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. THENCE ALONG THE WEST LINE THEREOF, NO0'34'38"W. 74.69 FEET;

THENCE DEPARTING SAID WEST LINE, S89°36'02"W, 50.07 FEET; THENCE NOO"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, N4817'55"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

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

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 TH 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

, 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,

OWNER: 2679 MAIN STREET PARTNERS LLC

	OWNER
	ADDRESS
ACKNOWLEDGEMENT:	
STATE OF)	
COUNTY OF)	
THE FOREGOING DEDICATION WAS ACKNO	OWLEDGED BEFORE ME THIS DAY OF
2017, BY	AS
WITNESS MY HAND AND OFFICIAL SEAL.	
	NOTARY PUBLIC
MY COMMISSION EXPIRES	

1. BLANKET EASEMENTS ARE HEREBY DEDICATED FOR STORM DRAIN LINES, SANITARY SEWER LINES 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.

HOLDER OF DEED OF TRUST

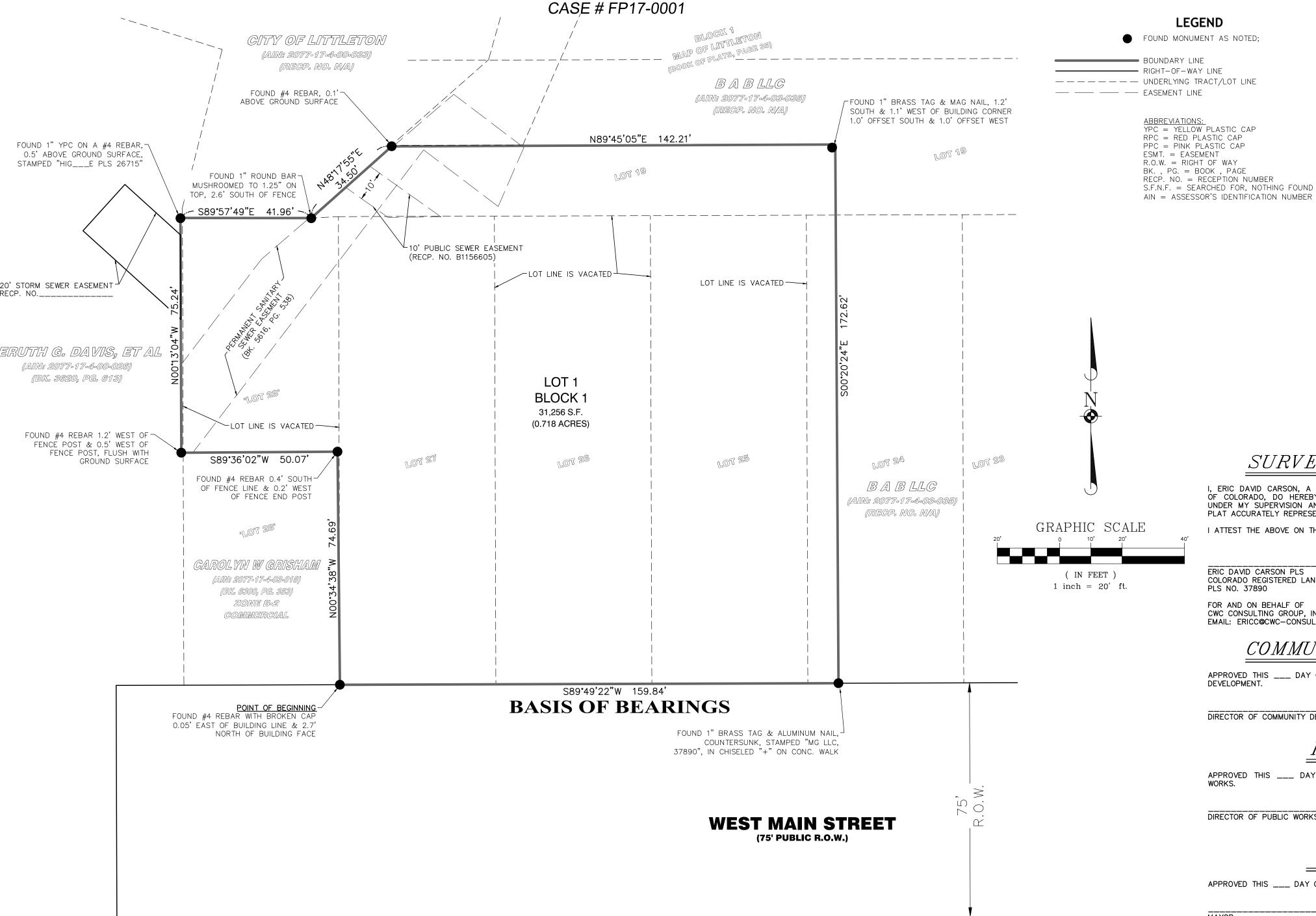
HOLDER OF DEED OF TRUST (MORTGAGEE) HEREBY CONFIRMS THAT THE OWNER AS STATED HEREON IS, IN FACT, THE OWNER OF THE PROPERTY OR INTEREST TO BE DEDICATED TO THE

DEDICATION, AND FURTHER, THE MORTGAGEE HEREBY WAIVES ANY AND ALL RIGHTS MAY HAVE TO THE DEDICATED PROPERTY OR INTEREST SO DEDICATED AND CONSENT	TI
SAID DEDICATION.	
	
BY:	
STATE OF COLORADO)	
COUNTY OF)	
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS DAY OF,	
20, BY AS	
WITNESS MY HAND AND OFFICIAL SEAL.	
NOTARY PUBLIC MY COMMISSION EXPIRES	_ M
COMMISSION EXPIRES	

VALLEY FEED FILING NO. 1 FINAL 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



MINERAL ESTATE OWNERS

I HEREBY CERTIFY THAT THE REAL ESTATE RECORDS OF ARAPAHOE COUNTY DO NOT IDENTIFY ANY MINERAL ESTATE OWNERS OR LESSEES FOR THE LAND WHICH IS THE SUBJECT OF THIS APPLICATION.

SIGNATURE OF OWNER AND/OR AGENT

SURVEYOR'S NOTES

1. 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

2. 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 PM 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

SURVEYOR'S NOTES

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 "+" ON CONC. WALK TO THE SOUTHWEST CORNER OF SAID LOT 27 BEING MONUMENTED BY A

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

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

SURVEYOR'S NOTES

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 18-4-508, 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 "KK1832", DESIGNATION "ARAPAHOE AZ MK"

ELEVATION = 5338.0 US FEET.15. ALL LOT LINES AND UNDERLYING LOTS WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE

MONUMENTED BY A 3.5" BRASS CAP, IN CENTER OF CONCRETE SIDEWALK. PUBLISHED

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

> <u>SUBDIVIDER:</u> SVR REAL ESTATE, LLC 1660 17TH STREET, SUITE 300 DENVER, CO 80202-1282 TELEPHONE: 303-606-7842

DESIGNER:
CWC CONSULTING GROUP, INC. — CIVIL DIVISION 9360 TEDDY LANE, SUITE #203 LONE TREE, CO 80124 TELEPHONE: 303-395-2700

SURVEYOR:
CWC CONSULTING GROUP, INC. — SURVEY DIVISION 9360 TEDDY LANE, SUITE #203 LONE TREE, CO 80124 TELEPHONE: 303-395-2700

APPLICANT: LAI DESIGN GROUP 88 INVERNESS CIRCLE EAST, SUITE J101 ENGLEWOOD, COLORADO 80112 TELEPHONE: 303-734-1777

SURVEYOR'S CERTIFICATE

I, ERIC DAVID CARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HERBY 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 _____, 2017.

COLORADO REGISTERED LAND SURVEYOR

FOR AND ON BEHALF OF CWC CONSULTING GROUP, INC. EMAIL: ERICC@CWC-CONSULTING.COM

COMMUNITY DEVELOPMENT

APPROVED THIS ____ DAY OF ______ 2017, BY THE DIRECTOR OF COMMUNITY

DIRECTOR OF COMMUNITY DEVELOPMENT

2017, BY THE DIRECTOR OF PUBLIC

DIRECTOR OF PUBLIC WORKS

APPROVED THIS ____ DAY OF ______ 2017, BY THE LITTLETON CITY COUNCIL.

ATTEST: CITY CLERK

CITY ATTORNEY APPROVAL

APPROVED	AS	то	FORM	THIS	 DAY	OF	,	20

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., 2017, IN BOOK _____, PAGE ____, MAP ____, RECEPTION NO.

COUNTY CLERK AND RECORDER	
	COUNTY