

# VALLEY FEED FILING NO. 1 PRELIMINARY PLAT

BEING A RESUBDIVISION OF LOTS 27 THROUGH 25, A PORTION OF "LOT 28" AND A PORTION OF LOTS 19 AND 24, BLOCK 1, MAP OF LITTLETON, COLORADO  
BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO  
0.718 TOTAL ACREAGE  
CASE # PP17-0001

**APPROVED**  
**November 2, 2017**



LOCATION MAP

(NOT TO SCALE)

## CERTIFICATION OF DEDICATION AND OWNERSHIP

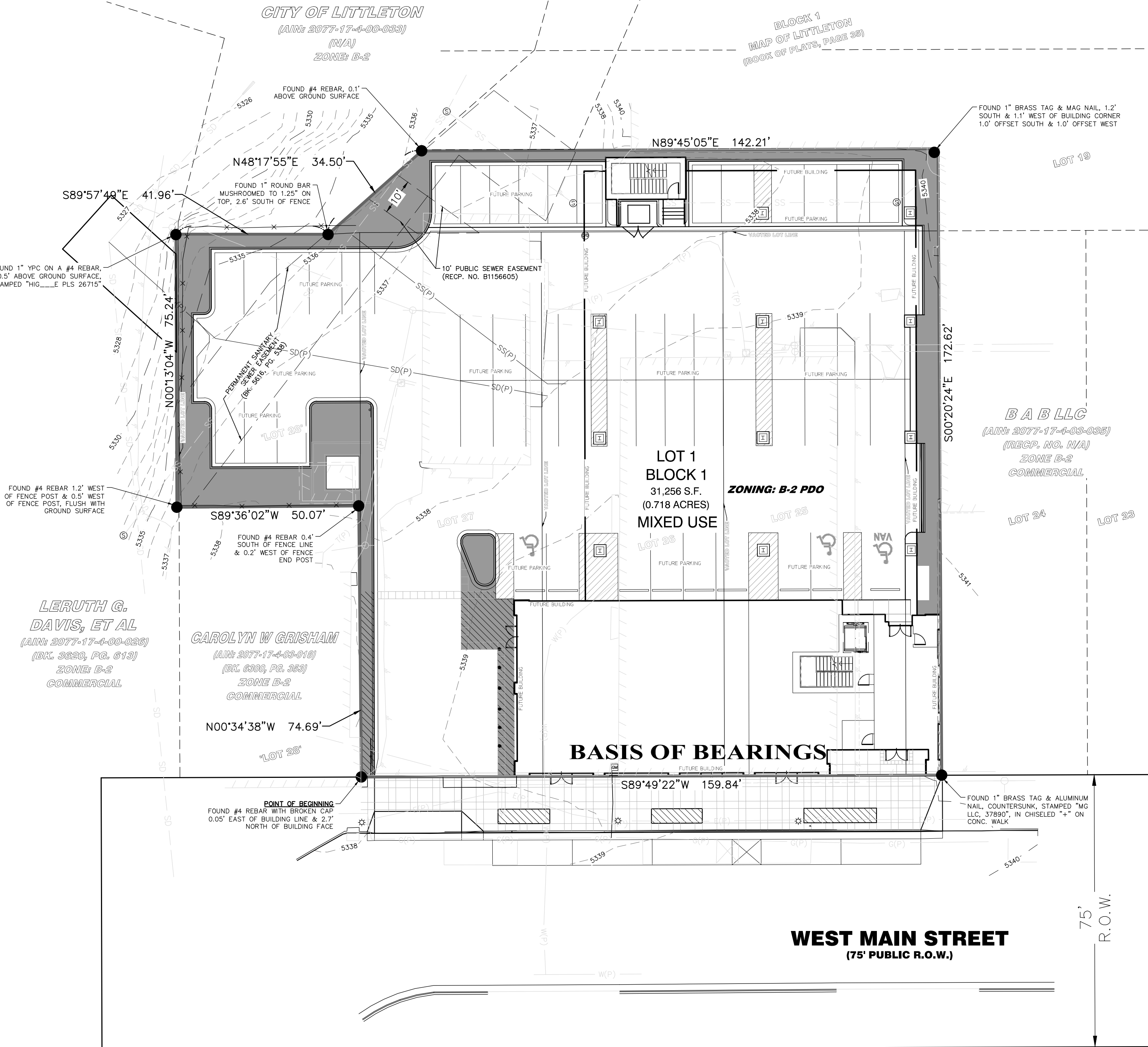
KNOW ALL MEN BY THESE PRESENTS THAT 2679 MAIN STREET PARTNERS LLC BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 1, MAP OF LITTLETON, COLORADO;  
THENCE ALONG THE WEST LINE THEREOF, N00°34'38"W, 74.69 FEET;  
THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET;  
THENCE N00°13'04"W, 75.24 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 19, BLOCK 1 OF SAID MAP;  
THENCE ALONG SAID LINE, S89°57'49"E, 41.96 FEET;  
THENCE DEPARTING SAID LINE AND ALONG THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LANDS CONVEYED TO B.A.B. LLC IN DOCUMENT RECORDED AS RECEPTION NO. B1142375, N48°17'55"E, 34.50 FEET TO A POINT OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LANDS CONVEYED TO VALLEY FEED AND LAWN CENTER CORP. IN DOCUMENT RECORDED AS RECEPTION NO. B1142374;  
THENCE ALONG SAID LINE, N89°45'05"E, 142.21 FEET TO THE NORTHEAST CORNER OF SAID LANDS;  
THENCE ALONG THE EAST LINE OF SAID LANDS AND ALONG A LINE BEING THE EAST LINE OF THE WEST 10 FEET OF LOT 24, BLOCK 1 OF SAID MAP, S00°20'24"E, 172.62 FEET TO THE SOUTHEAST CORNER OF SAID WEST 10 FEET OF LOT 24;  
THENCE ALONG THE SOUTH LINE OF SAID WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF SAID MAP, S89°49'22"W, 159.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.718 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, PUBLIC WAYS AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF VALLEY FEED FILING NO. 1 SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF LITTLETON, ARAPAHOE COUNTY, STATE OF COLORADO, APPROPRIATE UTILITY COMPANIES, AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.



### SURVEYOR'S NOTES

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- BLANKET EASEMENTS ARE TO BE DEDICATED AT THE TIME OF THE FINAL PLAT FOR STORM DRAIN LINES, SANITARY SEWER LINES, DRY UTILITIES AND FIRE AND EMERGENCY ACCESS TO THE CITY OF LITTLETON FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF FACILITIES AND APPURTENANCES.
- THERE ARE NO BUILDING SETBACK REQUIREMENTS PER THE UNDERLYING ZONING DISTRICT B-2 AS AMENDED BY PD016-0002.

### SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR CWC CONSULTING GROUP, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE: 1) OWNERSHIP OF THIS LAND; 2) RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES RECORDED OR NOT SHOWN IN THE PUBLIC RECORD; 3) COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.

3. CWC CONSULTING GROUP, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO.: CO-FSTG-IMP-27306-1-15-F0489905, DATE OF POLICY: DECEMBER 31, 2014 AT 6:00 P.M. AND SUBSEQUENT ENDORSEMENT CHANGING THE EFFECTIVE DATE OF POLICY FROM DECEMBER 31, 2014 AT 6:00 P.M. TO SEPTEMBER 25, 2017 FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

4. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT, THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

5. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

6. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE WEST 10 FEET OF LOT 24 AND THE SOUTH LINE OF LOTS 25, 26 AND 27, BLOCK 1 OF MAP OF LITTLETON, COLORADO, SAID TO BEAR SOUTH 89°49'22" WEST, A DISTANCE OF 159.84 FEET, FROM A POINT 10 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 24 BEING MONUMENTED BY A 1" BRASS TAG & ALUMINUM NAIL, COUNTERSUNK, STAMPED "MG LLC, 37890", IN CHISELED "4" ON CONC. WALK TO THE SOUTHWEST CORNER OF SAID LOT 27 BEING MONUMENTED BY A #4 REBAR WITH A BROKEN CAP.

7. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.

8. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

9. THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER: ABC70482903, WITH AN EFFECTIVE DATE OF 02-10-2016 AT 5:00 P.M. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.

11. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

12. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35, (30-28-101).

13. 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.

14. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) FROM GPS OBSERVATIONS OF NGS BENCHMARK PID "K11832", DESIGNATION "ARAPAHOE AZ MK" MONUMENTED BY A 3.5" BRASS CAP, IN CENTER OF CONCRETE SIDEWALK. PUBLISHED ELEVATION = 5338.0 US FEET.

15. ALL LOT LINES AND UNDERLYING LOTS WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE VACATED.

OWNER:  
2679 MAIN STREET PARTNERS LLC  
1660 17TH STREET, SUITE 300  
DENVER, CO 80202-1282

SUBDIVIDER:  
SVR REAL ESTATE, LLC  
1660 17TH STREET, SUITE 300  
DENVER, CO 80202-1282

DESIGNER:  
CWC CONSULTING GROUP, INC. - CIVIL DIVISION  
9360 TEDDY LANE, SUITE #203  
LONE TREE, CO 80124

SURVEYOR:  
CWC CONSULTING GROUP, INC. - SURVEY DIVISION  
9360 TEDDY LANE, SUITE #203  
LONE TREE, CO 80124

APPLICANT:  
LAI DESIGN GROUP  
88 INVERNESS CIRCLE EAST, SUITE J101  
ENGLEWOOD, COLORADO 80112

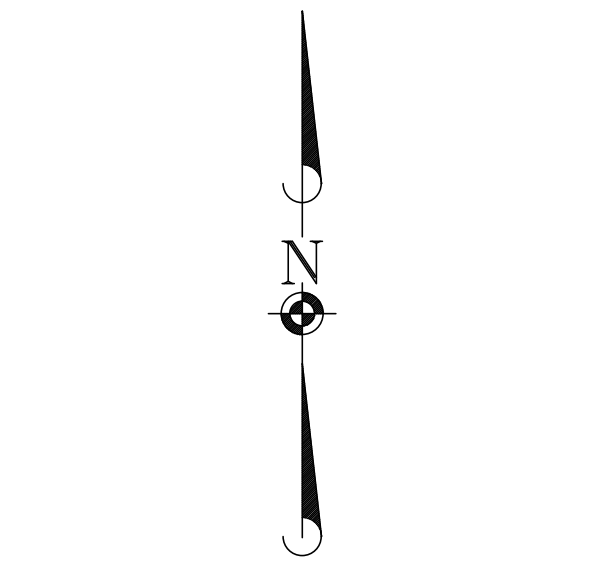
### LEGEND

● FOUND MONUMENT AS NOTED;

— BOUNDARY LINE  
— RIGHT-OF-WAY LINE  
- - - TRACT/LOT LINE  
- - - EASEMENT LINE

### ABBREVIATIONS:

YPC = YELLOW PLASTIC CAP  
RPC = RED PLASTIC CAP  
PPC = PINK PLASTIC CAP  
ESMT = EASEMENT  
R.O.W. = RIGHT OF WAY  
BK., PG. = BOOK, PAGE  
RECP. NO. = RECEPTION NUMBER  
S.F.N.F. = SEARCHED FOR, NOTHING FOUND  
AIN = ASSESSOR'S IDENTIFICATION NUMBER



GRAPHIC SCALE  
( IN FEET )  
1 inch = 20' ft.

### LAND USE TABLE

UNDERLYING ZONING: B-2 PDO

LOT SIZE: 31,256 SF / 0.718 ACRES

BUILDING HEIGHT: 43'-6" NOT INCLUDING ELEVATOR OVER RUN / 44'-4" INCLUDING ELEVATOR OVER RUN / TOTAL BUILDING HEIGHT 53'-0"

### OPEN SPACE:

- 12 PERCENT / 4,016 SF SITE AREA PROVIDED AS UNOBSTRUCTED OPEN SPACE (MIN. REQUIRED 3,751 SF)
- 20 PERCENT / 754 SF OF THE 12 PERCENT UNOBSTRUCTED OPEN SPACE PROVIDED IS LOCATED ALONG THE PUBLIC R.O.W. (MIN. REQUIRED 751 SF)
- 25 PERCENT / 188 SF OF THE OPEN SPACE EVENLY DISTRIBUTED ALONG THE R.O.W. IS LOCATED IN THE R.O.W. AS OWNER IMPROVED AND MAINTAINED LANDSCAPING (MAX. ALLOWED 188 SF)

PDO CASE NUMBER: PDO16-0002

VALLEY FEED FILING NO. 1

MINOR SUBDIVISION  
PRELIMINARY PLAT

LITTLETON, COLORADO 80120

SHEET 1 - COVER PAGE, NOTES, BOUNDARY AND EXCEPTIONS

DRAWN: S.L.O.3	CHECKED: E.D.C.	JOB NO. 150-00027	SURVEY PREPARED FOR: SVR REAL ESTATE, LLC
DATE: AUG. 2, 2017			
SHEET NO. 1 OF 1	SHEETS		