



DOTI| Right-of-Way Services
Engineering and Regulatory Office
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-3003
DOTI.ER@denvergov.org

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)

DocuSigned by:

 I hereby attest that all above information has been incorporated into our plan submittal.
 _____ 10/14/2025
 Owner/Vested Party/Applicant Signature Date





DENVER
THE MILE HIGH CITY

APPLICATION EASEMENT RELINQUISHMENT

DOTI | Right-of-Way Services
Engineering and Regulatory Office
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202 P: 720-865-3003
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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: 10/06/2025

PROJECT NAME: Cherry Lane

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:

2023-PROJMSTR-0000152, 2023-PROJMSTR-0000152, 2023-PROJMSTR-0000152

ADDRESS (approx.) OF EASEMENT: 2500 E 2nd Avenue

APPLICANT:

Name: Greg Iturreria

Company (if applicable): BMC Investments Title: Permanent Easement for Side

Address: 205 Detroit St. , Suite 400, Denver, CO 80206

Telephone number: 303-229-8296 Email address: greg.iturreria@bmcinv.com

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

Company: _____

Owner Contact: _____

Address: _____

Telephone Number: _____ Email address: _____

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: Permanent Easement for Sidewalk Area

Clerk & Recorder Recordation Number: 2002008116

Ordinance Number (if applicable): _____

PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in its entirety

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





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**APPLICATION
EASEMENT RELINQUISHMENT**

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

Easement Groupings if submitting with multiple easements:

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

The request is for a partial relinquishment. The portion of the easement that is requested to be relinquished is on the north side of the 1st Avenue ROW, west of Clayton Lane. An existing sidewalk is located within the easement.

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

Domestic water, fire, storm and electric service lines are located within the easement that serve the property.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The request is to accommodate the new building setbacks as currently proposed. It will set the updated easement line 5'-0" from the building face to comply with setback requirements. The easement in its current form traces the line of the existing building with no setbacks considered.

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.

DocuSigned by:
Matthew Joblon

(Owner/Vested Party Signature)

10/14/2025
DATE



PERMANENT EASEMENT FOR SIDEWALK AREA

Project Description: ROW - EASEMENT
Asset Mgmt #: 02-0002
1st J Josephine

Approved as to Form Asset Management:
Date: 1-9-02
[Signature]

THIS PERMANENT EASEMENT, made this 8th day of January 2002, between Clayton Street Associates, LLC, whose address is 1899 Wynkoop Street, Suite 425, Denver, CO 80202 ("Grantor") and the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado ("Grantee");

WITNESSETH, that for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. Grantor has this day bargained and sold and by these presents does bargain and sell and convey and transfer and deliver unto the Grantee a non-exclusive permanent easement, including the perpetual right to enter upon the lands hereinafter described at all times to construct, reconstruct, maintain, service, operate, use, and repair a sidewalk, traffic control devices, street lights, landscaping, utilities and any necessary appurtenances thereto and to the street ("Improvements"), upon, over, through and across the lands hereinafter described, together with the right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, use and maintenance of said Improvements. Nothing herein shall require the City to construct, reconstruct, maintain, service or repair such Improvements, provided that if the City does not construct, maintain, service or repair such Improvements, nothing shall prevent Grantor from maintaining, servicing or repairing the Improvements. Both Grantor and the City agree to perform any such activities with care.

The permanent easement granted herein is located in the City and County of Denver, State of Colorado, and is over, across and through the land described as follows (the "Property"):

SEE EXHIBIT A & B

ATTACHED HERETO AND INCORPORATED HEREIN

To have and hold such easement unto the Grantee and unto its successors and assigns forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property, and that it has good and lawful right to grant this Permanent Easement

(W0715185 BMP)

Approved as to Form City Attorney's Office:

[Signature] Date: Jan 9, 2002

in the Property. Grantor further covenants and agrees that, except for all utility lines now existing on, under or across the Property, no building, structure, or other above or below ground obstruction that may unreasonably interfere with the purposes for which this Easement is granted may be placed, erected, installed or permitted upon the Property. Grantor further agrees that in the event the terms of this Easement are violated, that such violation shall immediately be corrected by the Grantor upon receipt of written notice from the City, or the City may itself elect to correct or eliminate such violation at the Grantor's expense. The Grantor shall promptly reimburse the City for any costs or expenses incurred by the City in enforcing the terms of this paragraph.

Grantor further understands and agrees that with respect to the Property, all laws, ordinances, and regulations pertaining to streets, sidewalks, and public places shall apply so that the public use of the Improvements and the Property is consistent with the use and enjoyment of the adjacent dedicated public right-of-way.

The Grantor further grants to the Grantee the right of ingress to and egress over and across adjacent lands owned by the Grantor by such route or routes as shall occasion the least practical damage and inconvenience to the Grantor, for the purpose of constructing, maintaining and operating the Improvements.

Each and every term, condition, or covenant herein is subject to and shall be construed in accordance with the provisions of Colorado law, any applicable State or federal law, the Charter of the City and County of Denver and the ordinances, regulations, and Executive Orders enacted and/or promulgated pursuant thereto. Such applicable law, together with the Charter, Revised Municipal Code and regulations of the City and County of Denver, as the same may be amended from time to time, is hereby expressly incorporated into this Agreement as if fully set out herein by this reference. Venue for any action arising hereunder shall be in The Denver District Court in the City and County of Denver, Colorado.

EXHIBIT "A"

Asset Mgmt. #02-002

PHASE I SIDEWALK EASEMENT DESCRIPTION

An easement of variable width crossing Blocks 65, 66 and 67 of Harmans Subdivision, the plat of which was recorded on March 4, 1882 in the Book of Plats at Page 98, Arapahoe County records, and through unplatted land, both located in the West One-Half of Section 12, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the range point in the intersection of Josephine Street and 2nd Avenue, whence the range point in the intersection of Clayton Street and 2nd Avenue bears North 89 Deg. 54 Min. 59 Sec. West a distance of 680.34 feet;

Thence South 00 Deg. 02 Min. 26 Sec. West a distance of 49.98 feet to the South right-of-way line of said 2nd Avenue;

Thence North 89 Deg. 54 Min. 18 Sec. West along said South right-of-way line a distance of 29.14 feet to the Point of Beginning;

Thence continuing along said South right-of-way line North 89 Deg. 54 Min. 18 Sec. West a distance of 12.67 feet to the intersection with the Easterly right-of-way line of Josephine Street;

Thence along said Easterly right-of-way line of Josephine Street the following seven (7) courses:

1. South 42 Deg. 12 Min. 53 Sec. West a distance of 61.08 feet;
2. South 36 Deg. 18 Min. 08 Sec. West a distance of 67.77 feet;
3. South 27 Deg. 26 Min. 01 Sec. West a distance of 47.52 feet;
4. South 21 Deg. 22 Min. 28 Sec. West a distance of 41.01 feet;
5. South 15 Deg. 04 Min. 23 Sec. West a distance of 20.03 feet;
6. South 12 Deg. 28 Min. 35 Sec. West a distance of 51.08 feet;
7. South 00 Deg. 06 Min. 12 Sec. East a distance of 50.54 feet to the intersection with the Northerly right-of-way line of 1st Avenue;

Thence along said Northerly right-of-way line of 1st Avenue the following three (3) courses:

1. South 54 Deg. 27 Min. 15 Sec. East a distance of 38.05 feet;
2. South 76 Deg. 54 Min. 07 Sec. East a distance of 128.34 feet;
3. South 74 Deg. 57 Min. 24 Sec. East a distance of 24.11 feet;

Thence South 89 Deg. 49 Min. 43 Sec. East a distance of 506.73 feet to a point of non-tangent curve;

Thence along a non-tangent curve to the left, having a central angle of 48 Deg. 52 Min. 42 Sec., a radius of 19.00 feet and a chord which bears South 65 Deg. 31 Min. 03 Sec. East, an arc distance of 16.21 feet;

Thence South 89 Deg. 49 Min. 34 Sec. East a distance of 110.67 feet;

Thence South 00 Deg. 00 Min. 00 Sec. East a distance of 16.64 feet to the North right-of-way line of 1st Avenue;

Thence South 89 Deg. 49 Min. 43 Sec. East along said North right-of-way line a distance of 46.89 feet;

Thence North 00 Deg. 10 Min. 17 Sec. East a distance of 21.64 feet;

Thence North 89 Deg. 49 Min. 43 Sec. West a distance of 157.65 feet to a point of curve;

Thence along a curve to the right, having a central angle of 90 Deg. 24 Min. 13 Sec., a radius of 14.00 feet and a chord which bears North 44 Deg. 37 Min. 37 Sec. West, an arc distance of 22.09 feet;

Thence North 00 Deg. 00 Min. 00 Sec. East a distance of 4.40 feet;

Thence North 90 Deg. 00 Min. 00 Sec. West a distance of 9.64 feet;

Thence North 89 Deg. 51 Min. 55 Sec. West a distance of 61.11 feet;

Thence North 00 Deg. 08 Min. 05 Sec. East a distance of 2.34 feet;

Thence North 89 Deg. 51 Min. 55 Sec. West a distance of 15.66 feet;

Thence South 00 Deg. 08 Min. 05 Sec. West a distance of 2.94 feet;

Thence North 89 Deg. 30 Min. 09 Sec. West a distance of 2.47 feet;

Thence North 00 Deg. 08 Min. 05 Sec. East a distance of 2.93 feet;

Thence North 89 Deg. 51 Min. 50 Sec. West a distance of 25.55 feet;

Thence South 00 Deg. 10 Min. 10 Sec. East a distance of 2.94 feet;

Thence North 89 Deg. 30 Min. 20 Sec. West a distance of 2.49 feet;

Thence South 00 Deg. 08 Min. 05 Sec. West a distance of 6.58 feet;

Thence North 89 Deg. 54 Min. 00 Sec. West a distance of 5.83 feet;

Thence North 00 Deg. 08 Min. 05 Sec. East a distance of 7.17 feet;

Thence North 89 Deg. 51 Min. 50 Sec. West a distance of 141.91 feet;

Thence South 00 Deg. 08 Min. 05 Sec. West a distance of 0.67 feet;

Thence North 89 Deg. 51 Min. 55 Sec. West a distance of 1.88 feet;

Thence North 00 Deg. 08 Min. 05 Sec. East a distance of 0.80 feet;

Thence North 89 Deg. 51 Min. 55 Sec. West a distance of 3.48 feet;

Thence South 00 Deg. 08 Min. 05 Sec. West a distance of 0.80 feet;

Thence North 89 Deg. 51 Min. 55 Sec. West a distance of 3.10 feet;

Thence North 00 Deg. 08 Min. 05 Sec. East a distance of 1.67 feet;

Thence North 89 Deg. 51 Min. 55 Sec. West a distance of 25.25 feet;

Thence South 00 Deg. 08 Min. 05 Sec. West a distance of 1.67 feet;

Thence North 89 Deg. 51 Min. 55 Sec. West a distance of 8.37 feet;

Thence North 00 Deg. 08 Min. 05 Sec. East a distance of 0.67 feet;

Thence North 89 Deg. 51 Min. 55 Sec. West a distance of 99.95 feet;

Thence North 89 Deg. 49 Min. 43 Sec. West a distance of 70.32 feet;

Thence South 00 Deg. 10 Min. 17 Sec. West a distance of 1.70 feet to a point of curve;

Thence along a curve to the right, having a central angle of 90 Deg. 00 Min. 00 Sec., a radius of 2.00 feet and a chord which bears South 45 Deg. 10 Min. 17 Sec. West, an arc distance of 3.14 feet;

Thence North 89 Deg. 49 Min. 43 Sec. West a distance of 35.63 feet to a point of curve;

Thence along a curve to the right, having a central angle of 14 Deg. 47 Min. 46 Sec., a radius of 74.73 feet and a chord which bears North 82 Deg. 25 Min. 50 Sec. West, an arc distance of 19.30 feet;

Thence North 75 Deg. 15 Min. 17 Sec. West a distance of 52.77 feet;

Thence North 89 Deg. 49 Min. 43 Sec. West a distance of 1.62 feet;

Thence North 75 Deg. 31 Min. 14 Sec. West a distance of 11.96 feet;

Thence North 00 Deg. 10 Min. 17 Sec. East a distance of 3.48 feet to a point of non-tangent curve;

Thence along a non-tangent curve to the left, having a central angle of 06 Deg. 22 Min. 08 Sec., a radius of 225.03 feet and a chord which bears North 79 Deg. 41 Min. 19 Sec. West, an arc distance of 25.01 feet to a point of reverse curve;

EXHIBIT "A₁"

Asset Mgmt. #02 - 002

Thence along a reverse curve to the right, having a central angle of 06 Deg. 14 Min. 58 Sec., a radius of 318.54 feet and a chord which bears North 80 Deg. 15 Min. 02 Sec. West, an arc distance of 34.74 feet to a point of compound curve;

Thence along a compound curve to the right, having a central angle of 03 Deg. 01 Min. 39 Sec., a radius of 134.70 feet and a chord which bears North 75 Deg. 36 Min. 11 Sec. West, an arc distance of 7.12 feet to a point of reverse curve;

Thence along a reverse curve to the left, having a central angle of 00 Deg. 29 Min. 42 Sec., a radius of 56.91 feet and a chord which bears North 74 Deg. 00 Min. 07 Sec. West, an arc distance of 0.49 feet;

Thence parallel with said Easterly right-of-way line of Josephine Street seven (7) of the following eight (8) courses:

1. North 54 Deg. 27 Min. 15 Sec. West a distance of 22.34 feet;
2. North 00 Deg. 06 Min. 12 Sec. West a distance of 46.81 feet;
3. North 12 Deg. 28 Min. 35 Sec. East a distance of 50.62 feet;
4. North 12 Deg. 10 Min. 34 Sec. East, not parallel with said right-of-way line, a distance of 19.70 feet;
5. North 21 Deg. 22 Min. 28 Sec. East a distance of 40.68 feet;
6. North 27 Deg. 26 Min. 01 Sec. East a distance of 47.13 feet;
7. North 36 Deg. 18 Min. 08 Sec. East a distance of 67.38 feet;
8. North 42 Deg. 12 Min. 53 Sec. East a distance of 50.04 feet;

Thence North 61 Deg. 41 Min. 23 Sec. East a distance of 20.17 feet;

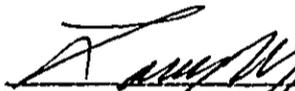
Thence North 00 Deg. 05 Min. 42 Sec. East a distance of 0.49 feet to the Point of Beginning;

Containing 13,076 square feet or 0.300 acres, more or less.

Subject to easements, rights-of-way and encumbrances of record and fact, if any.

Bearings are based on the East line of Block 68 of Harmans Subdivision being South 00 Deg. 00 Min. 20 Sec. West, as shown on the Improvement Survey Plat deposited in Book 29 of the County Surveyor's Land Survey Plats/Right-of-Way Surveys at Pages 131 and 132, between the survey monuments described thereon.

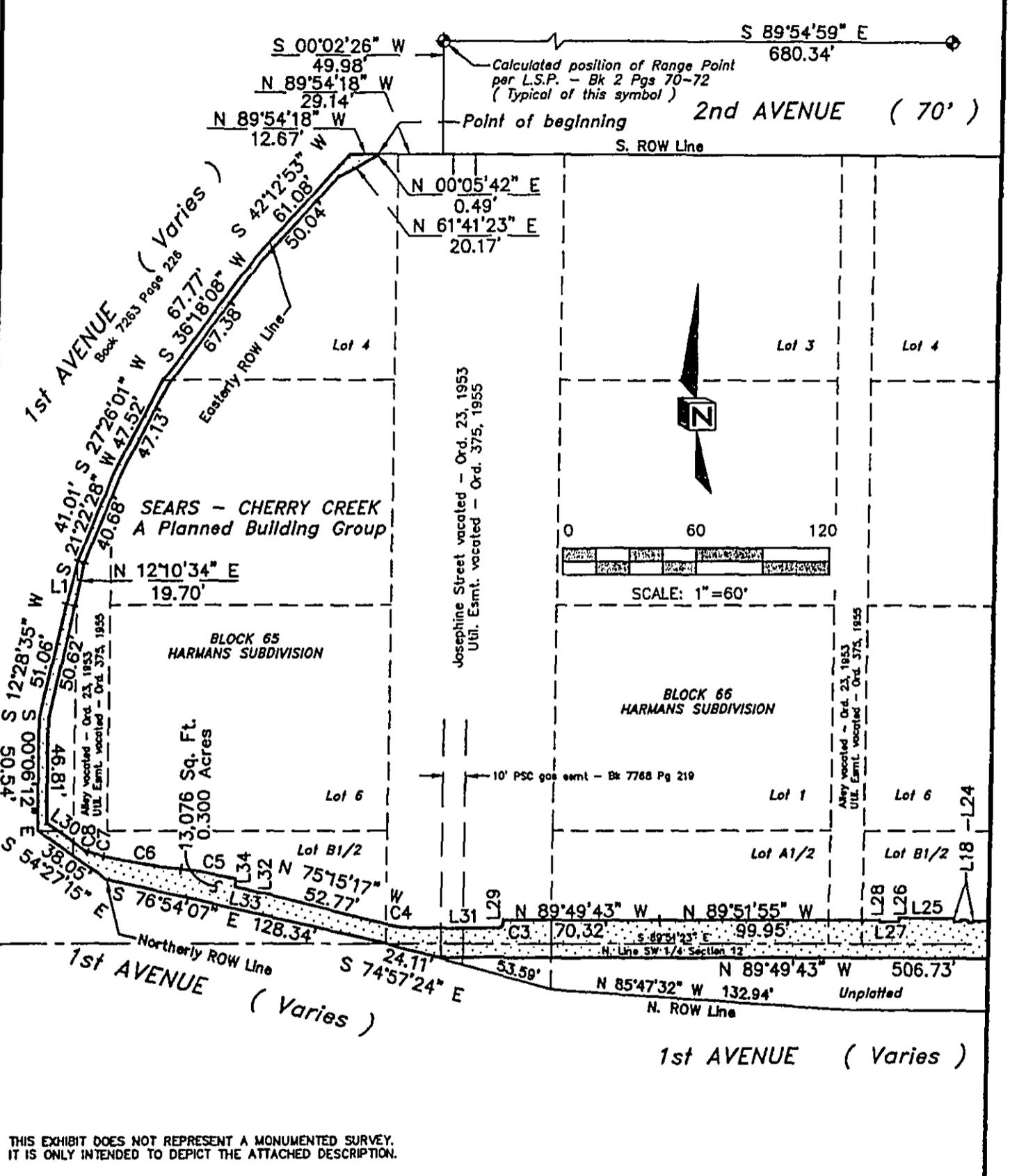
This description was revised on April 8, 2000 by:


Larry W. Hagan, PLS #16112
Project No. 99-448



Asset Mgmt. #02-002

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	DELTA	
C1	19.00'	16.21'	S 65°31'03" E	48°52'42"	
C2	14.00'	22.09'	N 44°37'37" W	90°24'13"	
C3	2.00'	3.14'	S 45°10'17" W	90°00'00"	
C4	74.73'	19.30'	N 82°25'50" W	14°47'46"	
C5	225.03'	25.01'	N 79°41'19" W	06°22'08"	
C6	318.54'	34.74'	N 80°15'02" W	06°14'58"	
C7	134.70'	7.12'	N 75°36'11" W	03°01'39"	
C8	56.91'	0.49'	N 74°00'07" W	00°29'42"	



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED DESCRIPTION.

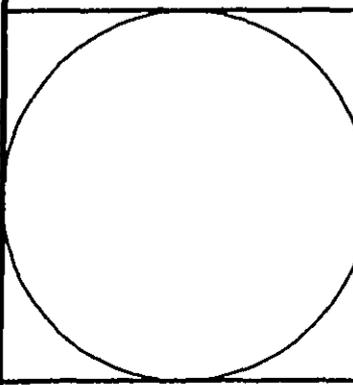
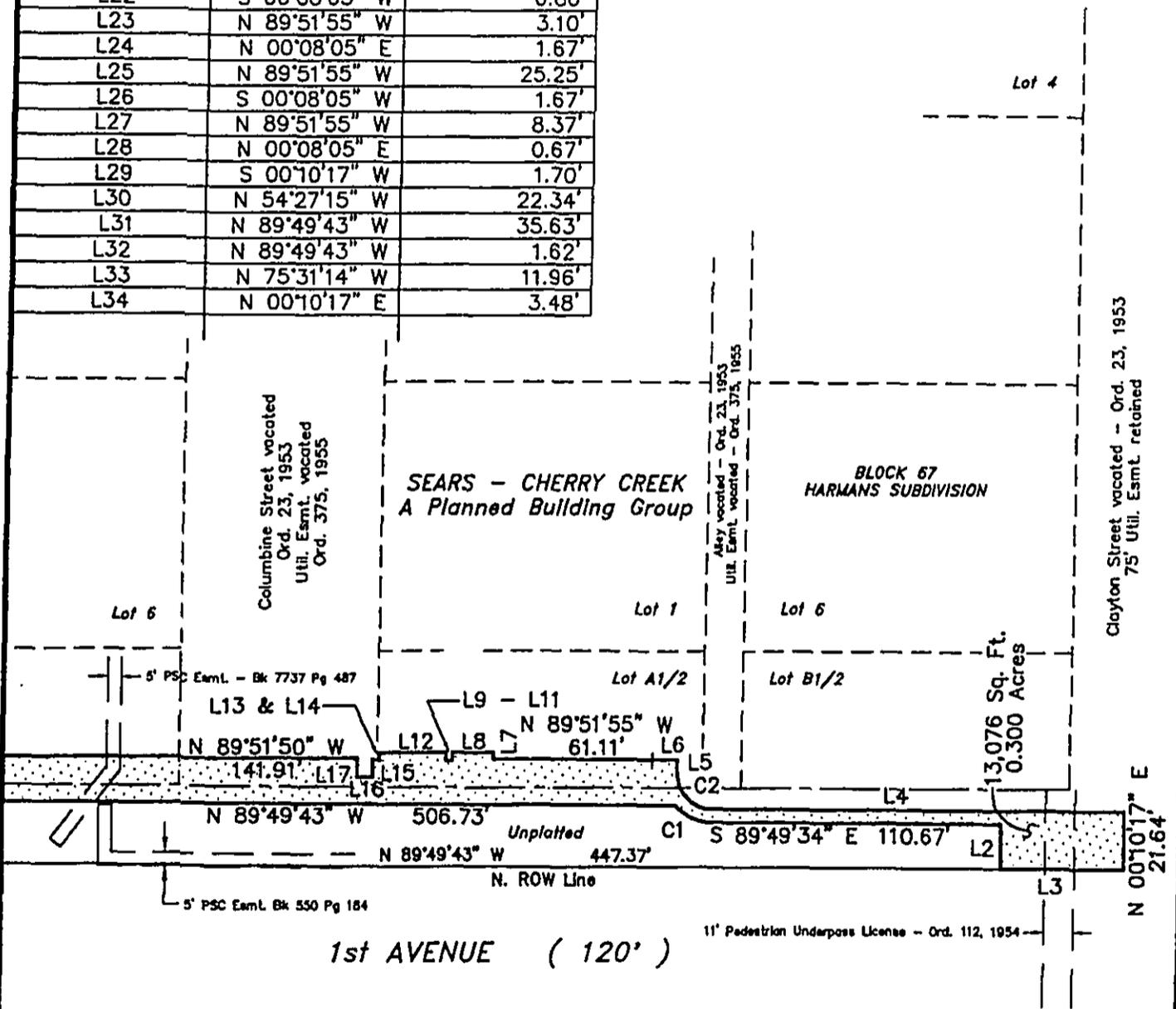
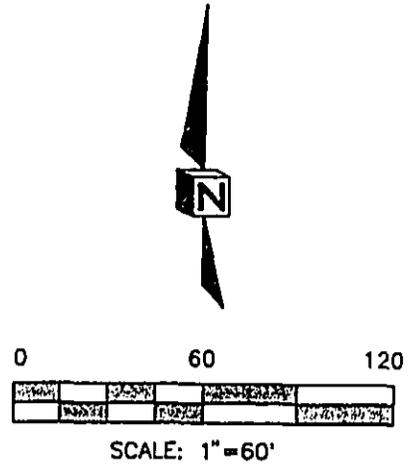


EXHIBIT "A2"			
DRAWN		LWH	3-27-00
CHECKED			
REVISED		LWH	4-8-00
ACTION		BY	DATE
PREPARED BY: MERIDIAN SURVEYING, INC. 2345 S. FEDERAL BLVD., SUITE 195 DENVER, CO 80219 (303) 936-8807 FAX 936-9226			
PROJECT: SEARS - CHERRY CREEK A Planned Building Group Phase I Sidewalk Easement			
LOCATION: W1/2, SEC. 12, T. 4 S., R. 68 W., 8TH P.M.			
PROJ. NO. 99-448		SHEET 3 OF 4	

Asset Mgmt. #02-00-2

SHORT COURSE TABLE

LINE	DIRECTION	DISTANCE
L1	S 15°04'23" W	20.03'
L2	S 00°00'00" E	16.64'
L3	S 89°49'43" E	46.89'
L4	N 89°49'43" W	157.65'
L5	N 00°00'00" E	4.40'
L6	N 90°00'00" W	9.64'
L7	N 00°08'05" E	2.34'
L8	N 89°51'55" W	15.66'
L9	S 00°08'05" W	2.94'
L10	N 89°30'09" W	2.47'
L11	N 00°08'05" E	2.93'
L12	N 89°51'50" W	25.55'
L13	S 00°10'10" E	2.94'
L14	N 89°30'20" W	2.49'
L15	S 00°08'05" W	6.58'
L16	N 89°54'00" W	5.83'
L17	N 00°08'05" E	7.17'
L18	S 00°08'05" W	0.67'
L19	N 89°51'55" W	1.88'
L20	N 00°08'05" E	0.80'
L21	N 89°51'55" W	3.48'
L22	S 00°08'05" W	0.80'
L23	N 89°51'55" W	3.10'
L24	N 00°08'05" E	1.67'
L25	N 89°51'55" W	25.25'
L26	S 00°08'05" W	1.67'
L27	N 89°51'55" W	8.37'
L28	N 00°08'05" E	0.67'
L29	S 00°10'17" W	1.70'
L30	N 54°27'15" W	22.34'
L31	N 89°49'43" W	35.63'
L32	N 89°49'43" W	1.62'
L33	N 75°31'14" W	11.96'
L34	N 00°10'17" E	3.48'



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED DESCRIPTION.

EXHIBIT "A3"

PREPARED BY: MERIDIAN SURVEYING, INC.
2345 S. FEDERAL BLVD., SUITE 195
DENVER, CO 80219
(303) 936-8807 FAX 936-9226

DRAWN	LWH	3-27-00
CHECKED		
REVISED	LWH	4-8-00
ACTION	BY	DATE

PROJECT: SEARS - CHERRY CREEK
A Planned Building Group
Phase I Sidewalk Easement

LOCATION: W1/2, SEC. 12, T. 4 S., R. 68 W., 6TH P.M.

PROJ. NO.
99-448

SHEET
4 OF 4

EXHIBIT "B"

Asset Mgmt. #02-002

PHASE II SIDEWALK EASEMENT DESCRIPTION

An easement of variable width through unplatted land located in the Southwest One-Quarter of Section 12, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of Lot B1/2 of Block 68 of Harmans Subdivision, the plat of which was recorded on March 4, 1882 in the Book of Plats at Page 98, Arapahoe County records;

Thence South 00 Deg. 00 Min. 20 Sec. West along the Southerly extension of the East line of said Block 68 a distance of 8.66 feet to the Point of Beginning;

Thence continuing along said extension South 00 Deg. 00 Min. 20 Sec. West a distance of 5.00 feet;

Thence North 89 Deg. 49 Min. 43 Sec. West a distance of 219.12 feet;

Thence South 00 Deg. 10 Min. 17 Sec. West a distance of 16.14 feet to the North right-of-way line of 1st Avenue;

Thence North 89 Deg. 49 Min. 43 Sec. West along said North right-of-way line a distance of 17.92 feet;

Thence North 44 Deg. 49 Min. 43 Sec. West a distance of 26.94 feet;

Thence North 00 Deg. 01 Min. 00 Sec. East a distance of 12.51 feet to a point of non-tangent curve;

Thence along a non-tangent curve to the left, having a central angle of 68 Deg. 23 Min. 35 Sec., a radius of 16.50 feet and a chord which bears South 55 Deg. 37 Min. 56 Sec. East, an arc distance of 19.70 feet;

Thence South 89 Deg. 49 Min. 43 Sec. East a distance of 240.77 feet to the Point of Beginning;

Containing 1,740 square feet or 0.040 acres, more or less.

Subject to easements, rights-of-way and encumbrances of record and fact, if any.

Bearings are based on the East line of Block 68 of Harmans Subdivision being South 00 Deg. 00 Min. 20 Sec. West, as shown on the Improvement Survey Plat deposited in Book 29 of the County Surveyor's Land Survey Plats/Right-of-Way Surveys at Pages 131 and 132, between the survey monuments described thereon.

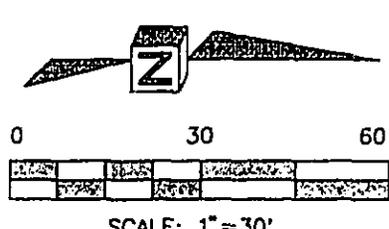
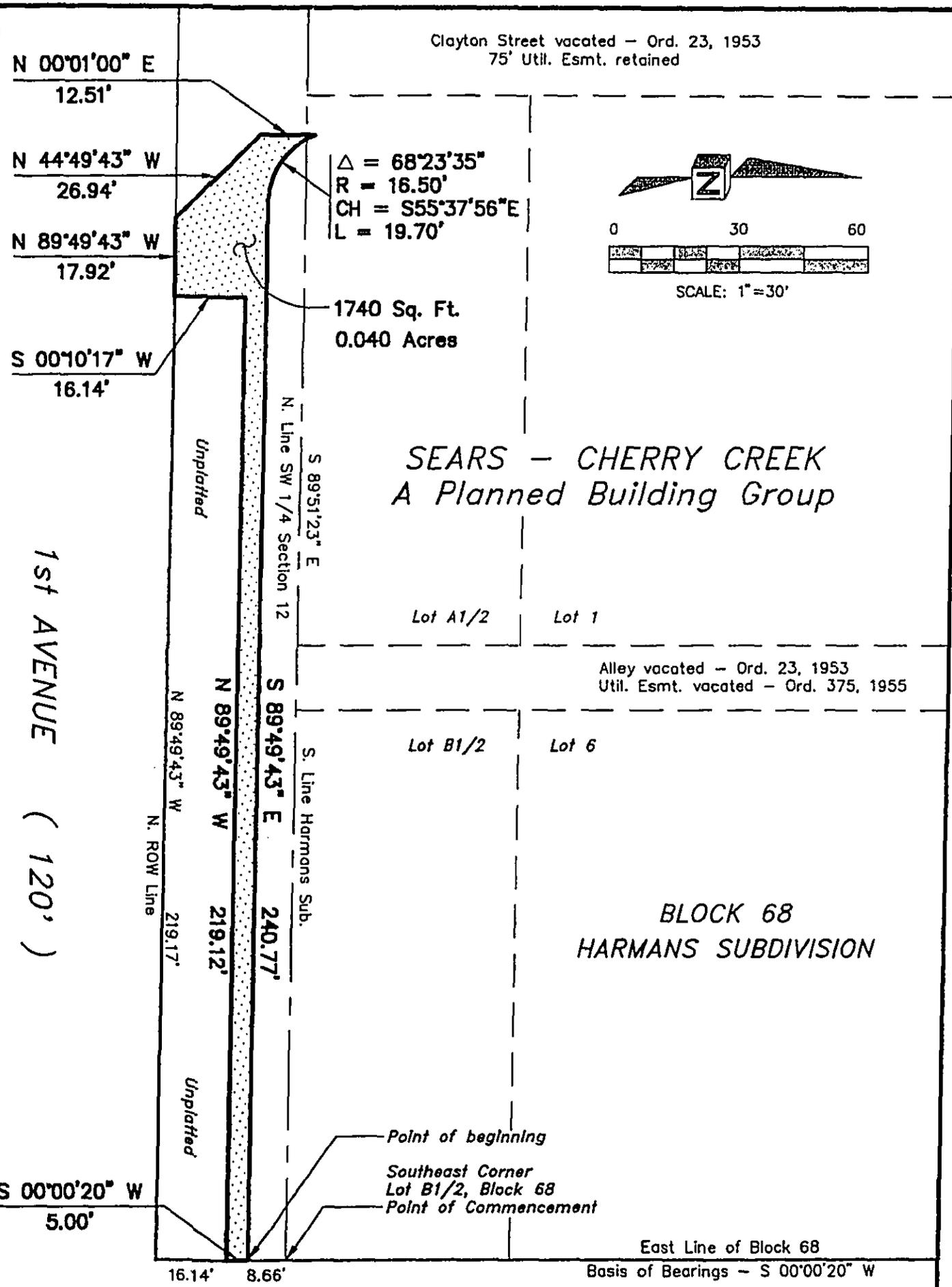
This description was prepared on March 27, 2000 by:



Larry W. Hagan, PLS
Project No. 99-448



Assess Map. #: 02-002



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS ONLY INTENDED TO DEPICT THE ATTACHED DESCRIPTION.

				EXHIBIT "B"			
				PREPARED BY: MERIDIAN SURVEYING, INC. 2345 S. FEDERAL BLVD., SUITE 195 DENVER, CO 80219 (303) 936-8807 FAX 936-9226			
	DRAWN	LWH	3-27-00	PROJECT: SEARS - CHERRY CREEK A Planned Building Group Phase II Sidewalk Easement			
	CHECKED			LOCATION: SW1/4, SEC. 12, T. 4 S., R. 68 W., 6TH P.M.			
	REVISED			PROJ. NO. 99-448			SHEET 2 OF 2
ACTION	BY	DATE					

**EXHIBIT A
LAND DESCRIPTION
"EASEMENT"
SHEET 1 OF 4**

TWO PARCELS OF LAND BEING PORTIONS OF THAT PERMANENT EASEMENT FOR SIDEWALK AREA DESCRIBED AT RECEPTION NO. 2002008116, SAID PARCELS ALSO BEING A PART OF BLOCKS 66 AND 67, HARMANS SUBDIVISION AND A PORTION OF COLUMBINE STREET VACATED BY ORDINANCE NO. 23, SERIES OF 1953, SITUATED IN THE WEST HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE SOUTHEAST CORNER OF THAT PORTION OF EAST 1ST AVENUE VACATED BY SAID ORDINANCE;
THENCE NORTH 85°08'33" WEST, A DISTANCE OF 491.70 FEET TO A POINT ON THE NORTH LINE OF SAID EASEMENT AND THE **POINT OF BEGINNING**;
THENCE SOUTH 00°00'15" WEST ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 3.42 FEET;
THENCE NORTH 89°49'13" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 116.91 FEET TO THE NORTHERLY PERIMETER OF SAID EASEMENT;

THENCE ALONG SAID NORTHERLY PERIMETER THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 00°08'20" EAST, A DISTANCE OF 2.73 FEET;
2. SOUTH 89°30'05" EAST, A DISTANCE OF 2.49 FEET;
3. NORTH 00°09'55" WEST, A DISTANCE OF 2.94 FEET;
4. SOUTH 89°51'35" EAST, A DISTANCE OF 25.55 FEET;
5. SOUTH 00°08'20" WEST, A DISTANCE OF 2.93 FEET;
6. SOUTH 89°29'54" EAST, A DISTANCE OF 2.47 FEET;
7. NORTH 00°08'20" EAST, A DISTANCE OF 2.94 FEET;
8. SOUTH 89°51'40" EAST, A DISTANCE OF 15.66 FEET;
9. SOUTH 00°08'20" WEST, A DISTANCE OF 2.34 FEET;
10. SOUTH 89°51'40" EAST, A DISTANCE OF 61.11 FEET;
11. SOUTH 89°59'45" EAST, A DISTANCE OF 9.64 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 486 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THAT PORTION OF EAST 1ST AVENUE VACATED BY SAID ORDINANCE;
THENCE NORTH 86°05'09" WEST, A DISTANCE OF 614.10 FEET TO A POINT ON THE NORTHERLY PERIMETER OF SAID EASEMENT AND THE **POINT OF BEGINNING**;
THENCE SOUTH 00°08'20" WEST ALONG SAID NORTHERLY PERIMETER, A DISTANCE OF 3.31 FEET;
THENCE NORTH 89°49'13" WEST DEPARTING SAID NORTHERLY PERIMETER, A DISTANCE OF 147.98 FEET ;

THENCE NORTH 00°10'47" EAST, A DISTANCE OF 2.54 FEET TO SAID NORTHERLY PERIMETER;

THENCE ALONG SAID NORTHERLY PERIMETER THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°51'40" EAST, A DISTANCE OF 0.71 FEET;
2. NORTH 00°08'20" EAST, A DISTANCE OF 0.80 FEET;
3. SOUTH 89°51'40" EAST, A DISTANCE OF 3.48 FEET;
4. SOUTH 00°08'20" WEST, A DISTANCE OF 0.80 FEET;
5. SOUTH 89°51'40" EAST, A DISTANCE OF 1.88 FEET;
6. NORTH 00°08'20" EAST, A DISTANCE OF 0.67 FEET;
7. SOUTH 89°51'35" EAST, A DISTANCE OF 141.91 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 482 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

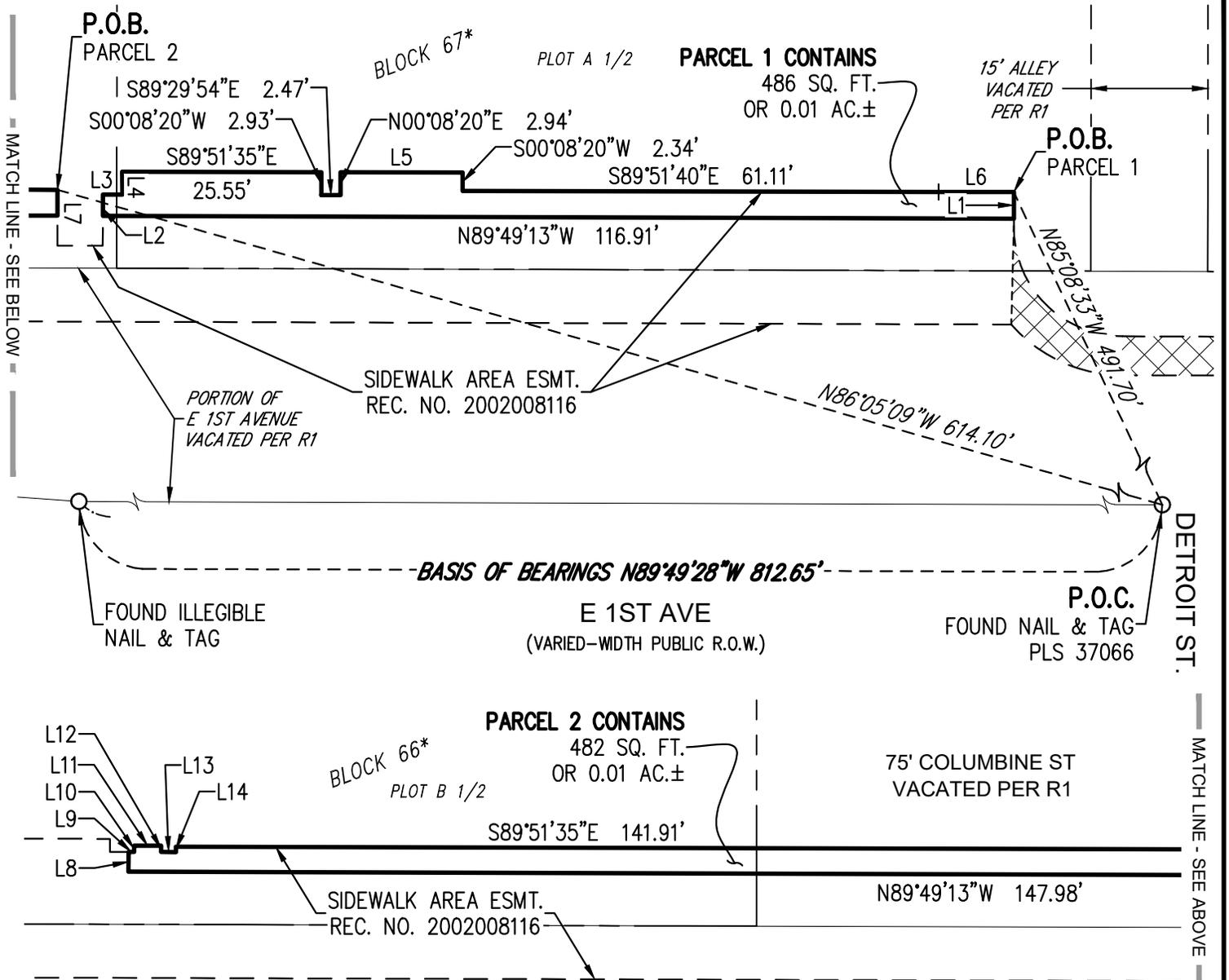
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THAT PORTION OF EAST 1ST AVENUE VACATED BY ORDINANCE NO. 23, SERIES OF 1953 AS BEARING NORTH 89°49'28" WEST AS MEASURED USING THE CITY AND COUNTY OF DENVER LOW DISTORTION PROJECTION. SAID LINE BEING MONUMENTED AT THE WEST END BY AN ILLEGIBLE NAIL AND TAG AND MONUMENTED AT THE EAST END BY A NAIL AND TAG STAMPED "PLS 37066".

PREPARED BY: CURTIS A. MOWRY
PLS 26969

ON BEHALF OF: HARRIS KOCHER SMITH
1290 BROADWAY, SUITE 800
DENVER, CO 80203
303.623.6300



EXHIBIT A ILLUSTRATION



- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- * = HARMANS SUBDIVISION
- R1 = ORDINANCE NO. 23, SERIES OF 1953
- PORTION OF ESMT. RELINQUISHED PER ORD. NO. 81, SERIES OF 2005



SCALE: 1" = 20'

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

EXHIBIT A ILLUSTRATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'15"W	3.42'
L2	N00°08'20"E	2.73'
L3	S89°30'05"E	2.49'
L4	N00°09'55"W	2.94'
L5	S89°51'40"E	15.66'
L6	S89°59'45"E	9.64'
L7	S00°08'20"W	3.31'
L8	N00°10'47"E	2.54'
L9	S89°51'40"E	0.71'
L10	N00°08'20"E	0.80'
L11	S89°51'40"E	3.48'
L12	S00°08'20"W	0.80'
L13	S89°51'40"E	1.88'
L14	N00°08'20"E	0.67'



Cherry Lane Sidewalk Easement Along 1st Avenue

12/19/2025

Master ID: 2023-PROJMSTR-0000152 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000019 **Review Phase:**
Location: **Review End Date:** 11/06/2025

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: Shannon Cruz
Reviewers Email: Shannon.Cruz@denvergov.org

Status Date: 11/05/2025
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Eric Huetig
Reviewers Email: Eric.Huetig@denvergov.org

Status Date: 10/31/2025
Status: Approved
Comments: 2025-RELINQ-0000019
OCF Comments 10-31-25
1. Proposed encroachment is approved.

Reviewing Agency: Comcast Referral Review Status: Approved

Status Date: 11/07/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue
Reviewing Agency/Company: Comcast
Reviewers Name: Miguel Flores
Reviewers Phone: 7204130113
Reviewers Email: miguel_flores@comcast.com
Approval Status: Approved

Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 11/07/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Comment Report

Cherry Lane Sidewalk Easement Along 1st Avenue

12/19/2025

Master ID: 2023-PROJMSTR-0000152 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000019 **Review Phase:**
Location: **Review End Date:** 11/06/2025

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

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Thomas Breitnauer
Reviewers Email: Thomas.Breitnauer@denvergov.org

Status Date: 11/21/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue
Reviewing Agency/Company: DOTI - Survey
Reviewers Name: Thomas Breitnauer
Reviewers Phone: 3038959614
Reviewers Email: thomas.breitnauer@denvergov.org
Approval Status: Approved

Comments:

Attachment: Legal Desc_2025-RELINQ-0000019.pdf-25-11-21-03-20.pdf

Attachment: Legal Description_2025-RELINQ-0000019.docx-25-11-21-03-20.docx

Attachment: Site Plan with Easements 2023-PM-152.pdf-25-11-21-03-21.pdf

Status Date: 11/04/2025
Status: Denied
Comments: Survey redline comments have been uploaded to E-Review.

Reviewing Agency: Case Manager Review/Finalize Review Status: Confirmation of Payment

Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 11/21/2025
Status: Confirmation of Payment
Comments:

Status Date: 11/07/2025
Status: Comments Compiled
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Adam Grier
Reviewers Email: Adam.Grier@denvergov.org

Status Date: 11/04/2025
Status: Approved
Comments:

Reviewing Agency: Landmark Review Review Status: Not Required

Comment Report

Cherry Lane Sidewalk Easement Along 1st Avenue

12/19/2025

Master ID: 2023-PROJMSTR-0000152 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000019 **Review Phase:**
Location: **Review End Date:** 11/06/2025

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

Status Date: 10/20/2025
Status: Not Required
Comments:

Reviewing Agency: Metro Wastewater Referral **Review Status:** Approved

Status Date: 11/07/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 720-520-1516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comments:
na

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

Status Date: 11/07/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review **Review Status:** Approved - No Response

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

Status Date: 11/07/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review **Review Status:** Approved

Reviewers Name: Kim Blair
Reviewers Email: Kim.Blair@denvergov.org

Status Date: 11/03/2025
Status: Approved
Comments:

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

Reviewers Name: Nathan Pope
Reviewers Email: Nathan.Pope@denvergov.org

Comment Report

Cherry Lane Sidewalk Easement Along 1st Avenue

12/19/2025

Master ID: 2023-PROJMSTR-0000152 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000019 **Review Phase:**
Location: **Review End Date:** 11/06/2025

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

Status Date: 11/07/2025
Status: Approved - No Response
Comments:

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

Reviewers Name: Eric Stein
Reviewers Email: Eric.Stein@denvergov.org

Status Date: 11/07/2025
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral **Review Status:** Approved - No Response

Status Date: 11/07/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral **Review Status:** Approved - No Response

Status Date: 11/07/2025
Status: Approved - No Response
Comments:

Reviewing Agency: City Councilperson and Aides Referral **Review Status:** Approved - No Response

Status Date: 11/07/2025
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review **Review Status:** Approved

Reviewers Name: Olga Mikhailova
Reviewers Email: olga.mikhailova@denvergov.org

Status Date: 12/19/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue
Reviewing Agency/Company: CPD Development Services - Project Coordination
Reviewers Name: Olga Mikhailova
Reviewers Phone: 720-865-2935
Reviewers Email: Olga.mikhailova@denvergov.org
Approval Status: Approved

Comments:

Status Date: 11/17/2025
Status: Denied
Comments: PWPRS Project Number: 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue
Reviewing Agency/Company: CPD Development Services - Project Coordination

Comment Report

Cherry Lane Sidewalk Easement Along 1st Avenue

12/19/2025

Master ID: 2023-PROJMSTR-0000152 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000019 **Review Phase:**
Location: **Review End Date:** 11/06/2025

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

Reviewers Name: Olga Mikhailova
Reviewers Phone: 720-865-2935
Reviewers Email: Olga.mikhailova@denvergov.org
Approval Status: Denied

Comments:
The portion of the sidewalk to be relinquished will need to be amended to ensure it is set back at least 5 feet from the façade of the new building.

Status Date: 11/07/2025
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Matt Steder
Reviewers Email: Matt.Steder@denvergov.org

Status Date: 10/17/2025
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Chris Brinker
Reviewers Email: Christopher.Brinker@denvergov.org

Status Date: 11/06/2025
Status: Approved
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Kelsey Kijowski
Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 11/06/2025
Status: Approved
Comments:

Reviewing Agency: ERA Wastewater Review Review Status: Approved w/Conditions

Reviewers Name: Mike Sasarak
Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 11/06/2025
Status: Approved w/Conditions
Comments: Comply with requirements for project's SDP, TEP, SSPR.

Reviewing Agency: RTD Referral Review Status: Approved

Comment Report

Cherry Lane Sidewalk Easement Along 1st Avenue

12/19/2025

Master ID: 2023-PROJMSTR-0000152 **Project Type:** ROW Relinquishment
Review ID: 2025-RELINQ-0000019 **Review Phase:**
Location: **Review End Date:** 11/06/2025

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

Status Date: 11/07/2025
Status: Approved
Comments: PWPRS Project Number: 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue
Reviewing Agency/Company: RTD
Reviewers Name: clayton woodruff
Reviewers Phone: 3032992943
Reviewers Email: Clayton.Woodruff@RTD-Denver.com
Approval Status: Approved

Comments:
Project Name: 2023PM0000152 - 101 N Clayton Ln - 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue - 1st Submittal

Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

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

Status Date: 11/07/2025
Status: Approved - No Response
Comments: