

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTH BROADWAY CAR CARE CENTER LLC AND MARKET AT SOUTHPARK 1674 LLC, BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, SOUTHPARK SUBDIVISION FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED JULY 17, 1981 UNDER RECEPTION NO. 2088084, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT THOSE PORTIONS DESCRIBED IN BOOK 5372 AT PAGE 410 AND BOOK 5396 AT PAGE 680, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6th P.M., AND CONSIDERING THE EAST LINE OF SAID SOUTHWEST ONE QUARTER TO BEAR SOUTH 00°20'15" WEST; THENCE SOUTH 24°10'59" WEST, A DISTANCE OF 123.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BEING THE POINT OF BEGINNING;
THENCE SOUTH 00°20'15" WEST, A DISTANCE OF 1761.51 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET (CHORD BEARS SOUTH 45°20'15" WEST, 42.43 FEET);
THENCE NORTH 89°39'45" WEST, A DISTANCE OF 111.00 FEET;
THENCE SOUTH 00°20'15" WEST, A DISTANCE OF 6.00 FEET;
THENCE NORTH 89°39'45" WEST, A DISTANCE OF 201.50 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS NORTH 44°39'45" WEST, 28.28 FEET);
THENCE NORTH 00°20'15" EAST, A DISTANCE OF 40.50 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 327.50 FEET AND A CENTRAL ANGLE OF 25°00'00", AN ARC DISTANCE OF 142.90 FEET (CHORD BEARS NORTH 12°09'45" WEST, 141.77 FEET);
THENCE NORTH 24°39'45" WEST, A DISTANCE OF 245.58 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 272.50 FEET AND A CENTRAL ANGLE OF 25°00'00", AN ARC DISTANCE OF 118.90 FEET (CHORD BEARS NORTH 12°09'45" WEST, 117.96 FEET);
THENCE NORTH 00°20'15" EAST, A DISTANCE OF 569.24 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 277.50 FEET AND A CENTRAL ANGLE OF 65°00'00", AN ARC DISTANCE OF 314.81 FEET (CHORD BEARS NORTH 32°09'45" WEST, 298.20 FEET);
THENCE NORTH 64°39'45" WEST, A DISTANCE OF 110.37 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 222.50 FEET AND A CENTRAL ANGLE OF 64°50'55", AN ARC DISTANCE OF 251.83 FEET (CHORD BEARS NORTH 32°14'18" WEST, 238.60 FEET);
THENCE NORTH 00°11'10" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 02°34'19" EAST, A DISTANCE OF 180.16 FEET;
THENCE NORTH 00°11'10" EAST, A DISTANCE OF 65.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 26.50 FEET AND A CENTRAL ANGLE OF 49°00'02", AN ARC DISTANCE OF 22.86 FEET (CHORD BEARS NORTH 24°41'11" EAST, 21.98 FEET);
THENCE SOUTH 89°48'50" EAST, A DISTANCE OF 413.86 FEET;
THENCE SOUTH 00°20'15" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 89°48'50" EAST, A DISTANCE OF 391.54 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 76°20'09", AN ARC DISTANCE OF 133.23 FEET (CHORD BEARS SOUTH 48°22'15" EAST, 123.59 FEET) TO THE POINT OF BEGINNING, CONTAINING 1,133,628 SQUARE FEET, OR 26.0245 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MARKET AT SOUTHPARK SUBDIVISION FILING NO. 1 FINAL PLAT, AND DO HEREBY DEDICATE TO THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO AND APPROPRIATE UTILITY COMPANIES THE EASEMENT SHOWN HEREON.

OWNER: _____
SOUTH BROADWAY CAR CARE CENTER LLC
601 CORPORATE CIR, GOLDEN, CO 80401 (303) 384-1350

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, 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.

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018,

BY _____, AS _____,

WITNESS MY HAND AND SEAL, _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER: _____
MARKET AT SOUTHPARK 1674, LLC
3333 NEW HYDE PARK RD SUITE 100, NEW HYDE PARK, NY 11042 (516) 869-9000

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, 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.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENTS TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)SS

ON _____ BEFORE ME, NICOLE CLARK, NOTARY PUBLIC

PERSONALLY APPEARED KEVIN SMITH WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL

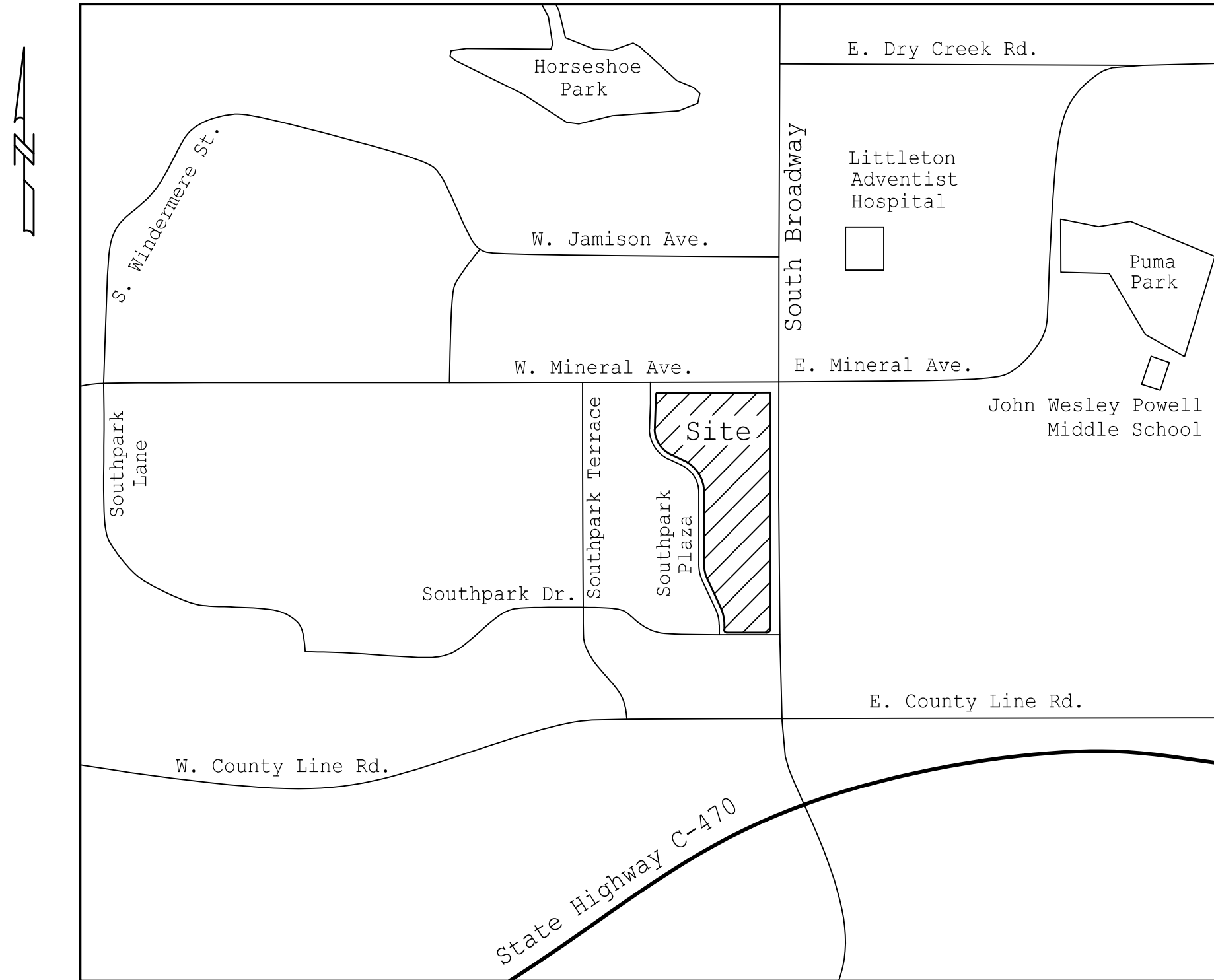
SIGNATURE (SEAL)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS
ADDRESS: _____

MARKET AT SOUTHPARK SUBDIVISION FILING NO. 1 FINAL PLAT

BEING A REPLAT OF LOT 1, SOUTHPARK SUBDIVISION FILING NO. 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 34
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

26.025 ACRES ±
CASE No. FP18-0003



VICINITY MAP 1" = 1000'

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 OWNER IS IDENTIFIED THEREIN PURSUANT TO C.R.S. 24-65.5-103.

COMMUNITY DEVELOPMENT:

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

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS:

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

DIRECTOR OF PUBLIC WORKS

CITY ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS _____ DAY OF _____, 2018.

LITTLETON CITY ATTORNEY

CITY COUNCIL:

APPROVED THIS _____ DAY OF _____, 2018, BY THE LITTLETON CITY COUNCIL.

LITTLETON MAYOR _____

ATTEST: CITY CLERK _____

NOTES:

1. STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 13-80-105, C.R.S.:
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.

2. STATEMENT OF LINEAL UNITS REQUIRED PER 38-51-106, C.R.S.: LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT (DEFINED BY STATUTE AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS) OR ANY LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)

4. FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING INC. RELIED UPON TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-890550-LA2, WITH AN EFFECTIVE DATE OF FEBRUARY 08, 2018.

5. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, SAID LINE BEARING SOUTH 00°20'15" WEST AS SHOWN ON THE RECORDED PLAT OF SOUTHPARK SUBDIVISION FILING NO. 1, AND BEING MONUMENTED IN THE FIELD AS SHOWN HEREIN.

6. THIS PARCEL LIES WITHIN ZONE X (UNSHADED), AS SHOWN ON FEMA FIRM PANEL NO. 08005C0453K, REVISED DECEMBER 17, 2010. ZONE X (UNSHADED) IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

7. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 1 INTO TWO LOTS.

8. UTILITY EASEMENTS DESCRIBED IN BOOK 5262 AT PAGE 162, BOOK 5262 AT PAGE 166, BOOK 5303 AT PAGE 536 AND BOOK 5438 AT PAGE 530 ARE LISTED IN THE TITLE COMMITMENT BUT ARE NOT DIMENSIONED THEREIN OR PLOTTABLE HEREON.

SURVEYOR'S CERTIFICATE:

I, LESTER J. LUDEMAN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND RESPONSIBLE CHARGE, AND THE MONUMENTS SHOWN THEREIN ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2018.

LESTER J. LUDEMAN, PLS 25636
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303-504-4440

CLERK AND RECORDER'S CERTIFICATE:

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

AT _____, _____ M. ON THE _____ DAY OF _____ A.D., 2018

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

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

ISSUE DATE:

Revisions:	
	July 19, 2018
	August 15, 2018

MARKET AT SOUTHPARK SUBDIVISION FILING NO. 1 FINAL PLAT
A REPLAT OF LOT 1, SOUTHPARK SUBDIVISION FILING NO. 1

PROPERTY OWNER/APPLICANT:
SOUTH BROADWAY CAR CARE CENTER LLC
601 CORPORATE CIR, GOLDEN, CO 80401 (303) 384-1350
AND MARKET AT SOUTHPARK 1674 LLC
3333 NEW HYDE PARK RD SUITE 100,
NEW HYDE PARK, NY 11042 (516) 869-9000

SURVEYOR:
FORESIGHT WEST SURVEYING, INC.
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303-504-4440

Preparation Date: August 15, 2018

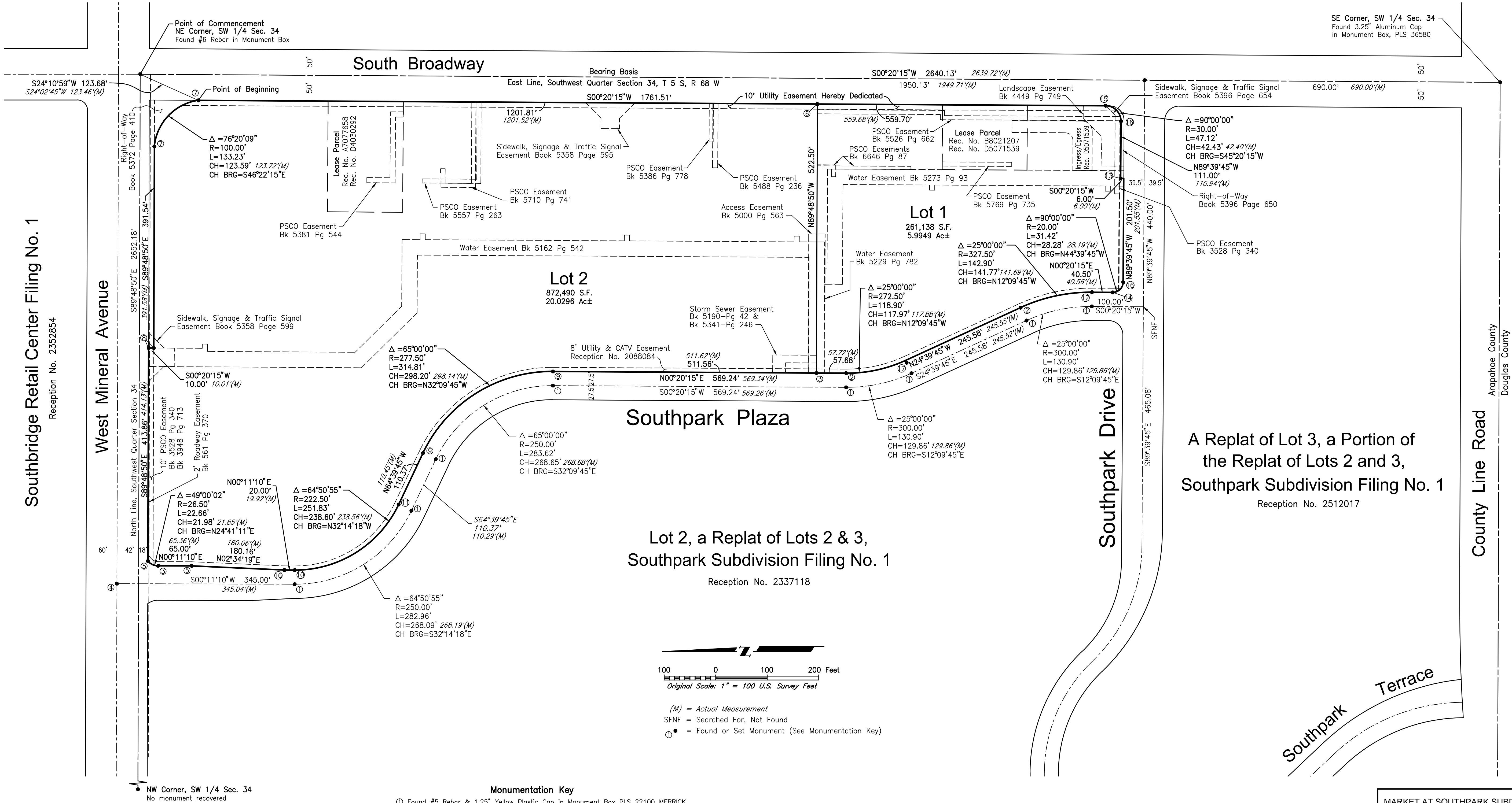
SHEET 1 OF 2

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

MARKET AT SOUTHPARK SUBDIVISION FILING NO. 1 FINAL PLAT

BEING A REPLAT OF LOT 1, SOUTHPARK SUBDIVISION FILING NO. 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 34
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO



Southbridge Retail Center Filing No. 1
Reception No. 2352854

West Mineral Avenue

Southpark Plaza

Southpark Drive

County Line Road

Arapahoe County
Douglas County

Southpark
Terrace

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

ISSUE DATE:

Revisions:	July 19, 2018
	August 15, 2018

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AND MARKET AT SOUTHPARK 1674 LLC
3333 NEW HYDE PARK RD SUITE 100,
NEW HYDE PARK, NY 11042 (516) 869-9000

SURVEYOR:
FORESIGHT WEST SURVEYING, INC.
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303-504-4440

Preparation Date: August 15, 2018

SHEET 2 OF 2