

LOVELAND HEIGHTS FOURTH SUBDIVISION TO THE CITY OF LOVELAND  
A MINOR SUBDIVISION OF LOTS 3 AND 4, BLOCK 8 LOVELAND HEIGHTS ADDITION; A PORTION OF LOT 1  
BLOCK 1 LOVELAND HEIGHTS 3RD SUBDIVISION; AND A VACATED PORTION OF EAST ELEVENTH  
STREET LOCATED IN LOVELAND HEIGHTS ADDITION AND LOVELAND HEIGHTS 3RD SUBDIVISION, ALL  
SITUATE IN SECTION 13, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M. TO THE CITY OF  
LOVELAND, LARIMER COUNTY, COLORADO

OWNERSHIP AND DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS that we the undersigned, being all the owners and lienholders of the following described property, except any existing public streets, roads, or highways, Being a portion of Lots 3 and 4, Block 8 Loveland Heights Addition to the City of Loveland, County of Larimer, State of Colorado; Together with that portion of Eleventh Avenue as vacated by City Ordinance No. 4961, being a portion of LOVELAND HEIGHTS ADDITION and a portion of LOVELAND HEIGHTS 3RD SUBDIVISION situate in Section 13, Township 5 North, Range 69 West of the 6th P.M., City of Loveland, County of Larimer, State of Colorado, being more particularly described as follows:  
Beginning at the Northwest corner of Lot 4, Block 8 of said LOVELAND HEIGHTS ADDITION; thence along the Easterly right of way of Cleveland Ave., North 00°14'42" West 24.21 feet; thence departing said Easterly right of way, North 89°59'21" East 120.16 feet to the beginning of a tangent curve concave to the Southwest having a central angle of 90°00'19" and a radius of 20.00 feet, the long chord of which bears South 45°00'29" East 28.29 feet; thence Southeastery along the arc of said curve 31.42 feet; thence tangent from said curve South 00°00'20" East 4.72 feet; thence South 89°48'15" East a distance of 10.00 feet, to a point on the West line of that certain parcel of land as described in Deed recorded July 20, 1990 at Reception No. 90031512, records of said County; Thence South 00°00'20" East along Said East line, a distance of 102.72 feet to the South line of said parcel of land as described in Deed recorded July 20, 1990 at Reception No. 90031512, records of said County thence along said South line South 89°57'08" West 150.02 feet to a point on the Easterly right of way of Cleveland Ave., thence along said Easterly right of way North 00°14'44" West 103.36 feet to the Northwest corner of Lot 4, Block 8 of said LOVELAND HEIGHTS ADDITION and the TRUE POINT OF BEGINNING.  
Said parcel contains 18,801 square feet (0.43 acres), more or less, and is subject to all easements and rights-of-way on record or existing, and do hereby designate and dedicate: (1) all such rights-of-way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (2) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same as the LOVELAND HEIGHTS FOURTH SUBDIVISION, to the City of Loveland, Colorado.

Owner(s)

KURT E. SKOTT  
AS: MANAGER  
OF CUSTOM ON-SITE INC.

STATE OF COLORADO)SS  
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021,  
Kurt E. Skott as manager of Custom On-site, Inc.

Witness my hand and official seal

My commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

DIRECTOR'S CERTIFICATE

This plat is approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for filing with the Clerk and Recorder of Larimer County and for conveyance to the City of the public dedications shown hereon, which are accepted; subject to the provision that approval in no way obligates the City of Loveland, for the financing or constructing of improvements on land, streets, or easements dedicated to the public except as specifically agreed to by the Director of Development Services.

Director of Development Services

Witness my hand and seal of the City of Loveland

ATTEST:

City Clerk

ATTORNEY'S CERTIFICATE

I, \_\_\_\_\_, an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, with such land described in Schedule A to Title Commitment No. \_\_\_\_\_, 20\_\_\_\_, and that in my professional judgment and knowledge based on such title commitment updated through the date of execution of this plat and my actual knowledge, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple, such land is free and clear of all liens and encumbrances, except encumbrances set forth in Schedule B - Section 2 of such title commitment as of such date of execution, and any such encumbrances do not impair the use of such land for the purposes set forth on this plat.

So sworn this \_\_\_\_ day of \_\_\_\_\_, 2021

Attorney at Law

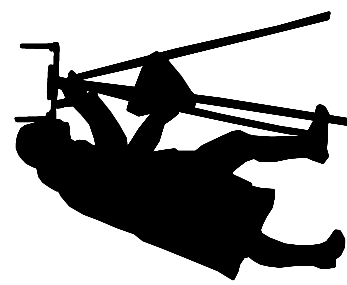
SURVEYOR'S CERTIFICATE

I, Michael J. DeDecker, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of the A LOVELAND HEIGHTS FOURTH SUBDIVISION TO THE CITY OF LOVELAND, Colorado was made by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

Michael J. DeDecker PLS  
for and on behalf of  
DeDecker Land Surveying

DEDECKER  
LAND SURVEYING



CUSTOM-ONSITE BUILDERS  
MINOR SUBDIVISION FINAL PLAT

CLIENT AND PROJECT

DESIGNED:

DRAWN: MJD

CHECKED:

APPROVED:

DATE: OCTOBER 12, 2020

SCALE:

1"=20'

PROJECT NO. REVISION NO.

2019-265

DRAWING NO. SHEET 24x36

1 of 1

LEGAL DESCRIPTION:  
LOTS 3 and 4 - BLOCK 8 & PORTION OF  
VACATED 11TH STREET  
LOVELAND HEIGHTS ADDITION

1113 N CLEVELAND AVE  
LOTS 1 THRU 3, BLK 6,  
LOVELAND HEIGHTS, LOV

1116 N CLEVELAND AVE  
LOTS 21 & 22, BLK 1,  
LOVELAND HEIGHTS ADDITION

1112 N. CLEVELAND AVE.  
LOTS 23, 24, BLK 1  
& PORTION OF VACATED 11th STREET  
LOVELAND HEIGHTS ADDITION

PORTION OF EAST ELEVENTH STREET VACATED AND  
RESERVED AS A UTILITY EASEMENT, BY ORDINANCE  
NO. 4961 AS FOUND RECORDED AS RECEPTION NO.  
20170022447 DATED 04/07/2017

20.00' PORTION OF EAST ELEVENTH  
STREET REMAINING AS PUBLIC  
RIGHT-OF-WAY  
N89°59'21"E 120.16' (M)

14' POSTAL, UTILITY AND DRAINAGE EASEMENT  
(DEDICATED BY THIS PLAT)  
PORTION OF EAST ELEVENTH STREET VACATED AND  
RESERVED AS A UTILITY EASEMENT, BY ORDINANCE  
NO. 4961 AS FOUND RECORDED AS RECEPTION NO.  
20170022447 DATED 04/07/2017  
(EASEMENT TO BE VACATED BY THIS PLAT)

LOT 1  
8953 SQ.FT. ±  
0.206 AC.

LOT 2  
8820 SQ.FT. ±  
0.202 AC.

1048 N. CLEVELAND AVE.  
BEG 50 FT N OF SW COR OF LOT  
3, BLK 8, LOVELAND HEIGHTS  
ADDITION, LOV, TH E 150 FT; TH  
N 50 FT; TH W 150 FT; TH S 50  
FT TO BEG

1040 N CLEVELAND AVE  
BEG AT SW COR OF 3, BLK 8,  
LOVELAND HEIGHTS ADDITION, LOV,  
N 50 FT, E 150FT, S 50 FT, W  
150 FT TO BEG

1109 N. LINCOLN AVE  
LOTS 1 THRU 3, BLK 1,  
LOVELAND HEIGHTS  
ADDITION

1073 N. LINCOLN AVE  
LOT 1 BLOCK 1  
LOVELAND HEIGHTS  
3RD SUBDIVISION

1047 N. LINCOLN AVE.  
N 65 FT OF E 1/2 OF  
LOT 3, BLK 8,  
LOVELAND HEIGHTS ADDITION

APPARENT ALLEY EXTENDING  
SOUTH TO THE GREAT WESTERN  
RAILWAY RIGHT-OF-WAY APPEARS  
TO BE MAINTAINED BY THE CITY  
OF LOVELAND

1031 N. LINCOLN AVE.  
LOT 1, BLK 1, AMENDED PORTION  
LOTS 2 AND 3, BLK 8, LOVELAND  
HEIGHTS ADDITION, LOV.

Maintenance and upkeep of stormwater detention ponds, storm sewer systems, swales, and permanent stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the homeowner association (HOA), business owner association (BOA), or private property owner. The owner(s) or responsible parties (HOA, BOA) shall provide ongoing maintenance to the private stormwater improvements as needed to maintain compliance with the approved construction plans and reports.

Side lot line drainage easements are public in nature and privately maintained by adjacent property owners.

Total area in square feet of easements dedicated to the public or the city by this plat. = 3631.0 Square Feet

Total area in square feet of easements dedicated to the public or city that are being vacated by this plat. = 3341.0 Square Feet.

SURVEY NOTES

- For the Basis of Bearings used in the preparation of this plat the East right-of-way line of Cleveland Avenue was assumed to bear N00°01'44"W, according to a Land Survey Plan as prepared by Intermill Land Surveying as found recorded as reception number 20050079184 of Larimer County Clerks Records, between the monuments shown and described hereon, with all bearings contained herein relative thereto.
- Westcor Land Title Insurance Company, Inc., Policy No. OP-6-C01050-8051446 dated December 3, 2019 and an Endorsement by Westcor Land Title Insurance Company issued October 17, 2020 was relied upon for information regarding easements and restrictions shown on this plat. All easements described in said Title Report which affect the property shown on this plat have been shown hereon.
- The United States Survey Foot is the unit of measure used in the preparation of this plat
- NOTICE: According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE years after you first discovered 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.

EAST 11th  
STREET

CLEVELAND AVENUE

20 0 20 40  
SCALE 1 inch = 20 feet

SET #4 REBAR WITH GREEN  
PLASTIC CAP.L.S. 20676

FOUND EXISTING MONUMENT  
AS DESCRIBED HEREON

INDICATES EASEMENTS DEDICATED  
BY THIS PLAT

(M) INDICATES A MEASURED  
DIMENSION PER THIS SURVEY

(R) INDICATES A RECORD OR DEED  
DIMENSION

(C) INDICATES A CALCULATED  
DIMENSION