

# LORETTO HEIGHTS FILING NO. 2

A RESUBDIVISION OF LOT 2, BLOCK 1, AND TRACT D, LORETTO HEIGHTS FILING NO. 1  
SITUATED IN THE NORTHWEST QUARTER 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 2



VICINITY MAP  
SCALE: 1" = 1000'

TRACT USE TABLE					
TRACT	USE	OWNER	MAINTENANCE	AREA (AC.)	AREA (SQ. FT.)
A	PUBLIC ACCESS AND DRAINAGE	METRO DISTRICT	METRO DISTRICT	0.74	32,040

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

**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, ORDER NO. ABH70788400-7 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 11, 2023 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 BEARING S00°05'27"W, SAID LINE BEING MONUMENTED AT THE SOUTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION 32 BY 3.25" ALUMINUM CAPS STAMPED: "CDOT PLS 28866", BOTH FOUND IN RANGE 30XES.
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). 08004601916, DATED NOVEMBER 17, 2005, AND 08004601924, DATED NOVEMBER 20, 2013. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
6. THE EASEMENTS GRANTED IN NOTES 7 AND 11, LORETTO HEIGHTS FILING NO. 1, ARE ACKNOWLEDGED AND HEREBY INCORPORATED.
7. 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 RECEPTION NUMBERS OR BOOKS AND PAGES: BK. 457, PG. 224; BK. 119, PG. 391; 2020018011; 2020161836; 2021158009; 2021096055; 2021086583; 2021097978; 202205 631; 2021116063; 2021096056; 2021116713; 2021116714; 2021116715; 2021122966; 2021121211; 2021150925; 2021171557; 2006012666; 2021178757; 2021139123; 2021056982; 2021124614; 2021129276; 2023000802; 2021188941; 2021192097; 2023018172; AND 2023050262.
8. BENCHMARK: BENCHMARK IS A 2" BRASS DISK CDD BENCHMARK POINT 118A AT THE NORTHEAST CORNER OF INTERSECTION OF DARTMOUTH AVENUE AND FEDERAL BOULEVARD, EL = 5467.52, NAVD88.
9. NOTE 10, LORETTO HEIGHTS FILING NO. 1, IS HEREBY DELETED IN ITS ENTIRETY FOR THIS PLAT AND REPLACED WITH THE FOLLOWING: UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF WATER, WASTEWATER, ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES. SUCH 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 FACILITIES OF SUCH PUBLIC UTILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SUCH EASEMENTS AND THE PUBLIC UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
10. OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS ANY DRIVEWAYS AND ACCESSWAYS ON THE PROPERTY LEGALLY DESCRIBED AS TRACT A, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE.
11. THE EASEMENT GRANTED IN NOTE 12, LORETTO HEIGHTS FILING NO. 1, IS ACKNOWLEDGED AND INCORPORATED AS EXISTING OVER TRACT A.
12. LORETTO HEIGHTS FILING NO. 2 HAS 2 LOTS, 1 BLOCK AND 1 TRACT.
13. MEASURED DIMENSIONS AROUND THE LORETTO HEIGHTS FILING NO. 2 BOUNDARY MATCH THE RECORD DIMENSIONS AS SHOWN ON LORETTO HEIGHTS FILING NO. 1.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THB LORETTO LAND LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, AND MONTEX LANDS INC., A COLORADO CORPORATION AND THE CM TRUST, A TRUST FORMED UNDER THE LAWS OF COLORADO, AS HOLDERS OF DEED OF TRUST HAVE LAID OUT, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT, THE LAND DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, AND TRACT D, LORETTO HEIGHTS FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2021, AT RECEPTION NO. 2021179359, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 77,012 SQUARE FEET OR 1.77 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF LORETTO HEIGHTS FILING NO. 2 AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS STATED IN THE PLAT NOTES.

**OWNER:**

THB LORETTO LAND LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: THB COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: Jeffrey P. Seibold

NAME: JEFFREY P. SEIBOLD

ITS: MANAGER

**NOTARY CERTIFICATE:**

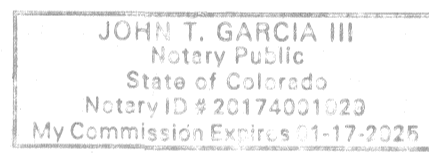
STATE OF Colorado )  
COUNTY OF Denver ) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF November, 2023, BY JEFFREY P. SEIBOLD AS MANAGER OF THB COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY AS MANAGER OF THB LORETTO LAND LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 11/13/25

WITNESS MY HAND AND OFFICIAL SEAL.

John T. Garcia III  
NOTARY PUBLIC



**HOLDER OF DEED OF TRUST:**

MONTEX LANDS INC., A COLORADO CORPORATION

BY: Robin D. Lang  
ROBIN D. LANG, PRESIDENT

AND

THE CM TRUST, TRUST FORMED UNDER THE LAWS OF COLORADO

BY: Robin D. Lang  
ROBIN D. LANG, TRUSTEE

**NOTARY CERTIFICATE:**

STATE OF Colorado )  
COUNTY OF Denver ) §

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF November, 2023, BY ROBIN D. LANG AS PRESIDENT OF MONTEX LANDS INC., A COLORADO CORPORATION AND TRUSTEE OF THE CM TRUST, A TRUST FORMED UNDER THE LAWS OF COLORADO.

MY COMMISSION EXPIRES: April 28, 2024

WITNESS MY HAND AND OFFICIAL SEAL.

Christy  
NOTARY PUBLIC



**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.

Justin [Signature] 11/30/2023  
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

Cheryl [Signature] 11.27.23  
EXECUTIVE DIRECTOR OF DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 11.21.2023  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 11/23/23  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE CLERK OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. \_\_\_\_\_ OF SERIES \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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 TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 8 DAY OF December, A.D., 2023, AT 5:00 O'CLOCK, P.M.,

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

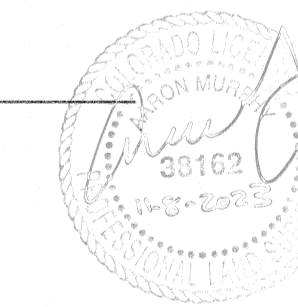
Kerry [Signature]  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

[Signature]  
ASSISTANT CITY ATTORNEY

**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: 11/27/2023

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 \_\_\_\_\_, 2023, AND DULY RECORDED

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

CLERK AND RECORDER \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY

FEE \_\_\_\_\_

PREPARED BY: PROJECT #: 180518

**HKS HARRIS KOCHER SMITH**

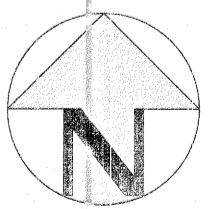
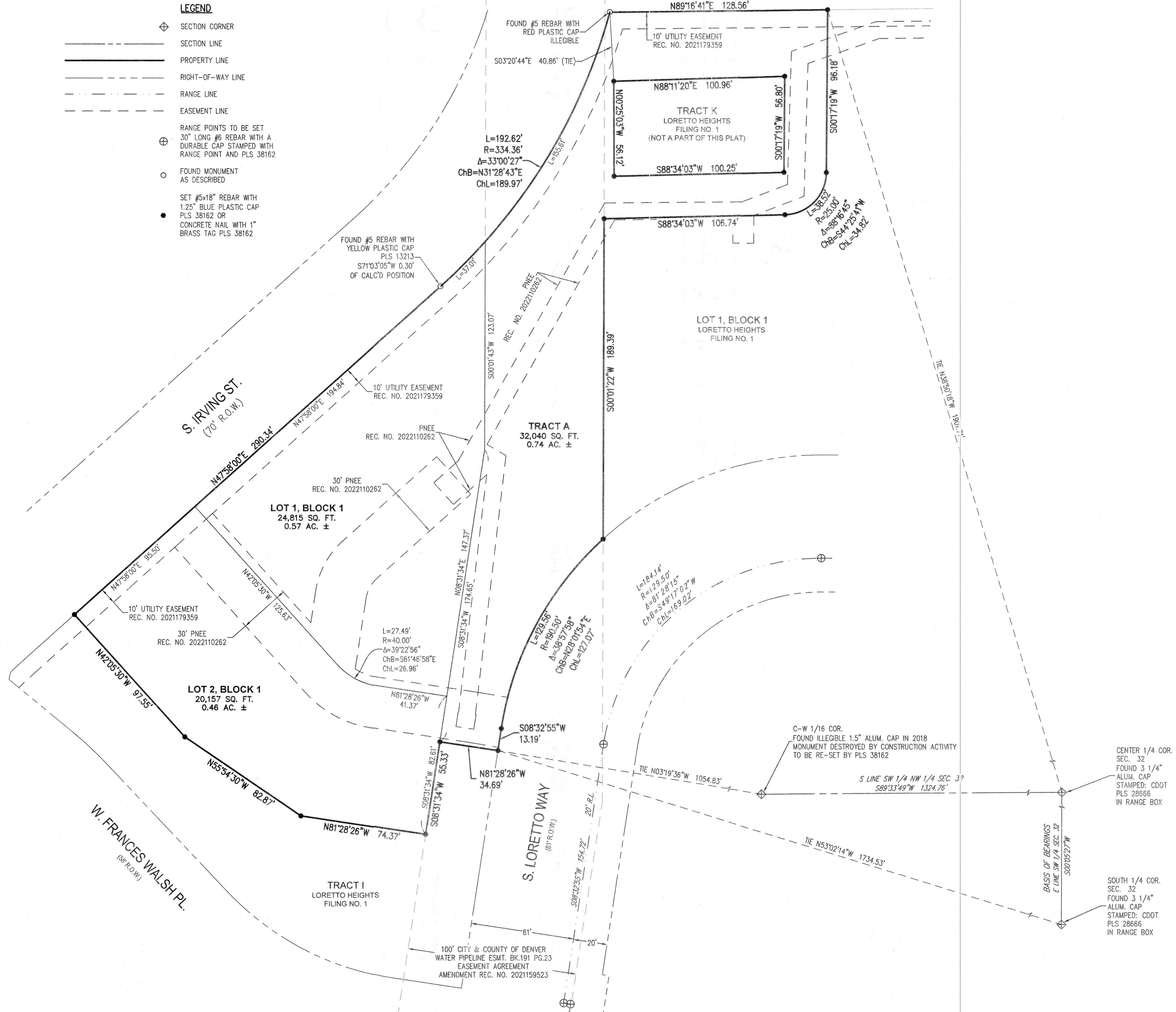
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

# LORETTO HEIGHTS FILING NO. 2

A RESUBDIVISION OF LOT 2, BLOCK 1, AND TRACT D, LORETTO HEIGHTS FILING NO. 1  
 SITUATED IN THE NORTHWEST QUARTER 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 2

SHARON PARK  
 REC. NO. 52737

- LEGEND**
- ◆ SECTION CORNER
  - SECTION LINE
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - RANGE LINE
  - EASEMENT LINE
  - ⊕ RANGE POINTS TO BE SET  
 30" LONG #6 REBAR WITH A DURABLE CAP STAMPED WITH RANGE POINT AND PLS 38162
  - FOUND MONUMENT AS DESCRIBED
  - SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162 OR CONCRETE NAIL WITH 1" BRASS TAG PLS 38162



30 0 30 60  
 SCALE: 1"=30'

PREPARED BY: PROJECT # 190518  
**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
 FILED IN PL 190518 SURVEY/REPLAT, 190518 DWG LAYOUT SITE  
 NO REFS  
 PLOTTED MON 08/02/23 11:27:44 BY: AARON MURPHY

#2019PM117