



**FOR SALE**

**329 Detroit Street**  
a cherry creek north property





## Offering:

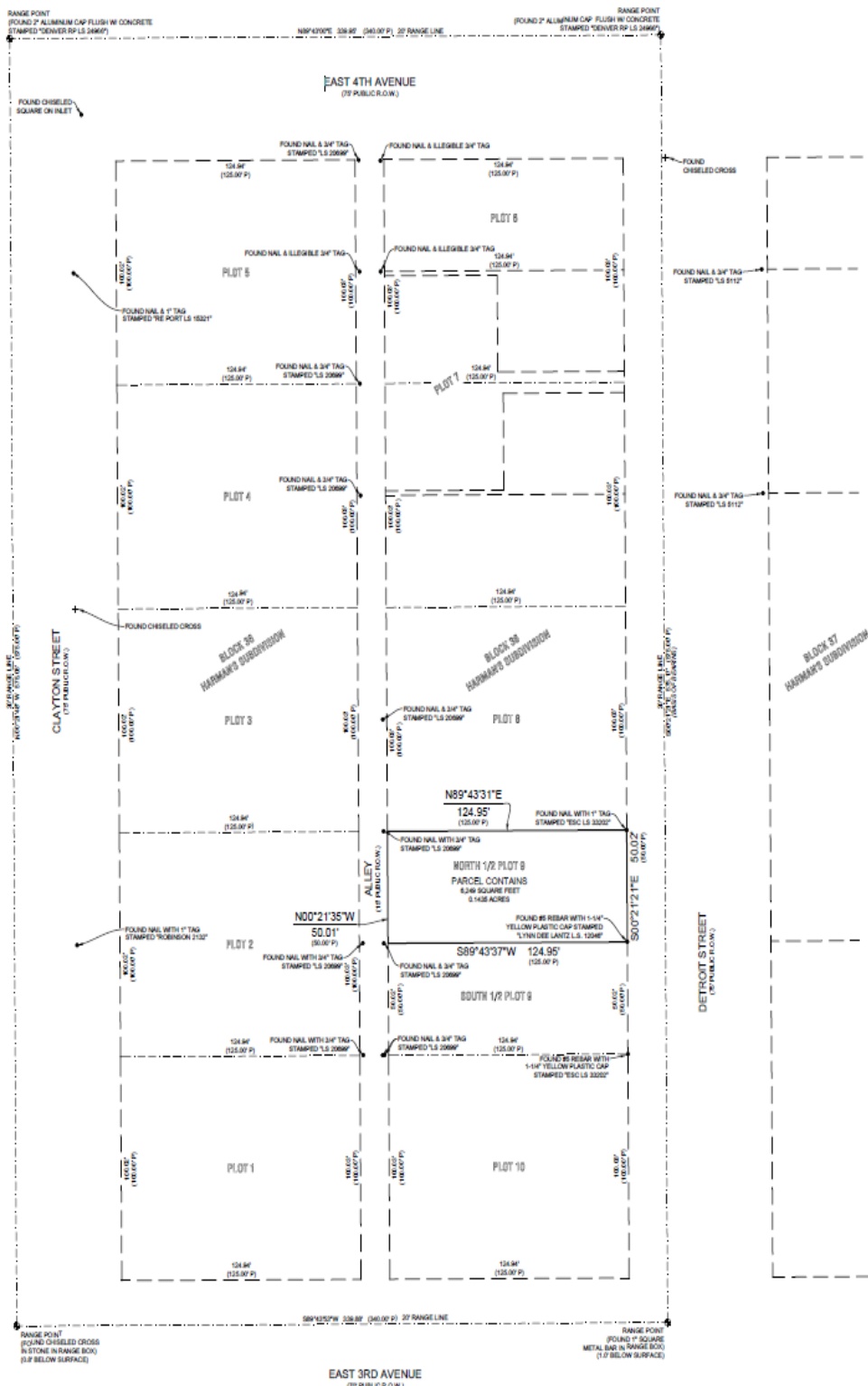
- Property: 329 Detroit Street, Denver, CO 80206
- Lot Size: 6,250 SF
- Building Size: 1,947 SF
- Zoning: C-CCN-4
- Asking Price: Undisclosed, Contact Broker at 720-560-5605





**LEGEND**

|          |                                                                                                                                                                                                                                 |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R.O.W.   | RIGHT-OF-WAY                                                                                                                                                                                                                    |
| L.S. NO. | LAND SURVEYOR NUMBER                                                                                                                                                                                                            |
| BLK. PG. | BOOK AND PAGE                                                                                                                                                                                                                   |
| REC. NO. | RECEPTION NUMBER                                                                                                                                                                                                                |
| 00000 P  | FOR THE RECORDED PLAT OF HARMAN'S SUBDIVISION (BLK. 36, 37 & 38) ORIGINALLY FILED IN HARMANVILLE COUNTY, COLORADO APRIL 15, 1898 DENVER OFFICIAL SURVEY OF HARMAN'S SUBDIVISION (BLK. 36-38) 0.15 AC DIFFERENT FROM AS MEASURED |
|          | ALL DIMENSIONS SHOWN WITH NO PARENTHESES ARE AS MEASURED DIMENSION                                                                                                                                                              |
| ●        | RANGE POINT                                                                                                                                                                                                                     |
| ○        | FOUND MONUMENT AS DESCRIBED                                                                                                                                                                                                     |
| +        | FOUND CHISELED CROSS                                                                                                                                                                                                            |



**LEGAL DESCRIPTION:**  
THE NORTH 10 OF PLOT 8, BLOCK 36, HARMAN'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN GENERAL WARRANTY DEED RECORDED ON JUNE 23, 2014 AT RECEPTION NUMBER 3998465 IN DENVER COUNTY, COLORADO.

**ASSURANCE NOTE:** THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A AND OF TITLE COMMITMENT NUMBER K7044233 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 16, 2016.

**SURVEYOR'S CERTIFICATION:**  
TO: LE ME REZZAZI BELLE LLC, WITOLD KACZANOWSKI, AND LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL SURVEY LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8(A), 7(A), 7(B), 7(C), 8(A) AND 11(B) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2021.

I FURTHER CERTIFY THAT CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

DATE OF PLAT OR MAP: DECEMBER 28, 2021

CHARLES N. BECKSTROM  
PROFESSIONAL L.S. NO. 33332  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
EMAIL: cbeckstrom@engineering-service.com

**NOTES CORRESPONDING TO SCHEDULE A - SECTION 2 OF TITLE COMMITMENT:**

8. CRONWICK 886 SERIES 1968 CONTAINING RESTRICTIONS NECESSARY TO PRESERVE MOUNTAIN VIEW RECORDED MARCH 14, 1968 IN BOOK 864 AT PAGE 221, AND INSTRUMENTS RECORDED JANUARY 6, 1969 IN BOOK 905 AT PAGE 281 AND JULY 26, 1973 IN BOOK 738 AT PAGE 127. (AFFECTS THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS)

9. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 260, SERIES OF 1967 RECORDED JUNE 17, 1967 UNDER RECEPTION NO. 14274. (AFFECTS THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS)

**GENERAL NOTES:**

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER K7044233 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 16, 2014 AT 5:08 P.M. AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER ENCUMBRANCES AND/OR EXCEPTIONS OF RECORD.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATION HEREON, AND CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON OR ENTITY.
- BEARINGS ARE BASED ON THE 27 RANGE LINE IN DETROIT STREET BETWEEN 3RD AVENUE AND EAST 4TH AVENUE (AVING AN ASSIGNED BEARING OF S89°21'21"E AND LOCATED BY A 2" ALUMINUM CAP IN CONCRETE STAMPEDED DENVER RP L.S. 24867 FOUND AT THE INTERSECTION OF DETROIT STREET AND EAST 4TH AVENUE AND A 1" SQUARE PIN IN RANGE BOX FOUND AT THE INTERSECTION OF DETROIT STREET AND EAST 3RD AVENUE).
- THE ADDRESS OF THE SURVEYED PROPERTY IS 329 DETROIT STREET AS NOTED ON BUILDING.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED AS FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FROM COMMUNITY PANEL NO. 3800-480203 WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- BENCHMARK: CITY OF DENVER BM K264 - COB BRASS CAP TOP OF CURB AT THE SOUTHEAST CORNER OF EAST 3RD AVENUE AND STEELE STREET. ELEVATION: 5222.54 FEET (NAVD 1988 DATUM).
- THE CONTIGUOUS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
- NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
- THERE ARE NO STRIPPED PARKING SPACES ON THE SURVEYED PROPERTY.
- THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPS PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
- ALL UTILITY INFORMATION WAS OBTAINED FROM FIELD SURFACE EVIDENCE AT THE TIME OF THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID FIELD OBSERVATIONS.
- ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN AND CONSTRUCTION.
- BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND/OR LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATION FIRM (NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. ENGINEERING SERVICE COMPANY DOES NOT ALLOW FIELD PERSONNEL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SURFACE POLE SIZES IF THEY WERE ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OF PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZES WILL HAVE TO BE VERIFIED BY FIELD SURVEYING. ENGINEERING SERVICE COMPANY AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
- ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES.
- ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 0.3048 METERS.

**NOTES:**  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMBATS A CLASS TWO (2) MESSINGBAR, PURSUANT TO STATE STATUTE C.R.S. 18-6-101, SHALL BE SUBJECT TO A FINE OF UP TO \$10,000.



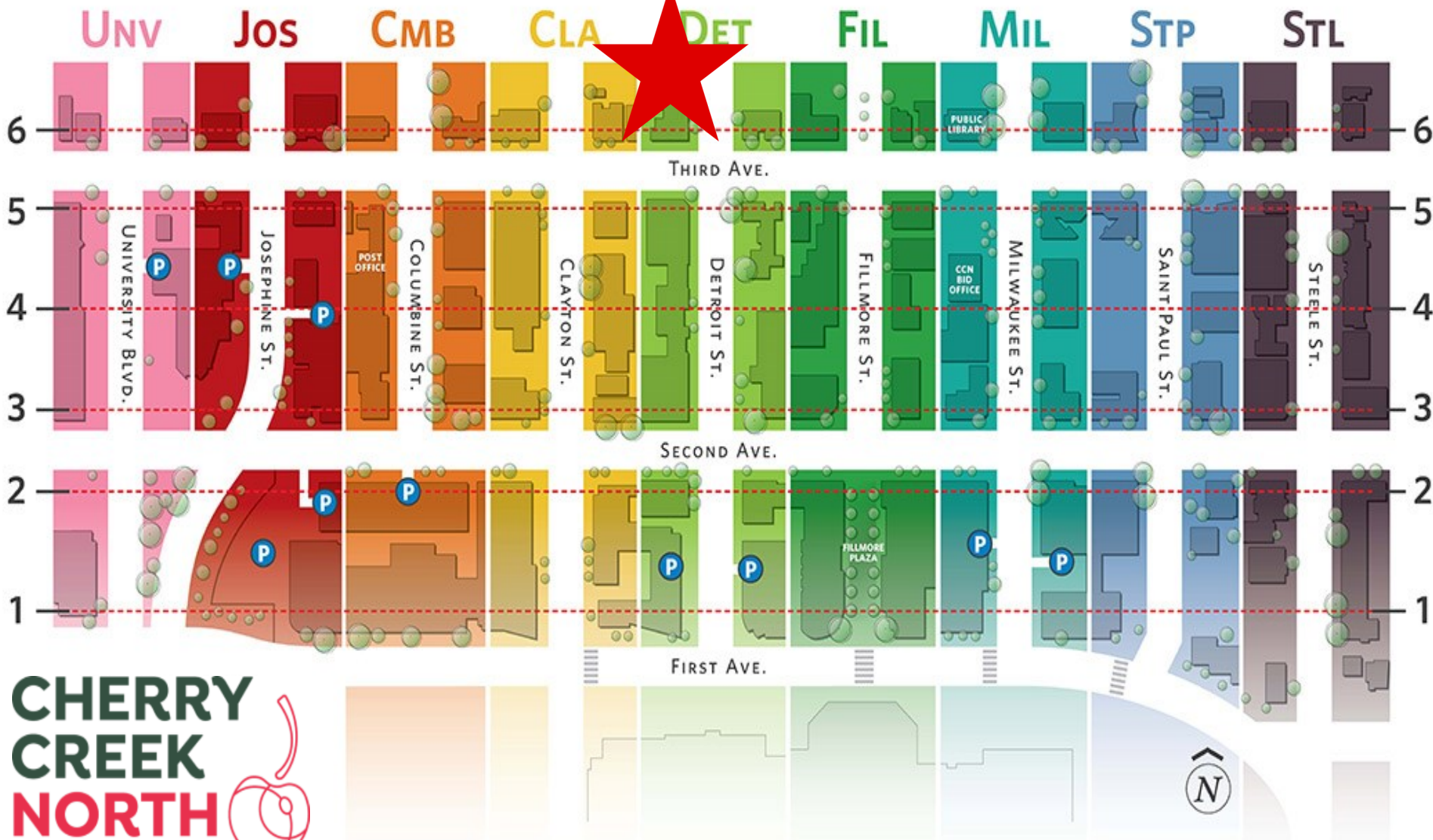
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**ENGINEERING SERVICE COMPANY**

PROFESSIONAL ENGINEER  
CARRIAGE HOUSE CRAFTSMAN, LLC  
329 DETROIT STREET  
DENVER, COLORADO 80202

Prepared for:  
**ALTA / NSPS LAND TITLE SURVEY**  
NORTH 10 OF S. BLOCK 36, HARMAN'S SUBDIVISION  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
329 DETROIT STREET

|             |          |
|-------------|----------|
| Checked by  | UCB/2021 |
| Reviewed by | 21-176-B |
| Drawn by    | 12/21    |
| Scale       | 1" = 30' |





De**CHERRY**  
**CREEK**  
**NORTH**

Denver International Airport

Colorado Air and Space Port



Roche Fore

Principal / Managing Broker

**Roche & Company**

219 Detroit Street

Denver, Colorado 80206

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