



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)

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

Owner/Vested Party/Applicant Signature

Date

11/16/2022





DENVER
THE MILE HIGH CITY

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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: 11.15.2022

PROJECT NAME: TOWER 160 SUBDIVISION FILING NO. 4

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:

2019PM0000438, 2019PM0000438, 2019PM0000438

ADDRESS (approx.) OF EASEMENT: CORNER OF E. 51ST AVE. & N. YAMPA ST.

APPLICANT:

Name: Anthony Files
Company (if applicable): Terracina Design Title: Tower 160 Filing No.4
Address: 10200 E. Girard Ave Suite A-314 Denver, CO 80231
Telephone number: 303-632-8867 EXT 115 Email address: afiles@terracinadesign.com

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

Company: CLAYTON PROPERTIES GROUP II
Owner Contact: Patrick Hamill
Address: 4908 TOWER ROAD DENVER, CO 80249
Telephone Number: 303-486-8500 Email address: phamill@oakwoodhomesco.com

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: Tower 160 Filing No.4
Clerk & Recorder Recordation Number: 2022036000
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: 5

Easement Groupings if submitting with multiple easements: 5

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 its entirety and any additional background information

The easements were originally intended for dry utilities. The dry utilities were moved to the front lot easement and the easements shown are not being used.

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

To the best of our knowledge no utilities are in the easement shown on the exhibits.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The easements are no longer needed for dry utilities.

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/Vested Party Signature)

11/16/2022
DATE



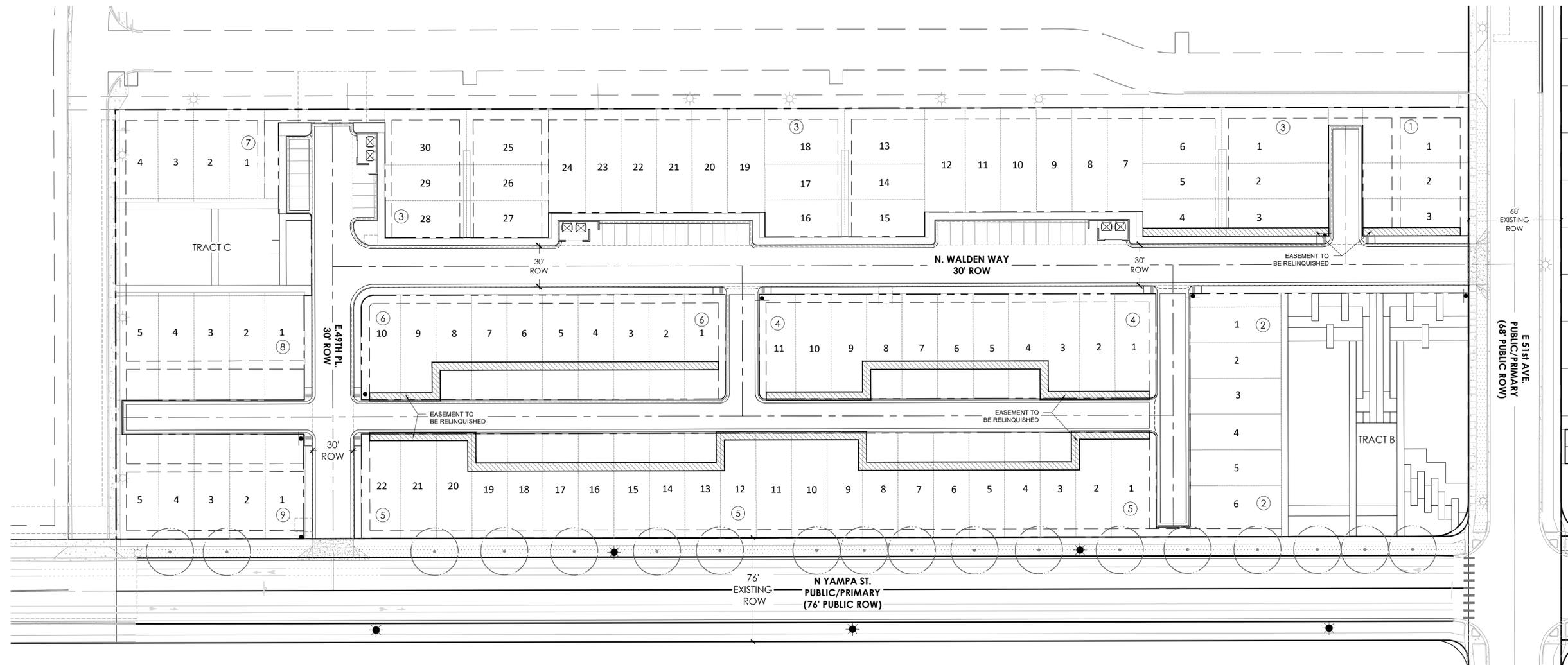
TOWER 160 FILING NO. 4

EASEMENT RELINQUISHMENT EXHIBIT

A PART OF SOUTHEAST 1/4 SECTION 16,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
N YAMPA ST. AND E 51ST AVE.



VICINITY MAP
SCALE: NTS



LANDSCAPE LEGEND

TREE LAWN TURF

LEGEND

EASEMENT RELINQUISHMENT AREA



Scale: 1" = 40'-0"
0 20 40 80

terraccina design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867

November 15, 2022

SHEET 1 OF 1

TOWER 160 SUBDIVISION FILING NO. 4

A RESUBDIVISION OF A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2 RECORDED ON JUNE 18TH, 2015 AT RECEPTION NO. 2015080690, LYING IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 23°39'58" EAST, A DISTANCE OF 1714.71 FEET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 BEARS SOUTH 00°15'23" EAST, A DISTANCE OF 2658.39 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES:

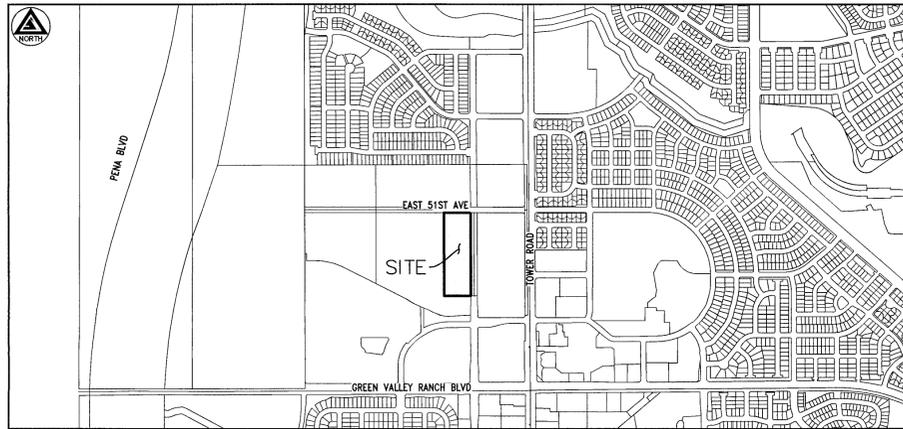
1. SOUTH 89°52'55" WEST, A DISTANCE OF 313.97 FEET;
2. NORTH 00°07'05" WEST, A DISTANCE OF 993.88 FEET;
3. SOUTH 89°59'55" EAST, A DISTANCE OF 289.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°52'50", AN ARC LENGTH OF 39.22 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 3;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°07'05" EAST, A DISTANCE OF 968.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.158 ACRES, (311,812 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF TOWER 160 SUBDIVISION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER, APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATION EASEMENTS AS SHOWN.



OWNER

CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

BY: [Signature] DATE: 1/13/2022

NAME: PATRICK H. HAMILL

TITLE: VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF Denver)SS

NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th

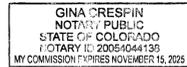
DAY OF January, 2022 BY Patrick H. Hamill

OF CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11.15.2025

NOTARY PUBLIC: [Signature]



ACCEPTANCE OF TRACTS BY TOWN CENTER METROPOLITAN DISTRICT

TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

BY: [Signature] DATE: January 13, 2022

NAME: BRANDON S. WYSZYNSKI

TITLE: BOARD PRESIDENT

STATE OF COLORADO)
COUNTY OF Denver)SS

NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th

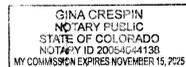
DAY OF January, 2022 BY Brandon S. Wyszynski

OF TOWN CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 11.15.2025

NOTARY PUBLIC: [Signature]



OWNER/DEVELOPER:

CLAYTON PROPERTIES GROUP II, INC.
DBA. OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249

SURVEYOR/ENGINEER:

AZTEC CONSULTANTS INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

DESIGNER:

TERRACINA DESIGN
10200 E. GIRARD AVE. STE A-314
DENVER, CO 80231

GENERAL NOTES

1. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, AZTEC CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 20000310482 REVISION NO. 9, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 13, 2021 AT 5:30 P.M.
2. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°15'23" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 16, BOTH CORNERS BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LUCCHETTI SURVEYING PLS 36053 2005" IN A RANGE BOX.
3. ALL STREETS SHOWN WITH THIS PLAT ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT.
4. 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.
5. FIVE-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG LOT LINES ADJACENT TO STREETS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
6. EIGHT-FOOT-WIDE NON-EXCLUSIVE EASEMENTS ALONG REAR LOT LINES, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, AND CABLE TELEVISION.
7. SIX-FOOT-WIDE NON-EXCLUSIVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTICS, AND POSTAL FACILITIES.
8. "ACCESS AND UTILITY EASEMENTS", AS SHOWN HEREON, ARE HEREBY GRANTED FOR ELECTRIC, TELEPHONE, DRAINAGE, CABLE TELEVISION AND INGRESS/EGRESS ACCESS, SHALL BE GRANTED TO AND MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT, AND THE INGRESS/EGRESS ACCESS PORTION OF THE EASEMENTS SHALL ALSO BE GRANTED TO THE OWNER OF EACH LOT ABUTTING THE ACCESS AND UTILITY EASEMENTS AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST IN EACH LOT ABUTTING THE ACCESS AND UTILITY EASEMENTS.
9. AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
10. AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES.
11. TRACTS A, B, C, D, E, F, G AND H AS SHOWN HEREON ARE CONVEYED BY THIS PLAT TO THE TOWN CENTER METROPOLITAN DISTRICT FOR PUBLIC ACCESS. THESE TRACTS ARE FOR OPEN SPACE, TRAILS, LANDSCAPING, FENCES, SIDEWALKS, AND UTILITIES AND SHALL BE MAINTAINED BY THE TOWN CENTER METROPOLITAN DISTRICT.
12. UTILITY EASEMENTS ARE DEDICATED ON PRIVATE PROPERTY TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
13. BLANKET EASEMENTS FOR PUBLIC INGRESS/EGRESS, UTILITIES AND VEHICLE AND PEDESTRIAN ACCESS ARE HEREBY GRANTED ACROSS TRACTS B AND C, AS SHOWN HEREON AND CONVEYED TO THE PUBLIC.
14. SANITARY SEWER LINES LOCATED WITHIN LOTS WILL BE PRIVATELY OWNED. SANITARY SEWER LINES LOCATED IN PRIVATE ACCESS AREAS WILL BE OWNED BY THE TOWN CENTER METROPOLITAN DISTRICT.
15. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 0800460117H, MAP REVISED NOVEMBER 20, 2013.
16. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
17. ALL CURVES SHOWN ON THIS SUBDIVISION PLAT ARE TANGENT UNLESS NOTED OTHERWISE.
18. TOWER 160 SUBDIVISION FILING NO. 4 HAS 96 LOTS, 9 BLOCKS AND 8 TRACTS.
19. OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNERS' RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON- EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACT H, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE.

SURVEYOR'S CERTIFICATION

I, ANTHONY K. PEALL, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38636
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

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.

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR

THIS 4th DAY OF February

A.D., 2022 AT 5:30 O'CLOCK P.M., FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

[Signature]
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

[Signature]
ASSISTANT CITY ATTORNEY

APPROVALS

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

[Signature] 1/24/2022
CITY ENGINEER DATE

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

[Signature] 1/24/2022
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 1/19/2022
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature] 2/7/22
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

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

BY RESOLUTION NUMBER 224 OF SERIES 2022

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER

THIS 16th DAY OF MARCH, A.D., 2022

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: [Signature]
DEPUTY CLERK AND RECORDER



CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO)
COUNTY OF Denver)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

9:52 O'CLOCK A.M., March 16, 2022 AND DULY

RECORDED UNDER RECEPTION NO. 2022036000

[Signature]
CLERK AND RECORDER

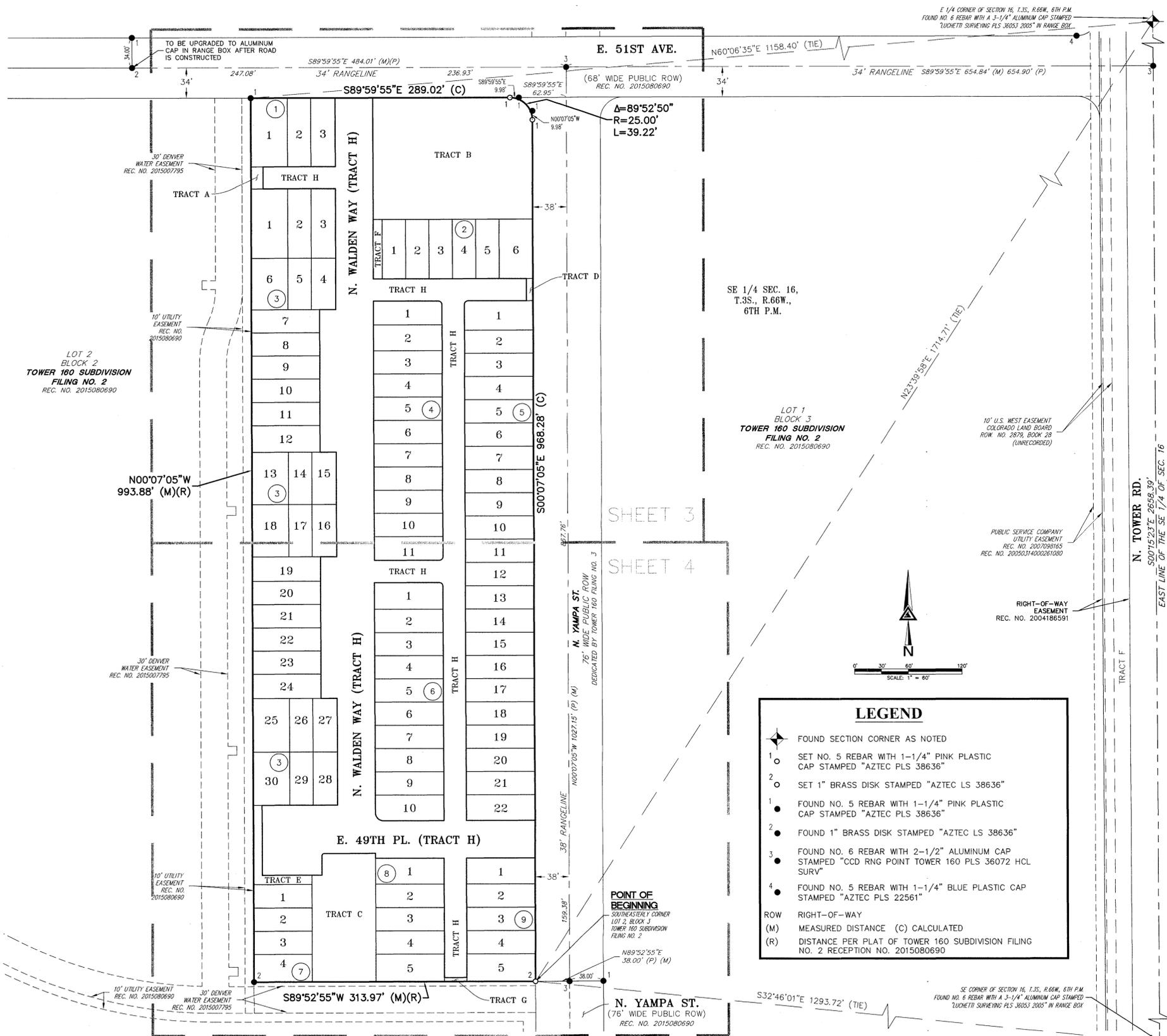
BY: [Signature] FEE: \$ 43.00
DEPUTY



| | | | | | |
|-------------------------------------|---|--------------------------|--|----------------------|------------|
| | 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 | DEVELOPER | | DATE OF PREPARATION: | 05-18-2020 |
| | | OAKWOOD LAND DEVELOPMENT | | SCALE: | N/A |
| 4908 TOWER ROAD DENVER, CO 80249 | | | | SHEET 1 OF 4 | |

TOWER 160 SUBDIVISION FILING NO. 4

A RESUBDIVISION OF A PORTION OF LOT 3, BLOCK 2, TOWER 160 SUBDIVISION FILING NO. 2
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.



TITLE NOTES: SCHEDULE B, PART II - EXCEPTIONS

THE EXCEPTIONS LISTED BELOW AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE ITEMS. THE NUMBERING REFLECTS THOSE ITEMS ACCORDING TO THE TITLE COMMITMENT REFERENCED IN NOTE 1 ON SHEET 1 OF 4. (SKIPPED NUMBERS WERE "INTENTIONALLY DELETED" BY THE TITLE COMPANY, ARE PLOTTABLE AND SHOWN HEREON, OR DO NOT AFFECT THE SUBJECT PROPERTY)

- NOTE: THE WORD "AFFECT" AS USED ABOVE, 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 SURVEYED PROPERTY."
- NOTICE OF DISSOLUTION AND ANNEXATION OF SCHOOL DISTRICTS BY COUNTY SCHOOL PLANNING COMMITTEE RECORDED NOVEMBER 29, 1968 IN BOOK 1479 AT PAGE 199 (ADAMS COUNTY RECORDS).
 - AMENDED ORDER AND DECREE IN THE MATTER OF THE ORGANIZATION OF THE SABLE-ALTURA FIRE PROTECTION DISTRICT RECORDED OCTOBER 3, 1972 IN BOOK 1821 AT RECEPTION NO. 975694 (ADAMS COUNTY RECORDS).
 - ORDER AND STIPULATION RECORDED JULY 29, 1980 IN BOOK 2477 AT PAGE 159 (ADAMS COUNTY RECORDS AND RECORDED AUGUST 31, 1981 IN BOOK 2432 AT PAGE 361 (DENVER COUNTY RECORDS).
 - ORDER AND DECREE CREATING DISTRICT, THE FIRST CREEK METROPOLITAN DISTRICT RECORDED FEBRUARY 24, 1984 IN BOOK 2843 AT PAGE 721 (ADAMS COUNTY RECORDS).
 - COLORADO STATE BOARD OF LAND COMMISSIONERS LEASE OF STATE LAND RECORDED FEBRUARY 7, 1985 IN BOOK 2965 AT PAGE 480 AND IN BOOK 2965 AT PAGE 514 (ADAMS COUNTY RECORDS).
NOTE: AMENDMENT TO LEASE RECORDED FEBRUARY 7, 1985 IN BOOK 2965 AT PAGE 548 (ADAMS COUNTY RECORDS).
 - ANNEXATION PLAT I RECORDED MAY 26, 1988 AT RECEPTION NO. R-88-0270668 (DENVER COUNTY RECORDS AND RECORDED MAY 26, 1988 IN BOOK 3450 AT PAGE 751 (ADAMS COUNTY RECORDS) AND RECORDED JANUARY 16, 1990 IN BOOK 3639 AT PAGE 318 (ADAMS COUNTY RECORDS).
 - ORDINANCE NO. 453, SERIES OF 1988 RECORDED OCTOBER 23, 2002 AT RECEPTION NO. 2002199305.
 - RESERVATIONS OF ALL RIGHTS TO ANY AND ALL SUB-SURFACE PORE SPACE, MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, ALL ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES AND ALL GEOTHERMAL RESOURCES IN, ON OR UNDER THE LAND, AND RIGHTS OF INGRESS AND EGRESS IN, ON, UNDER, OVER, ACROSS AND THROUGH SUBJECT PROPERTY FOR THE PURPOSE OF EXPLORATION, PRODUCTION, MINING, EXTRACTION, REMOVAL OF OR ACCESS TO SUCH SUBSTANCES AND RESOURCES, TOGETHER WITH ENOUGH OF THE SURFACE AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH SUBSTANCES AND RESOURCES AND THE RIGHT TO CROSS GRANTEE'S LAND ADJOINING TO ACCESS THE MINERAL ESTATE RECORDED, AS RESERVED IN IN PATENT FROM THE STATE OF COLORADO, ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS RECORDED MARCH 26, 2019 AT RECEPTION NO. 2019032987.
 - NO SURFACE OCCUPANCY AGREEMENT, LEASE NO. 112484 RECORDED MARCH 26, 2019 AT RECEPTION NO. 2019032988.
 - AGREEMENT RECORDED MARCH 26, 2019 AT RECEPTION NO. 2019032989.
 - AGREEMENT TO PROVIDE PARKS DEDICATION RECORDED DECEMBER 13, 2021 AT RECEPTION NO. 2021226923.
 - SUPPLEMENT TO AFFORDABLE HOUSING PLAN (AHP) RECORDED DECEMBER 13, 2021 AT RECEPTION NO. 2021226924.

| TRACT | AREA (SQ.FT) | AREA (AC ±) | USE | OWNED BY | MAINTAINED BY |
|--------------|----------------|--------------|------------------------------------|----------|---------------|
| TRACT A | 334 | 0.008 | OPEN SPACE/UTILITY/DRAINAGE/ACCESS | TCMD | TCMD |
| TRACT B | 24,320 | 0.558 | OPEN SPACE/UTILITY/DRAINAGE/ACCESS | TCMD | TCMD |
| TRACT C | 9,947 | 0.228 | OPEN SPACE/UTILITY/DRAINAGE/ACCESS | TCMD | TCMD |
| TRACT D | 180 | 0.004 | OPEN SPACE/UTILITY/DRAINAGE/ACCESS | TCMD | TCMD |
| TRACT E | 1,431 | 0.033 | OPEN SPACE/UTILITY/DRAINAGE/ACCESS | TCMD | TCMD |
| TRACT F | 670 | 0.015 | OPEN SPACE/UTILITY/DRAINAGE/ACCESS | TCMD | TCMD |
| TRACT G | 114 | 0.003 | OPEN SPACE/UTILITY/DRAINAGE/ACCESS | TCMD | TCMD |
| TRACT H | 81,244 | 1.865 | ROW/UTILITY/DRAINAGE/ACCESS | TCMD | TCMD |
| TOTAL | 118,240 | 2.714 | | | |

TCMD = TOWN CENTER METROPOLITAN DISTRICT
ROW = RIGHT-OF-WAY

| TYPE | AREA (SF) | AREA (AC) | % OF TOTAL AREA |
|-----------------------|----------------|--------------|-----------------|
| RESIDENTIAL LOTS (96) | 193,572 | 4.444 | 62% |
| TRACTS (8) | 118,240 | 2.714 | 38% |
| TOTALS | 311,812 | 7.158 | 100% |

LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
- 1 ○ SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 2 ○ SET 1" BRASS DISK STAMPED "AZTEC LS 38636"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 2 ● FOUND 1" BRASS DISK STAMPED "AZTEC LS 38636"
- 3 ● FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CCD RING POINT TOWER 160 PLS 36072 HCL SURV"
- 4 ● FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "AZTEC PLS 22561"

ROW RIGHT-OF-WAY
(M) MEASURED DISTANCE (C) CALCULATED
(R) DISTANCE PER PLAT OF TOWER 160 SUBDIVISION FILING NO. 2 RECEPTION NO. 2015080690



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

| | | | | |
|--|---|---|--|---------------------------------|
| | 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 | DEVELOPER OAKWOOD LAND DEVELOPMENT | | DATE OF PREPARATION: 05-18-2020 |
| | | 4908 TOWER ROAD DENVER, CO 80249 (303) 688-6868 | | SCALE: T = 60' SHEET 2 OF 4 |
| AzTec Proj. No: 19320-20 Drawn By: BAM | | | | |

Tower 160 Filing No 4 Partial Relinquishment

12/16/2022

Master ID: 2019-PROJMSTR-0000438 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000026 **Review Phase:**
Location: East 51st Avenue and North Yampa Street **Review End Date:** 12/12/2022

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: Yohanna Harrison
Reviewers Email: Yohanna.Harrison@denvergov.org

Status Date: 11/23/2022
Status: Approved
Comments:

Reviewing Agency: City Forester Review **Review Status:** Approved

Reviewers Name: Erin Hatch
Reviewers Email: Erin.Hatch@denvergov.org

Status Date: 12/08/2022
Status: Approved
Comments: Approved. No anticipated ROW tree impacts.

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

Status Date: 12/13/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral **Review Status:** Approved

Status Date: 12/13/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000026 - Tower 160 Filing No 4 Partial Relinquishment
 Reviewing Agency/Company: Denver Water
 Reviewers Name: Gina Begly
 Reviewers Phone: 13036286219
 Reviewers Email: gina.begly@denverwater.org
 Approval Status: Approved

Comments:

Reviewing Agency: Survey Review **Review Status:** Approved

Reviewers Name: Kathy Svechovsky
Reviewers Email: Kathy.Svechovsky@denvergov.org

Status Date: 12/16/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000026 - Tower 160 Filing No 4 Partial Relinquishment

Comment Report

Tower 160 Filing No 4 Partial Relinquishment

12/16/2022

Master ID: 2019-PROJMSTR-0000438 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000026 **Review Phase:**
Location: East 51st Avenue and North Yampa Street **Review End Date:** 12/12/2022

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

Reviewing Agency/Company: DOTI-Right of Way Services-Survey
Reviewers Name: Kathy Svechovsky
Reviewers Phone: 720-865-3127
Reviewers Email: kathy.svechovsky@denvergov.org
Approval Status: Approved

Comments:
Relinquishment description and exhibit approved, no additional survey comments.

Attachment: Approved-Tower 160 F4- Easement Relinquishment Exhibit.pdf

Attachment: Approved-Tower 160 F4-Util Esmt Vacations-2022-12-13.pdf

Status Date: 11/30/2022
Status: Denied
Comments: Resubmittal required. Redlines have been uploaded to Accela.

REDLINES uploaded to E-review webpage

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

Reviewers Name: Brianne White
Reviewers Email: Brianne.White@denvergov.org

Status Date: 12/13/2022
Status: Comments Compiled
Comments:

Status Date: 11/23/2022
Status: Confirmation of Payment
Comments:

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

Reviewers Name: Brian Dimock
Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 12/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review Review Status: Approved

Reviewers Name: Emma-Marie Censky
Reviewers Email: emma.censky@denvergov.org

Status Date: 11/21/2022
Status: Approved
Comments: Not in landmark district

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 12/13/2022

Comment Report

Tower 160 Filing No 4 Partial Relinquishment

12/16/2022

Master ID: 2019-PROJMSTR-0000438 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000026 **Review Phase:**
Location: East 51st Avenue and North Yampa Street **Review End Date:** 12/12/2022

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

Status: Approved - No Response
Comments:

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

Status Date: 12/13/2022
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: 12/12/2022
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

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

Status Date: 12/02/2022
Status: Approved
Comments:

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

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

Status Date: 12/13/2022
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: 12/13/2022
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 12/13/2022
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000026 - 4150 Elati Street Relinquishment
Reviewing Agency/Company: CenturyLink

Comment Report

Tower 160 Filing No 4 Partial Relinquishment

12/16/2022

Master ID: 2019-PROJMSTR-0000438 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000026 **Review Phase:**
Location: East 51st Avenue and North Yampa Street **Review End Date:** 12/12/2022

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

Reviewers Name: Lisa Gallegos
Reviewers Phone: 4064430583
Reviewers Email: lisa.gallegos@lumen.com
Approval Status: Approved

Comments:

Attachment: Relinquishment No reservation.pdf

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 12/15/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000026 - Tower 160 Filing No 4 Partial Relinquishment
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Status Date: 12/13/2022
Status: Approved - No Response
Comments:

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

Status Date: 12/13/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Zachary Santen
Reviewers Email: Zachary.Santen@denvergov.org

Status Date: 11/23/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Viktoriya Luckner
Reviewers Email: Viktoriya.Luckner@denvergov.org

Status Date: 12/12/2022
Status: Approved
Comments:

Comment Report

Tower 160 Filing No 4 Partial Relinquishment

12/16/2022

Master ID: 2019-PROJMSTR-0000438 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000026 **Review Phase:**
Location: East 51st Avenue and North Yampa Street **Review End Date:** 12/12/2022

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

Reviewing Agency: DES Wastewater Review Review Status: Approved

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

Status Date: 11/22/2022
Status: Approved
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 12/13/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000026 - Tower 160 Filing No 4 Partial Relinquishment
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Reviewing Agency: CDOT Referral Review Status: Approved

Status Date: 12/13/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000026 - Tower 160 Filing No 4 Partial Relinquishment
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.