

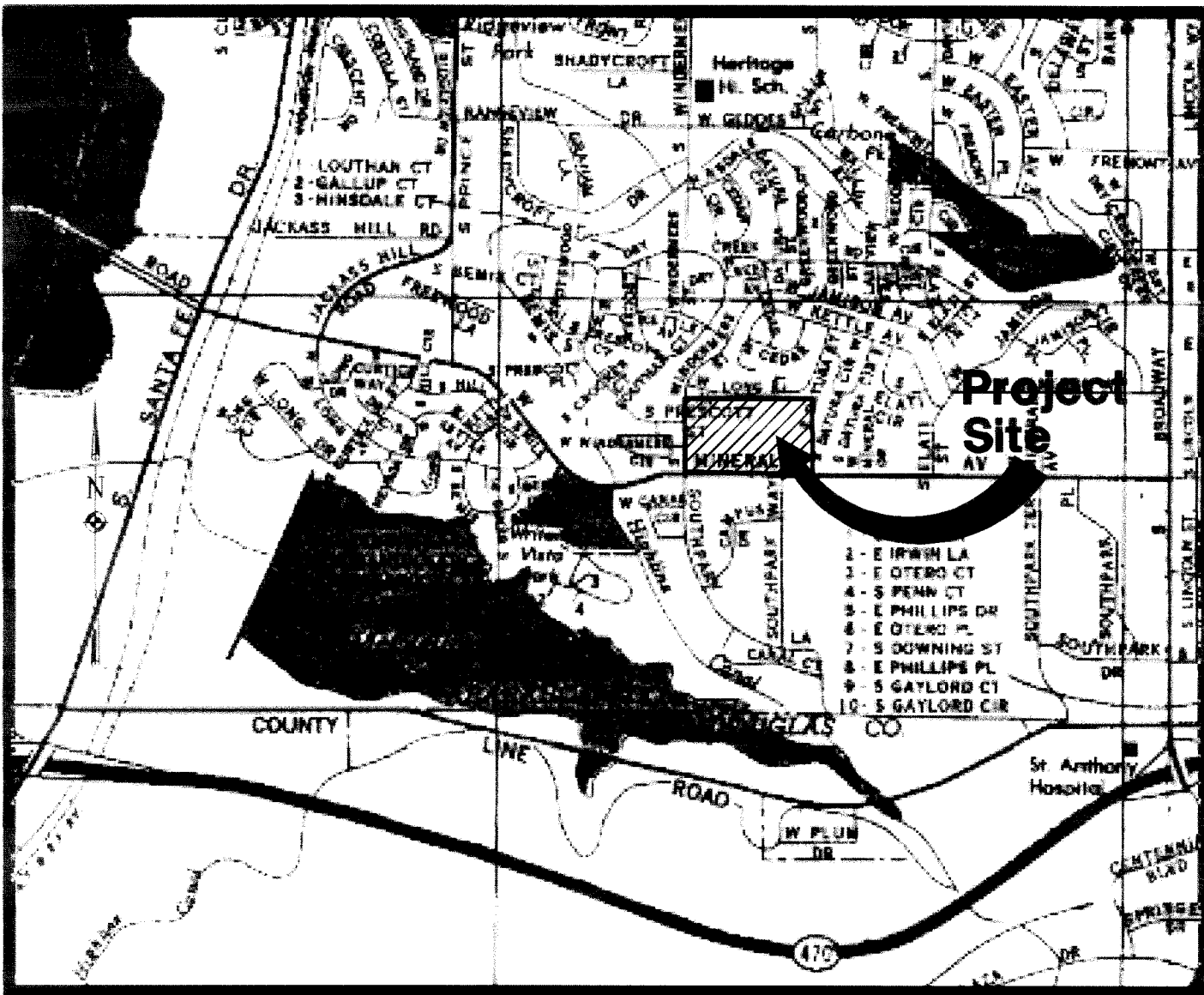
SOUTHBRIDGE SUBDIVISION FILING NO. 12

A REPLAT OF A PORTION OF LOT 1, SOUTHBRIDGE SUBDIVISION FILING No. 3 AND
A PART OF THE N.E. 1/4 OF SECTION 33, T.5 S., R. 68 W. OF THE 6th P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 2

NOTES

- No part of the property is located within a 100 year flood plain.
- 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 above parcel is zoned PD-C.
- Mineral interests without right of surface entry, are owned by: Santa Fe Land Improvements Company
C/O Catellus Management Group
4545 Fuller Drive, #100
Irving, Texas 75038
No Mineral Leases have been granted.
- The City of Littleton must approve any landscape improvements in the southerly 50 feet of this plat.
- 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.
- The property owner, TCD North, Inc. shall construct a private street and cul-de-sac in a location generally shown on sheet 2. The private street will be built to the City's standards when the first final site development plan is approved by the City's Development Review Committee and completed prior to the issuance of the first Certificate of Occupancy. The private street and cul-de-sac will provide direct access to the individual development sites. A reciprocal easement will be established by the property owner to address usage, maintenance and assessments for maintenance of the private street and cul-de-sac.
- Access shall be restricted to the private street to be constructed for this property. No direct access to the individual development sites shall be allowed from Windermere Street or Mineral Avenue.
- 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.
- Landscape 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 the first Certificate of Occupancy.



VICINITY MAP
SCALE 1"=2000'

SURVEYOR'S CERTIFICATE

I, Thomas G. Carlson, a 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.



By: Thomas G. Carlson, Professional Land Surveyor No. 24657

APPROVED AS TO FORM

James L. Best 9-4-98
Littleton City Attorney

Approved this 4th day of Sept, 1998 by the Director of Community Development.

Charles Blotter
Director of Community Development

Approved this 4th day of Sept, 1998 by the Director of Public Services.

Charles Blotter
Director of Public Services

Approved this _____ day of _____, 199____ by the Littleton City Council.

Pat Cronenberg
Council President

Attest:
Judy Sower
City Clerk

DEDICATION AND LEGAL DESCRIPTION:

Know all men by these presents: That the undersigned warrants that as owners of a tract of land located in Section 33, 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:

A parcel of land located in Lot 1, Southbridge Filing No. 3, and that portion lying in the Northeast One-Quarter of Section 33, Township 5 South, Range 68 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the SW corner of the NE one-quarter of said Section 33; thence along the west line of the said NE one-quarter N 00°08'40" E a distance of 102.00 feet to a point on the north right-of-way line of West Mineral Avenue; thence along said north right-of-way line N 89°49'10" E a distance of 25.08 feet to a point of curve on the easterly right-of-way line of South Windermere Street, whence the center of said curve bears N 00°10'50" W as shown on the plat of Southbridge Filing No. 1, said point being the Point of Beginning; thence along said easterly right-of-way line the following five (5) courses:

- Along the arc of said curve to the right, having a central angle of 90°19'30" and a radius of 15.00 feet, a distance of 23.65 feet to a point of tangent;
- N 00°08'40" E along said tangent line a distance of 124.65 feet to a point of curve;
- Along the arc of said curve to the left, having a central angle of 25°50'31" and a radius of 50.00 feet, a distance of 22.55 feet to a point of reverse curve;
- Along the arc of said curve to the right, having a central angle of 25°50'31" and a radius of 50.00 feet, a distance of 22.55 feet to a point of tangent;
- N 00°08'40" E along said tangent line a distance of 610.53 feet to the SW corner of Southbridge Filing No. 2;

Thence along the south line of said Filing No. 2, parallel with said north right-of-way line of West Mineral Avenue N 89°49'10" E a distance of 925.32 feet to the NW corner of Southbridge Filing No. 3; thence along the north line of said Southbridge Filing No. 3 N 89°49'10" E a distance of 200.00 feet; thence along a line parallel to the west line of said Southbridge Filing No. 3 S 00°06'53" W a distance of 793.91 feet to a point on said north right-of-way line of West Mineral Avenue; thence along said north right-of-way line S 89°49'10" W a distance of 200.00 feet to the SW corner of said Southbridge Filing No. 3; thence continuing along said north right-of-way line S 89°49'10" W a distance of 900.65 feet to the Point of Beginning; containing 891,889 square feet or 20.475 acres, more or less.

OWNER'S CERTIFICATE

Have by these presents laid out, platted and subdivided the same into a Lot as shown hereon in the name and style of "Southbridge Subdivision Filing No. 12" and do hereby dedicate to the City of Littleton and appropriate utility companies, easements for utilities for the purposes shown hereon, and do hereby agree to develop the above described property in accordance with the use, restrictions and conditions contained herein, and current ordinances, resolutions, standards and agreements with the City of Littleton, Colorado and do hereby consent to the preparation and recording of this Final Plat.

T C D NORTH, INC., of Colorado Corporation

Raymond A. Bullock President
Phyllis Garcia Asst. Secretary

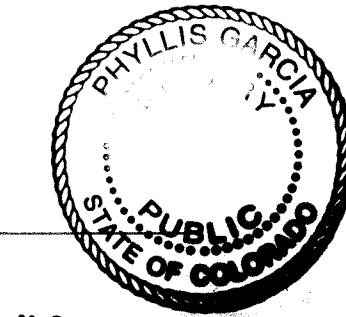
Subscribed and sworn to before me this 3rd day of September, 1998, A.D.

by Raymond A. Bullock as VICE PRESIDENT
and A. V. Tartaglia as ASST. SECRETARY

each on behalf of T C D NORTH, INC.

WITNESS my hand and official seal,

Phyllis Garcia
Notary Public My commission expires on 10-07-98



CLERK AND RECORDER CERTIFICATE

This document was filed for record in the office of the County Clerk and Recorder of Arapahoe County

at 9:06 o'clock A.m. on the 8th day of September, A.D., 1998, in book 154.

Page 4-5, Reception No. A 8142506

Charles Blotter
County Clerk and Recorder

By: *Charles Blotter*
Deputy

NOT COMPALED

Charles Blotter
County Clerk and Recorder

ATTORNEY'S CERTIFICATE

JOHN F. FORHAN, an attorney at law duly licensed to practice before the 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.

Dated this 3rd day of SEPTEMBER, 1998.

John F. Forhan
Attorney at Law

9271
Registration No.

JOB#: 5030-09

DATE: 8/24/98
DWN: TGC
CKD: JLH

TRANSYSTEMS CORPORATION

Transportation • Civil • Structural • Environmental
7800 EAST UNION AVENUE
SUITE 500
DENVER, COLORADO 80237
(303) 740-8900 FAX 740-8934

T C D NORTH, INC.

SOUTHBRIDGE FILING NO. 12

FINAL PLAT

#

DATE

REVISION

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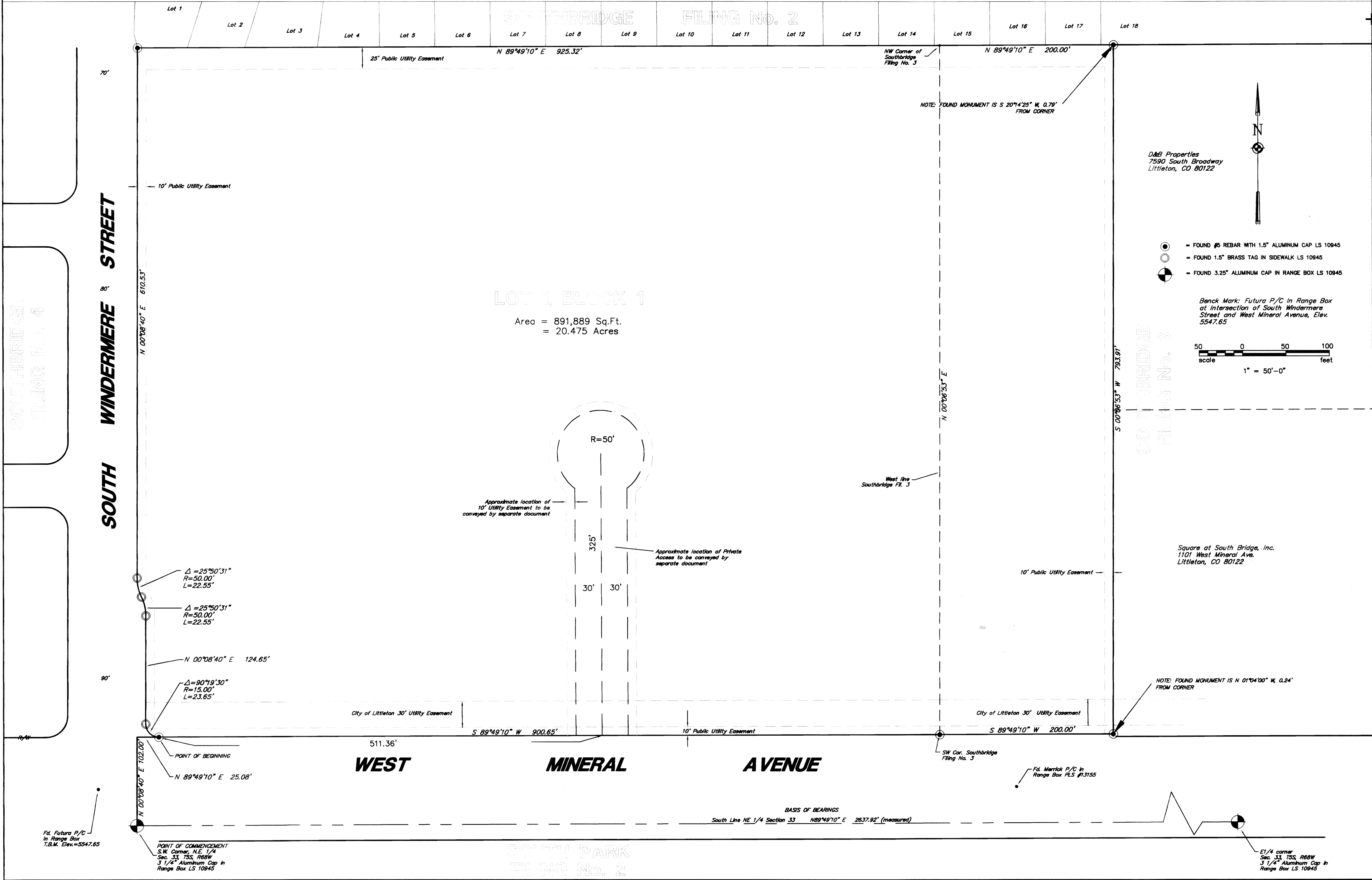
SHEET NUMBER

1

SHT 1 OF 2

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FINAL PLAT
SHEET 2 OF 2



JOB#: 5030-09
DATE: 8/24/98
DWN: TGC
CKD: JLH

TRANS SYSTEMS CORPORATION
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T C D NORTH, INC.
SOUTHBRIDGE FILING NO. 12
FINAL PLAT

#	DATE	REVISION
1	8/4/98	City Comments
2		
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SHEET NUMBER
2
SHT 2 OF 2