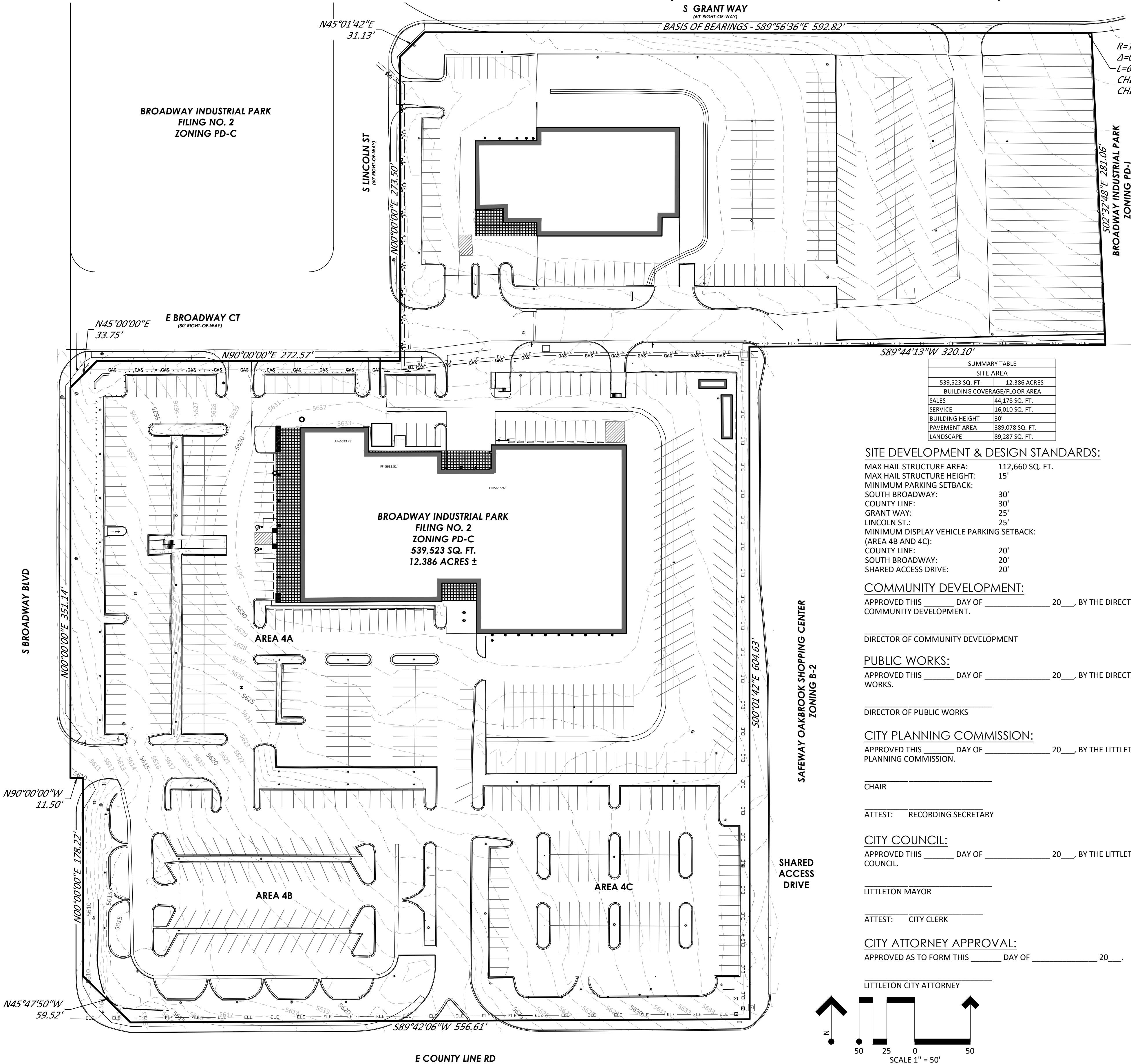


6TH AMENDMENT TO BROADWAY/COUNTY LINE COMMERCIAL CENTER PD AMENDED PD PLAN

SITUATED IN THE SOUTHEAST 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



OWNER:
AN/CF ACQUISITION CORP.
c/o AUTONATION
200 SW 1ST AVE
FORT LAUDERDALE, FL 33301

APPLICANT:
USA SHADE AND FABRIC
8505 CHANCELLOR ROW
DALLAS, TX 75247

SITE ADDRESS:
AUTONATION FORD LITTLETON
8252 S. BROADWAY
LITTLETON, CO 80122

LEGAL DESCRIPTION:

PART OF LOT 1, BLOCK 1, BROADWAY INDUSTRIAL PARK FILING NO. 2, AS RECORDED IN BOOK 46 AT PAGE 79, ARAPAHOE COUNTY RECORDS, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE N00°00'00" E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, 245.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N00°00'00" E ALONG SAID WEST LINE, 351.14 FEET; THENCE N45°00'00" E, 33.75 FEET; THENCE N90°00'00" E, 272.57 FEET; THENCE N00°00'00" E, 273.50 FEET; THENCE N45°01'42" E, 31.13 FEET; THENCE S89°56'36" E 67.83 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SOUTH GRANT WAY, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1; THENCE CONTINUING S89°56'36" E AND ALONG SAID NORTHERLY LINE, 524.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 02°36'12" AND A CHORD BEARING N88°45'18" E, 6.81 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE, 6.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE S02°32'48" E ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK 1, 281.06 FEET; THENCE S89°44'13" W ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK 1, 320.10 FEET; THENCE S00°01'42" E ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK 1, 604.63 FEET TO A POINT LYING 25.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT RIGHT-OF-WAY DESCRIBED IN BOOK 4096 AT PAGE 685 OF THE ARAPAHOE COUNTY RECORDS; THENCE S89°42'06" W ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, 556.61 FEET; THENCE N45°47'50" W, 59.52 FEET TO A POINT 11.50 FEET EAST OF THE WEST LINE OF SAID LOT 1, BLOCK 1; THENCE N00°00'00" E, 11.50 FEET EAST OF AND PARALLEL TO SAID WEST LINE, 178.22 FEET; THENCE N90°00'00" W, 11.50 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION OF THE PROPERTY LYING WITHIN THE LANDS CONVEYED TO THE CITY OF LITTLETON BY DEEDS RECORDED SEPTEMBER 29, 1989 AT RECEPTION NOS. 3129708 AND 3129709,

COUNTY OF ARAPAHOE,
STATE OF COLORADO.

AMENDMENT PURPOSE:

THE PURPOSE OF THIS 6TH AMENDED PD PLAN IS TO AMEND THE PERMITTED USES ALLOWED IN THE ORIGINAL PD PLAN TO INCLUDE PERMANENT SHADE AND HAIL PROTECTION STRUCTURES.

SURVEYOR'S NOTES:

- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY:

TITLE REPORT NO. N0012860-010-T02-ES, EFFECTIVE DATE OF JULY 12, 2017 AT 8:00 A.M.
- BASIS OF BEARINGS: S 89°56'36" E BEING THE NORTH LINE OF THE SUBJECT PROPERTY, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY FOR S. GRANT WAY.
- UNIT OF MEASURE: U.S. SURVEY FOOT
- PUBLISHED PROPERTY ADDRESS: 8252 SOUTH BROADWAY, LITTLETON, CO.

SURVEYOR'S CERTIFICATION:

I, CAMERON M. WATSON, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 12TH DAY OF JULY, 2017, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID IMPROVEMENT SURVEY.

CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8460 W KEN CARLY AVE #101
Littleton, CO 80128
(720) 258-6836
cwatson@pnt-llc.com

CERTIFICATION OF OWNERSHIP:

OWNER:

I, _____, OWNER, OR DESIGNATED AGENT THERETO, DOES 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.

SIGNATURE OF OWNER AND/OR AGENT _____

ADDRESS _____

ACKNOWLEDGEMENT:
STATE OF COLORADO)
COUNTY OF _____)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

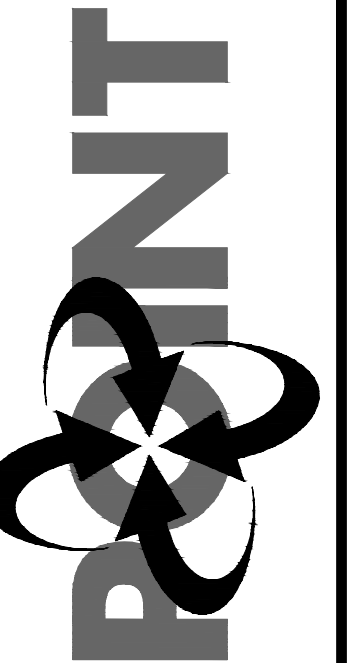
MY COMMISSION EXPIRES _____

CLERK AND RECORDER'S CERTIFICATE:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____ COUNTY AT _____ M. ON THE _____ DAY OF _____, 20____, IN BOOK _____, PAGE _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER _____

BY: _____
DEPUTY



POINT CONSULTING, LLC
8460 W KEN CARLY AVE #101
LITTLETON, CO 80128
720-258-6836
www.pnt-llc.com
PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

PREPARED UNDER
THE DIRECT
SUPERVISION OF
CAMERON M.
WATSON
COLORADO
LICENSE NO. 38311
FOR AND ON
BEHALF OF
POINT
CONSULTING, LLC

PD AMENDMENT

AUTONATION FORD LITTLETON

LITTLETON, COLORADO

JOB NO. 17.044

DESCRIPTION
ORIGINAL PREPARATION
3RD CITY SUBMITTAL

DATE
10.17.18
12.10.18

EXISTING CONDITIONS

SHEET 1/3

SITUATED IN THE SOUTHEAST 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

