



Easement Relinquishment Submittal Checklist

Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.

Easement Relinquishment submittal documents will include the following:

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:
 - Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.
- A Legal Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (PLS), licensed in the State of Colorado:
 - PDF format (**must be PLS signed and stamped**) **and**
 - Word format (Does not need to be PLS signed and stamped)
- Site Plan - accurately engineered drawings to include:
 - Numerical and Bar Scale (Scale not to exceed 1:40)
 - North arrow
 - Legend
 - Vicinity map, if necessary
 - Plan set date and revision number (if applicable)
 - Call out the location of the easement proposed to be relinquished and hatch area**
 - Call out the location if new easement will be conveyed** (if applicable)
 - Property lines
 - Right-of-Way width
 - Edge of Pavement and/or Curb and Gutter
 - Sidewalks
 - Trees and landscaping in the ROW
 - Nearby driveways and alleys
 - Street names
 - Aerial imagery is allowed, but does not replace the required Engineered drawings**

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.



Owner/Vested Party/Applicant Signature 6/22/22
Date





APPLICATION EASEMENT RELINQUISHMENT

Please complete this application to apply for an ordinance to relinquish easements held by the City in the Public Right of Way. Please reference [Rules and Regulations for Easement Relinquishments](#) for more details on the relinquishment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: 6/28/22

PROJECT NAME: Fox Park

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development project numbers:

2020-PROJMSTR-0000252, 2020-PROJMSTR-0000252, 2020-PROJMSTR-0000252

ADDRESS (approx.) OF EASEMENT: 4400 N. Fox Street

APPLICANT:

Name: Brian Tominov
Company (if applicable): Vita Fox North LP Title: (1) Covenant, (2) Ordinance
Address: 1801 Wewatta St. F11, Denver, CO 80202
Telephone number: 303-968-6995 Email address: btominov@puredevelopment.com

PROPERTY OWNER (where the easement is located): Check if the same as Applicant

Company: Vita Fox North LP
Owner Contact: Brian Tominov
Address: 1801 Wewatta St. F11, Denver, CO 80202
Telephone Number: 303-968-6995 Email address: btominov@puredevelopment.com

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: (1) Covenant, (2) Ordinance No. 30, Series 1943, (3) Ordinance No. 38, Series 1946
Clerk & Recorder Recordation Number: (1) Recp. No. ~~1084670~~ ¹⁹⁸⁵⁰⁸⁴⁶⁷⁰, (2) Bk A-27, Pg. 258, (3) Bk A-28, Pg. 467
Ordinance Number (if applicable): (1) N/A, (2) No. 30, Series 1943, (3) No. 38, Series 1946

PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in its entirety
(Easements 1 & 2)

A portion of the easement (as described in the legal description)
(Easement 3)





APPLICATION
EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 3

Easement Groupings if submitting with multiple easements: 1

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in it's entirety and any addition background information

- (1) The Covenant contains a prohibition on subdividing the property and was entered into as a condition to the City's approval of an extended sanitary sewer connection to the buildings on the property. The property is being redeveloped and new sewer lines are being installed for the redevelopment, and therefore we request the Covenant be released in its entirety.
(2) The State, a group of railroads and the City entered into an agreement in 1943 for the State to construct a pedestrian overpass over the railroad tracks crossing W 43rd Ave (btwn Inca St. and Galapago St.), and upon completion of the ped. overpass, the City would vacate the portion of W 43rd Ave btwn Inca and Galapago, subject to certain reservations related to construction and maintenance of the bridge. The ped bridge was constructed, but was torn down on or before 2013. The easements retained in the Ordinance are no longer needed since the ped bridge is gone and we request the Ordinance be released in its entirety.
(3) The City vacated certain portions of W 46th Ave and Fox St, but reserved to the City the right to construct, maintain and remove sewers, water pipes and appurtenances. We are requesting relinquishment of the City reservations related to the portion of vacated Fox Street that is located on our property.

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

- (1) The existing utilities on the site are being demoed and new sanitary lines are being constructed for the project. Please see the attached Overall Site Plan for depictions of the new proposed sanitary lines that will take the place of the existing lines in order to serve the new development.
(2) The pedestrian overpass no longer exists and therefore could not be depicted on the Site Plan.
(3) The only remaining utility line within vacated Fox Street is the sanitary line reflected on the attached ALTA Survey in bright green within the vacated R/W lines. The existing line is being demoed and new sanitary lines are being constructed for the project. Please see the attached Overall Site Plan for depictions of the new proposed sanitary lines that will take the place of the existing lines in order to serve the new development.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

- (1) The Covenant prohibits subdividing the Property and the redevelopment requires the property to be subdivided for new vertical development. Therefore we need the Covenant to be relinquished to move forward with subdivision Plat approval.
(2) The Ordinance reserved easements would be located within what is planned to be new public R/W and the City will not accept conveyance of public R/W if any existing easements affect the area.
(3) The Ordinance reserved easements would be located within what is planned to be new public R/W and the City will not accept conveyance of public R/W if any existing easements affect the area.

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.

(Owner/Vestor/Party Signature)

6/22/22
DATE



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO DESCRIBED IN WARRANTY DEED RECORDED AUGUST 21, 2019 AT RECEPTION NO. 2019112556 IN THE OFFICIAL RECORDS OF THE DENVER COUNTY CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE NORTH RIGHT-OF-WAY LINE OF WEST 43RD AVENUE, PER THE VIADUCT ADDITION TO THE CITY OF DENVER, CONSIDERED TO BEAR SOUTH 89°45'13" WEST. BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 6, SAID VIADUCT ADDITION, THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: SOUTH 89°45'13" WEST, A DISTANCE OF 286.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°00'50" WEST; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°31'13", AN ARC LENGTH OF 28.38 FEET; SOUTH 89°45'13" WEST, A DISTANCE OF 31.95 FEET; THENCE SOUTH 00°15'07" EAST, A DISTANCE OF 28.36 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID 43RD AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°11'39" EAST; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 13°54'55", AN ARC LENGTH OF 12.14 FEET TO THE CENTERLINE OF VACATED 43RD AVENUE AS DESCRIBED IN ORDINANCE NUMBER 30, SERIES OF 1943; THENCE, ALONG SAID CENTERLINE SOUTH 89°45'13" WEST, A DISTANCE OF 175.06 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN RULE AND ORDER RECORDED UNDER RECEPTION NO. 2012112161 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF DENVER; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SEVENTEEN (17) COURSES: NORTH 02°28'59" WEST, A DISTANCE OF 57.22 FEET; NORTH 02°23'14" WEST, A DISTANCE OF 4.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5440.25 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°28'25", AN ARC LENGTH OF 139.92 FEET; NORTH 00°54'49" WEST, A DISTANCE OF 46.97 FEET; NORTH 00°54'49" WEST, A DISTANCE OF 7.80 FEET; NORTH 00°10'36" EAST, A DISTANCE OF 471.64 FEET; NORTH 00°20'10" WEST, A DISTANCE OF 70.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 37775.14 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'28", AN ARC LENGTH OF 147.95 FEET; NORTH 00°41'50" WEST, A DISTANCE OF 126.87 FEET; NORTH 11°54'11" EAST, A DISTANCE OF 177.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1189.22 FEET; NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'36", AN ARC LENGTH OF 330.88 FEET; NORTH 03°33'25" WEST, A DISTANCE OF 370.97 FEET; NORTH 03°20'49" WEST, A DISTANCE OF 69.87 FEET; NORTH 05°17'56" EAST, A DISTANCE OF 100.76 FEET; NORTH 00°42'51" EAST, A DISTANCE OF 36.26 FEET; SOUTH 87°57'33" WEST, A DISTANCE OF 24.73 FEET; NORTH 02°02'27" WEST, A DISTANCE OF 15.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 70; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: SOUTH 69°14'02" EAST, A DISTANCE OF 470.07 FEET; NORTH 65°53'05" EAST, A DISTANCE OF 541.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1432.39 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°16'37" WEST; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°15'40", AN ARC LENGTH OF 381.53 FEET; SOUTH 42°47'48" EAST, A DISTANCE OF 73.60 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 22; THENCE, ALONG SAID EAST LINE, SOUTH 00°12'32" EAST, A DISTANCE OF 271.17 FEET; THENCE SOUTH 45°03'28" WEST, A DISTANCE OF 1052.79 FEET TO THE WESTERLY RIGHT-OF-WAY OF FOX STREET, AS DEDICATED ON SAID PLAT OF THE VIADUCT ADDITION; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°14'47" EAST, A DISTANCE OF 488.60 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT NOTES

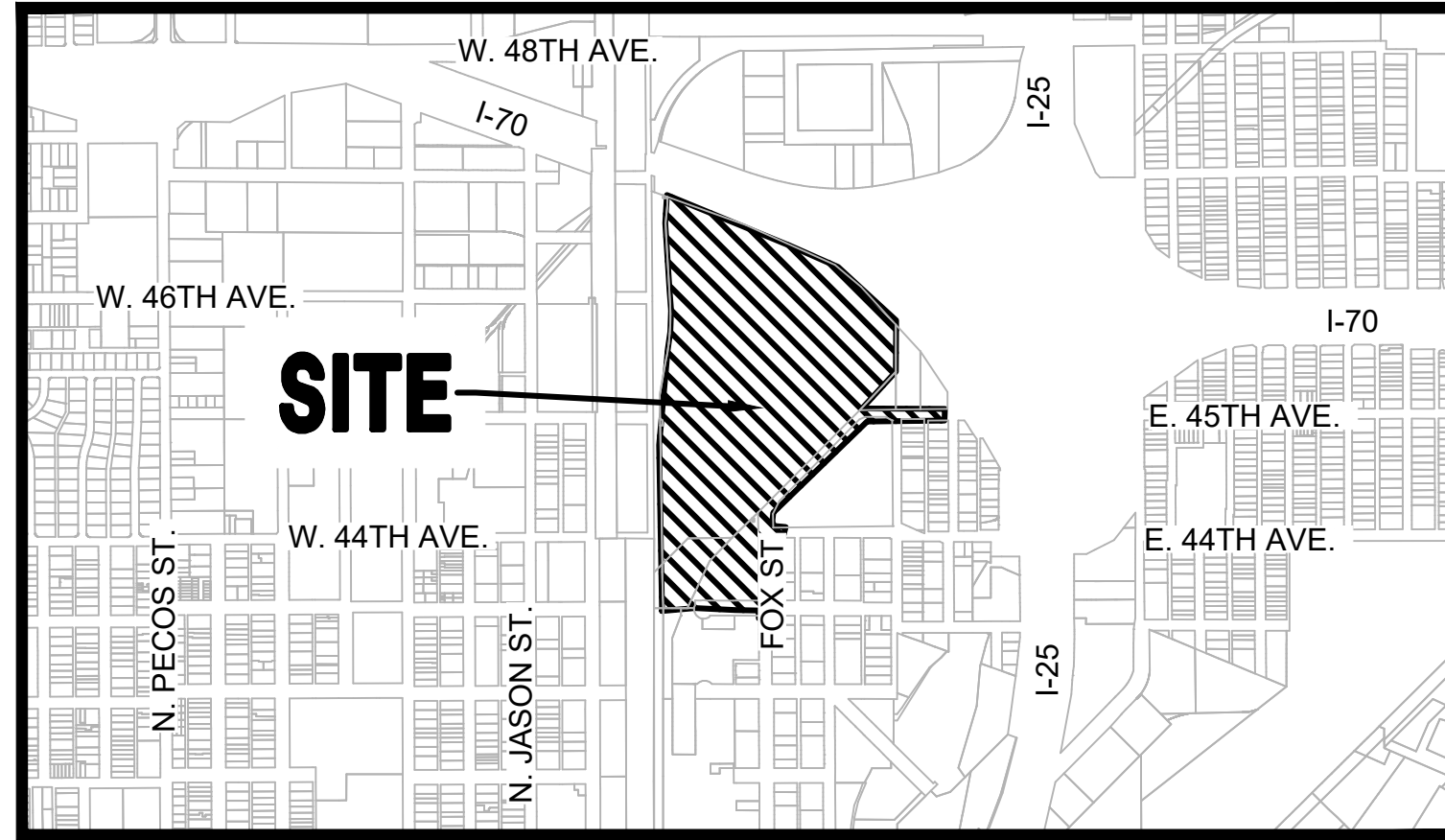
(SCHEDULE B-2 EXCEPTIONS TO OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABCD70610103.1, EFFECTIVE DATE OF MARCH 06, 2020 AT 5:00 PM)

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: "A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B - SECTION 2 PROVIDED, FALLS WITHIN OR TOUCHES THE SUBJECT PROPERTY".

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT.

- 1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. NOT ADDRESSED AS A PART OF THIS SURVEY.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. NOT ADDRESSED AS A PART OF THIS SURVEY.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT ADDRESSED AS A PART OF THIS SURVEY.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT ADDRESSED AS A PART OF THIS SURVEY.
6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. NOT ADDRESSED AS A PART OF THIS SURVEY.
7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. NOT ADDRESSED AS A PART OF THIS SURVEY.
8. TERMS, CONDITIONS AND PROVISIONS OF A LICENSE TO ENTER UPON REAL PROPERTY BY AND BETWEEN ASCENDANT CAPITAL PARTNERS DINA, LLC, AS OWNER, AND TBW ENTERPRISES LLC, AS LICENSEE. A COPY OF SAID LICENSE IS STORED AS OUR ESI 37360241) NOT ADDRESSED AS A PART OF THIS SURVEY.
9. RIGHT OF WAY FOR INGRESS AND EGRESS RECORDED DECEMBER 13, 1946 IN BOOK 6126 AT PAGE 215. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED RECORDED FEBRUARY 20, 1964 IN BOOK 9188 AT PAGE 260. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY FOR INGRESS AND EGRESS FROM PROPERTY CONVEYED BY THE DENVER SEWER PIPE AND CLAY COMPANY TO ELECTRON CORPORATION IN WARRANTY DEED RECORDED DECEMBER 13, 1946 IN BOOK 6152 AT PAGE 342. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN AGREEMENT RECORDED JUNE 12, 1947 IN BOOK 6225 AT PAGE 526.
CONSENT TO THE ASSIGNMENT RECORDED JUNE 12, 1947 IN BOOK 6225 AT PAGE 529, EASEMENT RECONVEYED IN INSTRUMENT RECORDED OCTOBER 5, 1959 IN BOOK 8418 AT PAGE 421, CONSENT TO REASSIGNMENT RECORDED MAY 2, 1960 IN BOOK 8505 AT PAGE 520, ASSIGNMENT RECORDED JUNE 12, 1947 IN BOOK 6225 AT PAGE 523. THE LOCATION OF THE RIGHT-OF-WAY DESCRIBED IN SAID DOCUMENTS IS INDETERMINATE IN NATURE. THE MAP IN THE REF. DOC. IS UN-DIMENSIONED. AN APPROXIMATE LOCATION IS SHOWN HEREIN.
13. RIGHTS OF CONTRACTS IN THE NAME OF PUBLIC SERVICE COMPANY OF COLORADO, AS RESERVED IN DEED RECORDED JANUARY 7, 1965 IN BOOK 9363 AT PAGE 226. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ROADWAY LICENSE AGREEMENT RECORDED AUGUST 23, 1960 IN BOOK 8556 AT PAGE 543. ASSIGNMENT RECORDED DECEMBER 16, 1960 IN BOOK 8609 AT PAGE 368, CONSENT TO ASSIGNMENT RECORDED AUGUST 23, 1960 IN BOOK 8556 AT PAGE 541. MAY AFFECT THE SUBJECT PROPERTY - PORTIONS OF THE DOCUMENT ARE UNREADABLE.

ALTA/NSPS LAND TITLE SURVEY
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



TITLE COMMITMENT NOTES VICINITY MAP
1" = 1000'

- 15. RESERVATIONS AND EASEMENTS AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO AS DISCLOSED IN DEED RECORDED JULY 31, 1968 IN BOOK 9910 AT PAGE 220. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
16. RIGHT OF WAY GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 23, 1955 IN BOOK 7750 AT PAGE 531. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
17. RESERVATIONS, EASEMENTS AND EXCEPTIONS CONTAINED IN ORDINANCE #30, SERIES OF 1943, RECORDED MAY 26, 1952 IN BOOK 7120 AT PAGE 540. DOCUMENT IS ILLEGIBLE.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ORDINANCE #38, SERIES OF 1946 (STORED IN OUR SYSTEM AS IMAGE 14437097). AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
19. ALL OIL, COAL, GAS AND OTHER MINERALS UNDERLYING THAT PORTION OF THE SUBJECT PROPERTY CONVEYED BY CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY TO THE DENVER BRICK AND PIPE COMPANY BY DEED RECORDED JUNE 11, 1974 IN BOOK 894 AT PAGE 688. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN COVENANT RECORDED OCTOBER 29, 1985 UNDER RECEPTION NO. 1084670 AND RECORDED NOVEMBER 13, 1985 UNDER RECEPTION NO. 1190842. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED DECEMBER 03, 1985 UNDER RECEPTION NO. 098929.
CORRECTIVE RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 24, 1986 UNDER RECEPTION NO. 26014, RIGHT OF WAY AGREEMENT AMENDMENT RECORDED MARCH 15, 1996 UNDER RECEPTION NO. 34221. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED DECEMBER 03, 1985 UNDER RECEPTION NO. 098930. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
23. RESERVATIONS OF COAL, OIL, GAS, CASINGHEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE UNDERLYING THE SURFACE, TOGETHER WITH THE FULL RIGHT, PRIVILEGE AND LICENSE AT ANY AND ALL TIMES TO EXPLORE, OR DRILL FOR AND TO PROTECT, CONSERVE, MINE, TAKE, REMOVE AND MARKET ANY AND ALL SUCH PRODUCTS IN ANY MANNER WHICH WILL NOT DAMAGE STRUCTURES ON THE SURFACE OF THE PREMISES HEREIN CONVEYED, TOGETHER WITH THE RIGHT OF ACCESS AT ALL TIMES TO EXERCISE SAID RIGHTS, AS SET FORTH IN QUIT CLAIM DEED RECORDED JANUARY 30, 1987 UNDER RECEPTION NO. 85084. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED FEBRUARY 09, 1990 UNDER RECEPTION NO. R-90-0103005. DOES NOT AFFECT THE SUBJECT PROPERTY.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED SEPTEMBER 13, 1995 UNDER RECEPTION NO. 9500111601. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
26. EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED APRIL 14, 1998 UNDER RECEPTION NO. 9800056545. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RULE AND ORDER RECORDED AUGUST 20, 2012 UNDER RECEPTION NO. 201212161.
PARTIAL ASSIGNMENT OF PERMANENT EASEMENT TO CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED JUNE 22, 2012 UNDER RECEPTION NO. 2012082113.
PARTIAL ASSIGNMENT OF PERMANENT EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED APRIL 17, 2013 UNDER RECEPTION NO. 2013054580. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
28. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT AGREEMENT RECORDED JANUARY 07, 2015 UNDER RECEPTION NO. 2015002279. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
29. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR A GAS LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 12, 2015, UNDER RECEPTION NO. 2015077643. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 15-0535 RECORDED SEPTEMBER 16, 2015 UNDER RECEPTION NO. 2015129961. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
31. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM REGARDING EASEMENT RIGHTS RECORDED OCTOBER 26, 2015 UNDER RECEPTION NO. 2015150214. AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 16-0079 APPROVING SERVICE PLANS FOR THE CREATION OF WEST GLOBEVILLE METROPOLITAN DISTRICT NO. 1 AND DISTRICT 2 RELATED TO THE REDEVELOPMENT PROJECT KNOWN AS THE 25/70 DEVELOPMENT. RECORDED MARCH 09, 2016 UNDER RECEPTION NO. 2016030889 AND PUBLIC DISCLOSURE DOCUMENT FOR WEST GLOBEVILLE METROPOLITAN DISTRICT NO. 1 RECORDED MAY 06, 2016 AT RECEPTION NO. 2016059654 AND PUBLIC DISCLOSURE DOCUMENT FOR WEST GLOBEVILLE METROPOLITAN DISTRICT NO. 2 RECORDED MAY 06, 2016 AT RECEPTION NO. 2016059655 AND ORDER AND DECREE RECORDED MAY 06, 2016 UNDER RECEPTION NO. 2016059660. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 20180412, SERIES OF 2018 RECORDED JUNE 21, 2018 UNDER RECEPTION NO. 2018076631. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
34. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 20180446, SERIES OF 2018 RECORDED JUNE 21, 2018 UNDER RECEPTION NO. 2018076634. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
35. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FOX NORTH DEVELOPMENT AGREEMENT RECORDED JULY 16, 2018 UNDER RECEPTION NO. 2018086656. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

GENERAL NOTES

- 1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON MARCH 06, 2020.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. AS TO TABLE A ITEM NO. 2: SUBJECT PROPERTY ADDRESS IS 4400 N. FOX STREET DENVER, COLORADO 80216.
4. AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL CONTAINS A TOTAL OF 41.050 ACRES OR 1,788,117 SQUARE FEET, MORE OR LESS.
5. AS TO TABLE A ITEM NO. 6(a)(b): THE SUBJECT PARCELS ARE CURRENTLY ZONED ZONE DISTRICT: I-B UO-2 CODE VERSION: 2010 DENVER ZONING CODE NEIGHBORHOOD CONTEXT: SPECIAL INDUSTRIAL ZONE DESCRIPTION: INDUSTRIAL - GENERAL (I-B) ORDINANCE YEAR: 2010 ORDINANCE: 333 DENVER ZONING MAPS: QUARTER SECTION NW_029 AND NW_042 DATED JANUARY 30, 2015 THIS INFORMATION WAS OBTAINED FROM THE CITY AND COUNTY OF DENVER WEBSITE ON APRIL 13, 2015

FOR CONFIRMATION OF THIS INFORMATION CONTACT THE CITY AND COUNTY OF DENVER COMMUNITY PLANNING AND DEVELOPMENT: 201 W. COLFAX AVE., DEPT. 205, DENVER, CO 80202 (720-865-2915)

- 6. AS TO TABLE ITEM NO. 9: THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 280, INCLUDING 2 DESIGNATED AS HANDICAP SPACES.
7. AS TO TABLE A ITEM NO. 11: THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC SURVEY AND LOCATING ON MARCH 6, 2020.
8. AS TO TABLE A ITEM NO. 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
9. AS TO TABLE A ITEM NO. 17: NO INFORMATION WAS MADE AVAILABLE ABOUT PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINE. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. AS TO TABLE A ITEM NO. 18: NO INFORMATION WAS MADE AVAILABLE OR OBSERVED DURING THE SURVEY RELATING TO THE DELINEATION OF WETLANDS.
11. AS TO TABLE A ITEM NO. 19: ANY PLOTTABLE OFFSITE EASEMENTS THAT WERE PROVIDED WITHIN THE TITLE COMMITMENT REFERENCED HEREIN ARE SHOWN HEREON.
12. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO FOX STREET AND W. 43RD AVENUE, DEDICATED PUBLIC STREETS.
13. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. ABD70610103.1, WITH AN EFFECTIVE DATE OF MARCH 06, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY
14. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
15. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

BASIS OF BEARINGS

BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF WEST 43RD AVENUE BEING SOUTH 89°45'13" WEST, BETWEEN THE MONUMENTS SHOWN HEREIN.

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY AND COUNTY OF DENVER, COLORADO PANEL 88 OF 300, MAP NO. 080460088H WITH A REVISION DATE OF NOVEMBER 20, 2013 THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, DESCRIBED IN THE LEGEND OF SAID MAP AS "OTHER AREAS ... AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

SURVEYOR'S CERTIFICATE

TO VITA FOX NORTH, L.P., A DELAWARE LIMITED PARTNERSHIP, EACH OF ITS LENDERS, SHAREHOLDERS AND INVESTORS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, LAND TITLE GUARANTEE COMPANY AND FIRST AMERICAN 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 ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a)(b), 7(a)(b)(1)(c), 8-11, 13, 14 AND 16-20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 06, 2020. DATE OF PLAT OR MAP: MARCH 18, 2020

KARL D. SZYSZKOSKI, PLS NO. 38691 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

STATUTE OF LIMITATIONS

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.

INDEXING STATEMENT

DEPOSITED THIS ___ DAY OF ___, 2020, AT ___, M., IN BOOK ___ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) ___ RECEPTION NUMBER ___

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

Table with columns: SCALE (N.T.S.), SHEET NO. (ONE), OF (3) SHEETS, KDS (DATE), RDR (DATE), APPV (DATE), REVISION DESCRIPTION, BY, DATE.

300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com



ALTA/NSPS LAND TITLE SURVEY W 1/2 SEC. 22, T.3S. R.68W. 6TH P.M. DENVER, COLORADO PREPARED FOR PURE DEVELOPMENT 815 E. 66TH STREET, INDIANAPOLIS, INDIANA 46220 SHEET ONE OF 3 SHEETS 156420-01 JOB NO.

FOR REVIEW

ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	32°31'13"	50.00'	28.38'
C2	13°54'55"	50.00'	12.14'

MONUMENT SYMBOL LEGEND	
1	SET NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691"
2	SET 1" BRASS DISK STAMPED "AZTEC LS 38691"
1	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
2	FOUND 1" BRASS TAG "ILLEGIBLE"
3	FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AE AND S PLS 14108"
	FOUND SECTION CORNER, AS NOTED
	TC# XX B-2 ITEM NUMBER

TOPOGRAPHIC LEGEND

	SANITARY CLEANOUT		LANDSCAPE LIGHT
	SANITARY MANHOLE		TREE CONIFER
	RIPRAP		TREE DECIDUOUS
	STORM INLET		TREENLINE
	STORM FES		FENCE
	STORM MANHOLE		GATE
	SANITARY UNDERGROUND		HANDICAP RAMP
	STORM LINE UNDERGROUND		EDGE ASPHALT
	WATER FIRE HYDRANT		EDGE CONCRETE
	POST INDICATOR VALVE		EDGE ROAD
	WATER LINE UNDERGROUND		CURB LIP OF GUTTER
	WATER MANHOLE		CURB TOP BACK
	WATER METER		FLOWLINE
	ELECTRIC BREAKER BOX		PAN
	ELECTRIC CABINET		PAN FLOWLINE
	ELECTRIC MH		LINEMARKING WHITE STRIPE SOLID
	ELECTRIC PEDESTAL		LINEMARKING YELLOW STRIPE DASHED
	ELECTRIC POLE		LINEMARKING YELLOW STRIPE SOLID
	ELECTRIC TRANSFORMER		BOLLARD
	ELECTRIC UNDERGROUND		SIGN
	OVERHEAD UTILITY		BUILDING
	GUY WIRE		BUILDING OVERHANG-EAVE
	LIGHT POLE		STEPS
	ELECTRIC OUTLET		COLUMN
	TELEPHONE LINE UNDERGROUND		CONCRETE
	TELEPHONE MANHOLE		SIDEWALK
	FIBER OPTIC UNDERGROUND		ASPHALT PAVEMENT
	CABLE TV UNDERGROUND		GRAVEL ROAD
	GAS LINE UNDERGROUND		LANDSCAPE EDGE
	GAS METER		STEPS
	GAS VALVE		WALL
	IRRIGATION CONTROL BOX		PARKING SPACE / HANDICAP PARKING
	IRRIGATION VALVE		
	UTILITY MISC VAULT		
	VENT PIPE		
	WELL		
	OVERHEAD UTILITY		
	FUEL MANHOLE		
	GREASE TRAP		
	UTILITY MISC		
	EX CONT-MJR		
	EX CONT-MNR		

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°45'13"W	31.95'
L2	S00°15'07"E	28.36'
L3	N02°28'59"W	57.22'
L4	N02°23'14"W	4.86'
L5	N00°54'49"W	46.97'
L6	N00°54'49"W	7.80'
L7	N00°20'10"W	70.02'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SOUTHERN PACIFIC RAILROAD
(200' WIDE ROW)

ASSESSED OWNER:
BURLINGTON NORTHERN RR CO
PROPERTY TAX DEPARTMENT
PO BOX 961089
FORT WORTH, TX 76161-0089
SCHD. NO. 0221100041000

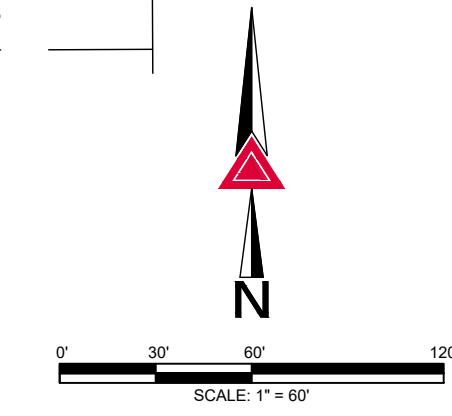
NE1/4 SEC. 21
T.3S., R.68W., SIXTH P.M.

ASSESSED OWNER:
BURLINGTON NORTHERN RR CO
PROPERTY TAX DEPARTMENT
PO BOX 961089
FORT WORTH, TX 76161-0089
SCHD. NO. 0221400010000

OWNERSHIP LEGEND

- 1 ASSESSED OWNER:
BURLINGTON NORTHERN RR CO
PROPERTY TAX DEPARTMENT
PO BOX 961089
FORT WORTH, TX 76161-0089
SCHD. NO. 0222300084000
- 2 ASSESSED OWNER:
BURLINGTON NORTHERN RR CO
PROPERTY TAX DEPARTMENT
PO BOX 961089
FORT WORTH, TX 76161-0089
SCHD. NO. 0222300081000
- 3 ASSESSED OWNER:
REGIONAL TRANS. DISTRICT
1600 BLAKE ST
DENVER, CO 80202-1324
SCHD. NO. 0222300096000
- 4 ASSESSED OWNER:
REGIONAL TRANS. DISTRICT
1600 BLAKE ST
DENVER, CO 80202-1324
SCHD. NO. 0222200067000
- 5 ASSESSED OWNER:
CO PROPERTY HOLDINGS LLC
10 BURTON HILLS BLVD
NASHVILLE, TN 37215-6105
SCHD. NO. 0222307013000
- 6 ASSESSED OWNER:
CARROLL, MARK J
4320 FOX ST
DENVER, CO 80216-2643
SCHD. NO. 0222307014000
- 7 ASSESSED OWNER:
FOX43 LLC
2500 LARIMER ST STE 104
DENVER, CO 80205-2275
SCHD. NO. 0222307021000

SW CORNER SEC 22,
T.3S., R.68W., 6TH PM
FND. #6 REBAR WITH
2-1/2" ALUM. CAP
IN RANGE BOX,
LS# 35597



SCALE 1"=60'

DATE	03-18-2020
APPV	
REVISION DESCRIPTION	
DATE	
BY	

300 East Mineral Ave., Suite 1
Littleton, Colorado, 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AZTEC

CONSULTANTS, INC.

ALTA/NSPS LAND TITLE SURVEY
W 1/2 SEC. 22, T.3S., R.68W., 6TH P.M.
DENVER, COLORADO

AZTEC

CONSULTANTS, INC.

PREPARED FOR
PURE DEVELOPMENT
815 E. 66TH STREET, INDIANAPOLIS, INDIANA 46220

AZTEC

CONSULTANTS, INC.

SHEET
TWO
OF 3 SHEETS

SHEET	TWO
OF	3 SHEETS
JOB NO.	156420-01

ALTA/NSPS LAND TITLE SURVEY

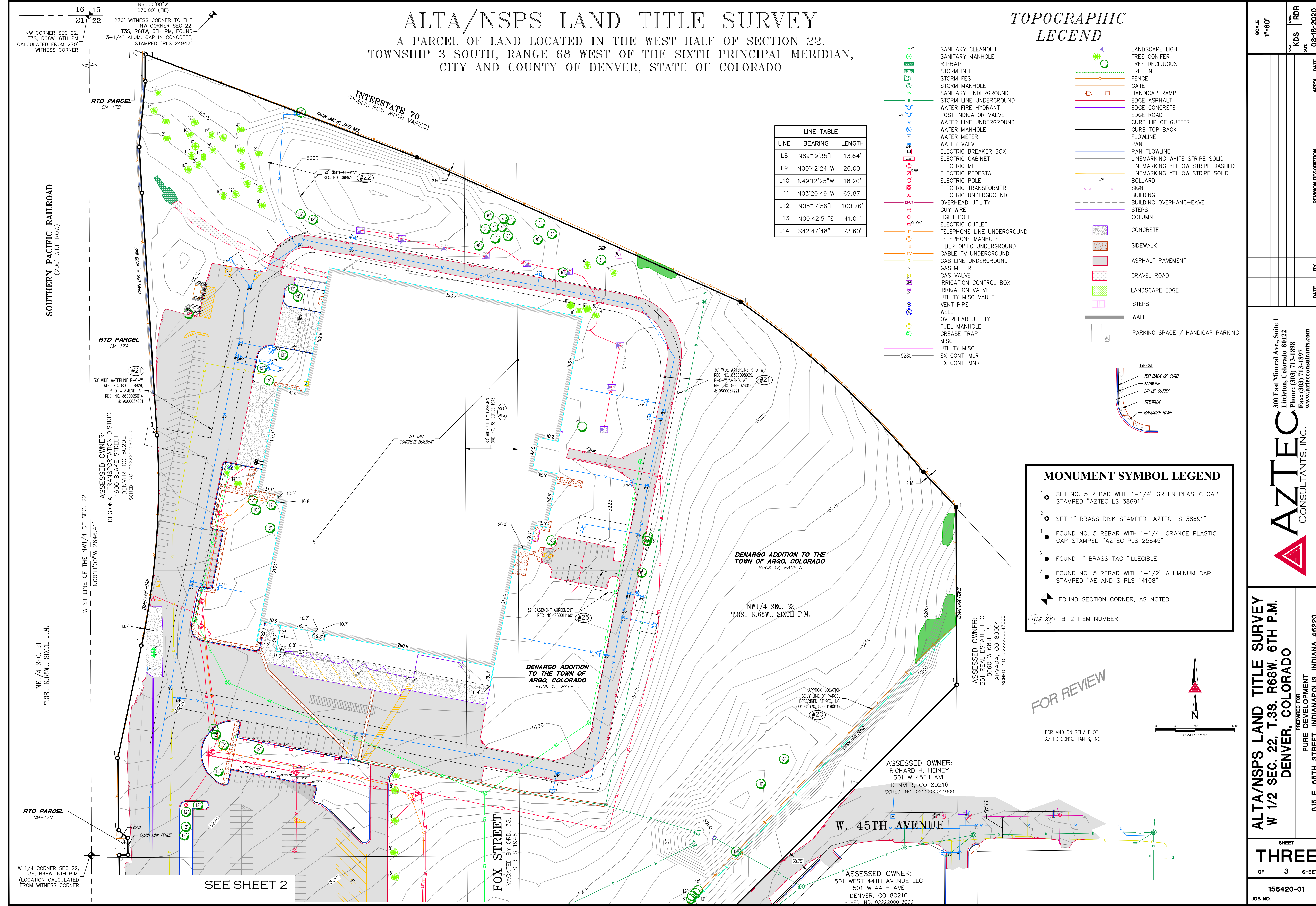
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

TOPOGRAPHIC LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> SANITARY CLEANOUT SANITARY MANHOLE RIPRAP STORM INLET STORM FES STORM MANHOLE SANITARY UNDERGROUND STORM LINE UNDERGROUND WATER FIRE HYDRANT POST INDICATOR VALVE WATER LINE UNDERGROUND WATER MANHOLE WATER METER ELECTRIC BREAKER BOX ELECTRIC CABINET ELECTRIC MH ELECTRIC PEDESTAL ELECTRIC POLE ELECTRIC TRANSFORMER ELECTRIC UNDERGROUND OVERHEAD UTILITY GUY WIRE LIGHT POLE ELECTRIC OUTLET TELEPHONE LINE UNDERGROUND TELEPHONE MANHOLE FIBER OPTIC UNDERGROUND CABLE TV UNDERGROUND GAS LINE UNDERGROUND GAS METER GAS VALVE IRRIGATION CONTROL BOX IRRIGATION VALVE UTILITY MISC VAULT VENT PIPE WELL OVERHEAD UTILITY FUEL MANHOLE GREASE TRAP MISC UTILITY MISC EX CONT-MJR EX CONT-MNR | <ul style="list-style-type: none"> LANDSCAPE LIGHT TREE CONIFER TREE DECIDUOUS TREELINE FENCE GATE HANDICAP RAMP EDGE ASPHALT EDGE CONCRETE EDGE ROAD CURB LIP OF GUTTER CURB TOP BACK FLOWLINE PAN PAN FLOWLINE LINEMARKING WHITE STRIPE SOLID LINEMARKING YELLOW STRIPE DASHED LINEMARKING YELLOW STRIPE SOLID BOLLARD SIGN BUILDING BUILDING OVERHANG-EAVE STEPS COLUMN CONCRETE SIDEWALK ASPHALT PAVEMENT GRAVEL ROAD LANDSCAPE EDGE STEPS WALL PARKING SPACE / HANDICAP PARKING |
|---|--|

LINE TABLE		
LINE	BEARING	LENGTH
L8	N89°19'35"E	13.64'
L9	N00°42'24"W	26.00'
L10	N49°12'25"W	18.20'
L11	N03°20'49"W	69.87'
L12	N05°17'56"E	100.76'
L13	N00°42'51"E	41.01'
L14	S42°47'48"E	73.60'

- ### MONUMENT SYMBOL LEGEND
1. SET NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691"
 2. SET 1" BRASS DISK STAMPED "AZTEC LS 38691"
 1. FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 25645"
 2. FOUND 1" BRASS TAG "ILLEGIBLE"
 3. FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "AE AND S PLS 14108"
- ◆ FOUND SECTION CORNER, AS NOTED
- B-2 ITEM NUMBER



N80°00'00"W
270.00' (TIE)

270° WITNESS CORNER TO THE
NW CORNER SEC 22,
T3S, R68W, 6TH PM, FOUND
3-1/4" ALUM. CAP IN CONCRETE,
STAMPED "PLS 24942"

RTD PARCEL
CM-17B

RTD PARCEL
CM-17A

ASSESSED OWNER:
REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE STREET
DENVER, CO 80202
SCHD. NO. 022220007000

WEST LINE OF THE NW1/4 OF SEC. 22
N00°11'00"W 2646.41'

NE1/4 SEC. 21
T.3S., R.68W., SIXTH P.M.

RTD PARCEL
CM-17C

W 1/4 CORNER SEC 22,
T3S, R68W, 6TH P.M.
(LOCATION CALCULATED
FROM WITNESS CORNER)

SEE SHEET 2

FOX STREET
VACATED BY ORD. 38,
SERIES 1946

DENARGO ADDITION TO THE
TOWN OF ARGO, COLORADO
BOOK 12, PAGE 5

NW1/4 SEC. 22
T.3S., R.68W., SIXTH P.M.

DENARGO ADDITION TO THE
TOWN OF ARGO, COLORADO
BOOK 12, PAGE 5

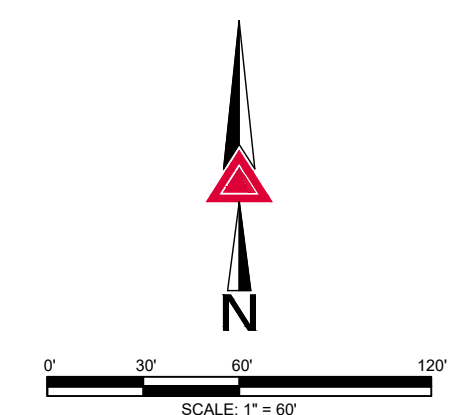
ASSESSED OWNER:
RICHARD H. HEINEY
501 W 45TH AVE.
DENVER, CO 80216
SCHD. NO. 0222200014000

W. 45TH AVENUE

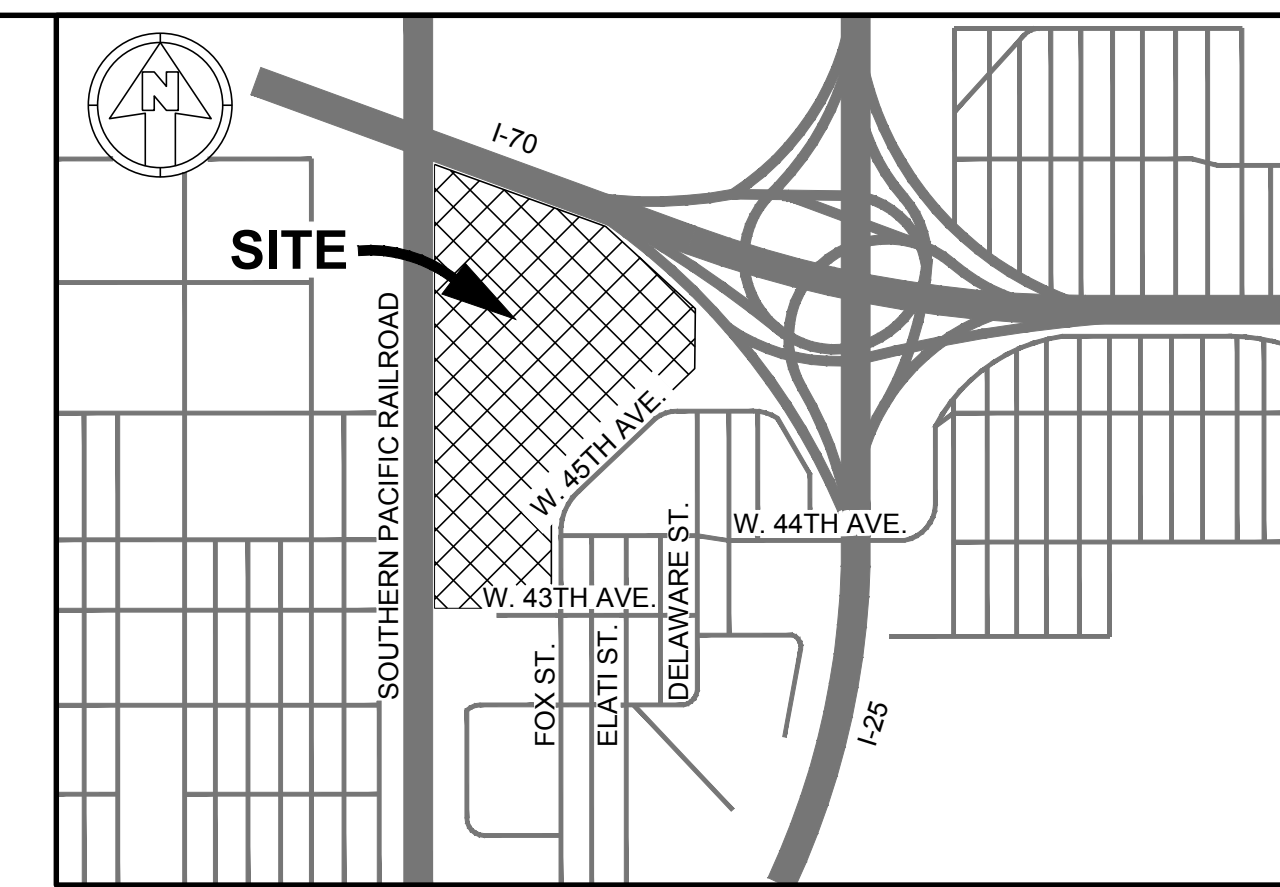
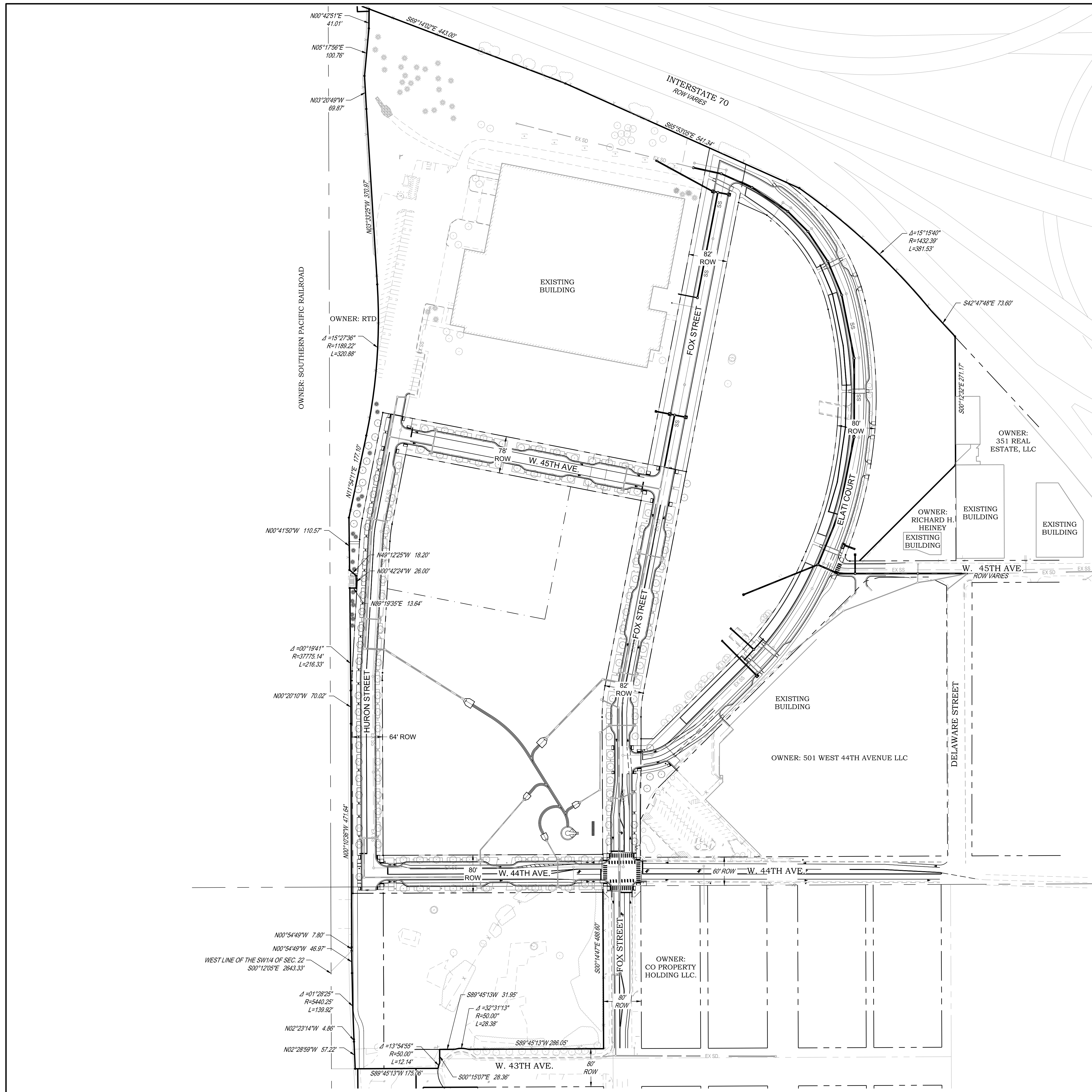
ASSESSED OWNER:
501 WEST 44TH AVENUE LLC
501 W 44TH AVE.
DENVER, CO 80216
SCHD. NO. 0222200013000

FOR REVIEW

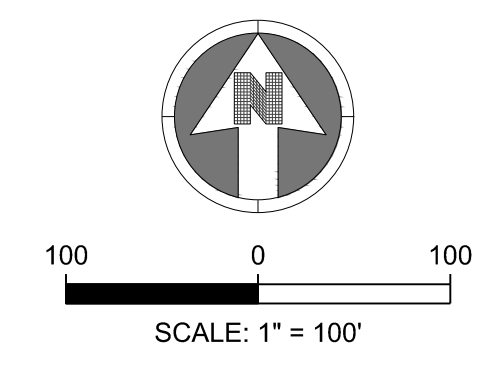
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



<p>SCALE 1"=60'</p> <p>DATE 03-18-2020</p>	<p>APPV</p>	<p>REVISION DESCRIPTION</p>	<p>DATE</p>	<p>BY</p>
<p>ALTA/NSPS LAND TITLE SURVEY W 1/2 SEC. 22, T.3S. R.68W., 6TH P.M. DENVER, COLORADO</p>				
<p>PREPARED FOR PURE DEVELOPMENT 815 E. 65TH STREET, INDIANAPOLIS, INDIANA 46220</p>				
<p>SHEET THREE OF 3 SHEETS</p>				
<p>156420-01 JOB NO.</p>				



VICINITY MAP
NOT TO SCALE



LEGEND:

	PROPERTY LINE
	PARCEL LINE
	RIGHT OF WAY LINE
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	EXISTING SANITARY LINE
	EXISTING STORM LINE

Fox Park Subdivision Relinquishment 4400 N Fox St

08/09/2022

Master ID: 2020-PROJMSTR-0000252 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000016 **Review Phase:**
Location: **Review End Date:** 08/03/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: David Edwards
 Reviewers Email: DavidJ.Edwards@denvergov.org

Status Date: 07/14/2022
 Status: Approved
 Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Nick Evers
 Reviewers Email: Nick.Evers@denvergov.org

Status Date: 08/09/2022
 Status: Approved
 Comments: PWPRS Project Number: 2022-RELINQ-0000016 - Fox Park Subdivision Relinquishment 4400 N Fox St
 Reviewing Agency/Company: Denver Parks and Rec - Forestry
 Reviewers Name: Nick Evers
 Reviewers Phone: 7206759194
 Reviewers Email: nick.evers@denvergov.org
 Approval Status: Approved

Comments:
 Approved. No expected PRW tree conflict.

Status Date: 08/04/2022
 Status: Approved - No Response
 Comments:

Reviewing Agency: Comcast Referral Review Status: Approved - No Response

Status Date: 08/04/2022
 Status: Approved - No Response
 Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 08/04/2022
 Status: Approved
 Comments: PWPRS Project Number: 2022-RELINQ-0000016 - Fox Park Subdivision Relinquishment 4400 N Fox St
 Reviewing Agency/Company: Denver Water
 Reviewers Name: Gina Begly
 Reviewers Phone: 13036286219
 Reviewers Email: gina.begly@denverwater.org

Comment Report

Fox Park Subdivision Relinquishment 4400 N Fox St

08/09/2022

Master ID: 2020-PROJMSTR-0000252 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000016 **Review Phase:**
Location: **Review End Date:** 08/03/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Ali Gulaid
Reviewers Email: Ali.Gulaid@denvergov.org
Status Date: 08/01/2022
Status: Approved
Comments: K:\PWDES\PROJECT\2020s\2022\RELINQUISHMENT\2022-RELINQ-0000016 - Fox Park Subdivision Relinquishment 4400 N Fox St\Legal Descriptions - APPROVED

- 1) Covenant_1985084670_EAS-1
- 2) Ordinance No. 30, Series 1943_EAS-2
- 3) Fox Park - Utility Easement Vacation (vacated Fox Street -Ord1946038)_EAS-3
- 3) Fox Park - Utility Easement Vacation (vacated Fox Street -Ord1946038)_EAS-3

Reviewing Agency: Case Manager Review/Finalize Review Status: Comments Compiled

Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org
Status Date: 08/04/2022
Status: Comments Compiled
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved - No Response

Reviewers Name: Richard Tenorio
Reviewers Email: Richard.tenorio@denvergov.org
Status Date: 08/04/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Reviewers Name: Karen Bryant
Reviewers Email: Karen.Bryant@denvergov.org
Status Date: 08/01/2022
Status: Approved - No Response
Comments: No historic district or structure

Reviewing Agency: Metro Wastewater Referral Review Status: Approved

Status Date: 08/05/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000016 - Fox Park Subdivision Relinquishment 4400 N Fox St

Comment Report

Fox Park Subdivision Relinquishment 4400 N Fox St

08/09/2022

Master ID: 2020-PROJMSTR-0000252 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000016 **Review Phase:**
Location: **Review End Date:** 08/03/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Tyler Hopkins
Reviewers Phone: 3032863251
Reviewers Email: thopkins@metrowaterrecovery.com
Approval Status: Approved

Comments:

Status Date: 08/04/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 08/04/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 08/01/2022
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved - No Response

Reviewers Name: Porames Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 07/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Policy and Planning Review Review Status: Approved - No Response

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 08/04/2022
Status: Approved - No Response
Comments:

Reviewing Agency: TES Sign and Stripe Review Review Status: Approved - No Response

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 08/04/2022

Comment Report

Fox Park Subdivision Relinquishment 4400 N Fox St

08/09/2022

Master ID: 2020-PROJMSTR-0000252 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000016 **Review Phase:**
Location: **Review End Date:** 08/03/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Status Date: 08/04/2022

Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000016 - Fox Park Subdivision Relinquishment 4400 N Fox St

Reviewing Agency/Company: CenturyLink

Reviewers Name: Lisa Gallego

Reviewers Phone: 406-443-0583

Reviewers Email: lisa.gallegos@lumen.com

Approval Status: Approved

Comments:

Attachment: Response to Relinquishment Request 2022-Relinq0000016.pdf

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral

Review Status: Approved

Status Date: 08/04/2022

Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000016 - Fox Park Subdivision Relinquishment 4400 N Fox St

Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy

Reviewers Name: Donna George

Reviewers Phone: 13035713306

Reviewers Email: donna.l.george@xcelenergy.com

Approval Status: Approved

Comments:

Reviewing Agency: City Councilperson and Aides Referral

Review Status: Approved - No Response

Status Date: 08/04/2022

Status: Approved - No Response

Comments:

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved - No Response

Reviewers Name: Sarah Kaplan

Reviewers Email: Sarah.Kaplan@denvergov.org

Status Date: 08/04/2022

Status: Approved - No Response

Comments:

Reviewing Agency: DES Transportation Review

Review Status: Approved

Comment Report

Fox Park Subdivision Relinquishment 4400 N Fox St

08/09/2022

Master ID: 2020-PROJMSTR-0000252 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000016 **Review Phase:**
Location: **Review End Date:** 08/03/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Mindy Decker
Reviewers Email: mindy.decker@denvergov.org
Status Date: 08/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000016 - Fox Park Subdivision Relinquishment 4400 N Fox St
Reviewing Agency/Company: City & County of Denver/DOTI DES Transportation
Reviewers Name: Mindy Decker
Reviewers Phone: 7208653216
Reviewers Email: mindy.decker@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Brenden Marron
Reviewers Email: Brenden.Marron@denvergov.org
Status Date: 08/03/2022
Status: Approved
Comments: No objection. Sanitary covenant enforced on multiple independent structures sharing a common service line per archives. The independent structures have since been removed. No public storm or sanitary within reservations

Reviewing Agency: RTD Referral Review Status: Approved - No Response

Status Date: 08/04/2022
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral Review Status: Approved

Status Date: 08/04/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000016 - Fox Park Subdivision Relinquishment 4400 N Fox St
Reviewing Agency/Company: CDOT Region 1 ROW/survey
Reviewers Name: dane courville
Reviewers Phone: 7206720231
Reviewers Email: dane.courville@state.co.us
Approval Status: Approved

Comments:
Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.