

# DESIGNS BY SUNDOWN SUBDIVISION, FILING NO. 2

## PRELIMINARY PLAT

BEING A RESUBDIVISION OF LOT 2, DESIGNS BY SUNDOWN – SUBDIVISION EXEMPTION  
A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

7.021 ACRES

CASE NUMBER PP18–0004

### CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DBS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND BRECKENRIDGE BREWERY, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

#### PARCEL A (TO BE KNOWN AS LOT 2A):

LOT 2, DESIGNS BY SUNDOWN – SUBDIVISION EXEMPTION, BOUNDARY ADJUSTMENT PLAT, COUNTY OF ARAPAHOE, STATE OF COLORADO EXCEPT THAT PORTION CONVEYED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 24, 2018 AT RECEPTION NO. D8008031, MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF LOT 2, DESIGNS BY SUNDOWN, SUBDIVISION EXEMPTION, BOUNDARY ADJUSTMENT PLAT AS RECORDED AT RECEPTION NUMBER D3110613 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID PARCEL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, A FOUND 3.25" ALUMINUM CAP PLS 24330, WHENCE THE CENTER NORTH 1/16 CORNER OF SAID SECTION 29, A FOUND ALUMINUM CAP PLS 16401, BEARS SOUTH 00° 01' 35" WEST (BASIS OF BEARINGS), A DISTANCE OF 1316.80 FEET;

THENCE SOUTH 00° 01' 35" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 762.13 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 2, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES:

- THENCE SOUTH 89°59'56" EAST, A DISTANCE OF 155.92 FEET;
- THENCE SOUTH 30°59'26" EAST, A DISTANCE OF 133.23 FEET;
- THENCE NORTH 86°08'20" EAST, A DISTANCE OF 68.61 FEET;
- THENCE SOUTH 81°56'44" EAST, A DISTANCE OF 52.42 FEET TO A POINT OF NON–TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 07°55'33", AN ARC LENGTH OF 17.71 FEET, THE CHORD OF WHICH BEARS SOUTH 04°05'29" WEST, 17.69 FEET;

THENCE SOUTH 00°07'42" WEST, A DISTANCE OF 89.23 FEET;

THENCE SOUTH 89°52'18" EAST, A DISTANCE OF 19.30 FEET TO A POINT ON THE BOUNDARY OF SAID LOT 2;

THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

- THENCE SOUTH 00°00'41" EAST, A DISTANCE OF 330.73 FEET;
- THENCE NORTH 89°44'26" WEST, A DISTANCE OF 363.02 FEET;
- THENCE NORTH 00°01'35" EAST, A DISTANCE OF 552.94 FEET TO THE POINT OF BEGINNING,

SAID PARCEL A CONTAINING A CALCULATED AREA OF 179,345 SQUARE FEET OR 4.117 ACRES, MORE OR LESS.

#### PARCEL B (TO BE KNOWN AS LOT 2B):

A PARCEL OF LAND CONVEYED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 24, 2018 AT RECEPTION NO. D8008031 BEING A PART OF LOT 2, DESIGNS BY SUNDOWN, SUBDIVISION EXEMPTION, BOUNDARY ADJUSTMENT PLAT AS RECORDED AT RECEPTION NUMBER D3110613 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID PARCEL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, A FOUND 3.25" ALUMINUM CAP PLS 24330, WHENCE THE CENTER NORTH 1/16 CORNER OF SAID SECTION 29, A FOUND ALUMINUM CAP PLS 16401, BEARS SOUTH 00° 01' 35" WEST (BASIS OF BEARING), A DISTANCE OF 1316.80 FEET;

THENCE SOUTH 00° 01' 35" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 762.13 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 2;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES:

- THENCE SOUTH 89°59'56" EAST, A DISTANCE OF 155.92 FEET;
- THENCE SOUTH 30°59'26" EAST, A DISTANCE OF 133.23 FEET;
- THENCE NORTH 86°08'20" EAST, A DISTANCE OF 68.61 FEET;
- THENCE SOUTH 81°56'44" EAST, A DISTANCE OF 52.42 FEET TO A POINT OF NON–TANGENT CURVATURE, SAID POINT BEING A POINT ON THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING NINE (9) COURSES:

- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 82°36'34", AN ARC LENGTH OF 184.55 FEET, THE CHORD OF WHICH BEARS NORTH 49°21'33" EAST, 168.98 FEET;
- THENCE SOUTH 89°20'10" EAST, A DISTANCE OF 327.05 FEET, TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.00 FEET, A CENTRAL ANGLE OF 65°46'47", AN ARC LENGTH OF 118.25 FEET, THE CHORD OF WHICH BEARS SOUTH 56°26'46" EAST, 111.86 FEET;
- THENCE SOUTH 23°33'23" EAST, A DISTANCE OF 13.45 FEET;
- THENCE NORTH 66°26'37" EAST, A DISTANCE OF 69.44 FEET;
- THENCE SOUTH 08°45'00" WEST, A DISTANCE OF 69.37 FEET;
- THENCE SOUTH 58°00'00" EAST, A DISTANCE OF 59.48 FEET;
- THENCE SOUTH 09°37'00" WEST, A DISTANCE OF 69.07 FEET;
- THENCE NORTH 89°52'18" WEST, A DISTANCE OF 628.01 FEET;

THENCE CONTINUING NORTH 89°52'18" WEST ALONG THE WESTERLY EXTENSION OF SAID BOUNDARY LINE, A DISTANCE OF 19.30 FEET;

THENCE NORTH 00°07'42" EAST, A DISTANCE OF 89.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 07°55'33", AN ARC LENGTH OF 17.71 FEET, THE CHORD OF WHICH BEARS NORTH 04°05'29" EAST, 17.69 FEET TO A POINT TO THE POINT OF BEGINNING,

SAID PARCEL B CONTAINING A CALCULATED AREA OF 126,508 SQUARE FEET OR 2.904 ACRES, MORE OR LESS.

SAID PARCELS A AND B CONTAINING A CALCULATED AREA OF 305,853 SQUARE FEET OR 7.021 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 DESIGNS BY SUNDOWN SUBDIVISION, FILING NO. 2 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.

### MINERAL ESTATE OWNERS:

WE CERTIFY THAT REAL ESTATE RECORDS OF ARAPAHOE COUNTY DO NOT IDENTIFY AND MINERAL ESTATE OWNERS OR LESSEES FOR THE LAND WHICH IS SUBJECT OF THE APPLICATION.

SIGNATURE (DBS, LLC.)

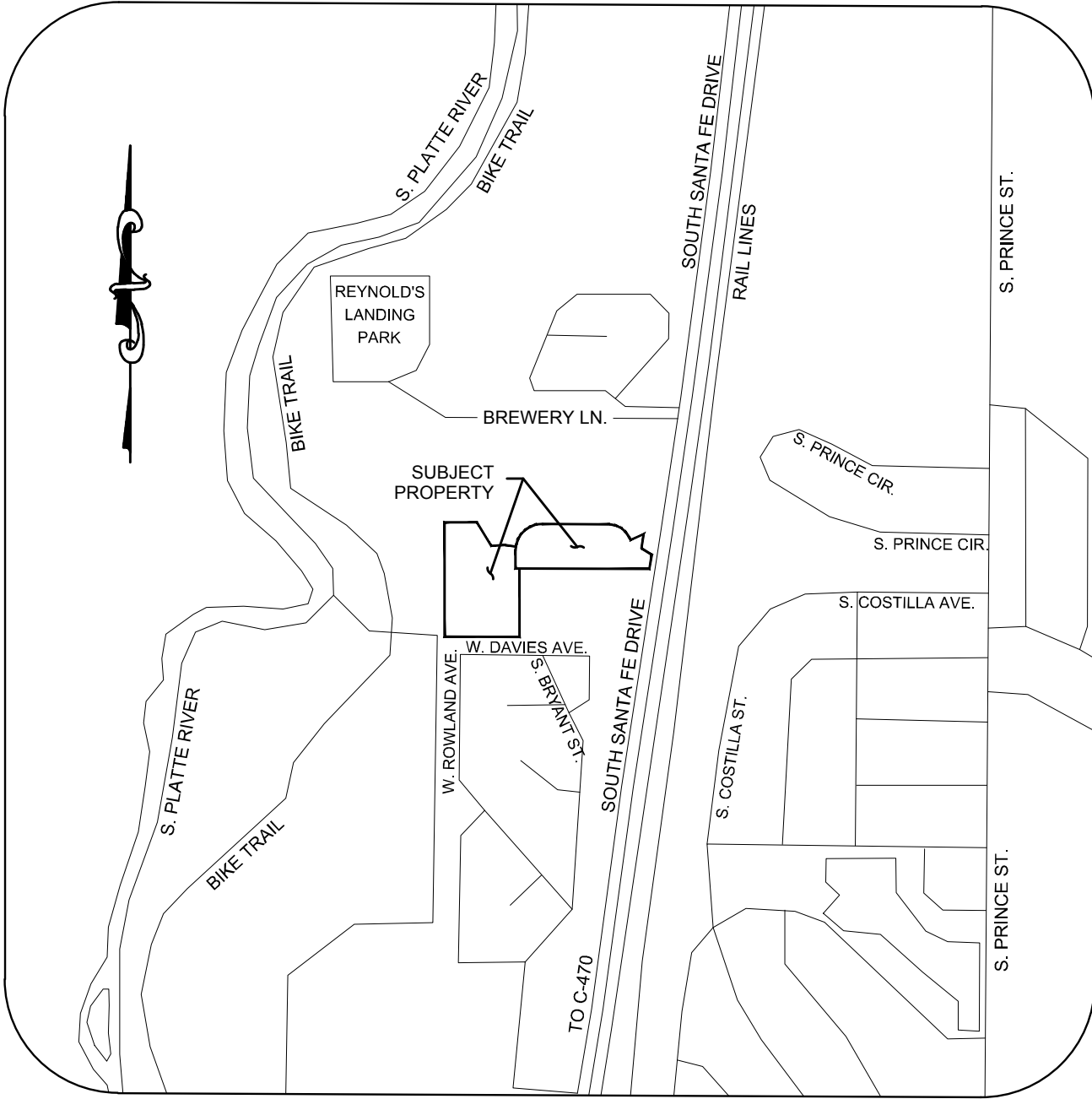
SIGNATURE (BRECKENRIDGE BREWERY, LLC.)

ADDRESS

ADDRESS

### LAND AREA CHART

LOT	ZONING	USE	SQ. FT. ±	ACRES ±
LOT 2A	I-1 PDO (LIGHT INDUSTRIAL)	COMMERCIAL	179,345	4.117
LOT 2B	I-1 PDO (LIGHT INDUSTRIAL)	COMMERCIAL	126,508	2.904
TOTAL			305,853	7.021



### VICINITY MAP

NOT TO SCALE

### OWNERS:

WE, DBS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND BRECKENRIDGE BREWERY, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNERS OR DESIGNATED AGENTS THERETO, DO HEREBY AGREE TO DEVELOP THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE USE, RESTRICTIONS AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

#### DBS, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

STATE OF COLORADO )  
 ) SS  
COUNTY OF ARAPAHOE )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

BY \_\_\_\_\_ AS \_\_\_\_\_ OF DBS, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AN OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

#### BRECKENRIDGE BREWERY, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

STATE OF COLORADO )  
 ) SS  
COUNTY OF ARAPAHOE )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

BY \_\_\_\_\_ AS \_\_\_\_\_ OF BRECKENRIDGE BREWERY, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AN OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### GENERAL NOTES:

- THE ADDRESS OF THE SUBJECT PROPERTY IS 6855 S. SANTA FE DRIVE, LITTLETON, CO 80120.
- THE PROPERTY HAS ACCESS TO SANTA FE DRIVE, A DEDICATED RIGHT–OF–WAY. THE PROPERTY ALSO HAS SHARED ACCESS BY WAY OF AN ACCESS EASEMENT ACROSS LOT 1 BY WAY OF AN ACCESS EASEMENT RECORDED AT RECEPTION NO. D6022637 TO BREWERY LANE, A DEDICATED RIGHT–OF–WAY.
- THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08059C0410F, EFFECTIVE FEBRUARY 5, 2004. ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
- THE WESTERN PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 0800460275G, EFFECTIVE NOVEMBER 17, 2005. ZONE "A" IS DEFINED AS HAVING "1% ANNUAL CHANCE FLOOD HAZARD"
- THE NON–BUILDABLE EASEMENT GRANTED BY THE DESIGN BY SUNDOWN – SUBDIVISION EXEMPTION, BOUNDARY ADJUSTMENT PLAT, ENCOMPASSES THAT PART OF THE PROPERTY WITHIN THE FLOODPLAIN.
- THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 305,853 SQUARE FEET (7.021 ACRES), MORE OR LESS.
- TOPOGRAPHY IS BASED ON FIELD SURVEY CONDUCTED ON THE GROUND AND PERFORMED FEBRUARY 18 & 19, 2017. BENCHMARK – THE ELEVATIONS AND CONTOURS AS SHOWN, ARE BASED UPON NGS STATION KNOWN AS Q23, BEING A BRASS DISK SET IN CONCRETE LOCATED BETWEEN THE EDGE OF ASPHALT OF NORTHBOUND SANTA FE DRIVE AND THE RAILROAD APPROXIMATELY 800 FEET SOUTH OF MINERAL AVENUE HAVING A PUBLISHED ELEVATION OF 5395.24 FEET, NAVD 88 DATUM.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON CHICAGO TITLE INSURANCE COMPANY TITLE REPORT NO. N0016918–010–T02–LP, WITH AN EFFECTIVE DATE OF MARCH 20, 2018 AT 8:00 A.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29 BEING MONUMENTED AS SHOWN HEREON HAVING A BEARING OF SOUTH 00°01'35" WEST.

### SURVEYOR'S CERTIFICATE:

I, WILLIAM F. HESSELBACH JR., 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 \_\_\_\_\_, 2018.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
WILLIAM F. HESSELBACH, JR., PLS NO. 25369  
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.

### CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

LITTLETON CITY ATTORNEY

### CITY PLANNING COMMISSION:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE LITTLETON CITY BOARD.

CHAIR

ATTEST: RECORDING SECRETARY

### PUBLIC WORKS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

### COMMUNITY DEVELOPMENT:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

### CLERK AND RECORDER CERTIFICATE:

THIS DOCUMENT WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY

AT \_\_\_\_\_M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ COUNTY CLERK AND RECORDER

OWNER LOT 2A:  
MICHAEL HOMMEL  
DESIGNS BY SUNDOWN  
8655 S. SANTA FE DR.  
LITTLETON, CO 80120  
303–789–4400

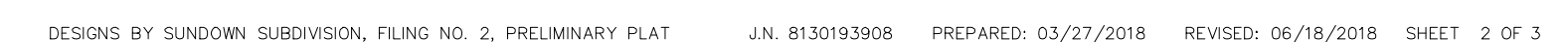
OWNER LOT 2B:  
JULIE BURNELL  
BRECKENRIDGE BREWERY  
2920 BREWERY LN.  
LITTLETON, CO 80120  
303–803–1356

SURVEYOR:  
WILLIAM F. HESSELBACH, JR.  
CVL CONSULTANTS OF COLORADO  
10333 E. DRY CREEK ROAD; STE 240  
ENGLEWOOD, CO 80112  
720–482–9526

### ENGINEER/SURVEYOR

CVL Consultants  
of Colorado, Inc.  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

BEING A RESUBDIVISION OF LOT 2, DESIGNS BY SUNDOWN – SUBDIVISION EXEMPTION  
A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO  
7.021 ACRES  
CASE NUMBER PP18-0004





BEING A RESUBDIVISION OF LOT 2, DESIGNS BY SUNDOWN – SUBDIVISION EXEMPTION  
A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
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