

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT ACM LORETTO VI LLC, A DELAWARE LIMITED LIABILITY COMPANY, SCHOOL DISTRICT NO. 1 IN THE CITY AND COUNTY OF DENVER, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, AND PANCRATIA HALL PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNERS AND FIRSTBANK, A COLORADO STATE BANKING CORPORATION, ANB BANK, A COLORADO CORPORATION, COLORADO HOUSING AND FINANCE AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, CITY AND COUNTY OF DENVER, STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS, AND ACM LORETTO VI LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS HOLDERS OF DEEDS OF TRUST, HAVE LAID OUT, PLATTED, AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS, AS SHOWN ON THIS PLAT, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, S89°33'49"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, S89°33'49"W A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°05'27"W A DISTANCE OF 12.08 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ACCESS EASEMENT RECORDED AT RECEPTION NUMBER 198719025; THENCE ALONG SAID SOUTHERLY LINE OF THE ACCESS EASEMENT RECORDED AT RECEPTION NUMBER 198719025 THE FOLLOWING NINE (9) COURSES:

- 1) S87°59'04"W A DISTANCE OF 134.14 FEET TO A POINT OF CURVATURE;
2) THENCE 143.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 136.75 FEET, A CENTRAL ANGLE OF 60°17'44" AND A CHORD WHICH BEARS S57°50'12"W A DISTANCE OF 137.36 FEET;
3) THENCE S27°41'20"W A DISTANCE OF 253.09 FEET TO A POINT OF CURVATURE;
4) THENCE 350.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 323.00 FEET, A CENTRAL ANGLE OF 62°12'53" AND A CHORD WHICH BEARS S58°47'46"W A DISTANCE OF 333.75 FEET;
5) THENCE S89°54'13"W A DISTANCE OF 525.55 FEET;
6) THENCE 11.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 44°07'32" AND A CHORD WHICH BEARS N68°51'04"E A DISTANCE OF 11.27 FEET TO A POINT OF CUSP;
7) THENCE 180.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 31°48'10" AND A CHORD WHICH BEARS N73°12'20"W A DISTANCE OF 178.09 FEET;
8) THENCE N57°18'15"W A DISTANCE OF 171.21 FEET;
9) THENCE N32°41'45"E A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE VILLAGE AT LORETTO HEIGHTS AS RECORDED AT RECEPTION NUMBER 1987146151;

THENCE ALONG SAID NORTHERLY AND WESTERLY LINE OF THE VILLAGE AT LORETTO HEIGHTS THE FOLLOWING EIGHT (8) COURSES:

- 1) N57°18'15"W A DISTANCE OF 123.00 FEET;
2) THENCE S32°41'45"W A DISTANCE OF 416.23 FEET;
3) THENCE S58°04'44"W A DISTANCE OF 150.00 FEET;
4) THENCE N00°06'48"E A DISTANCE OF 150.00 FEET;
5) THENCE N89°53'12"W A DISTANCE OF 50.00 FEET;
6) THENCE S00°06'48"W A DISTANCE OF 275.00 FEET;
7) THENCE S58°04'44"W A DISTANCE OF 250.00 FEET;
8) THENCE N67°42'28"W A DISTANCE OF 0.96 FEET TO A POINT ON THE EASTERLY BOUNDARY OF DARTMOUTH HEIGHTS SUBDIVISION AS RECORDED AT RECEPTION NUMBER 018241;

THENCE ALONG SAID EASTERLY LINE OF DARTMOUTH HEIGHTS THE FOLLOWING TEN (10) COURSES:

- 1) 154.60 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 22°08'42" AND A CHORD WHICH BEARS N11°11'13"E A DISTANCE OF 153.64 FEET;
2) THENCE N00°06'52"E A DISTANCE OF 395.59 FEET TO A POINT OF CURVATURE;
3) THENCE 441.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 68°22'12" AND A CHORD WHICH BEARS N34°17'58"E A DISTANCE OF 415.78 FEET;
4) THENCE N68°29'04"E A DISTANCE OF 173.81 FEET;
5) THENCE 242.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 46°22'11" AND A CHORD WHICH BEARS N04°04'12"W A DISTANCE OF 238.22 FEET;
6) THENCE N19°06'52"E A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;
7) THENCE 116.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 19°00'00" AND A CHORD WHICH BEARS N09°38'52"E A DISTANCE OF 115.53 FEET;
8) THENCE N00°06'52"E A DISTANCE OF 379.80 FEET TO A POINT OF CURVATURE;
9) THENCE 70.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 12°52'16" AND A CHORD WHICH BEARS N06°33'00"E A DISTANCE OF 70.61 FEET;
10) THENCE N12°59'09"E A DISTANCE OF 17.02 FEET TO A POINT ON THE EASTERLY LINE OF SOUTH IRVING STREET AS RECORDED IN ORDINANCE 626 SERIES 1986;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) N12°58'52"E A DISTANCE OF 26.19 FEET;
2) THENCE 222.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND A CHORD WHICH BEARS N30°28'52"E A DISTANCE OF 219.52 FEET;
3) THENCE N47°58'00"E A DISTANCE OF 330.00 FEET TO A POINT OF CURVATURE;
4) THENCE 192.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 334.36 FEET, A CENTRAL ANGLE OF 33°00'27" AND A CHORD WHICH BEARS N31°28'43"E A DISTANCE OF 189.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NUMBER 52537;
THENCE ALONG SAID SOUTHERLY LINE OF SHARON PARK, N89°16'41"E A DISTANCE OF 1271.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°01'10"W A DISTANCE OF 1496.06 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 3,359,251 SQUARE FEET OR 77.12 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF LORETTO HEIGHTS FILING NO. 1, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREON AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

THE UNDERSIGNED HOLDERS OF DEEDS OF TRUST OF THE ABOVE DESCRIBED PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS FINAL PLAT AND TO THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND SUBORDINATES THEIR INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS

NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 20-106-18 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 23, 2021 AT 5:00 P.M.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED SHOWN HEREON, ASSUMED TO BEAR SOUTH 00°05'27" WEST.
4. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
5. SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO(S). 0800460191G, DATED NOVEMBER 17, 2005, AND 0800460192H, DATED NOVEMBER 20, 2013. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
6. THE SURVEYED PROPERTY CONTAINS 3,359,251 SQUARE FEET OR 77.12 ACRES, MORE OR LESS.
7. RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
8. THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE NO. 1 WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE CITY AND COUNTY OF DENVER AT THE FOLLOWING RECORD NUMBERS OR BOOKS AND PAGES (UNLESS NOTED OTHERWISE): BOOK 457 AT PAGE 224, BOOK 51 AT PAGE 549 (ARAPAHOE COUNTY RECORDS), BOOK 119 AT PAGE 391, R-90-0002331, 2004116475, 2006012666, 2018094940, 2018094939, 2020018011, 2018120986, 2020174251, 2013010192, 2020163179, 2015133090, 2020134402, 2020161831, 2020161832, 2020161833, 2020162113, 2020162114, 2020162118, 2020162119, 2020162118, 2020162119, 2020162552, 2020162820, 2020162820, 2020163177, 2020163178, 2020163180, 2021100436, 2021081355, 2021086583, 2021118063, 2021121211 (R.O.W. RELINQUISHMENT AND QUILTCAM DEED), 2021116713, 2021116714, 2021116715, 2021119198, 2021158303, 2021158550, 2021158662, 2021158663.
9. BENCHMARK: BENCHMARK IS A 2" BRASS DISK CCD BENCHMARK POINT 118A AT THE NORTHEAST CORNER OF INTERSECTION OF DARTMOUTH AVENUE AND FEDERAL BOULEVARD, EL = 5467.52, NAVD88.
10. UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
11. AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
12. OWNER OF TRACK K HAS LEGAL RIGHT FOR NON-EXCLUSIVE INGRESS/EGRESS ACROSS TRACT D.
13. TRACT USAGE AND MAINTENANCE ARE DESIGNATED BY THE "TRACT USE TABLE" SHOWN HEREIN.

LORETTO HEIGHTS FILING NO. 1
SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 6



VICINITY MAP
SCALE: 1" = 1000'

OWNER:

ACM LORETTO VI LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Andrew R. Klein AS AUTHORIZED SIGNATORY
ANDREW R. KLEIN

NOTARY CERTIFICATE:

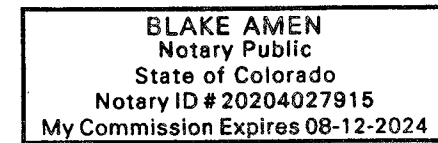
STATE OF CO
COUNTY OF Arapahoe

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF August, 2021, BY Andrew R. Klein AS AUTHORIZED SIGNATORY OF ACM LORETTO VI LLC, A DELAWARE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 8/12/24

WITNESS MY HAND AND OFFICIAL SEAL.

Blake Amen
NOTARY PUBLIC



HOLDER OF DEED OF TRUST:

FIRSTBANK, A COLORADO STATE BANKING CORPORATION

BY: Patrick J. Riley AS EXECUTIVE VICE PRESIDENT
PATRICK J. RILEY

NOTARY CERTIFICATE:

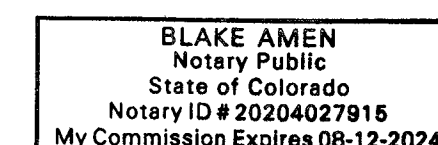
STATE OF CO
COUNTY OF Arapahoe

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF August, 2021, BY Patrick J. Riley AS EXECUTIVE VICE PRESIDENT OF FIRSTBANK, A COLORADO STATE BANKING CORPORATION.

MY COMMISSION EXPIRES: 8/12/24

WITNESS MY HAND AND OFFICIAL SEAL.

Blake Amen
NOTARY PUBLIC



OWNER:

SCHOOL DISTRICT NO. 1 IN THE CITY AND COUNTY OF DENVER, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: Jim Carpenter AS AUTHORIZED SIGNATORY

NOTARY CERTIFICATE:

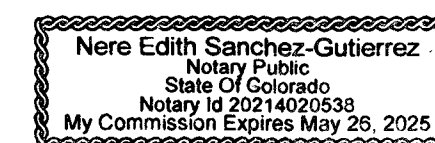
STATE OF Colorado
COUNTY OF Denver

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF August, 2021, BY Jim Carpenter AS AUTHORIZED SIGNATORY OF SCHOOL DISTRICT NO. 1 IN THE CITY AND COUNTY OF DENVER, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

MY COMMISSION EXPIRES: 5/26/21

WITNESS MY HAND AND OFFICIAL SEAL.

Maria Edith Sanchez-Gutierrez
NOTARY PUBLIC



SHEET INDEX

Table with 2 columns: SHEET NUMBER and DESCRIPTION. Includes sheets for Property Description/Certificates, Additional Certifications, Plat Sheet 1, Plat Sheet 2, Plat Sheet 3/Line and Curve Tables, and Easements by Sketch Only.

APPROVALS:

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

Joseph Lopez
ENGINEER
8/30/21
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
8-30-21
EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
8-30-21
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
9/1/21
EXECUTIVE DIRECTOR OF PARKS AND RECREATION
DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. OF SERIES OF THE CITY AND COUNTY OF DENVER THIS DAY OF A.D., 2021.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: DEPUTY CLERK AND RECORDER

CITY ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 23rd DAY OF August, 2021, AT 5:00 O'CLOCK, P.M.

FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN AND LISTED HEREIN.

Kristin M. Bronson
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
ASSISTANT CITY ATTORNEY

TRACT USE TABLE with columns: TRACT, USE, OWNER, MAINTENANCE, AREA (AC.), AREA (SQ. FT.). Lists various tracts (A-N) with their respective uses and areas.

METRO DISTRICT ENTITY: LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE OF PLAT OR MAP: 8-25-2021
AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF HARRIS KOCHER SMITH

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO
CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M., ON THE DAY OF 2021, AND DULY RECORDED UNDER RECEPTION NO.

CLERK AND RECORDER
BY: DEPUTY
FEE

PREPARED BY: PROJECT # 180702
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

FILE PATH: P:\180702\SURVEY\PLATTING LAYOUT COVER
PLOTTED: 08/25/2021 11:28:14 AM BY: AARON MURPHY
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LORETTO HEIGHTS FILING NO. 1

SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 6

OWNER:

PANCRATIA HALL PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: [Signature] AS AUTHORIZED SIGNATORY

NOTARY CERTIFICATE:

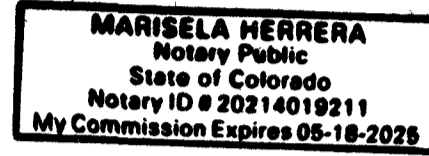
STATE OF Colorado)
COUNTY OF Denver) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2021, BY GRANT BENNETT AS AUTHORIZED SIGNATORY OF PANCRATIA HALL PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 05-18-2025

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



HOLDER OF DEED OF TRUST:

ANB BANK, A COLORADO CORPORATION

BY: [Signature] AS COMMUNITY BANK PRESIDENT - CHERRY CREEK
JENNIFER VAGHER

NOTARY CERTIFICATE:

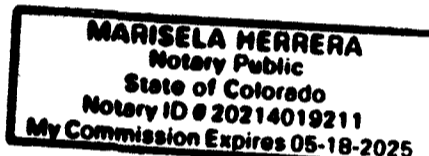
STATE OF Colorado)
COUNTY OF Denver) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2021 BY Jennifer Vagher AS COMMUNITY BANK PRESIDENT - CHERRY CREEK OF ANB BANK, A COLORADO CORPORATION.

MY COMMISSION EXPIRES: 05-18-2025

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



HOLDER OF DEED OF TRUST:

COLORADO HOUSING AND FINANCE AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: [Signature] C.O.O.

NOTARY CERTIFICATE:

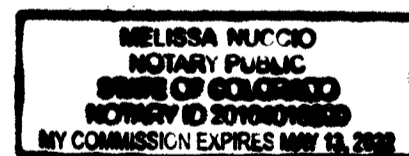
STATE OF Colorado)
COUNTY OF Denver) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF August, 2021, BY Jaime G. Gomez AS C.O.O. OF COLORADO HOUSING AND FINANCE AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

MY COMMISSION EXPIRES: May 13, 2022

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



HOLDER OF DEED OF TRUST:

CITY AND COUNTY OF DENVER

BY: [Signature] AS Chief Housing Officer, City of Denver

NOTARY CERTIFICATE:

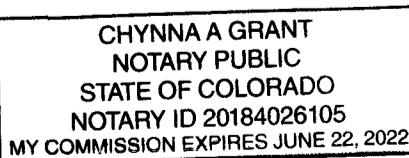
STATE OF COLORADO)
COUNTY OF DENVER) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF AUGUST, 2021, BY BRINA FISHER AS CHIEF HOUSING OFFICER OF CITY AND COUNTY OF DENVER.

MY COMMISSION EXPIRES: 06/22/2022

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



HOLDER OF DEED OF TRUST:

STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS

BY: [Signature] AS Deputy Executive Director (COCA)

NOTARY CERTIFICATE:

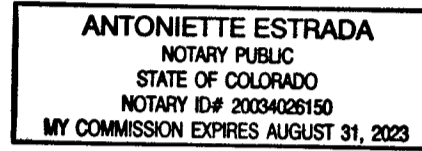
STATE OF Colorado)
COUNTY OF Denver) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF August, 2021, BY Dionne Williams AS Exec. Deputy Dir. OF STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS.

MY COMMISSION EXPIRES: 01/31/2023

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



HOLDER OF DEED OF TRUST:

ACM LORETTO VI LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] AS AUTHORIZED SIGNATORY
ANDREW R. KLEIN

NOTARY CERTIFICATE:

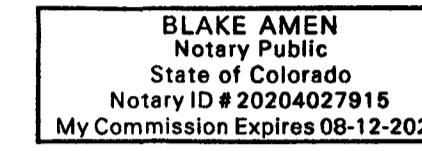
STATE OF CO)
COUNTY OF Arapahoe) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF August, 2021, BY Andrew R. Klein AS AUTHORIZED SIGNATORY OF ACM LORETTO VI LLC, A DELAWARE LIMITED LIABILITY COMPANY.

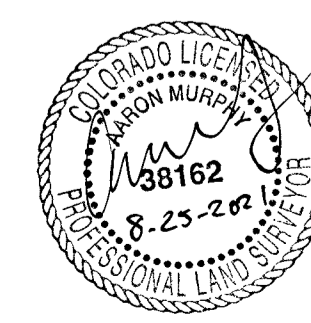
MY COMMISSION EXPIRES: 8/12/24

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



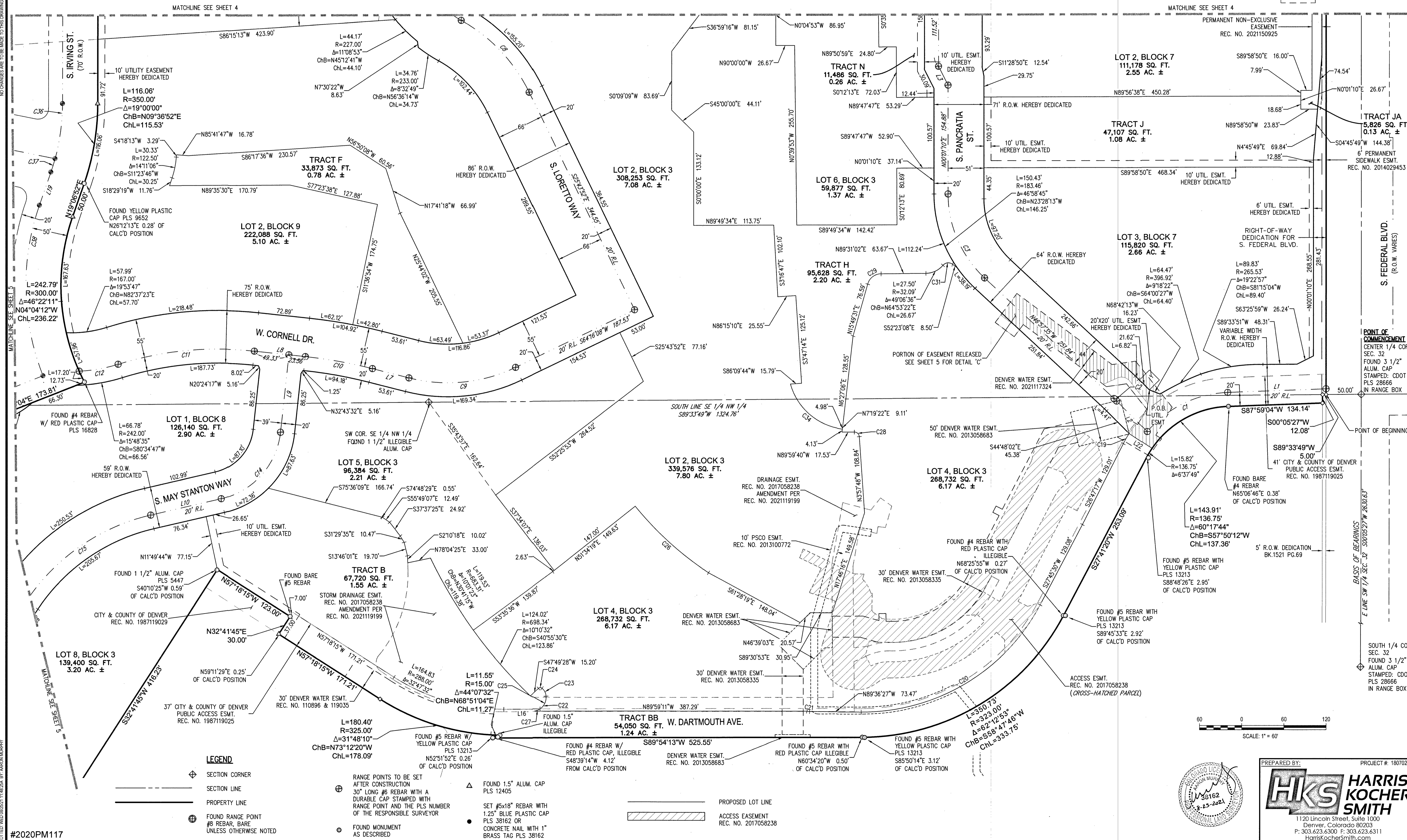
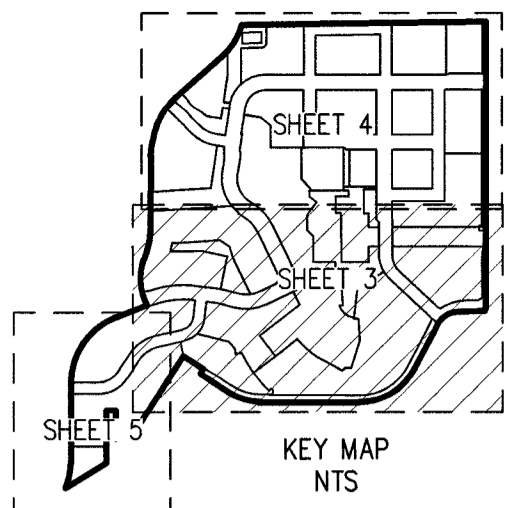
PREPARED BY: PROJECT # 180702

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

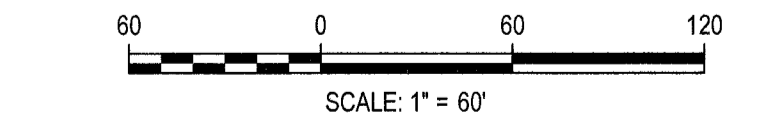
LORETTO HEIGHTS FILING NO. 1

SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 3 OF 6



LEGEND

- ⊕ SECTION CORNER
- SECTION LINE
- PROPERTY LINE
- ⊕ FOUND RANGE POINT #6 REBAR, BARE UNLESS OTHERWISE NOTED
- ⊕ FOUND MONUMENT AS DESCRIBED
- ⊕ RANGE POINTS TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR WITH A DURABLE CAP STAMPED WITH RANGE POINT AND THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR
- △ FOUND 1.5" ALUM. CAP PLS 12405
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162 OR CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
- PROPOSED LOT LINE
- ▨ ACCESS EASEMENT REC. NO. 2017058238



PREPARED BY: PROJECT # 180702

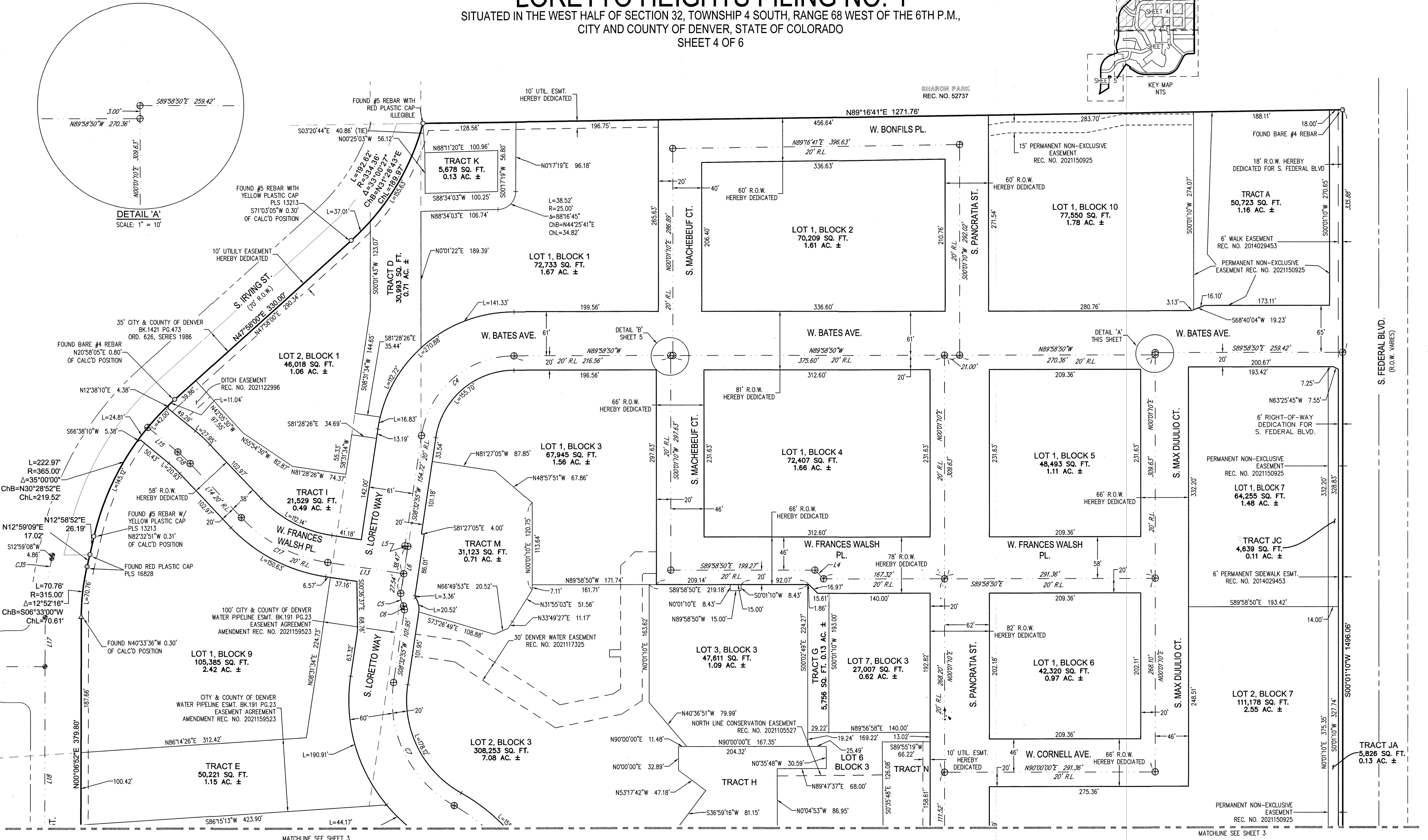
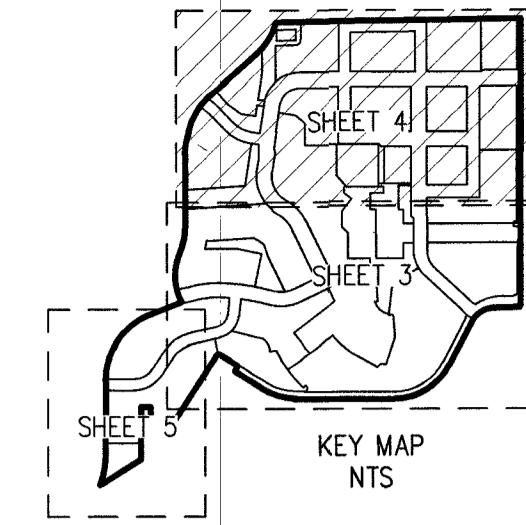
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

#2020PM117

FILED BY PHOTODUPLICATION LAYOUT SHEET 3 PLOTTED WED 06/29/11 11:48:25A BY: ARON MURPHY

LORETTO HEIGHTS FILING NO. 1

SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 4 OF 6



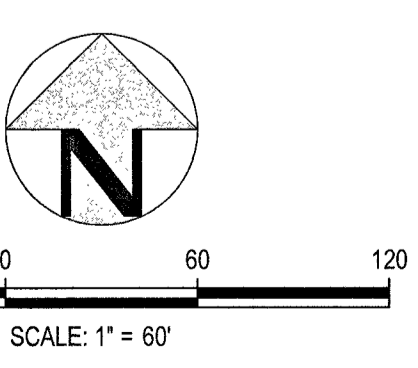
DETAIL 'A'
SCALE: 1" = 10'

DETAIL 'B'
SHEET 5

DETAIL 'A'
THIS SHEET

LEGEND

- SECTION CORNER
- SECTION LINE
- PROPERTY LINE
- FOUND RANGE POINT #8 REBAR, BARE UNLESS OTHERWISE NOTED
- FOUND RANGE POINT #5 REBAR WITH DURABLE CAP STAMPED WITH RANGE POINT AND THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR
- FOUND MONUMENT AS DESCRIBED
- FOUND NAIL WITH TAG, ILLEGIBLE
- PROPOSED LOT LINE



FILE PATH: P:\18070\SURVEILLING\LAYOUT SHEET 4
 2. WRETS, ARS (JULY 2024) (1) 14.30A BY: HAROLD MURPHY

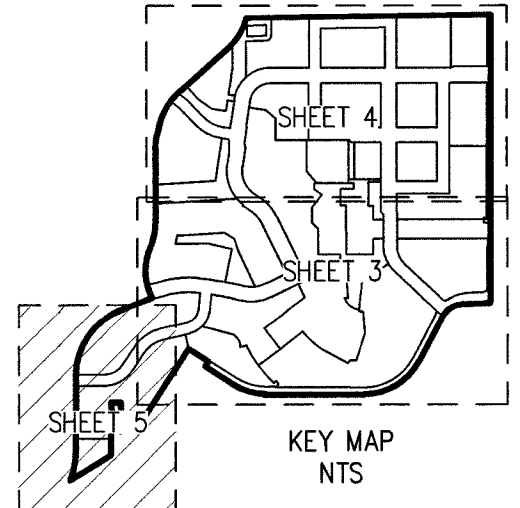
#2020PM117



PREPARED BY: **HKS HARRIS KOCHER SMITH**
 PROJECT #: 180702
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CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 5 OF 6

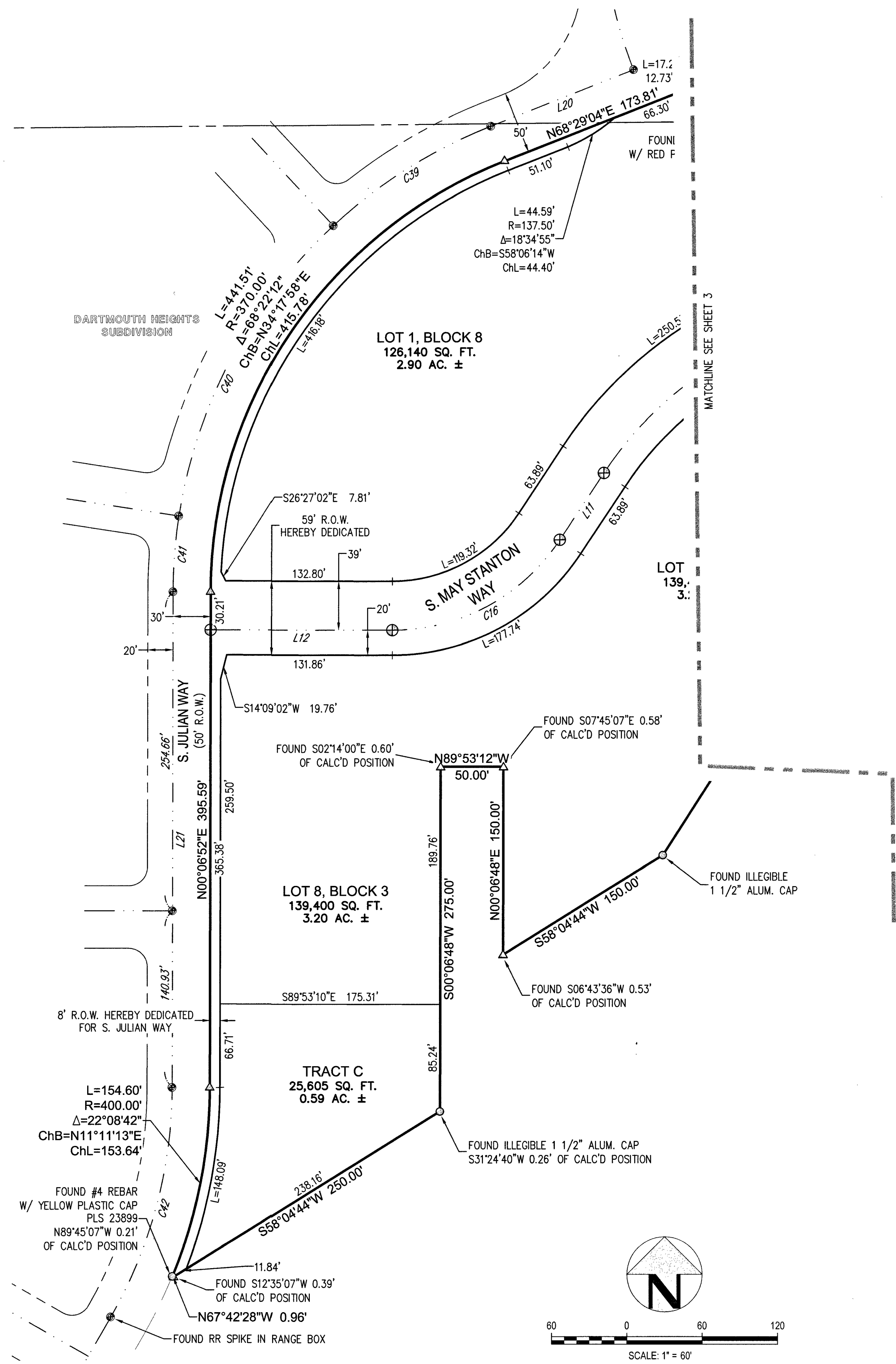


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	156.75'	47°51'08"	130.92'	S64°03'30"W	127.14'
C2	137.00'	2°09'33"	5.16'	N45°52'49"W	5.16'
C3	163.46'	46°58'45"	134.03'	N23°28'13"W	130.30'
C4	129.50'	81°28'15"	184.14'	S49°17'02"W	169.02'
C5	24.50'	42°44'44"	18.28'	S12°49'27"E	17.86'
C6	7.50'	42°44'44"	5.60'	S12°49'27"E	5.47'
C7	167.00'	69°25'33"	202.36'	S26°09'52"E	190.20'
C8	233.00'	35°08'47"	142.93'	S43°18'15"E	140.70'
C9	222.00'	40°05'33"	155.34'	S84°18'55"W	152.19'
C10	678.00'	81°2'04"	97.05'	N79°44'21"W	96.96'
C11	478.00'	23°29'08"	195.93'	S84°25'03"W	194.56'
C12	222.00'	14°32'04"	56.32'	S79°56'31"W	56.17'
C14	109.50'	70°47'00"	135.28'	S41°33'07"W	126.84'
C15	290.50'	43°33'49"	220.88'	S55°09'43"W	215.59'
C16	159.50'	56°44'04"	157.94'	S61°44'50"W	151.56'
C17	207.00'	38°01'10"	137.36'	N62°26'30"W	134.85'
C18	193.00'	6°55'55"	23.35'	N48°53'52"W	23.34'
C19	152.00'	61°2'02"	16.45'	S29°53'18"W	16.44'
C20	285.00'	62°38'04"	311.56'	S59°04'32"W	296.27'
C21	14.00'	14°38'47"	3.58'	N82°17'04"W	3.57'
C22	19.41'	87°23'59"	29.61'	N37°48'52"E	26.82'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C23	14.62'	51°22'36"	13.11'	N26°49'14"W	12.67'
C24	4.00'	79°40'00"	5.56'	S87°39'28"W	5.12'
C25	19.41'	61°46'15"	20.93'	S25°00'00"W	19.93'
C26	468.73'	171°7'11"	141.42'	S47°44'21"E	140.88'
C27	19.41'	25°37'44"	8.68'	S68°41'59"W	8.61'
C28	7.00'	86°01'52"	10.51'	N46°58'44"W	9.55'
C29	20.00'	73°41'31"	25.72'	N52°40'16"E	23.99'
C31	10.00'	87°21'11"	15.25'	N83°58'16"E	13.81'
C34	88.30'	67°07'30"	103.45'	N49°04'00"W	97.63'
C35	365.00'	12°52'16"	81.99'	S06°33'00"W	81.82'
C36	300.00'	15°10'39"	79.47'	S07°42'11"W	79.24'
C37	300.00'	3°49'21"	20.01'	S17°12'11"W	20.01'
C38	350.00'	40°37'48"	248.19'	S01°12'02"E	243.03'
C39	400.00'	21°22'12"	149.19'	S57°47'58"W	148.33'
C40	400.00'	38°18'00"	267.38'	S27°57'52"W	262.43'
C41	400.00'	8°42'00"	60.74'	S04°27'52"W	60.68'
C42	370.00'	29°41'29"	191.74'	S14°57'37"W	189.60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°59'04"W	139.87'
L2	N44°48'02"W	61.60'
L3	N26°38'27"W	30.09'
L4	S44°58'50"E	16.97'
L5	S81°27'05"E	4.00'
L6	S08°32'55"W	66.01'
L7	N75°38'18"W	53.61'
L8	N83°50'23"W	72.89'
L9	S06°09'37"W	110.87'
L10	S76°56'37"W	102.99'
L11	S33°22'48"W	63.89'
L12	N89°53'08"W	144.64'
L13	N81°27'05"W	106.18'
L14	N43°25'55"W	102.97'
L15	N50°21'50"W	53.69'
L16	S89°54'13"W	51.30'
L17	S00°06'52"W	68.54'
L18	S00°06'52"W	311.26'
L19	S19°06'52"W	50.00'
L20	S68°29'04"W	122.31'

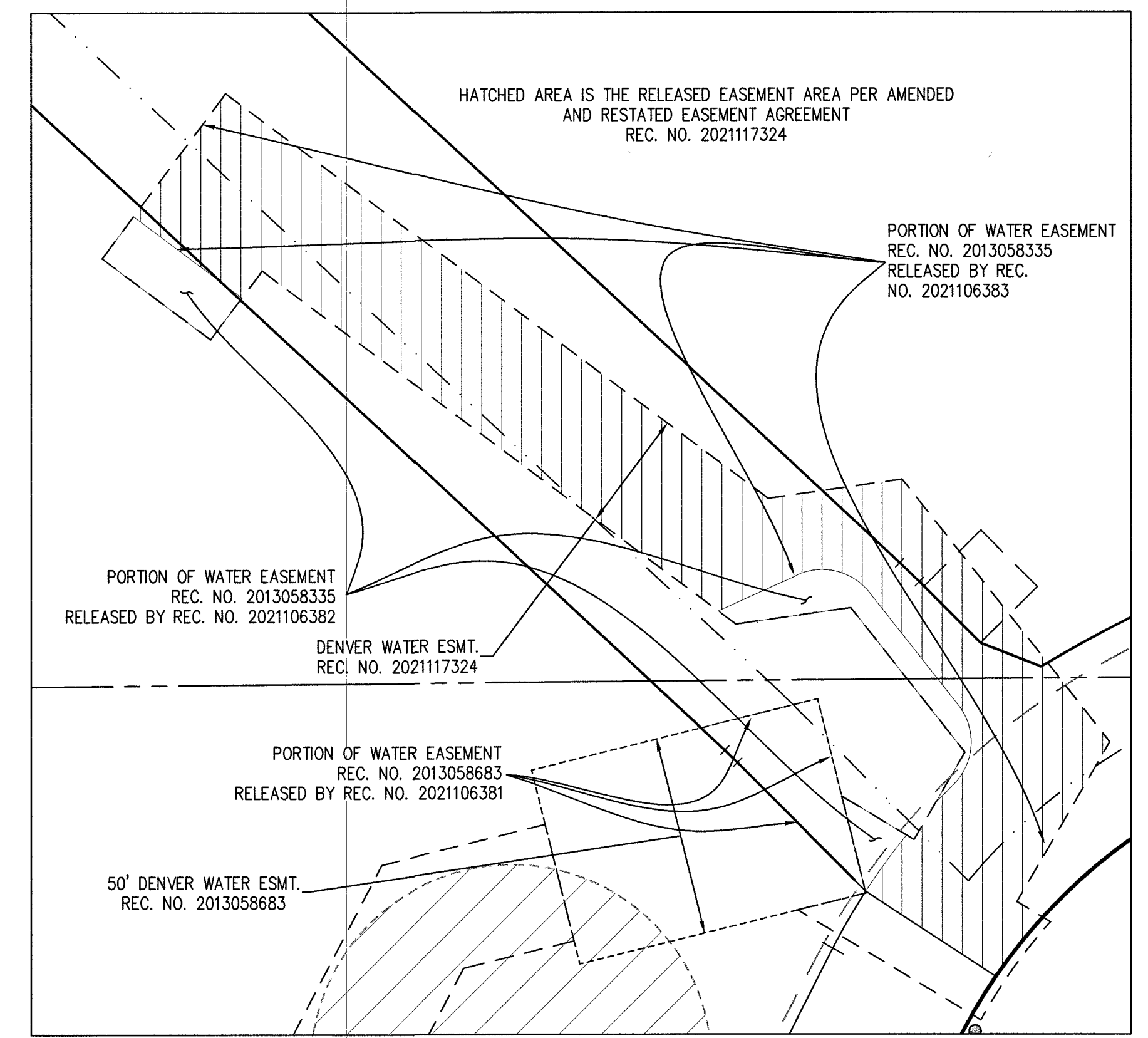
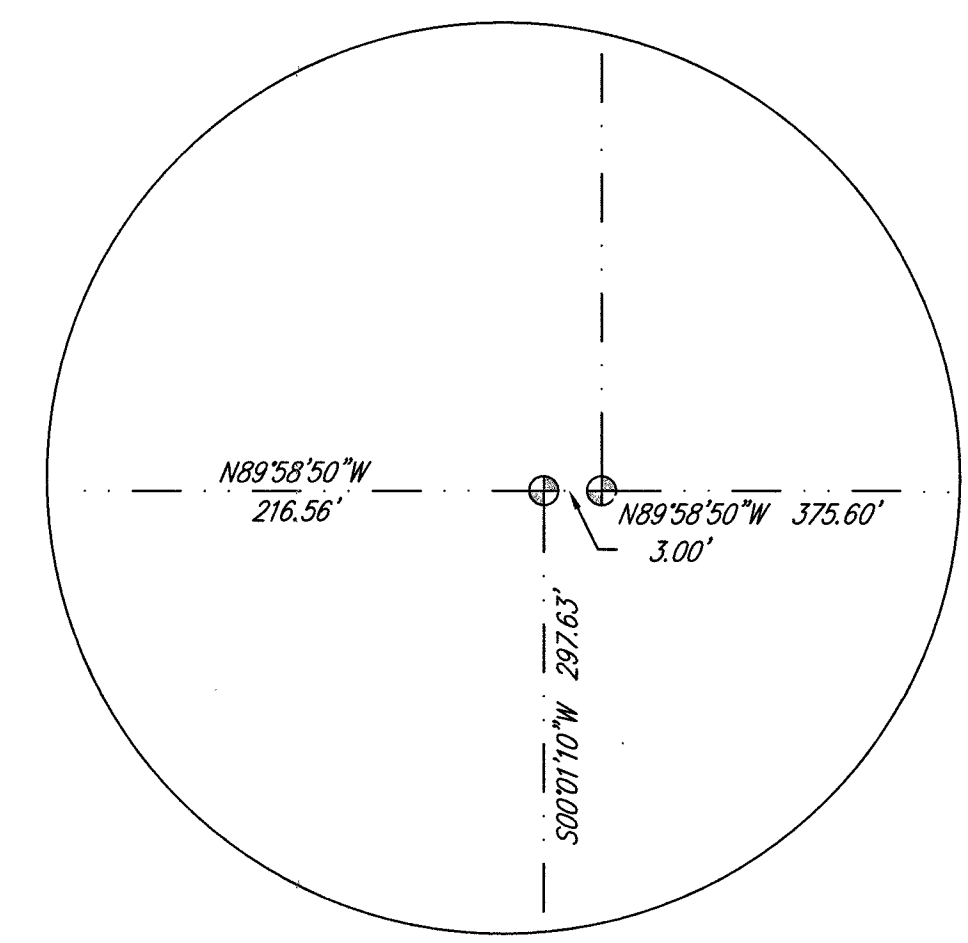
LINE TABLE		
LINE	BEARING	LENGTH
L21	S00°06'52"W	395.59'
L22	S56°42'59"E	38.91'



NOTE: C30, C32, AND C33 INTENTIONALLY OMITTED

LEGEND

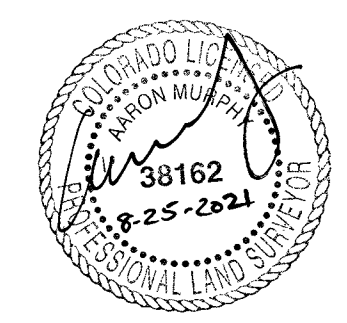
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- △ FOUND 1.5" ALUM. CAP PLS 12405
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162 OR CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
- PROPOSED LOT LINE



DETAIL 'C'
SCALE: 1" = 30'

FILEPATH: P:\18070SURV\PLAT DWG LAYOUT: SHEETS: 5
PLOT DATE: 08/20/2018 10:37:14 AM BY: ARON MURPHY

#2020PM117



PREPARED BY: PROJECT #: 180702

HKS HARRIS KOCHER SMITH

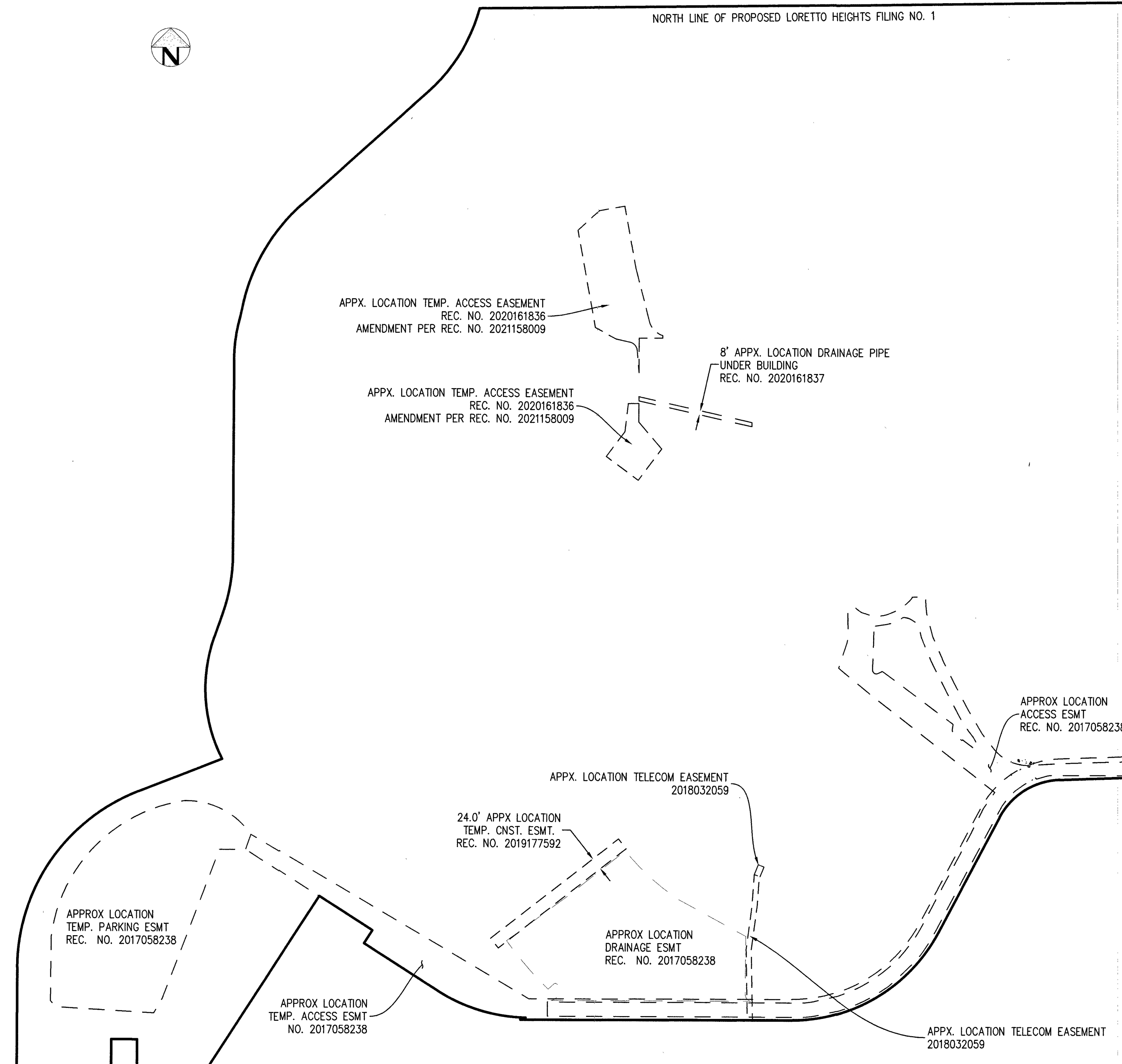
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CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 6 OF 6

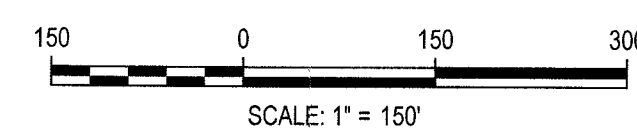
EASEMENTS DESCRIBED BY SKETCH ONLY DETAIL

SCALE: 1" = 150'



NOTES:

- PER AMENDMENT (REC. NO. 202119199) TO AMENDED AND RESTATED TEMPORARY CONSTRUCTION AGREEMENT (REC. NO. 2019177592) ANY PORTION OF ACM PROPERTY OR DPS PROPERTY DEDICATED AS RIGHT-OF-WAY SHALL NOT BE SUBJECT TO TERMS AND CONDITIONS OF THE TCE. ANY EASEMENTS OR PORTION OF EASEMENT IN THE TCE SHALL AUTOMATICALLY TERMINATE AND BE RELINQUISHED UPON DEDICATION OF THAT PORTION OF EASEMENT AS RIGHT-OF-WAY. ANY PORTION OF EASEMENT NOT DEDICATED AS RIGHT-OF-WAY SHALL REMAIN.
- PER AMENDMENT (REC. NO. 202119199) TO RECIPROCAL EASEMENT AGREEMENT AND COVENANT (REC. NO. 2017058238) ANY PORTION OF THE CHU PARCEL AND ANY PORTION OF THE DPS PARCEL DEDICATED AS RIGHT-OF-WAY SHALL NOT BE SUBJECT TO TERMS AND CONDITIONS OF THE REA. ANY EASEMENTS OR PORTION OF EASEMENT GRANTED IN THE REA SHALL AUTOMATICALLY TERMINATE AND BE RELINQUISHED UPON DEDICATION OF THAT PORTION OF EASEMENT AS RIGHT-OF-WAY. ANY PORTION OF EASEMENT NOT DEDICATED AS RIGHT-OF-WAY SHALL REMAIN.



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\180702\SRV\REV\PLAT\DWG LAYOUT SHEET 6
PLOTTED: 08/22/2023 11:46:37A BY: AARON MURPHY

#2020PM117



PREPARED BY: PROJECT #: 180702

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