCH COSTS. THE PROPERTY'S PARTICIPATION IN A SPECIAL IMPROVEMENT DISTRICT SHALL RUN WITH THE LAND.
16. IT IS AGREED THAT PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN ON THE PROPERTY THE OWNERS OF LOTS 1 AND 2, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, SHALL GRANT ALL NECESSARY CROSS EASEMENTS FOR UTILITIES, ACCESS, ETC.
17. THE OWNERS OF LOTS 1 AND 2, THEIR HEIRS, SUCCESSORS, AND ASSIGNS UNDERSTAND THAT THE REQUIREMENT FOR SIDEWALK ON THE NORTH SIDE OF BREWERY LANE WILL BE AS DETERMINED BY THE CITY OF LITTLETON AT THE TIME A SITE DEVELOPMENT PLAN IS PREPARED FOR THE ADJACENT LOT.
18. ACCESS FOR LOT 2 WILL ONLY BE ALLOWED VIA BREWERY LANE AND NO DIRECT ACCESS WILL BE GRANTED ONTO SANTA FE DRIVE.
19. ALL FINAL ACCESS POINTS WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN.
20. OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGES THAT IT WILL COMPLY WITH CITY CODE SECTIONS 11-6-5(A) AND 10-4-1(E) RELATED TO UNDERGROUNDING OF OVERHEAD UTILITIES.
21. ANY PROPOSED DEVELOPMENT WITHIN THE FLOODPLAIN WILL REQUIRE APPROVAL OF A FLOODPLAIN USE BY SPECIAL EXCEPTION BY THE LITTLETON PLANNING COMMISSION. SEPARATE APPROVALS AND PERMITS ARE REQUIRED FOR ANY GRADING OR EARTHWORK DISTURBANCE ON THE PROPERTY WHICH MAY MODIFY THE FLOODPLAIN DELINEATION.
    A.) PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, AN AS-BUILT SURVEY AND REPORT ALONG WITH A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED, SUBMITTED, AND REVIEWED.
    B.) NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT ENCUMBERED BY EXISTING FLOODPLAIN UNTIL SUCH TIME AS THE FHAD UPDATE HAS BEEN COMPLETED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.
22. DEDEVELOPMENT OF THE SUBJECT PROPERTY IS SUBJECT TO TRAFFIC SIGNAL/ACCESS CONTROL OBLIGATIONS, PURSUANT TO THE AGREEMENT REGARDING DEDICATION OF LAND, RECORDED BY ARAPAHOE COUNTY CLERK AND RECORDER, RECEPTION #D3132290.
23. THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING THE STORMWATER FACILITIES WHICH WILL SERVE THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO THE SPECIFIED STORM WATER QUALITY FACILITY AND ASSOCIATED STORM SEWER AND RELATED APPURTENANCES AS PART OF THE SITE DEVELOPMENT PLAN.
24. NON-EXCLUSIVE UTILITY EASEMENT MAINTENANCE: THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), OR ANOTHER ENTITY OTHER THAN THE CITY OF LITTLETON, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL NON-EXCLUSIVE EASEMENT SURFACES. THE FACILITIES WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNER(S) OF THE FACILITIES, (I.E. A PUBLIC UTILITY COMPANY, THE CITY OF LITTLETON, A HOMEOWNERS ASSOCIATION). PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
25. SIGHT TRIANGLE MAINTENANCE: THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE SHALL ADHERE TO THE REQUIREMENTS OF SECTION 10-5-7(d) OF THE CITY CODE WHEN INSTALLING ANY LANDSCAPING OR OBSTRUCTIONS WITHIN THIS AREA.
26. PUBLIC USE EASEMENT: ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED ON THE FINAL PLAT TO THE BENEFIT OF THE CITY OF LITTLETON AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF THE CITY OF LITTLETON AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST.
27. MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO THE CITY OF LITTLETON FOR THE BENEFIT OF THE APPLICABLE 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
28. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
29. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, 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____ .

_____
AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

RECORDER'S CERTIFICATE:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____ COUNTY AT _____M. ON THE _____ DAY OF _____ A.D., 20 ___,

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

_____
COUNTY RECORDER

_____ _____
DEPUTY

REVISIONS:
REV. PER CITY COMMENTS 07-03-2018
REV. PER CITY COMMENTS 08-07-2018

6705 SOUTH SANTA FE DRIVE
FINAL PLAT
DEVELOPER/APPLICANT:
SUNSET COLORADO, LLC,
A COLORADO LIMITED LIABILITY COMPANY
190 NEWPORT CENTER DRIVE, SUITE 220
NEWPORT BEACH, CA 92660 (949) 717-7995

SURVEYOR:
HARRIS KOCHER SMITH
ENGINEERS • LAND SURVEYORS
1120 LINCOLN STREET, SUITE 1000
DENVER, COLORADO 80203
(303) 623-6300

PREPARATION DATE: DECEMBER 28, 2017
SHEET 1 OF 2

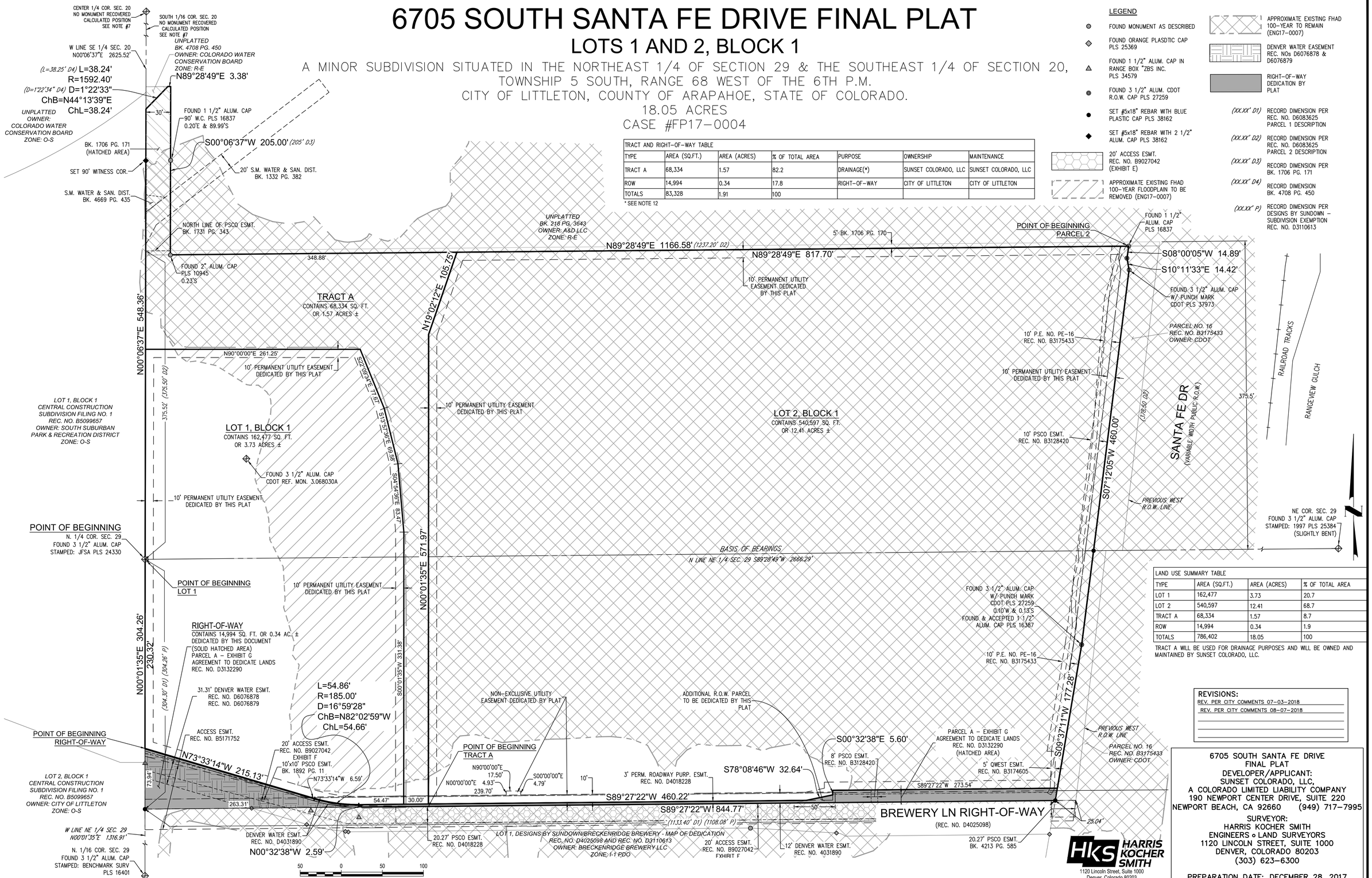
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

DRAWING: P:\161018\SURVEY\PLAT-FINAL 161018.DWG LAYOUT: SHT1
PLOTTED: TUE 08/07/18 8:26:35A BY: MMOORE

6705 SOUTH SANTA FE DRIVE FINAL PLAT

LOTS 1 AND 2, BLOCK 1

A MINOR SUBDIVISION SITUATED IN THE NORTHEAST 1/4 OF SECTION 29 & THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO.
18.05 ACRES
CASE #FP17–0004



LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND ORANGE PLASDTIC CAP PLS 25369
- FOUND 1 1/2" ALUM. CAP IN RANGE BOX "ZBS INC. PLS 34579
- FOUND 3 1/2" ALUM. CDOT R.O.W. CAP PLS 27259
- SET #5x18" REBAR WITH BLUE PLASTIC CAP PLS 38162
- SET #5x18" REBAR WITH 2 1/2" ALUM. CAP PLS 38162
- 20' ACCESS ESMT. REC. NO. B9027042 (EXHIBIT E)
- APPROXIMATE EXISTING FHAD 100–YEAR FLOODPLAIN TO BE REMOVED (ENG17–0007)
- APPROXIMATE EXISTING FHAD 100–YEAR TO REMAIN (ENG17–0007)
- DENVER WATER EASEMENT REC. NOs D6076878 & D6076879
- RIGHT–OF–WAY DEDICATION BY PLAT
- (XX.XX' D1) RECORD DIMENSION PER REC. NO. D6083625 PARCEL 1 DESCRIPTION
- (XX.XX' D2) RECORD DIMENSION PER REC. NO. D6083625 PARCEL 2 DESCRIPTION
- (XX.XX' D3) RECORD DIMENSION PER BK. 1706 PG. 171
- (XX.XX' D4) RECORD DIMENSION BK. 4708 PG. 450
- (XX.XX' P) RECORD DIMENSION PER DESIGNS BY SUNDOWN – SUBDIVISION EXEMPTION REC. NO. D3110613

TRACT AND RIGHT–OF–WAY TABLE

TYPE	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL AREA	PURPOSE	OWNERSHIP	MAINTENANCE
TRACT A	68,334	1.57	82.2	DRAINAGE(*)	SUNSET COLORADO, LLC	SUNSET COLORADO, LLC
ROW	14,994	0.34	17.8	RIGHT–OF–WAY	CITY OF LITTLETON	CITY OF LITTLETON
TOTALS	83,328	1.91	100			

* SEE NOTE 12

LAND USE SUMMARY TABLE

TYPE	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL AREA
LOT 1	162,477	3.73	20.7
LOT 2	540,597	12.41	68.7
TRACT A	68,334	1.57	8.7
ROW	14,994	0.34	1.9
TOTALS	786,402	18.05	100

TRACT A WILL BE USED FOR DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY SUNSET COLORADO, LLC.

REVISIONS:
REV. PER CITY COMMENTS 07–03–2018
REV. PER CITY COMMENTS 08–07–2018

6705 SOUTH SANTA FE DRIVE
FINAL PLAT
DEVELOPER/APPLICANT:
SUNSET COLORADO, LLC,
A COLORADO LIMITED LIABILITY COMPANY
190 NEWPORT CENTER DRIVE, SUITE 220
NEWPORT BEACH, CA 92660 (949) 717–7995

SURVEYOR:
HARRIS KOCHER SMITH
ENGINEERS o LAND SURVEYORS
1120 LINCOLN STREET, SUITE 1000
DENVER, COLORADO 80203
(303) 623–6300

PREPARATION DATE: DECEMBER 28, 2017
SHEET 2 OF 2

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

DRAWING: P:\161018\SURVEY\PLAT–FINAL 161018.DWG LAYOUT: SHT2
PLOTTED: TUE 08/07/18 8:35:55A BY: MMOORE