

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

DRAWING IN COLOR COUNTY PLAT - HARRIS KOCHER SMITH
NO OTHER THE DOUGLAS COUNTY CLERK AND RECORDER
COUNTY OF DOUGLAS, COLORADO

LITTLETON COMMONS WEST MINOR SUBDIVISION PLAT

SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF DOUGLAS, STATE OF COLORADO.
SHEET 1 OF 2

CERTIFICATION OF OWNERSHIP:

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

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, ERICKSON SUBDIVISION, RECORDED AT RECEPTION NO. 2005113790, AND ALSO A PORTION OF COUNTY LINE ROAD AS DEPICTED IN PLAT BOOK 2 AT PAGE 23, AND A PORTION OF THAT PARCEL DESCRIBED IN BOOK 1369 AT PAGE 1681 AS VACATED BY RECEPTION NO. 2014036323, ALL DOCUMENTS LOCATED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, COLORADO, SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32;
THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1422.54 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL DESCRIBED IN BOOK 1369 AT PAGE 1681 AND THE POINT OF BEGINNING;
THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 55.65 FEET;
THENCE SOUTH 73°59'30" EAST, A DISTANCE OF 254.19 FEET;
THENCE NORTH 85°35'27" EAST, A DISTANCE OF 144.83 FEET;
THENCE SOUTH 89°05'37" EAST, A DISTANCE OF 193.93 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, BLOCK 1;
THENCE ALONG THE PERIMETER OF SAID LOT THE FOLLOWING THIRTEEN (13) COURSES:
(1) NORTH 84°21'35" EAST, A DISTANCE OF 214.90 FEET;
(2) SOUTH 88°45'26" EAST, A DISTANCE OF 26.26 FEET;
(3) NORTH 89°48'39" EAST, A DISTANCE OF 253.31 FEET TO A POINT OF CURVATURE;
(4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 41.60 FEET, SAID CURVE HAVING A RADIUS OF 26.50 FEET, A CENTRAL ANGLE OF 89°56'56", AND A CHORD WHICH BEARS SOUTH 45°09'49" EAST A CHORD DISTANCE OF 37.46 FEET;
(5) SOUTH 00°11'21" EAST, A DISTANCE OF 10.06 FEET TO A POINT OF CURVATURE;
(6) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 187.83 FEET, SAID CURVE HAVING A RADIUS OF 594.50 FEET, A CENTRAL ANGLE OF 18°06'08", AND A CHORD WHICH BEARS SOUTH 08°51'43" WEST A CHORD DISTANCE OF 187.05 FEET;
(7) SOUTH 17°54'47" WEST, A DISTANCE OF 207.11 FEET TO A POINT OF CURVATURE;
(8) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 133.92 FEET, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 12°08'27", AND A CHORD WHICH BEARS SOUTH 11°50'33" WEST A CHORD DISTANCE OF 133.67 FEET;
(9) NORTH 17°45'58" WEST, A DISTANCE OF 44.29 FEET;
(10) SOUTH 72°13'35" WEST, A DISTANCE OF 20.00 FEET;
(11) SOUTH 17°45'58" EAST, A DISTANCE OF 56.21 FEET;
(12) NORTH 88°30'45" WEST, A DISTANCE OF 470.59 FEET;
(13) NORTH 77°20'17" WEST, A DISTANCE OF 669.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 12°36'53" EAST ALONG THE WEST LINE OF SAID LOT 1 AND SAID LOT 1 EXTENDED NORTHERLY, A DISTANCE OF 459.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 598,635 SQUARE FEET OR 13.74 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, AND BLOCK, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF LITTLETON COMMONS WEST MINOR SUBDIVISION PLAT.

CERTIFICATION OF VACATION:

BY EXECUTION OF THIS LITTLETON COMMONS WEST MINOR SUBDIVISION PLAT ("PLAT"), THE CITY OF LITTLETON AGREES THAT THE 30' DRAINAGE EASEMENT AND THE 20' DRAINAGE EASEMENT (COLLECTIVELY "DRAINAGE EASEMENTS") RECORDED AT RECEPTION NUMBER 2005113790, AS DEPICTED ON THIS PLAT, ARE HEREBY RELEASED, QUIT-CLAIMED AND VACATED AND THE REAL PROPERTY SHOWN HEREON SHALL BE FREE FROM ALL ENCUMBRANCES OR OBLIGATIONS ASSOCIATED WITH THE DRAINAGE EASEMENTS.

OWNER:

THE UNDERSIGNED OWNER OR ITS SUCCESSORS, 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.

LC WEST, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: CO INVESTMENTS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: MARK J. KERSLAKE
MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF _____)

COUNTY OF _____)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____.

BY MARK J. KERSLAKE AS MANAGING MEMBER OF CO INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS MANAGING MEMBER OF LC WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MINERAL ESTATE OWNERS:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT COMPLIED WITH THE PROVISIONS OF C.R.S. § 24-65.5-103.

LC WEST, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: CO INVESTMENTS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: MARK J. KERSLAKE
MANAGING MEMBER

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 SERVICES.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL:

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

LITTLETON CITY ATTORNEY

CITY ATTORNEY APPROVAL:

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

LITTLETON CITY ATTORNEY

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- ~~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.
- SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08005C0434K, DATED DECEMBER 17, 2010. ZONE X IS DEFINED AS AN AREA OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 32 WITH A 3-1/4" ALUMINUM CAP STAMPED LS 25384 AND THE SOUTH QUARTER CORNER OF SECTION 32 WITH A 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED PLS 19003, AS BEARING NORTH 89°48'39" EAST, AS SHOWN ON THE PLAT OF ERICKSON SUBDIVISION, RECORDED AT RECEPTION NO. 2005113790.
- LAND AREA OF SUBDIVISION = 13.74 ACRES, MORE OR LESS.
- THIS PLAT HEREBY SUPERCEDES AND REPLACES THE PLAT OF ERICKSON SUBDIVISION, RECORDED AT RECEPTION NO. 2005113790 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER FOR THE PROPERTY SHOWN HEREON.

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

CLERK AND RECORDER'S CERTIFICATE

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

AT _____ M. ON THE _____ DAY OF _____ A.D., 20____

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

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

ISSUE DATE: 6-16-2014

revisions:

6-23-14 PER CLIENT COMMENT
7-25-14 PER CLIENT COMMENT
7-30-14 PER CLIENT COMMENT
9-09-14 PER CLIENT COMMENT

LITTLETON COMMONS WEST
MINOR SUBDIVISION PLAT
DEVELOPER/APPLICANT:
LC WEST, LLC
26 CORPORATE PLAZA, SUITE 260
NEWPORT BEACH, CA 92660
(949) 553-4800
SURVEYOR:
HARRIS KOCHER SMITH
ENGINEERS • LAND SURVEYORS
1120 LINCOLN STREET, SUITE 1000
DENVER, COLORADO 80203
(303) 623-6300

PREPARATION DATE: JUNE 16, 2014

SHEET 1 OF 2

HKS 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

LITTLETON COMMONS WEST MINOR SUBDIVISION PLAT

SITUATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 2 OF 2

SOUTHPARK SUBDIVISION FILING NO. 5
REC. # 2538797

SOUTHPARK SUBDIVISION FILING NO. 5
REC. # 2538797

SOUTHPARK
CIRCLE

SOUTHPARK
CIRCLE

W. COUNTY LINE ROAD
(RIGHT-OF-WAY WIDTH VARIES)

NORTHWEST CORNER SECTION 5
FOUND 2" ALUMINUM CAP
PLS #25384

SOUTHWEST CORNER SECTION 32
FOUND 3-1/4" ALUMINUM CAP
PLS #25384

POINT OF BEGINNING

BASIS OF BEARINGS
N89°48'39"E 2501.70'

1ST STANDARD PARALLEL SOUTH
NORTH LINE NORTHWEST 1/4 SECTION 5

ARAPAHOE COUNTY
DOUGLAS COUNTY

CALCULATED POSITON
NORTH 1/4 SECTION 5

SOUTH 1/4 CORNER SECTION 32
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX PLS #19003

POINT OF COMMENCEMENT

BURLINGTON NORTHERN SANTA FE RR

10' UTILITY EASEMENT
(BOOK 1392, PAGE 1911)
(DOUGLAS COUNTY)

LEASE PARCEL
BOOK 1666, PAGE 1112 &
BOOK 1686, PAGE 1198
(DOUGLAS COUNTY)

APPROX. LOCATION OF
50'X50' LEASE PARCEL AS
SHOWN ON RECP. #A9039883
(ARAPAHOE COUNTY)

LOT 1, BLOCK 1
598,635 SQ. FT. OR 13.74 ACRES ±

PERMANENT EASEMENT NO. PE-5
(BOOK 1369, PAGE 1674)
(DOUGLAS COUNTY)
(TO BE VACATED BY
SEPARATE DOCUMENT)

SLOPE EASEMENT
RECP. #2005113790
VACATED BY REC.
NO. 2014036323
(DOUGLAS COUNTY)

ROADWAY PURPOSE
EASEMENT
RECP. #2005113790
(DOUGLAS COUNTY)

L=187.83' R=594.50'
Δ=18°06'08"
CHB=S08°51'43"W 187.05'

ERICKSON BLVD.
(RIGHT-OF-WAY WIDTH VARIES)

10' UTILITY EASEMENT
REC. NO. 2005113790
(DOUGLAS COUNTY)

L=133.92' R=632.00'
Δ=12°08'27"
CHB=S11°50'33"W 133.67'

SLOPE EASEMENT
RECP. #2005113790
VACATED BY REC.
NO. 2014036323
(DOUGLAS COUNTY)

30' DRAINAGE EASEMENT
RECP. #2005113790
(DOUGLAS COUNTY)
(VACATED BY THIS PLAT)

20' DRAINAGE EASEMENT
RECP. #2005113790
(DOUGLAS COUNTY)
(VACATED BY THIS PLAT)

10' UTILITY EASEMENT
(BOOK 1421, PAGE 284)
(DOUGLAS COUNTY)

HIGHWAY C-470
(RIGHT-OF-WAY WIDTH VARIES)

NO HIGHWAY ACCESS
BOOK 558, PAGE 587
(DOUGLAS COUNTY)

ACCESS EASEMENT
RECP. #2005113790
(DOUGLAS COUNTY)

CENTER 1/4 CORNER SECTION 5
FOUND 3-1/4" BLM BRASS CAP

LEGEND

- ◆ FOUND 3-1/4" ALUMINUM CAP STAMPED COLORADO DEPARTMENT OF TRANSPORTATION PROJECT # 10810 PLS 23516
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- ▲ FOUND NAIL AND BRASS TAG PLS 19003
- SET #5 X 18" REBAR WITH 1-1/4" BLUE PLASTIC CAP PLS #38162
- ◆ FOUND SECTION CORNER AS DESCRIBED

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

ISSUE DATE: 6-16-2014

revisions:

6-23-14 PER CLIENT COMMENT
7-25-14 PER CLIENT COMMENT
7-30-14 PER CLIENT COMMENT

LITTLETON COMMONS WEST
MINOR SUBDIVISION PLAT
DEVELOPER/APPLICANT:
LC WEST, LLC
26 CORPORATE PLAZA, SUITE 260
NEWPORT BEACH, CA 92660
(949) 553-4800
SURVEYOR:
HARRIS KOCHER SMITH
ENGINEERS • LAND SURVEYORS
1120 LINCOLN STREET, SUITE 1000
DENVER, COLORADO 80203
(303) 623-6300

PREPARATION DATE: JUNE 16, 2014

SHEET 2 OF 2

DRAWING: PLAT - MINOR SUBDIVISION PLAT - HARRIS KOCHER SMITH
NO OTHER THE ORIGINAL PLAT - BY HARRIS KOCHER SMITH