## SOUTHBRIDGE SUBDIVISION FILING NO. 12A

REPLAT OF A PORTION OF LOT 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM,

CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

2 COMMERCIAL LOTS - 8.95 ACRES± - CASE # (MAJ17-0001)

#### CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY, A DELAWARE NONPROFIT CORPORATION, BEING THE OWNER OF CERTAIN LANDS IN THE CITY OF LITTLETON. COUNTY OF ARAPAHOE, STATE OF COLORADO. DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED SEPTEMBER 8, 1998 UNDER RECEPTION NO. A8142506. COUNTY OF ARAPAHOE. STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89°49'10" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 456.36 FEET;

THENCE SOUTH 0010'50" EAST, A DISTANCE OF 393.28 FEET; THENCE SOUTH 45°10'50" EAST, A DISTANCE OF 106.94 FEET;

THENCE SOUTH 0010'50" EAST, A DISTANCE OF 325.00 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTH LINE AND THE WEST LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

- 1. SOUTH 89°49'10" WEST, A DISTANCE OF 511.39 FEET TO A POINT OF CURVATURE: 2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 23.65 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE
- OF 9019'30", AND A CHORD WHICH BEARS NORTH 45'01'05" WEST A CHORD DISTANCE OF 21.27 FEET; NORTH 00°08'40" EAST, A DISTANCE OF 124.65 FEET TO A POINT OF CURVATURE;

CENTRAL ANGLE OF 25'50'31", AND A CHORD WHICH BEARS NORTH 12'46'35" WEST A CHORD DISTANCE OF

- 4. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 22.55 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS NORTH 12°46'35" WEST A CHORD DISTANCE OF 22.36 FEET TO A POINT OF REVERSE CURVATURE; 5. ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT AN ARC LENGTH OF 22.55 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A
- 6. NORTH 00°08'40" EAST, A DISTANCE OF 610.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 389,861 SQUARE FEET OR 8.95 ACRES, MORE OR LESS,

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SOUTHBRIDGE SUBDIVISION FILING NO. 12A, 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.

#### OWNER:

, 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

JOHN BENZA CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY VP FINANCE AND ADMINISTRATION

1501 WEST MINERAL AVENUE LITTLETON, CO 80120

#### ACKNOWLEDGEMENT

STATE OF COLORADO ) ) SS.	
COUNTY OF)	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 2 BY, AS	201_
WITNESS MY HAND AND OFFICIAL SEAL	
MY COMMISSION EXPIRES:	

#### ATTORNEY'S CERTIFICATE:

 $_{\perp}$  AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, EASEMENTS AND/OR PUBLIC LAND DEDICATION TO FULFILL THE PROVISIONS OF THE LITTLETON CITY SUBDIVISION REGULATIONS, AND THE TITLE OF SUCH LANDS BEING DEDICATED IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATE THIS \_\_\_\_\_\_, 20\_\_\_\_.

#### MINERAL ESTATE OWNERS:

ATTORNEY AT LAW - REGISTRATION NO. \_\_\_\_\_\_

\_ 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. § 24-65.5-103.

JOHN BENZA

CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY VP FINANCE AND ADMINISTRATION

1501 WEST MINERAL AVENUE LITTLETON, CO 80120

### APPLICANT/ **DEVELOPER**

STONECREEK REAL ESTATE PARTNERS, LLC

PRINCIPAL

NICK CRAIG (ncraig@stonecrk.com)

PO BOX 600323

DALLAS, TX 75360

DIRECT: 281-773-5414

Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com

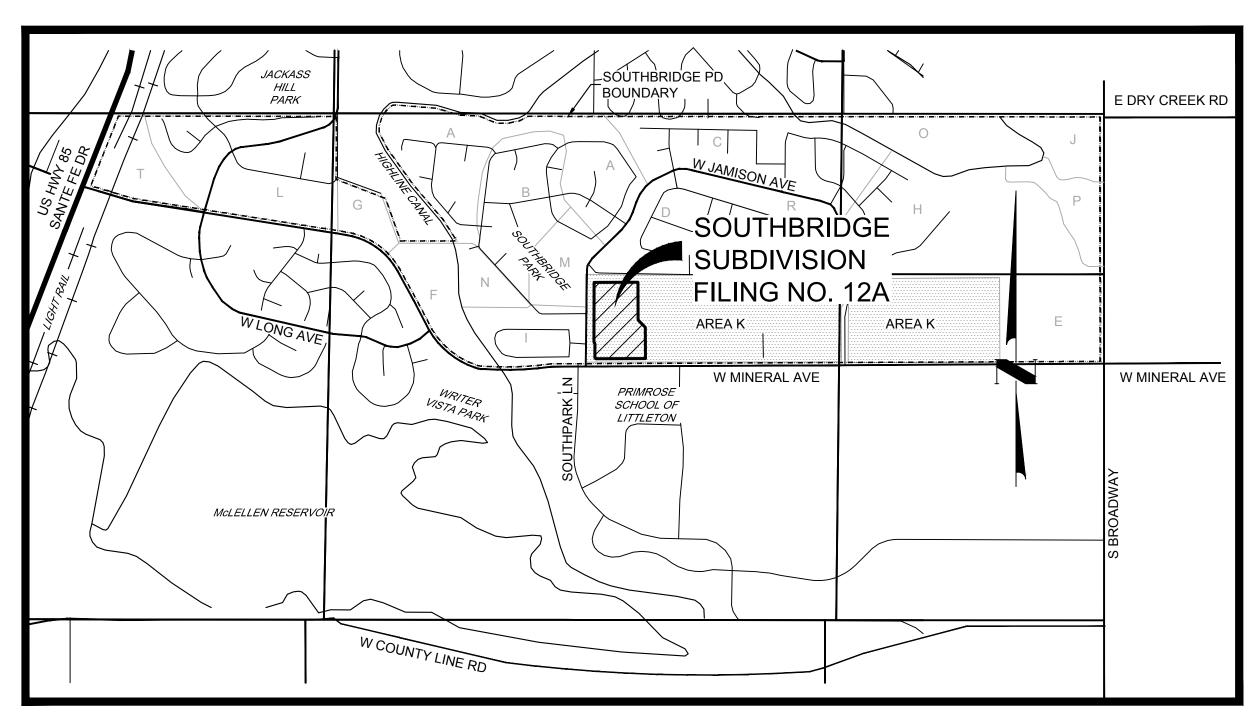
CIVIL ENGINEER / SURVEYOR:

WORLDVENTURE JOHN BENZA 1501 W. MINERAL AVE LITTLETON, CO 80120

720-283-2000

OWNER:

## PRELIMINARY PLAT



SCALE: 1" = 1000'

### 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.

PUBLIC WORKS DIRECTOR

#### CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

LITTLETON CITY ATTORNEY

#### **BENCHMARK:**

BENCHMARK IS AN NGS BENCHMARK DISK IN CONCRETE, DESIGNATION Q23, LOCATED ON THE EAST SIDE OF SANTA FE DRIVE APPROXIMATELY 0.15 MILES SOUTH OF MINERAL AVENUE, ELEVATION=5395.24 NAVD88.

- 1. AT THE TIME OF THE FINAL PLAT AN ACCESS EASEMENT SHALL BE GRANTED BY THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 2 FOR THE BENEFIT OF THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 1.
- 2. 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. ABJ70507734 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF JULY 26, 2016 AT
- 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.
- 4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING NORTH 00°08'40" EAST AS SHOWN ON SOUTHBRIDGE SUBDIVISION FILING NO. 12, RECORDED UNDER RECEPTION NO. A8142506, MONUMENTED AS SHOWN HEREON.
- 5. NO PART OF THE PLATTED PROPERTY IS LOCATED WITHIN A 100 YEAR FLOODPLAIN. FLOOD ZONE DESIGNATION: SUBJECT PROPERTY FALLS WITHIN "ZONE X - OTHER AREAS" AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 453 OF 725, MAP NUMBER 08005C0453K, 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."
- 6. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- 7. THE INTENT OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE EXISTING LOT 1, BLOCK 1, SOUTHBRIDGE FILING 12 INTO TWO COMMERCIAL LOTS AND TO REVISE NOTE 9 ON THE SOUTHBRIDGE SUBDIVISION FILING NO. 12 FINAL PLAT RECORDED AT RECEPTION NO. A8142506 TO ALLOW LOT 1, BLOCK SOUTHBRIDGE FILING 12A TO HAVE DIRECT ACCESS ONTO WINDERMERE STREET, PROVIDED SUCH ACCESS IS SUPPORTED THROUGH TRAFFIC ANALYSIS AND EVALUATED WITH THE SITE DEVELOPMENT PLAN FOR LOT 1, BLOCK 1, SOUTHBRIDGE FILING 12A.
- 8. THE ABOVE PARCEL IS ZONED PD-C.
- 9. NO ADDITIONAL ACCESS POINTS SHALL BE ALLOWED ON MINERAL AVENUE. ANY ACCESS POINT ON WINDERMERE STREET SHALL BE SUPPORTED THROUGH A TRAFFIC ANALYSIS AND EVALUATED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW. THE CITY RESERVES THE RIGHT TO RESTRICT OR REMOVE ACCESS TO WINDERMERE STREET FOR ANY USE OTHER THAN AN ASSISTED LIVING AND MEMORY CARE FACILITY.
- 10. AS A RESULT OF FIELD INSPECTION OF THE ABOVE DESCRIBED PROPERTY THERE IS NO EVIDENCE OF ANY DITCHES OR CANALS CONSTRUCTED ON THE PREMISES AS RESERVED BY AUTHORITY OF THE UNITED STATES, IN U.S. PATENT RECORDED JANUARY 26, 1891 IN BOOK 647 AT PAGE 632, OLD ARAPAHOE COUNTY RECORDS.
- 11. THE CITY OF LITTLETON MUST APPROVE ANY LANDSCAPE IMPROVEMENTS IN THE SOUTHERLY 50 FEET OF THIS PLAT.
- 12. THE LOCATION OF ALL BUILDING SETBACK LINES, PROPOSED FIRE HYDRANTS, AND ALL UTILITY SERVICE LINES SHALL BE DETERMINED AND SHOWN ON THE FINAL SITE DEVELOPMENT PLAN.
- 13. THE 30' UTILITY EASEMENT SHOWN ALONG THE SOUTHERN PORTION OF THE LOT WAS CONVEYED TO THE CITY OF LITTLETON BY QUIT CLAIM DEED RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN BOOK 3303 AT PAGE 536. THIS EASEMENT IS BEING REDEDICATED TO THE CITY OF LITTLETON BY THIS PLAT.
- 14. DAMAGED CURB, GUTTER AND SIDEWALK ADJACENT TO THIS SITE MUST BE REPLACED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, ALL STREET IMPROVEMENTS DAMAGED DURING CONSTRUCTION OF FUTURE BUILDINGS MUST BE REPLACED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH BUILDING.
- 15. CONSTRUCTION OF ALL UTILITIES. INCLUDING WATER AND SANITARY SEWER EXTENSIONS. FIRE HYDRANTS. SIDEWALK REPAIR AND STORM DRAINAGE DETENTION FACILITIES MUST BE COMPLETED AND APPROVED BY THE APPROPRIATE ENTITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
- 16. LANDSCAPING APPROVED BY THE CITY, WHICH INCLUDES THE PLANTING OF STREET TREES, SHALL BE INSTALLED AND WARRANTED IN A MANNER ACCEPTABLE TO THE CITY, BY THE PROPERTY OWNER ALONG THE FRONTAGE OF WINDERMERE STREET AND MINERAL AVENUE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 17. 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 REGIS	TERED PROFESSIONAL LANI	SURVEYOR IN THE STATE	OF COLORADO, DO HEREBY CERTI	FY THAT THE SURVEY REPRESENTED
HEREIN WAS MADE UNDER MY SU	PERVISION AND THE MONU	MENTS SHOWN THEREON AC	CTUALLY EXIST, AND THE PLAT ACC	CURATELY REPRESENTS SAID SURVEY.
I ATTEST THE ADOVE ON THIS		20		
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 ARAPAHOE COUNTY

AT \_\_\_\_\_,M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_\_, RECEPTION NO. \_\_\_\_\_\_\_

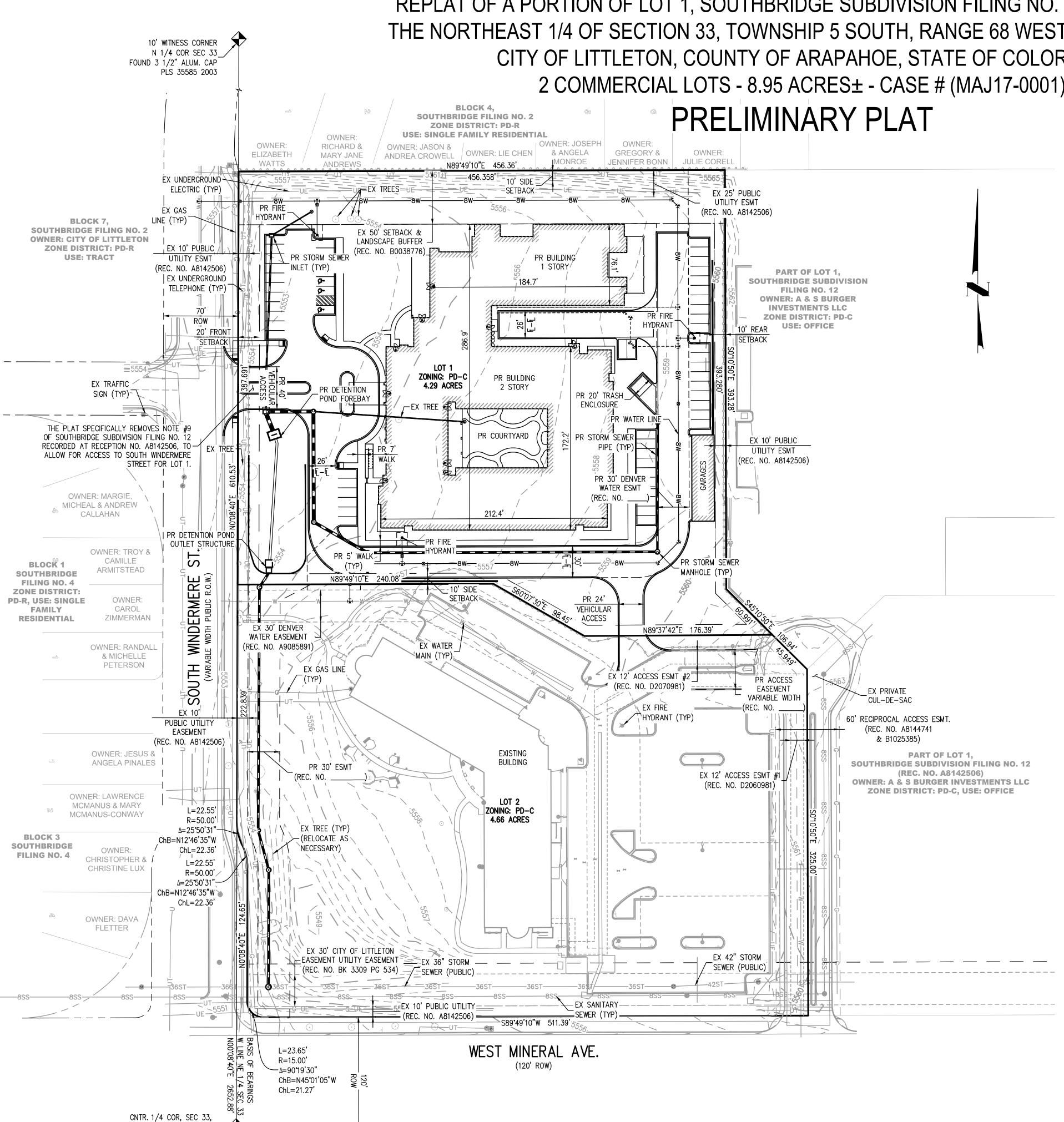
COUNTY CLERK AND RECORDER

ISSUE DATE: 01/18/2016		PROJECT #: 160906
DATE	REVISION COMMENTS	
04/06/2017	PER CITY COMMENTS	

PROJECT NUMBER: 160906

# SOUTHBRIDGE SUBDIVISION FILING NO. 12A

REPLAT OF A PORTION OF LOT 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, SITUATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO 2 COMMERCIAL LOTS - 8.95 ACRES± - CASE # (MAJ17-0001)



FOUND 3 1/2" ALUM. CAP

IN RANGE BOX PLS 34591

PROJECT NUMBER: 1609<u>06</u>

#### **BASIS OF BEARINGS:**

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33 TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON. COUNTY OF ARAPAHOE, STATE OF COLORADO, AS BEARING NORTH 00°08'40" EAST AS SHOWN ON SOUTHBRIDGE FILING NO. 12 RECORDED AT RECEPTION NO. A8142506.

LAND USE TABLE			
	ACREAGE	LAND USE	
LOT 1	4.29	OFFICE/ASSISTED LIVING/MEMORY CARE	
LOT 2	4.66	OFFICE PARK	

#### LEGEND:

EXISTING PROPERTY BOUNDARY	
PROPOSED PROPERTY BOUNDARY	
RIGHT-OF-WAY	
EXISTING 36" STORM SEWER W/MANHOLE	<b>●</b> ——36ST——
EXISTING 42" STORM SEWER W/MANHOLE	●———42ST———
EXISTING SANITARY SEWER W/MANHOLE	<b>●</b> ——8SS——
EXISTING WATER LINE W/ VALVE & METER	₩ <b></b>
EXISTING GAS LINE W/ METER	<b>©</b> ———G———
EXISTING UNDERGROUND TELEPHONE	UT
EXISTING UNDERGROUND ELECTRIC W/ METER	UE
EXISTING STREET LIGHT	0-0
EXISTING FIRE HYDRANT	<b>A</b>
EXISTING UTILITY POLE	ø
PROPOSED FIRE HYDRANT	
EXISTING CONTOURS	450
PROPOSED STORM SEWER W/ INLET AND MANHOLE	© <u>-</u>

ALL PROPOSED STORM PIPES, INLETS, AND MANHOLES ARE PRIVATE UNLESS LABELED

SCALE: 1" = 50'

PROJECT #: 160906 REVISION COMMENTS PER CITY COMMENTS

