MONTBELLO TOWNHOMES SUBDIVISION FILING NO. 1

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MONTBELLO 14400 LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, AND IMPACT DEVELOPMENT FUND, A COLORADO NON-PROFIT CORPORATION, AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO TRACTS, BLOCKS AND LOTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022099167, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022099167, BEING A POINT ON THE NORTHWESTERLY LINE OF THE EAST ELK DRIVE RIGHT-OF-WAY AS DEDICATED BY THE VISTAS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9700092855, SAID DENVER COUNTY RECORDS AND BEING A POINT ON THE EASTERLY LINE OF SAID VISTAS SUBDIVISION;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL OF LAND AND ALONG THE SUBDIVISION LINE OF SAID VISTAS PLAT, THE FOLLOWING THREE (3) COURSES:
1. N21°49'49"W, A DISTANCE OF 85.32 FEET;
2. N70°43'38"W, A DISTANCE 85.98 FEET;
3. N68°31'54"W, A DISTANCE OF 79.86 FEET TO THE WEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2022099167 AND AN ANGLE POINT IN SAID VISTAS SUBDIVISION LINE;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND AND CONTINUING ALONG THE SUBDIVISION LINE OF SAID VISTAS SUBDIVISION THE FOLLOWING TWO (2) COURSES:
1. N27°42'09"E, A DISTANCE OF 485.65 FEET;
2. N47°15'06"E, A DISTANCE OF 80.12 FEET TO THE NORTH CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2022099167, ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF EAST ANDREWS DRIVE RIGHT-OF-WAY, AS DEDICATED BY ORDINANCE 624, SERIES 1977 IN BOOK 1461, PAGE 154-156, SAID DENVER COUNTY RECORDS;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND AND ALONG THE SOUTHWESTERLY LINE OF SAID EAST ANDREWS DRIVE RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:
1. S42°44'49"E, A DISTANCE OF 465.10 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.04 FEET, A CENTRAL ANGLE OF 07°13'10" AND AN ARC LENGTH OF 69.31 FEET TO A POINT OF COMPOUND CURVATURE, BEING A POINT ON THE NORTH LINE OF THE EAST ELK DRIVE RIGHT-OF-WAY, AS ESTABLISHED BY ORDINANCE NO. 775 – SERIES 1987, SAID DENVER COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID EAST ELK DRIVE RIGHT-OF-WAY, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 97°45'41" AND AN ARC LENGTH OF 51.19 FEET TO A POINT OF COMPOUND CURVATURE;
2. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 05°53'27", AN ARC LENGTH OF 48.84 FEET, THE CHORD OF WHICH BEARS S65°10'46"W, A DISTANCE OF 48.81 FEET;
3. S68°07'29"W, A DISTANCE OF 170.56 FEET TO THE EAST CORNER OF ZONE LOT 4, AS DESCRIBED IN THAT DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM, RECORDED AT RECEPTION NO. 2015149196 AND AT RECEPTION NO. 2016092343, SAID DENVER COUNTY RECORDS;

THENCE ALONG ZONE LOTS 2, 3 AND 4, SAID PARCEL RECONFIGURATION FORMS, THE FOLLOWING THREE (3) COURSES:
1. N21°52'31"W, A DISTANCE OF 120.00 FEET;
2. S68°07'29"W, A DISTANCE OF 150.00 FEET;
3. S21°52'31"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTH LINE OF SAID EAST ELK DRIVE RIGHT-OF-WAY;

THENCE S68°07'29"W, ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 112.69 FEET TO THE POINT OF BEGINNING.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°14'11" W, FROM THE NORTHEAST CORNER OF SAID SECTION 19, BEING MONUMENTED BY A REBAR (UNABLE TO VERIFY DIAMETER) WITH A 3 INCH DIAMETER BRASS CAP STAMPED "LS 2942__" IN A MONUMENT WELL TO THE EAST QUARTER CORNER OF SAID SECTION 19, BEING CALCULATED FROM REFERENCE MONUMENTS AS DESCRIBED IN MONUMENT RECORD DATED 12-31-2015, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

CONTAINING AN AREA OF 189,895 SQUARE FEET OR 4.359 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF MONTBELLO TOWNHOMES SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS AND AVENUES, AND EASEMENTS HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATION EASEMENTS AS SHOWN.

OWNER

MONTBELLO 14400 LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ DATE: 4-30-25

NAME: Joseph Delzotto

TITLE: Manager

STATE OF COLORADO)
)SS
COUNTY OF Denver)

CLAIRE BAYNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234024292
MY COMMISSION EXPIRES JUNE 27, 2027

NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April, 20 25, BY Joseph Delzotto,

OF MONTBELLO 14400 LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 6/27/27

NOTARY PUBLIC: Claire Bayne

DEED OF TRUST

IMPACT DEVELOPMENT FUND, A COLORADO NON-PROFIT CORPORATION

BY: _____ DATE: 05/01/2025

NAME: Megan M. Ferguson

TITLE: CEO

STATE OF COLORADO)
)SS
COUNTY OF Larimer)

NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May, 20 25 BY Megan Ferguson,

OF IMPACT DEVELOPMENT FUND, A COLORADO NON-PROFIT CORPORATION

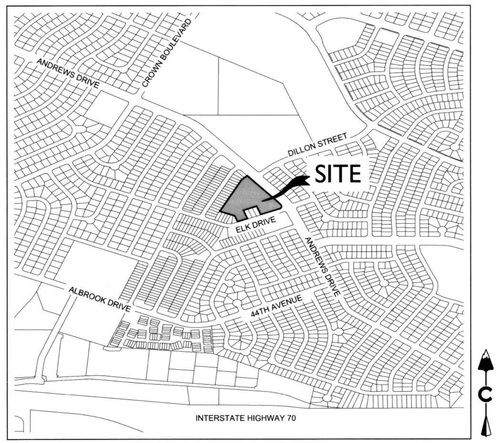
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 10/07/26

NOTARY PUBLIC: _____

APRIL TALBOT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224039021
MY COMMISSION EXPIRES OCT 7, 2026

VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. ABC70698692.2-6, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 03/11/2025 AT 5:00 P.M.
2. THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°14'11" W, FROM THE NORTHEAST CORNER OF SAID SECTION 19, BEING MONUMENTED BY A REBAR (UNABLE TO VERIFY DIAMETER) WITH A 3 INCH DIAMETER BRASS CAP STAMPED "LS 2942__" IN A MONUMENT WELL TO THE EAST QUARTER CORNER OF SAID SECTION 19, BEING CALCULATED FROM REFERENCE MONUMENTS AS DESCRIBED IN MONUMENT RECORD DATED 12-31-2015, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
3. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY PURSUANT TO C.R.S. 38-52.103(2).
4. RANGE POINT MONUMENTS TO BE SET BY DEVELOPER'S SURVEYOR AFTER ROADWAY CONSTRUCTION, PER CURRENT CITY AND COUNTY OF DENVER RANGE POINT GUIDELINES AND STANDARDS.
5. THERE ARE 45,380 SQUARE FEET OR 1.042 ACRES, MORE OR LESS, OF DEDICATED PUBLIC RIGHT-OF-WAY IN THIS PLAT. SEE SHEET 2 FOR ADDITIONAL AREAS.
6. MONTBELLO TOWNHOMES SUBDIVISION FILING NO. 1 HAS THREE (3) LOTS, THREE (3) BLOCKS, AND THREE (3) TRACTS.
7. AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
8. 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 WATER, WASTEWATER, ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES. UTILITY EASEMENTS SHALL 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, 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.
9. 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 ROADWAY WITHIN THE PLATTED PROPERTY.
10. TRACT A, AS SHOWN HEREON, IS FOR PRIVATE ROADWAY, ACCESS, UTILITIES, AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS.
11. TRACT B, AS SHOWN HEREON, IS FOR UTILITIES AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY OWNER, ITS SUCCESSORS AND ASSIGNS.
12. TRACT C, AS SHOWN HEREON, IS FOR ACCESS, UTILITIES, AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS.
13. DATE OF FIELD SURVEY: NOVEMBER 19, 2024.
14. 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.
15. ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

SHEET INDEX

SHEET 1 COVER SHEET AND NOTES
SHEET 2 PLAT
SHEET 3 DETAILS AND TITLE EXCEPTION NOTES

OWNER:
MONTBELLO 14400 LLC
155 S. MADISON ST.
SUITE #326
DENVER, CO 80209

SURVEYOR / ENGINEER:
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113

DEVELOPER:
SANTULAN ARCHITECTURE
3457 RINGSBY CT. UNIT 209
DENVER, CO 80216

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 DEDICATOR THIS 3rd DAY OF June A.D., 2025 AT 5:00 O'CLOCK P M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN OR LISTED HEREIN.

Katie J. McLaughlin - Acting City Attorney
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

_____
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 THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

JEFFREY C. ANTON
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

COLORADO LICENSED
JEFFREY C. ANTON
38818
4/29/25
PROFESSIONAL LAND SURVEYOR

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.

_____ 5/14/2025
CITY ENGINEER DATE

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

_____ 14 May 2025
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

_____ 5.13.2025
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

_____ 5/21/25
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO

BY RESOLUTION NUMBER _____ OF SERIES 20 ___.

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

CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO)
) SS
CITY AND COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M.,

_____, 20 ___ AND DULY RECORDED UNDER RECEPTION NO. _____

_____
CLERK AND RECORDER

BY: _____
DEPUTY

FEE: _____

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

MONTBELLO TOWNHOMES SUBDIVISION FILING NO. 1
NORTHWEST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DATE: 04/29/2025
CAD: CT/DCB
QA/QC: JCA

JOB NO. 22-004

SHEET 1 OF 3

MONTBELLO TOWNHOMES SUBDIVISION FILING NO. 1

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SYMBOL LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND RANGE POINT MONUMENT, AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
- FOUND #5 REBAR WITH 1.25" DIAMETER YELLOW PLASTIC CAP, STAMPED "PLS 33202"
- FOUND #5 REBAR WITH 1.25" DIAMETER YELLOW PLASTIC CAP, STAMPED "PLS 17488"
- FOUND #5 REBAR WITH 1.25" DIAMETER YELLOW PLASTIC CAP, STAMPED "PLS 38534"
- RANGE POINT MONUMENT, TO BE SET AFTER ROADWAY CONSTRUCTION, PER CITY STANDARDS
- SET 18" LONG #5 REBAR WITH 1.25" DIAMETER ORANGE PLASTIC CAP STAMPED "ANTON, PLS 38818"
- (R1) RECORD DIMENSION, PER DEED RECORDED AT RECEPTION NO. 2022099167
- (R2) RECORD DIMENSION, PER RECORDED PLAT THE VISTAS
- (M) FIELD MEASURED DIMENSION
- UE UTILITY EASEMENT DEDICATED HEREON
- (C) CALCULATED DIMENSION
- # BLOCK NUMBER
- AREA OF ADDITIONAL RIGHT-OF-WAY FOR E. ANDREWS DR.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	18.63'	S 4°41'23" W
L2	2.01'	S 21°52'31" E

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (3)	116,887	±2.683
RIGHTS-OF-WAY	45,380	±1.042
TRACT A (PRIVATE ROADWAY, ACCESS, UTILITIES & DRAINAGE)	14,151	±0.325
TRACT B (UTILITIES & DRAINAGE)	8,094	±0.186
TRACT C (ACCESS, UTILITIES & DRAINAGE)	5,383	±0.123
TOTAL	189,895	±4.359

LINE LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- RANGE LINE
- SECTION LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE DEDICATED BY THIS PLAT
- RIGHT-OF-WAY DEDICATED BY THIS PLAT

FOUND #8 REBAR WITH NO CAP, IN RANGE BOX

N47°27'57"E 144.69'

20' RANGE LINE S42°44'49"E 1924.61'

FOUND FLAGGED MAG NAIL IN ASPHALT ROADWAY

FOUND FLAGGED MAGNAIL IN ASPHALT ROADWAY

L=54.68' (M) R=140.00' Δ=22°22'58"

E. ANDREWS DR. 116' PUBLIC R.O.W. ORDINANCE 624, SERIES 1977, BOOK 1461, PAGE 154-156

FOUND #8 REBAR WITH NO CAP, IN RANGE BOX

S42°44'49"E 69.69'

N. DILLON ST. 70' PUBLIC R.O.W.

NORTHEAST CORNER OF SECTION 19, T.3S., R.66W., 6TH P.M.
FOUND 3" BRASS CAP, UNABLE TO DETERMINE REBAR SIZE, STAMPED "LS 2942_ _", MOSTLY ILLEGIBLE, SET IN MONUMENT WELL, MATCHES MONUMENT RECORD DATED 7-25-2005

S79°42'13"W 4926.10' (TIE)

FOUND NAIL WITH 3/4" BRASS TAG, STAMPED "PLS 38534", 3.00' OFFSET

FOUND 1.25" YELLOW PLASTIC CAP ON #8 REBAR, STAMPED "PLS 33202"

N47°15'57"E 96.00'

FOUND #8 REBAR WITH NO CAP, IN RANGE BOX

N35°36'07"E 103.12' (TIE)

ORDINANCE NO. 624 CONCORD FILING NO. 1

P.S.CO. UTILITY EASEMENT REC. 2025003296

5.00'

80.12'(R1&R2) N47°15'06"E 80.12'(M)

75.12'

S42°44'49"E 45.14'

N12°54'17"E 26.39'

TRACT B
8,094 S.F.
±0.186 AC
(UTILITIES & DRAINAGE)

65.63'

44.60'

34.00'

16.12'

44.60' S37°15'43"W 40.12'

L=39.03'

N62°17'51"W 63.79'

13.17'

10' UE

L=26.35'

53.31'

5.00'

S42°44'49"E 465.10'(M)

465.27'(R1)

331.74'

E. ANDREWS DR. 116' PUBLIC R.O.W. BOOK 48, PAGE 46-49

20' RANGE LINE S42°44'49"E 1924.77'(M)

PERMANENT SIDEWALK EASEMENT REC. 2009001669

5.00' OF RIGHT-OF-WAY HEREBY DEDICATED AS E. ANDREWS DR.

1.32'

P.S.CO. UTILITY EASEMENT REC. 2025003296

FOUND #8 REBAR WITH NO CAP. SET IN RANGE BOX

FOUND 1.25" YELLOW PLASTIC CAP ON #5 REBAR, STAMPED "PLS 38445"

L=69.31'(M) R=550.04'(M) Δ=7°13'10"(M)

L=69.11'(R1) R=550.04'(R1) Δ=7°11'57"(R1)

L=5.93' R=645.01' Δ=0°31'37"

L=141.94'

L=85.66'

L=18.04'

L=51.16'(R1) R=30.00'(R1) Δ=97°46'56"(R1)

L=51.19'(M) R=30.00'(M) Δ=97°45'41"(M)

FOUND #8 REBAR WITH NO CAP, IN RANGE BOX

S00°14'11"W 2653.92' (C)

EAST LINE, NE 1/4, SEC. 19, T3S, R66W, 6TH P.M.

BASIS OF BEARINGS

S89°29'10"W 115.27'(M)

L=6.66'

L=65.99' R=495.00' Δ=7°38'19"

FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 32439", IN RANGE BOX

L=48.84'(M) R=475.00'(M) Δ=5°53'27"(M)

L=48.82'(R1) R=475.00'(R1) Δ=05°53'22"(R1)

N73°26'23"W 4690.97' (TIE)

FOUND CHISELED "+"

78.35' (78.37' MON REC)

119.53' (119.51' MON REC)

EAST QUARTER CORNER OF SECTION 19, T.3S., R.66W., 6TH P.M.
UNABLE TO OBSERVE MONUMENT; CALCULATED FROM REFERENCE MONUMENTS AS DESCRIBED IN MONUMENT RECORD DATED 12-31-2015.

FOUND 2" BRASS DISC, STAMPED "PLS 23049"

10.03' (10.01' MON REC)

70.11' (70.09' MON REC)

FOUND 2" BRASS DISC, STAMPED "PLS 23049"

SOUTH LINE, NORTH 1/2, SEC. 19, T3S, R66W, 6TH P.M.

S89°22'39"W 5124.70' (C)

N27°42'09"E 485.65'(M) 485.68'(R1) 485.82'(R2)

20' RANGE LINE N27°42'09"E 443.57'(CALC)

N. CORNISH CT. 50' PUBLIC R.O.W. REC. 9700092855

THE VISTAS REC. 9700092855

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27

6

1

37,379 S.F.
±0.858 AC

2

64,290 S.F.
±1.476 AC

3

15,218 S.F.
±0.349 AC

TRACT A
14,151 S.F.
±0.325 AC
(PRIVATE ROADWAY, ACCESS, UTILITIES & DRAINAGE)

N42°14'37"W 213.00'

DENVER WATER EASEMENT REC. 2009043632

L=28.82' R=15.00' Δ=110°04'05"

S42°14'37"E 93.04'

N27°41'18"E 63.08'

N68°07'29"E 32.00'

S27°41'18"W 71.55'

L=24.70' R=35.00' Δ=40°26'11"

S68°07'29"W 96.58'

N68°07'29"E 123.48'

L=136.68' L=106.03'

L=183.74'

L=152.05' L=173.01' R=200.00' Δ=49°33'46"

L=30.19'

L=0.46'

S21°52'31"E 20.61'

5' UE

L=18.17' R=29.00' Δ=35°53'22"

L=9.84' R=18.00' Δ=31°18'58"

34.00'

L=15.96'

8.06'

26.50'

18.96'

26.5'

68.5'

42'

N68°07'29"E 76.43'

S68°07'29"W 150.00'(M&R1)

PARCEL RECONFIGURATION REC. 2015149196 REC. 2016092343

S21°52'31"E 120.00'(M&R1)

N21°52'31"W 120.00'(M&R1)

140.61'

N. DILLON ST. (VARIABLE WIDTH PUBLIC R.O.W. DEDICATED HEREON)

S21°52'31"E 166.00'

20' RANGE LINE

113.95'

94.67'

TRACT C
5,383 S.F.
±0.123 AC
(ACCESS, UTILITIES & DRAINAGE)

L1 L2 42.00' 34.33' 7.67'

S68°07'29"W 112.69'(M) 112.66'(R1)

35.86' 10' UE

20.01'

70.16'

FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 32439", IN RANGE BOX

FOUND NAIL WITH 3/4" BRASS TAG, ORDINANCE NO. 85, SERIES 1999

FOUND NAIL WITH 3/4" BRASS TAG, STAMPED "PLS 35986", 3.00' OFFSET

E. ELK DR. 50' PUBLIC R.O.W. ORDINANCE NO. 775, SERIES 1987 ORDINANCE NO. 85, SERIES 1999

20' 30' 50'

BENNET REC. 2017166830

GOSOMA REC. 2017130594

PERMANENT SIDEWALK EASEMENT 65MT. REC. 2009001609

CORRA REC. 2019013044

FOUND 1.25" DIAMETER YELLOW PLASTIC CAP ON #5 REBAR, STAMPED "PLS 38445"

FOUND 1.25" YELLOW PLASTIC CAP ON #5 REBAR, STAMPED "PLS 38445"

FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP, ILLEGIBLE STAMPING, IN RANGE BOX

4.52'

P.S.CO UTILITY EASEMENT REC. 2025003296

DENVER WATER EASEMENT REC. 2009043631

FOUND & DID NOT ACCEPT #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 33202", LESS 0.12' NORTH & 0.30' WEST OF ACCEPTED MONUMENT

FOUND & DID NOT ACCEPT #5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 23535", LESS 0.19' NORTH OF ACCEPTED MONUMENT

FOUND 1.25" DIAMETER YELLOW PLASTIC CAP ON #5 REBAR, STAMPED "PLS 38445"

NO MONUMENT FOUND, PLATTED POSITION

FOUND FLAGGED MAG NAIL IN ASPHALT ROADWAY

L=41.77' R=680.00' Δ=3°31'06"

N0°28'26"E 71.58'(M)

20' RANGE LINE N68°20'16"W 258.11'(M)

FOUND FLAGGED MAG NAIL IN ASPHALT ROADWAY

N68°31'54"W 79.86'(M) 80.31'(R1) 80.00'(R2)

N70°43'38"W 85.98'(M) 86.07'(R1) 86.03'(R2)

N27°41'49"W 85.32'(M) 86.20'(R1) 85.00'(R2)

POINT OF BEGINNING
MOST SOUTHERLY CORNER, REC. 2022099167
EASTERLY LINE OF THE VISTAS SUBDIVISION
FOUND #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 32439"

FOUND NAIL & 3/4" BRASS TAG, STAMPED "PLS 24310" - 3.0' OFFSET

L=173.97'(M) R=150.00' Δ=43°38'01"(M)

S67°26'16"W 44.97'(M)

FOUND FLAGGED MAG NAIL IN ASPHALT ROADWAY

FOUND FLAGGED MAG NAIL IN ASPHALT ROADWAY

THE VISTAS REC. 9700092855

DETAIL "A" (SEE SHEET 3)

N08°59'38"E 1222.95' (TIE)

WEST QUARTER CORNER OF SECTION 19, T.3S., R.66W., 6TH P.M.
CALCULATED POSITION; SEE DETAIL "A"

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38818 4/29/25

0 40' 80'
1 inch = 40 ft.

CORE CONSULTANTS, INC.
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

MONTBELLO TOWNHOMES SUBDIVISION FILING NO. 1
NORTHWEST 1/4 SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DATE: 04/29/2025
CAD: CT/DCB
QA/QC: JCA

JOB NO. 22-004

MONTBELLO TOWNHOMES SUBDIVISION FILING NO. 1

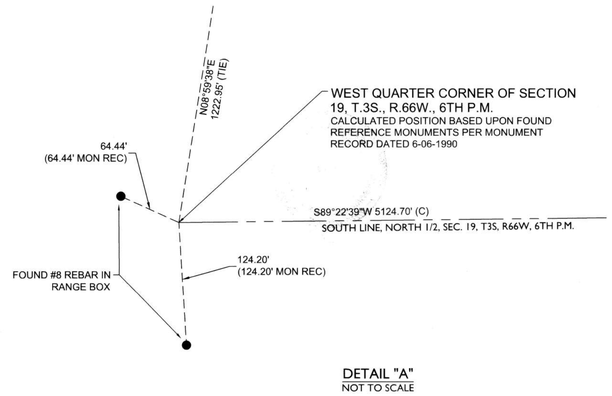
A PART OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SYMBOL LEGEND

- FOUND SECTION CORNER MONUMENT, AS NOTED
- FOUND RANGE POINT MONUMENT, AS NOTED
- FOUND SURVEY MONUMENT, AS NOTED
- FOUND #5 REBAR WITH 1.25" DIAMETER YELLOW PLASTIC CAP, STAMPED "PLS 33202"
- FOUND #5 REBAR WITH 1.25" DIAMETER YELLOW PLASTIC CAP, STAMPED "PLS 17488"
- FOUND #5 REBAR WITH 1.25" DIAMETER YELLOW PLASTIC CAP, STAMPED "PLS 38534"
- RANGE POINT MONUMENT, TO BE SET AFTER ROADWAY CONSTRUCTION, PER CITY STANDARDS
- SET 18" LONG #5 REBAR WITH 1.25" DIAMETER ORANGE PLASTIC CAP STAMPED "ANTON, PLS 38818"
- (R1) RECORD DIMENSION, PER DEED RECORDED AT RECEPTION NO. 2022099167
- (R2) RECORD DIMENSION, PER RECORDED PLAT THE VISTAS
- (M) FIELD MEASURED DIMENSION
- UE UTILITY EASEMENT DEDICATED HEREON
- (C) CALCULATED DIMENSION
- # BLOCK NUMBER
- AREA OF ADDITIONAL RIGHT-OF-WAY FOR E. ANDREWS DR.

LINE LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- RANGE LINE
- SECTION LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE DEDICATED BY THIS PLAT
- RIGHT-OF-WAY DEDICATED BY THIS PLAT



DETAIL "A"
NOT TO SCALE

TITLE EXCEPTION NOTES

THE EXCEPTIONS LISTED BELOW ARE UNPLOTTABLE BUT AFFECT THE ENTIRE SUBJECT PROPERTY. EACH EXCEPTION IS NUMBERED ACCORDING TO SCHEDULE B, PART II OF THAT TITLE COMMITMENT NO. ABC70698692.2-6 PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 03/11/2025 AT 5:00 P.M.

9. RESERVATION OF ALL OIL, COAL, GAS AND OTHER MINERALS WITHIN OR UNDERLYING SUBJECT PROPERTY AS RESERVED BY JAKE M. MILLER IN DEED RECORDED OCTOBER 1, 1958 IN BOOK 736 AT PAGE 144, IN ADAMS COUNTY RECORDS, AND AS CONVEYED IN DEED RECORDED OCTOBER 10, 1953 IN BOOK 477 AT PAGE 271, IN ADAMS COUNTY RECORDS, AND JULY 16, 1971 IN BOOK 1715 AT PAGE 269, IN ADAMS COUNTY RECORDS, AND RECORDED DECEMBER 20, 1965 IN BOOK 9538 AT PAGE 599, IN DENVER COUNTY RECORDS.

10. RIGHT OF WAY AS GRANTED TO COLORADO INTERSTATE GAS CO. IN INSTRUMENT RECORDED AUGUST 8, 1947 IN BOOK 342 AT PAGE 335, IN ADAMS COUNTY RECORDS.

16. PERMANENT NON-EXCLUSIVE EASEMENT GRANTED TO CITY AND COUNTY OF DENVER, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 05, 2009, UNDER RECEPTION NO. 2009054589.

17. THE EFFECT OF CHURCH OF GOD IN CHRIST INC. DEVELOPMENT PLAN, RECORDED JUNE 12, 2009, UNDER RECEPTION NO. 2009073543.

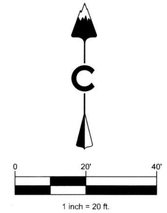
18. THE EFFECT OF DENVER ASSESSOR'S PARCEL RECONFIGURATION SPLIT, RECORDED OCTOBER 22, 2015, UNDER RECEPTION NO. 2015149196 AND RECORDED JULY 13, 2016 UNDER RECEPTION NO. 2016092343.

19. THE EFFECT OF APPLICATION TO AMEND THE BOUNDARIES OF A DESIGNATED ZONE LOT AND LAND SURVEY PLAT, RECORDED DECEMBER 01, 2015, UNDER RECEPTION NO. 2015166547 AND RECORDED JULY 25, 2016 UNDER RECEPTION NO. 2016097457.

20. DEED OF TRUST DATED JULY 14, 2022, FROM MONTBELLO 14400 LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF DENVER COUNTY, COLORADO FOR THE USE OF IMPACT DEVELOPMENT FUND TO SECURE THE SUM OF $800,000.00 RECORDED JULY 26, 2022, UNDER RECEPTION NO. 2022099168.

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ASSIGNMENT TO USE PARKING SPACES RECORDED NOVEMBER 16, 2023 UNDER RECEPTION NO. 2023109838.

22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AMENDED AND RESTATED EASEMENT RECORDED AUGUST 22, 2024 UNDER RECEPTION NO. 2024079374, AND CORRECTED AMENDED AND RESTATED ELECTRIC EASEMENT RECORDED JANUARY 14, 2025 UNDER RECEPTION NO. 2025003296.



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