

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

DRAWING: A-110000 SURVEY PLAT DWS LAYOUT COVER
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SOUTHBRIDGE SUBDIVISION FILING NO. 12A

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12
A PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
2 COMMERCIAL LOTS - 8.95 ACRES± - CASE NUMBER (MAJ17-0002)

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 00°10'50" EAST, A DISTANCE OF 393.28 FEET;
THENCE SOUTH 45°10'50" EAST, A DISTANCE OF 106.94 FEET;
THENCE SOUTH 00°10'50" 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 90°19'30", AND A CHORD WHICH BEARS NORTH 45°01'05" WEST A CHORD DISTANCE OF 21.27 FEET;
3. NORTH 00°08'40" EAST, A DISTANCE OF 124.65 FEET TO A POINT OF CURVATURE;
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 CENTRAL ANGLE OF 25°50'31", AND A CHORD WHICH BEARS NORTH 12°46'35" WEST A CHORD DISTANCE OF 22.36 FEET;
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:

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.

JOHN BENZA
CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY
VP FINANCE AND ADMINISTRATION
1501 WEST MINERAL AVENUE
LITTLETON, CO 80120

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201____,
BY _____, AS _____.

WITNESS MY HAND AND OFFICIAL SEAL. _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ATTORNEY'S CERTIFICATE:

I, _____ 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.

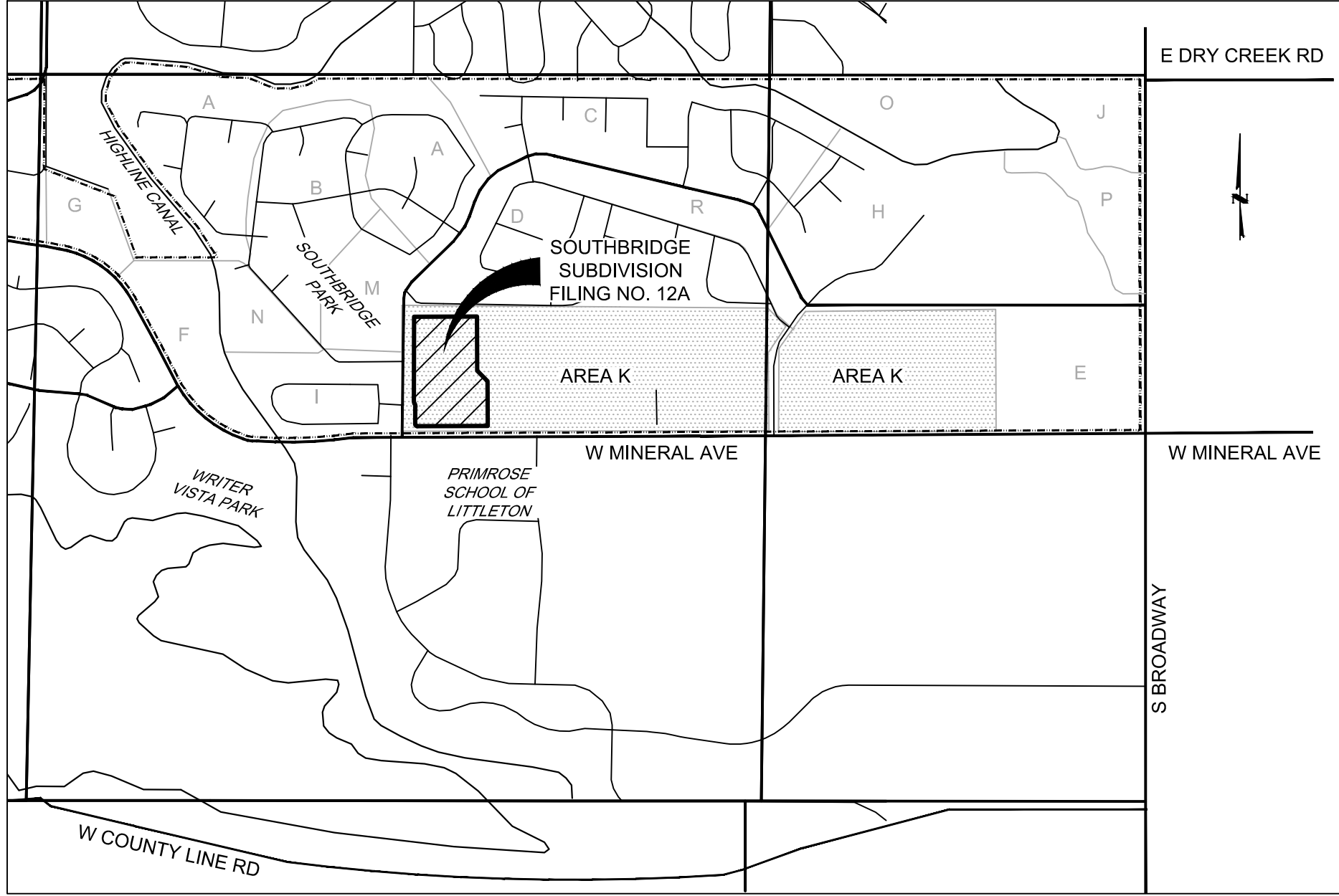
DATE THIS _____ DAY OF _____, 20____.

ATTORNEY AT LAW - REGISTRATION NO. _____

MINERAL ESTATE OWNERS:

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. § 24-65.5-103.

JOHN BENZA
CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY
VP FINANCE AND ADMINISTRATION
1501 WEST MINERAL AVENUE
LITTLETON, CO 80120



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 SERVICES.

PUBLIC WORKS DIRECTOR

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. 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 5:00 P.M.
- 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.
- NO UTILITIES ARE SHOWN HEREON.
- 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.
- 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."
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- 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 REVERSE NOTE 9 ON THE SOUTHBRIDGE SUBDIVISION FILING NO. 12 FINAL PLAT RECORDED AT RECEPTION NO. A8142506 TO ALLOW LOT 1, BLOCK 1, 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. THE PRIVATE STREET AND CUL-DE-SAC WILL PROVIDE DIRECT ACCESS TO THE INDIVIDUAL DEVELOPMENT SITES.
- THE ABOVE PARCEL IS ZONED PD-C.
- 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.
- 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.
- THE CITY OF LITTLETON MUST APPROVE ANY LANDSCAPE IMPROVEMENTS IN THE SOUTHERLY 50 FEET OF THIS PLAT.
- 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.
- 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.
- 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.
- 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 FOR EACH BUILDING.
- 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.
- AN ACCESS EASEMENT IS HEREBY GRANTED BY THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 2 FOR THE BENEFIT OF THE OWNERS, SUCCESSORS AND ASSIGNS OF LOT 1.
- 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

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

BY: _____
DEPUTY

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

ISSUE DATE: 1-18-2017

revisions:

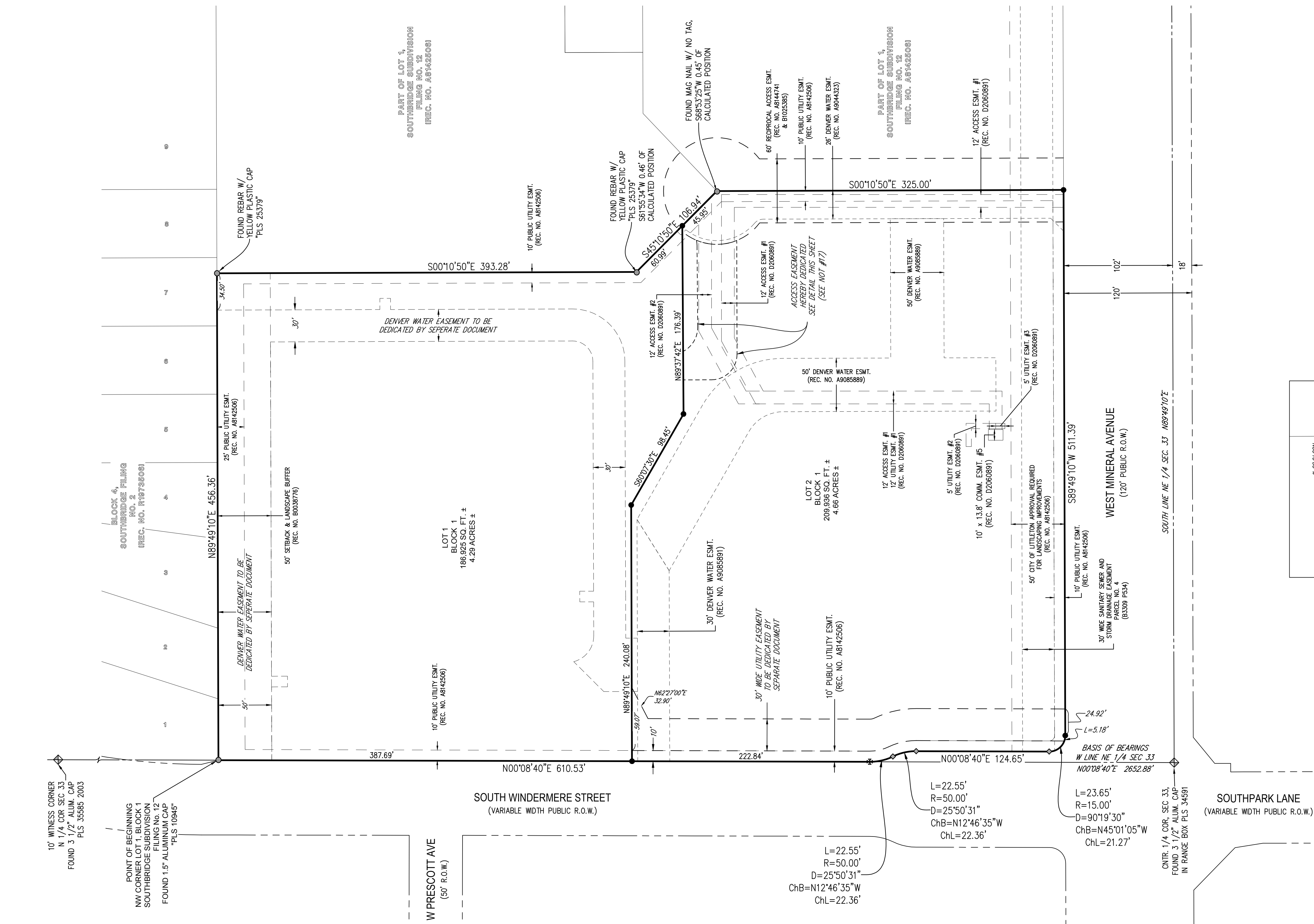
4-6-2017 City comments
5-8-2017 City comments

SOUTHBRIDGE SUBDIVISION FILING No. 12A
REPLAT OF A PORTION OF LOT 1, BLOCK 1
SOUTHBRIDGE SUBDIVISION FILING No. 12
DEVELOPER/APPLICANT:
CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY,
A DELAWARE NONPROFIT CORPORATION
720-283-2000
SURVEYOR:
HARRIS KOCHER SMITH
ENGINEERS • LAND SURVEYORS
1120 LINCOLN STREET, SUITE 1000
DENVER, COLORADO 80203
(303) 623-6300

PREPARATION DATE: JANUARY 18, 2017

SHEET 1 OF 2

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12
A PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
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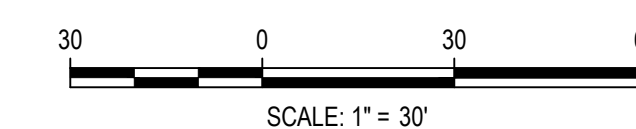
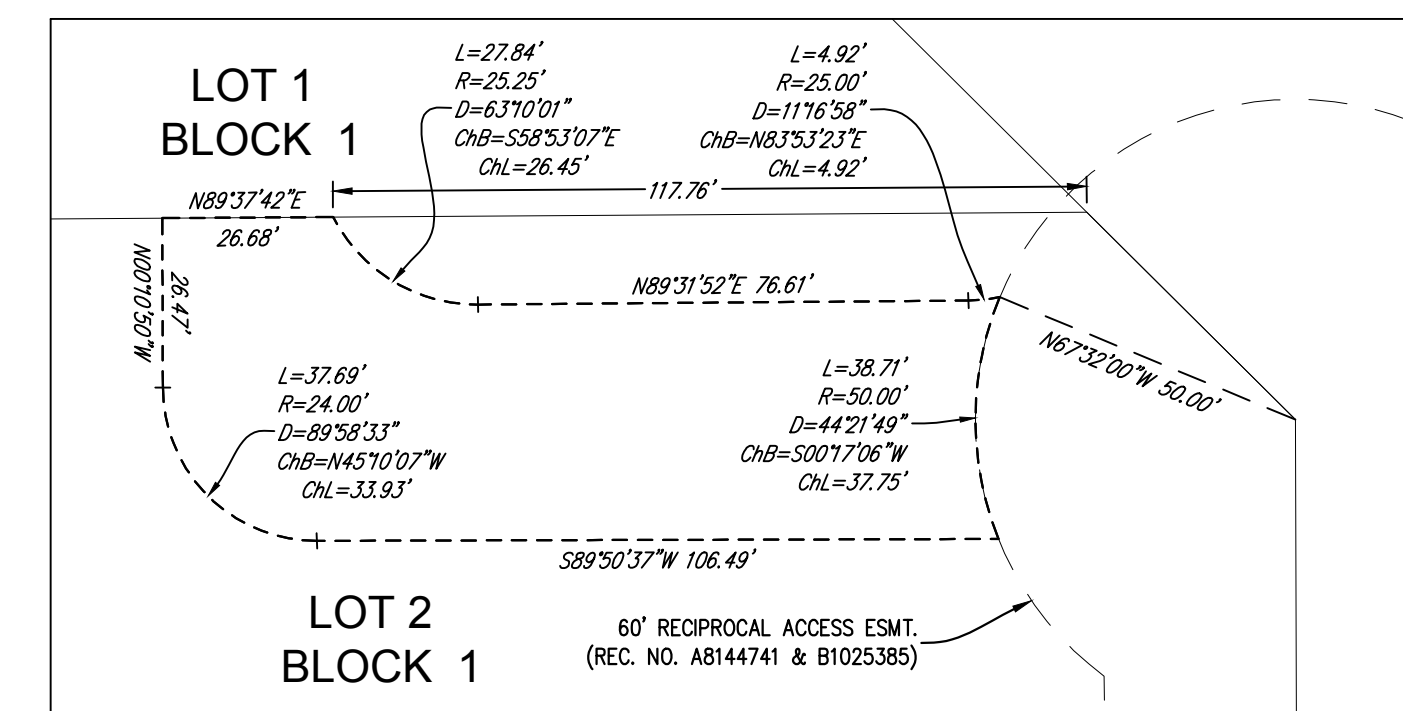
LEGEND

- FOUND MONUMENT AS DESCRIBED
- ✱ FOUND CHISELED "X" IN CONCRETE
- ◆ FOUND COUNTERSINK W/ NAIL HOLE
- SET REBAR WITH BLUE PLASTIC CAP OR
- MAG NAIL WITH 1" BRASS TAG
- "PLS 38162"

LAND USE SUMMARY

LOT 1 - OFFICE/ASSISTED LIVING/MEMORY CARE
LOT 2 - OFFICE PARK

ACCESS EASEMENT DETAIL



**HKS HARRIS
KOCHER
SMITH**
1120 Lincoln Street, Suite 1000
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HarrisKocherSmith.com

SOUTHBRIDGE SUBDIVISION FILING No. 12A
REPLAT OF A PORTION OF LOT 1, BLOCK 1
SOUTHBRIDGE SUBDIVISION FILING No. 12
DEVELOPER/APPLICANT:
CONSERVATIVE BAPTIST FOREIGN MISSION SOCIETY,
A DELAWARE NONPROFIT CORPORATION
720-283-2000

SURVEYOR:
HARRIS KOCHER SMITH
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PREPARATION DATE: JANUARY 18, 2017

SHEET 2 OF 2

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