



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Charlene Thompson, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: August 2, 2016
ROW #: 2016-Dedication-0000143 **SCHEDULE #:** 0223301010000, 0223301007000 and 0223300055000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Brighton Blvd. Located at the intersection of 40th St. and Brighton Blvd.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as Brighton Blvd. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (Stride)

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as Brighton Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2016-Dedication-0000143-001) HERE.

A map of the area to be dedicated is attached.

RD/WR/BLV

- cc: Asset Management, Steve Wirth
City Councilperson & Aides, Albus Brooks District # 9
Council Aide Chy Montoya
Council Aide Brande Micheau
City Council Staff, Shelley Smith
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Angela Casias
Public Works, Right-of-Way Engineering Services, Rob Duncanson
Department of Law, Brent Eisen
Department of Law, Stan Lechman
Department of Law, Adam Hernandez
Department of Law, Cynthia Devereaux
Public Works Survey, Warren Ruby
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2016-Dedication-0000143

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by **12:00 pm on Monday.**

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: August 2, 2016

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: **grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.**)

This request is to dedicate a parcel of land as Public Right of Way as Brighton Blvd.
Located at the intersection of 40th St. and Brighton Blvd.

3. **Requesting Agency:** Public Works – Right-of-Way Services / Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.Valdez@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** Angela.Casias@denvergov.org

6. **General description/background of proposed ordinance including contract scope of work if applicable:**

Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as Brighton Blvd. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**Stride**)

****Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** 40th and Brighton Blvd.
- d. **Affected Council District:** Albus Brooks Dist. 9
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2016-Dedication-0000143, Stride

Description of Proposed Project: Dedicate a parcel of public right of way as Brighton Blvd.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to dedicate as Public Right of Way

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of an MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

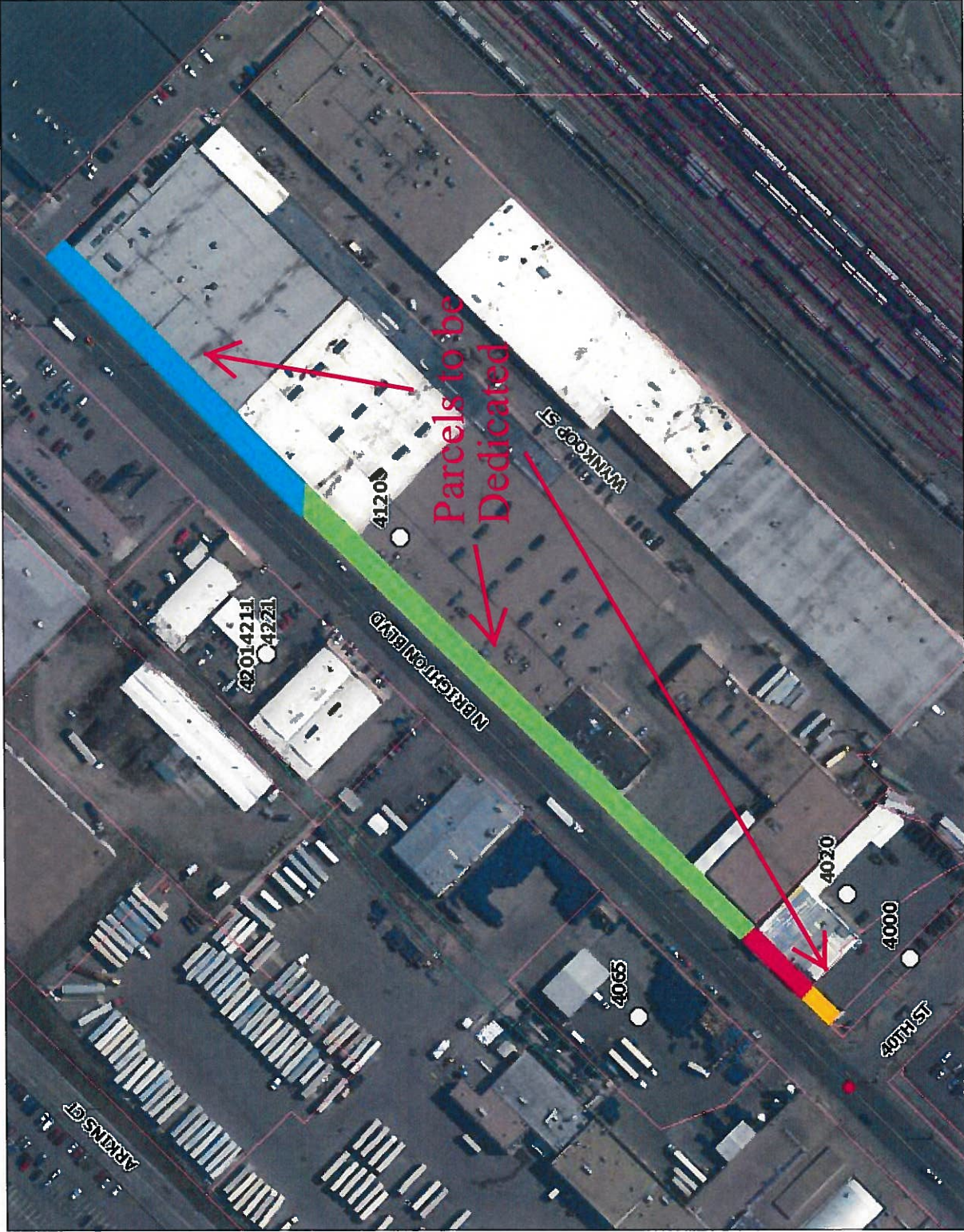
Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose to dedicate it as Public Right-of-Way, as a part of a development project called, Stride



Legend	
Active Addresses	
Associated	○
Land	●
Structure	○
Utility	○
Streams	—
Irrigation Ditches Reconstruct (Gardens)	—
Irrigation Ditches	—
Streets	—
Alleys	—
Railroads	—
Main	+
Yard	+
Spur	+
Siding	+
Interchange track	+
Other	+
Bridges	□
Rail Transit Stations	
Existing	●
Planned	●
Park-N-Ride Locations	
Lakes	▲
County Boundary	□
Parcels	□
Parks	■
Mountain Parks	■
All Other Parks	■



367 0 183.5 367 Feet

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

1: 2,862 Map Generated 8/1/2016

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

THIS IS NOT A LEGAL DOCUMENT.

PARCEL 65:

A STRIP OF LAND CONTAINING 146 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOT 16, BLOCK 27, ST. VINCENTS ADDITION, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW), ALSO BEING THE NORTHWEST CORNER OF LOT 15, BLOCK 27, ST. VINCENTS ADDITION, WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS N66°04'26"W, A DISTANCE OF 1,615.32 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15, BLOCK 27, ST. VINCENTS ADDITION S44°47'25"E, A DISTANCE OF 1.42 FEET TO **THE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 15 S44°47'25"E, A DISTANCE OF 13.58 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF LOT 15 S44°55'19"W, A DISTANCE OF 21.53 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2011047189, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG SAID EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2011047189, CITY AND COUNTY OF DENVER RECORDS, N12°45'37"E, A DISTANCE OF 25.51 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP CONTAINS 146 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 23521) BEARING S89°54'32"E.

PARCEL 66:

A STRIP OF LAND CONTAINING 750 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 29, 2014 AT RECEPTION NO. 2014090161, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY DESCRIBED AS THE NORTHWESTERLY 15.00 FEET OF LOTS 14 AND 15, BLOCK 27, ST. VINCENTS ADDITION.

THE ABOVE DESCRIBED STRIP CONTAINS 750 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

PARCEL 67:

A STRIP OF LAND CONTAINING 1,575 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED STRIP CONTAINS 1,575 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

PARCEL 68:

A STRIP OF LAND CONTAINING 11,606 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOTS 1-9, BLOCK 27, ST. VINCENTS ADDITION, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW), WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS S89°54'32"E, A DISTANCE OF 3,158.73 FEET; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF SECTION 23 S89°54'32"E, A DISTANCE OF 21.17 FEET; THENCE DEPARTING SAID SECTION LINE S44°58'56"W, A DISTANCE OF 74.76 FEET; THENCE S45°02'52"W, A DISTANCE OF 331.96 FEET; THENCE S44°55'19"W, A DISTANCE OF 374.49 FEET TO THE NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2014090161, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2014090161, CITY AND COUNTY OF DENVER RECORDS N44°47'25"W, A DISTANCE OF 15.00 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) N44°55'19"E, A DISTANCE OF 374.43 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N45°02'52"E, A DISTANCE OF 331.97 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N44°58'56"E, A DISTANCE OF 59.81 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP CONTAINS 11,606 SQUARE FEET OR 0.266 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 23521) BEARING S89°54'32"E.

PARCEL 69:

A STRIP OF LAND CONTAINING 6,399 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOTS 1-5, BLOCK 14, ST. VINCENTS ADDITION, ALSO IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW), WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS S89°54'32"E, A DISTANCE OF 3,158.73 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) N44°58'56"E, A DISTANCE OF 434.13 FEET TO THE SOUTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2012129268, CITY AND COUNTY OF DENVER RECORDS; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2012129268, CITY AND COUNTY OF DENVER RECORDS S44°48'41"E, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE S44°58'56"W, A DISTANCE OF 419.13 FEET TO SAID SOUTH LINE OF THE NORTH HALF OF SECTION 23; THENCE ALONG SAID SECTION LINE N89°54'32"W, A DISTANCE OF 21.17 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP CONTAINS 6,399 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 23521) BEARING S89°54'32"E.

After Recording Return To:

City Attorney's Office
201 West Colfax Avenue, Dept 1207
Denver, CO 80202

(Space Above For Recorder's Use)
SPECIAL WARRANTY DEED
(Brighton Boulevard)

This Special Warranty Deed (this "Deed") is dated as of this ___ day of _____, 2016, between WESTFIELD-4120, LLLP, a Colorado limited liability company ("Grantor"), and CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, all of that certain real property situated, lying and being in the City and County of Denver (the "City"), State of Colorado (the "State"), and more particularly described on Exhibit A attached hereto (the "Property") together with all improvements thereon;

TOGETHER WITH all and singular the hereditaments and appurtenances and easements and rights-of-way thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property;

SUBJECT TO taxes for the year of closing, matters shown on the survey, and all matters of public record;

AND SUBJECT FURTHER TO the covenants, conditions, restrictions and reservations hereinafter set forth;

TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever; AND Grantor, covenants and agrees to and with Grantee, to warrant and defend the quiet and peaceable possession of the Property, by Grantee, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor, ~~subject to the Permitted Exceptions and~~ the covenants, conditions, restrictions and reservations herein contained.

THE PROPERTY IS BEING CONVEYED "AS IS", "WHERE IS" AND "WITH ALL FAULTS" INCLUDING WITHOUT LIMITATION, ALL LATENT AND PATENT DEFECTS. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES WHATSOEVER, OR ARISING BY OPERATION OF LAW, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATION OR WARRANTY REGARDING (i) CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, (ii) THE ZONING OR OTHER LEGAL STATUS OF THE

PROPERTY OR ANY OTHER PUBLIC OR PRIVATE RESTRICTIONS ON USE OF THE PROPERTY, (iii) COMPLIANCE WITH ANY APPLICABLE CODES, LAWS, REGULATIONS, STATUTES, ORDINANCES, COVENANTS, CONDITIONS AND RESTRICTIONS OF ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY OR OF ANY OTHER PERSON OR ENTITY, (iv) MATTERS OF TITLE (EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH HEREINABOVE), (v) PHYSICAL CONDITIONS, INCLUDING WITHOUT LIMITATION THE QUALITY, NATURE, ADEQUACY, AND PHYSICAL CONDITION OF SOILS, GEOLOGY AND ANY GROUNDWATER, (vi) EXISTENCE, AVAILABILITY, OR ADEQUACY OF ACCESS TO AND FROM OR UTILITIES SERVING THE PROPERTY, (vii) OPERATING HISTORY OR PROJECTIONS, (viii) ECONOMIC CONDITIONS, INCLUDING WITHOUT LIMITATION THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY SUITABILITY OF THE PROPERTY, (ix) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY, (x) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (xi) THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS AT, ON OR UNDER THE PROPERTY OR THE COMPLIANCE OF THE PROPERTY WITH ENVIRONMENTAL LAWS OR REGULATIONS.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

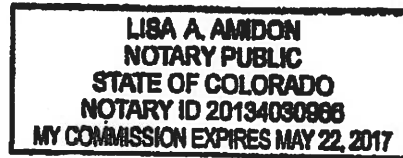
GRANTOR:

WESTFIELD-4120, LLLP,
a Colorado limited liability limited partnership

By: Westfield-4120 General Partner, LLC,
a Colorado limited liability company
Its: General Partner

By: 
Name: Kevin McClintock
Title: Manager

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)



The foregoing instrument was acknowledged before me this 30th day of June, 2016, by Kevin McClintock as Manager of Westfield-4120 General Partner, LLC, a Colorado limited liability company, as General Partner of Westfield-4120, LLLP, a Colorado limited liability limited partnership.

WITNESS my hand and official seal.

My commission expires: May 22, 2017



Notary Public

EXHIBIT "A"

2015-Dedication-000085-ROW

**PARCELS 65, 66, AND 67
PAGE 1 OF 3
OCTOBER 06, 2015**

PARCEL 65:

A STRIP OF LAND CONTAINING 146 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOT 16, BLOCK 27, ST. VINCENTS ADDITION, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT "A"
PARCELS 65, 66, AND 67
PAGE 2 OF 3
OCTOBER 06, 2015

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THE ABOVE DESCRIBED STRIP CONTAINS 1,575 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
2140 S. IVANHOE ST., STE G5
DENVER, CO 80222



EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

WEST ONE-QUARTER CORNER
SECTION 23, T.3S., R.68W., 6TH P.M.
FOUND 3-1/4" ALUM. CAP
PLS 24961

EAST ONE-QUARTER CORNER SECTION 23,
T.3S., R.68W., 6TH P.M.
FOUND 3-1/4" ALUM. CAP
PLS 23521

BASIS OF BEARINGS
S89° 54' 32" E 5,286.31'

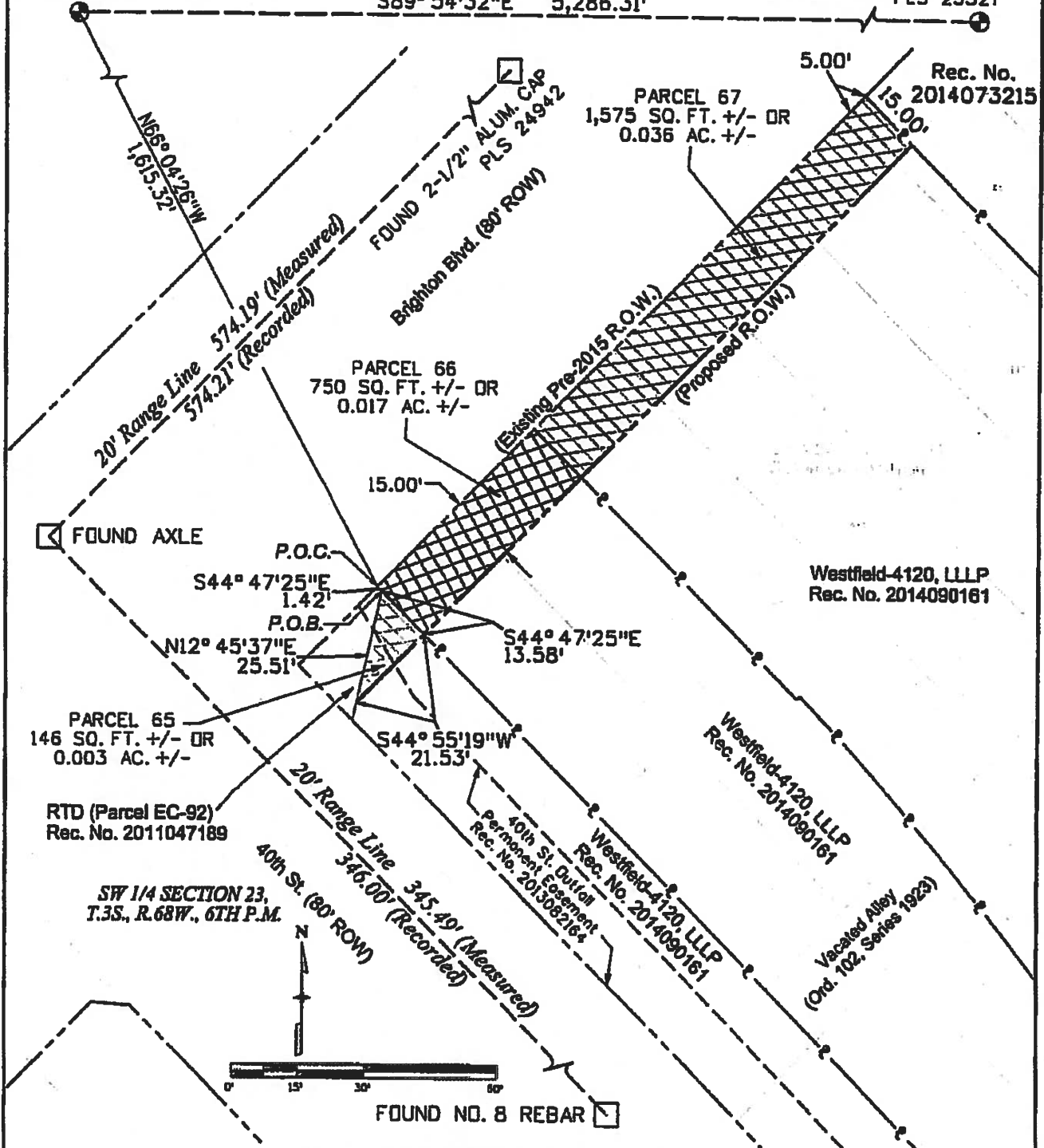


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 126-0008
Scale: 1" = 30'
Date: October 06, 2015
Page 3 of 3
Drawn By: SDB

PARCELS 65, 66, AND 67
PORTION OF LOTS 9-16, BLOCK 27, ST. VINCENTS ADDITION
SECTION 23, T. 3 S., R. 68 W., 6TH P.M.
CITY & COUNTY OF DENVER, COLORADO

105WEST
INCORPORATED
2140 S. Ivanhoe St., STE G5
Denver, CO 80222

EXHIBIT "A"

2015-Dedication-000085-ROW

PARCELS 68 AND 69

PAGE 1 OF 4

OCTOBER 07, 2015

PARCEL 68:

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THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) N44°55'19"E, A DISTANCE OF 374.43 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N45°02'52"E, A DISTANCE OF 331.97 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N44°58'56"E, A DISTANCE OF 59.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP CONTAINS 11,606 SQUARE FEET OR 0.268 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 23521) BEARING S89°54'32"E.

EXHIBIT "A"
PARCELS 68 AND 69
PAGE 2 OF 4
OCTOBER 07, 2015

2015-Dedication-000085-ROW

PARCEL 69:

A STRIP OF LAND CONTAINING 6,399 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOTS 1-5, BLOCK 14, ST. VINCENTS ADDITION, ALSO IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW), WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS S89°54'32"E, A DISTANCE OF 3,158.73 FEET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW) N44°58'56"E, A DISTANCE OF 434.13 FEET TO THE SOUTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2012129268, CITY AND COUNTY OF DENVER RECORDS;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2012129268, CITY AND COUNTY OF DENVER RECORDS S44°48'41"E, A DISTANCE OF 15.00 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY LINE S44°58'56"W, A DISTANCE OF 419.13 FEET TO SAID SOUTH LINE OF THE NORTH HALF OF SECTION 23;

THENCE ALONG SAID SECTION LINE N89°54'32"W, A DISTANCE OF 21.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP CONTAINS 6,399 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 23521) BEARING S89°54'32"E.

PREPARED BY: RICHARD D. MUNTEAN, CO PLS 38189
FOR AND ON BEHALF OF:
105 WEST, INC.
2140 S. IVANHOE ST., STE G5
DENVER, CO 80222



EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106. 2015-Dedication-000085-ROW

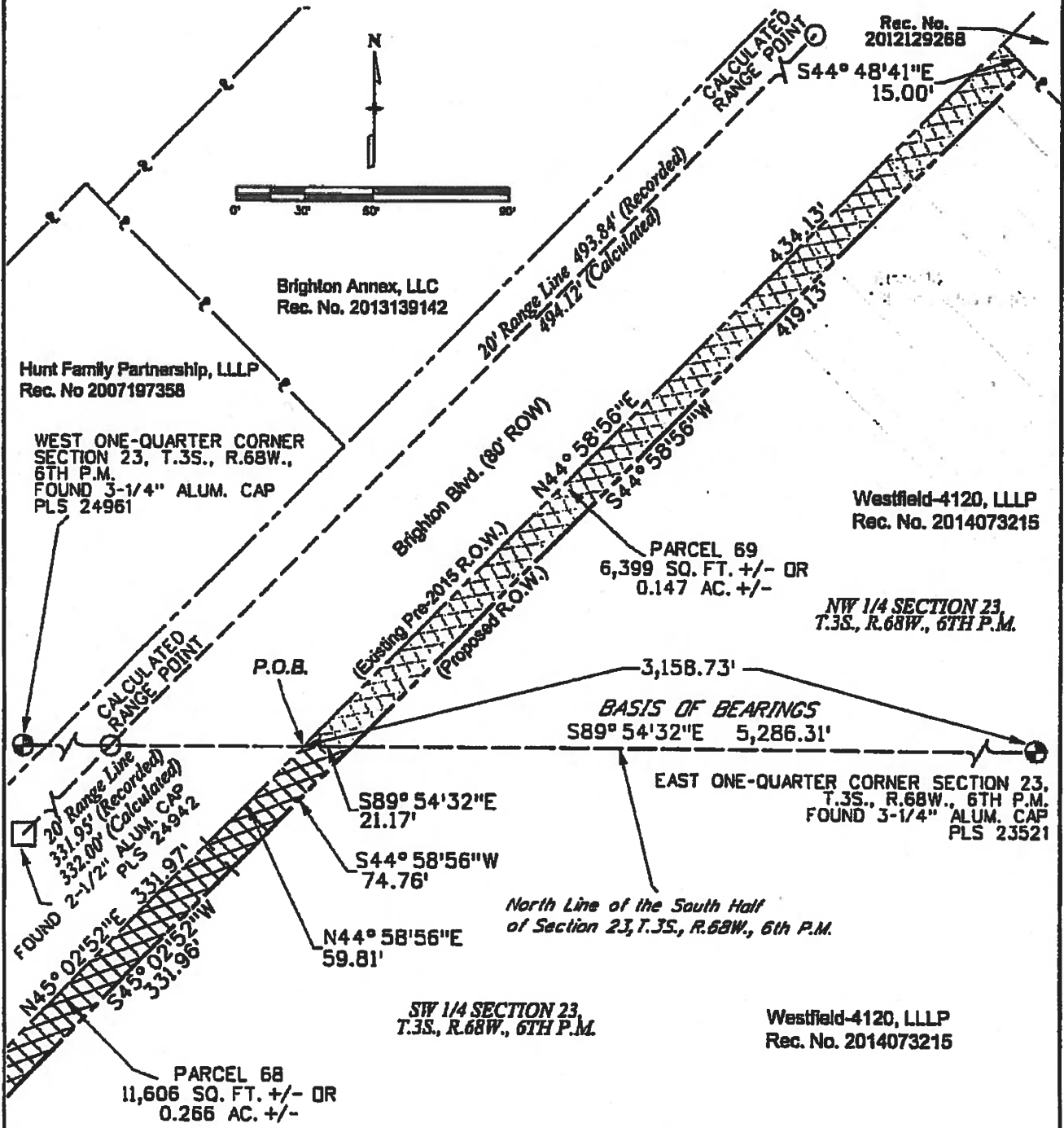


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 126-0008
 Scale: 1" = 60'
 Date: October 07, 2015
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 Drawn By: SDB

PARCELS 68 AND 69
 SECTION 23, T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO

105WEST
 INCORPORATED
 2140 S. Ivanhoe St., STE G5
 Denver, CO 80222

EXHIBIT A

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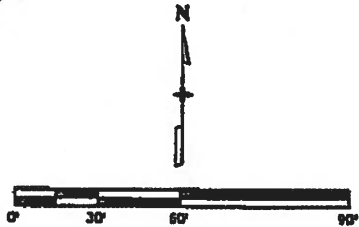
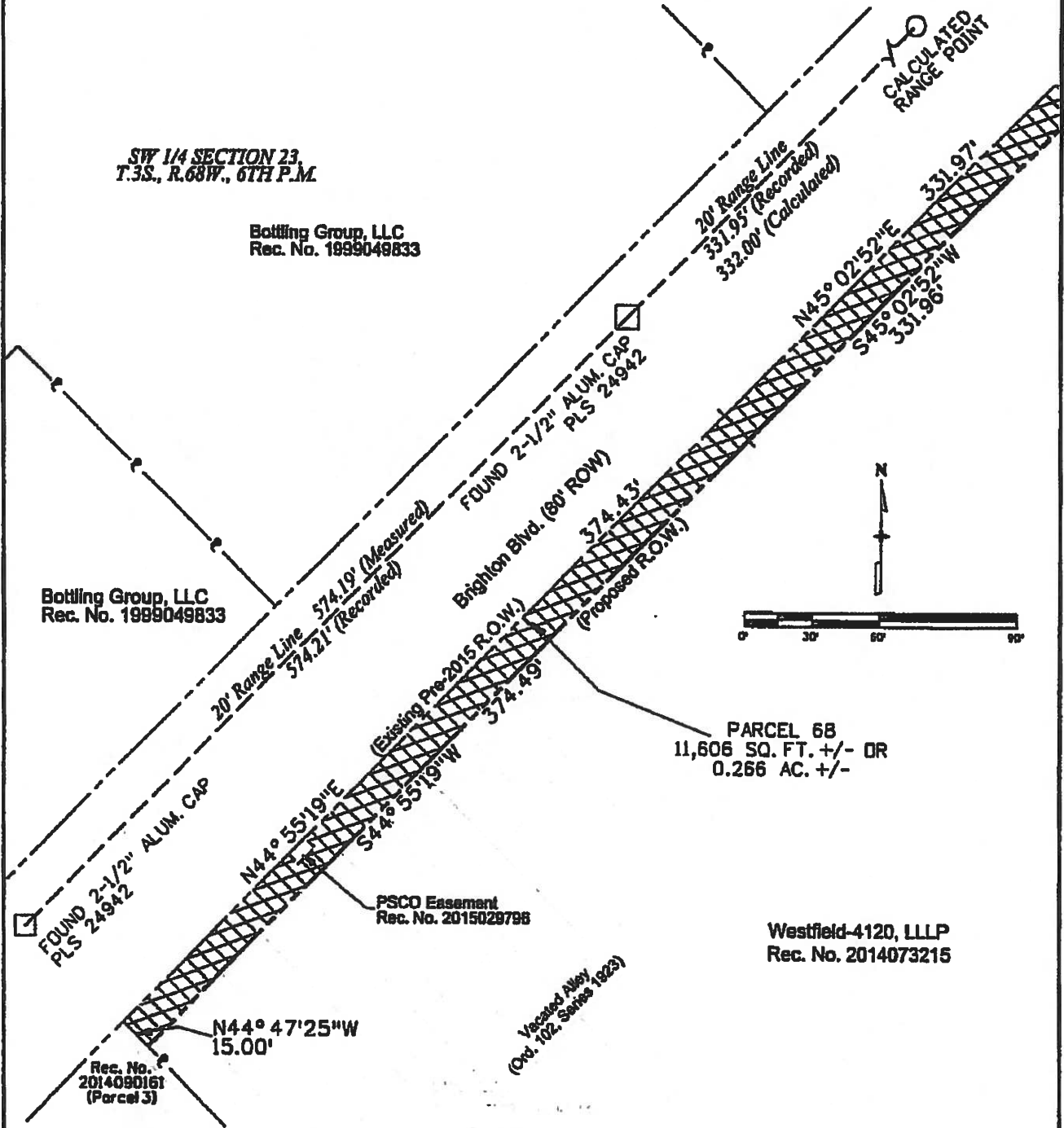


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

Job No.: 126-0008
 Scale: 1" = 60'
 Date: October 07, 2015
 Page 4 of 4
 Drawn By: SOB

PARCELS 68 AND 69
 SECTION 23, T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO

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