

REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

TO: Caroline Martin, City Attorney's Office

FROM: Matt R. Bryner, PE
Director, Right of Way Services

PROJECT NO: 2019-RELINQ-0000018 Full Relinquishment

DATE: August 14, 2020

SUBJECT: Request for an Ordinance to relinquish the following:

- 1) The sewer easement in its entirety reserved in Book 1077 Page 427;
- 2) The emergency access easement in its entirety reserved in Rec. No. 2014046017; and
- 3) Specified easements, in their entirety, reserved in the Vacation Ordinance No. 279 Series of 1995 described as:
 - a. The east 20 feet of Lot 4, Block 43, Byers Subdivision,
 - b. The west 10 feet of Lot 45, Block 44, Byers Subdivision,
 - c. Parcel No. 2 (Wastewater – Phase II),
 - d. Parcel No. 5 (Water Board – Phase III), and
 - e. Parcel No. 6 (Wastewater – Phase III).

All located at South Bannock Street between West Alameda Avenue and West Dakota Avenue.

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

This office has investigated the request of Martin/Martin, Inc. c/o Tracy Scurlock dated September 27, 2019 on behalf of BMP Northwest, LLC. for the relinquishment of said easements.

This matter has been coordinated with Asset Management; Comcast; the City Councilperson Clark, District 7; Community Planning and Development: Planning Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forestry; Parks and Recreation; Office of Emergency Management; DOTI: Engineering & Regulatory Transportation and Wastewater, DES Transportation & Wastewater, Construction Engineering, Policy and Planning, Survey; Metro Wastewater Reclamation District; CenturyLink; Regional Transportation District; Colorado Department of Transportation; and Xcel Energy, all of whom have indicated their agreement.

As a result of the investigations, it has been determined that there is no objection to relinquishing the subject easements.

Therefore, you are requested to initiate Council action to relinquish the easements in the following described area(s):

INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-001 HERE
INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-002 HERE
INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-003 HERE
INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-004 HERE
INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-005 HERE
INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-008 HERE
INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-009 HERE

A map of the area and a copy of the document creating the easement are attached.

MB:dp

CC: City Councilperson & Aides
City Council Staff – Zach Rothmier
Department of Law – Bradley Beck
Department of Law – Deanne Durfee
Department of Law – Maureen McGuire
Department of Law – Martin Plate
DOTI, Manager’s Office – Alba Castro
DOTI, Legislative Services – Jason Gallardo
DOTI, Survey – Paul Rogalla

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo

at Jason.Gallardo@denvergov.org by **12:00pm on Monday**. Contact him with questions.

Date of Request: August 14, 2020

Please mark one: **Bill Request** or **Resolution Request**

1. Type of Request:

- Contract/Grant Agreement** **Intergovernmental Agreement (IGA)** **Rezoning/Text Amendment**
- Dedication/Vacation** **Appropriation/Supplemental** **DRMC Change**
- Other: Easement Relinquishment**

2. Title: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request for an Ordinance to relinquish the following:

- 1) The sewer easement in its entirety reserved in Book 1077 Page 427;
- 2) The emergency access easement in its entirety reserved in Rec. No. 2014046017; and
- 3) Specified easements, in their entirety, reserved in the Vacation Ordinance No. 279 Series of 1995 described as:
 - a. The east 20 feet of Lot 4, Block 43, Byers Subdivision,
 - b. The west 10 feet of Lot 45, Block 44, Byers Subdivision,
 - c. Parcel No. 2 (Wastewater – Phase II),
 - d. Parcel No. 5 (Water Board – Phase III), and
 - e. Parcel No. 6 (Wastewater – Phase III).

All located at South Bannock Street between West Alameda Avenue and West Dakota Avenue.

3. Requesting Agency: Department of Transportation and Infrastructure; Engineering and Regulatory

4. Contact Person:

| | |
|---|---|
| Contact person with knowledge of proposed ordinance/resolution | Contact person to present item at Mayor-Council and Council |
| Name: Devin Price | Name: Jason Gallardo |
| Email: devin.price@denvergov.org | Email: Jason.Gallardo@denvergov.org |

5. General description or background of proposed request. Attach executive summary if more space needed:

Request for an Ordinance to relinquish the following:

- 1) The sewer easement in its entirety reserved in Book 1077 Page 427;
- 2) The emergency access easement in its entirety reserved in Rec. No. 2014046017; and
- 3) Specified easements, in their entirety, reserved in the Vacation Ordinance No. 279 Series of 1995 described as:
 - a. The east 20 feet of Lot 4, Block 43, Byers Subdivision,
 - b. The west 10 feet of Lot 45, Block 44, Byers Subdivision,
 - c. Parcel No. 2 (Wastewater – Phase II),
 - d. Parcel No. 5 (Water Board – Phase III), and
 - e. Parcel No. 6 (Wastewater – Phase III).

All located at South Bannock Street between West Alameda Avenue and West Dakota Avenue.

6. City Attorney assigned to this request (if applicable): Martin Plate

7. City Council District: Councilman Clark, District 7

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet*

Key Contract Terms

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name:

Contract control number:

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

| <i>Current Contract Amount (A)</i> | <i>Additional Funds (B)</i> | <i>Total Contract Amount (A+B)</i> |
|--|---------------------------------|--|
| | | |

| <i>Current Contract Term</i> | <i>Added Time</i> | <i>New Ending Date</i> |
|------------------------------|-------------------|------------------------|
| | | |

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

Project Title: 2019-RELINQ-0000018 - Bannock St. and Alameda Ave. Full Easement Relinquishment

Owner name: BMP Northwest, LLC.

Description of Proposed Project: Request for an Ordinance to relinquish the following:

- 1) The sewer easement in its entirety reserved in Book 1077 Page 427;
- 2) The emergency access easement in its entirety reserved in Rec. No. 2014046017; and
- 3) Specified easements, in their entirety, reserved in the Vacation Ordinance No. 279 Series of 1995 described as:
 - a. The east 20 feet of Lot 4, Block 43, Byers Subdivision,
 - b. The west 10 feet of Lot 45, Block 44, Byers Subdivision,
 - c. Parcel No. 2 (Wastewater – Phase II),
 - d. Parcel No. 5 (Water Board – Phase III), and
 - e. Parcel No. 6 (Wastewater – Phase III).

All located at South Bannock Street between West Alameda Avenue and West Dakota Avenue.

Explanation of why the easement relinquishment is necessary to accomplish the proposed project:

BMP Northwest, LLC, is requesting that easements be released to construct an apartment building, an open space plaza, and to dedicate S. Bannock Street between W. Alameda Avenue and W. Dakota Avenue.

Background: The existing utilities within the easement area no longer serve any active users for the adjacent parcels and will be removed by the applicant. Utility owners have reviewed the relinquishment request and have provided their approval.

Location Map: Continued on next page



City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services / Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3003

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

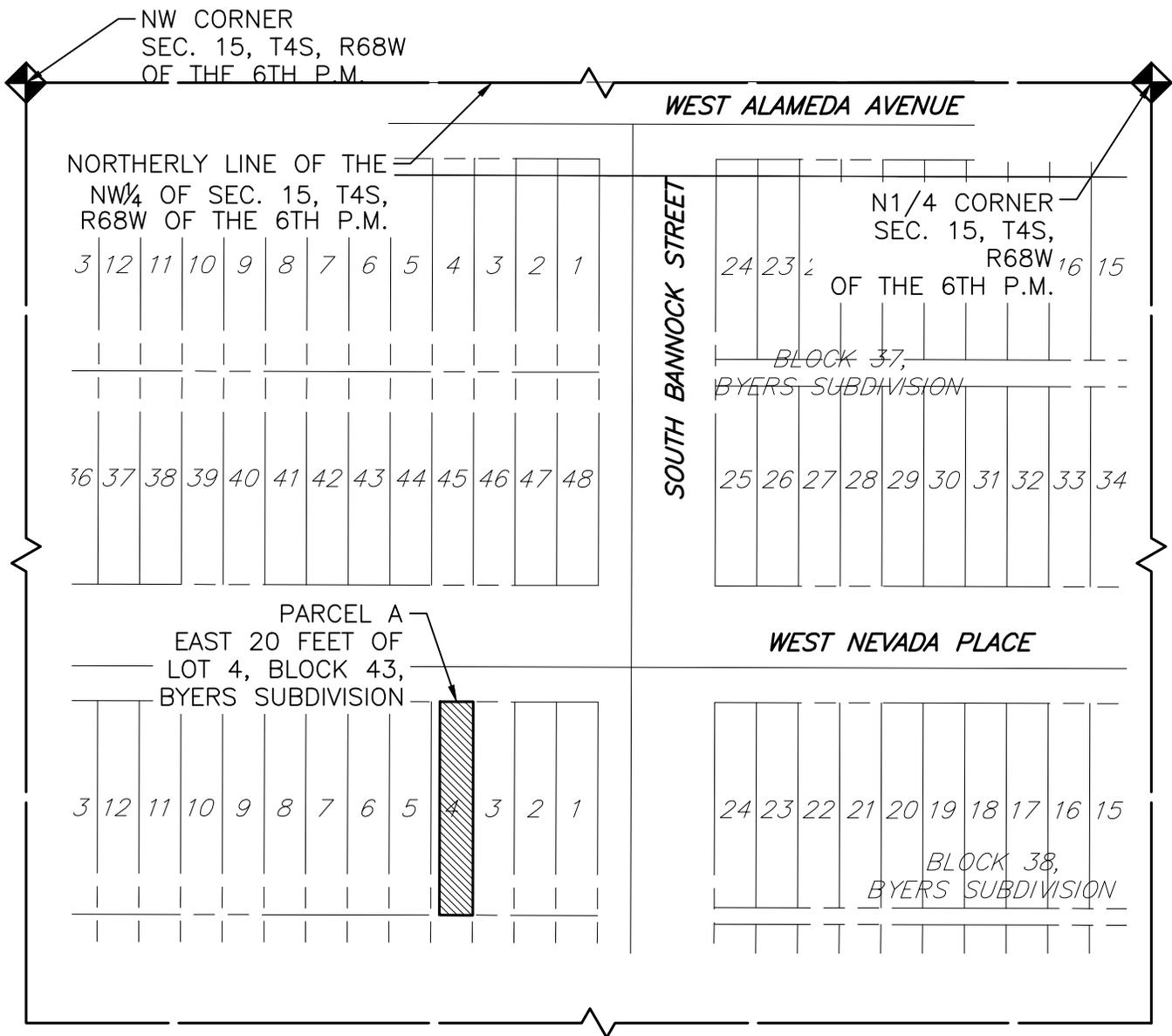
LAND DESCRIPTION-PARCEL A

THE VACATED ALLEY RESERVATION PER ORDINANCE 279, SERIES 1995, RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO CONSISTING OF THE EAST 20 FEET OF LOT 4, BLOCK 43, BYERS SUBDIVISION.

PREPARED BY JAKE TIHANSKY
REVIEWED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
JANUARY 28, 2020

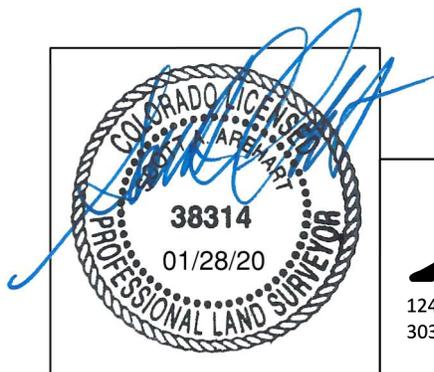


EXHIBIT A
SHEET 2 OF 2



DRAWING LOCATION: \\mmcivil\civil\SCHLAGETER\15.0575-Denver-Design-District-Master-Plan-Refresh-Development-Strategy\PLANS\EXHIBITS\PARCEL_C\Easement-Relinquish-Exhibit.dwg

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



SCALE: 1"=100'
ALL LINEAL
DIMENSIONS ARE IN
U.S. SURVEY FEET

JANUARY 28, 2020

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

EXHIBIT B
LAND DESCRIPTION
SHEET 1 OF 2

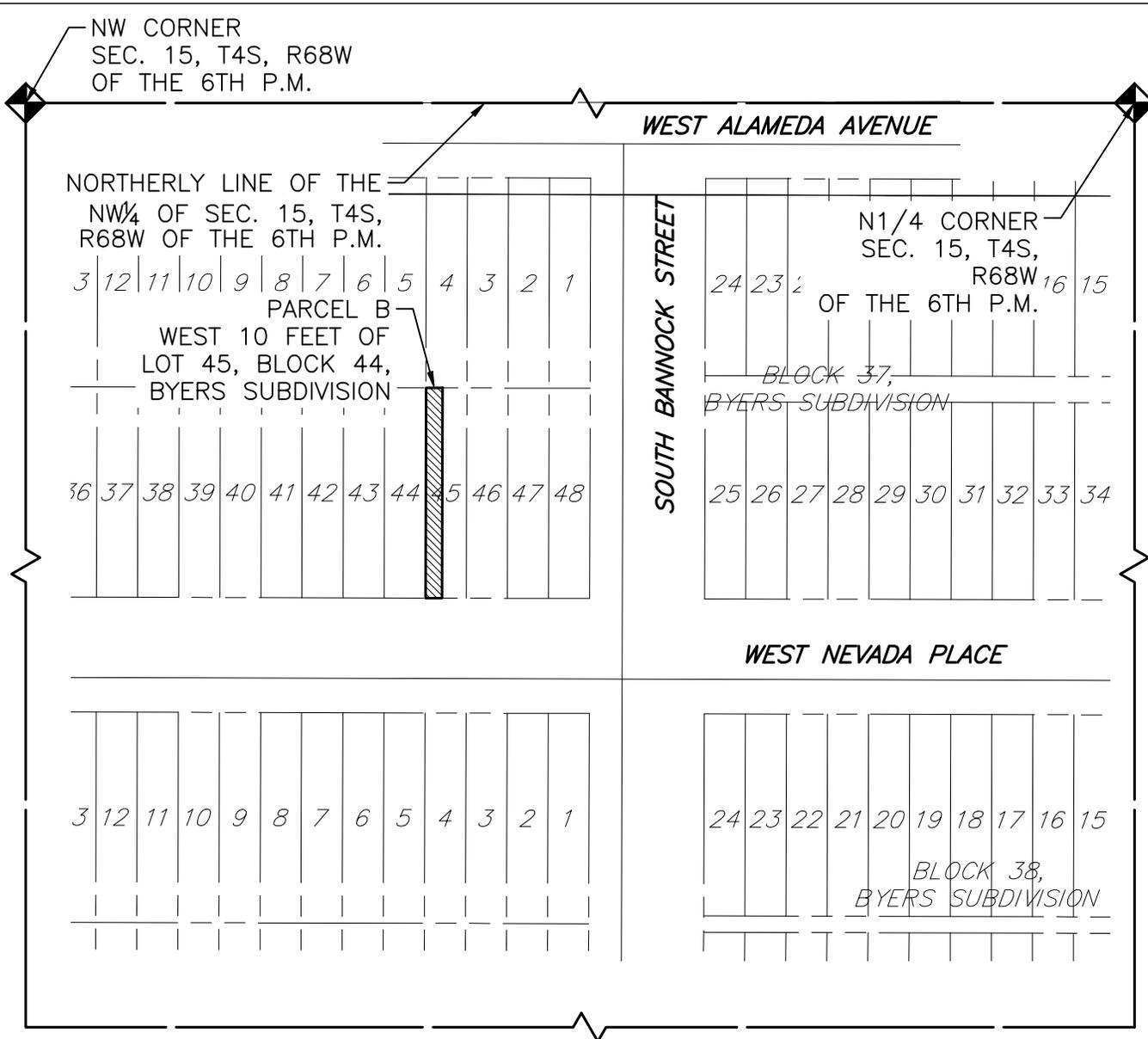
LAND DESCRIPTION-PARCEL B

THE VACATED ALLEY RESERVATION PER ORDINANCE 279, SERIES 1995, RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO CONSISTING OF THE WEST 10 FEET OF LOT 45, BLOCK 44, BYERS SUBDIVISION.

PREPARED BY JAKE TIHANSKY
REVIEWED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
JANUARY 28, 2020



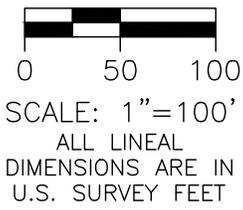
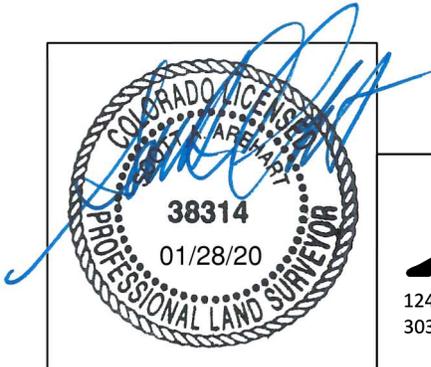
EXHIBIT B
SHEET 2 OF 2



DRAWING LOCATION: \\mmcivil\civil\SCHLAGETER\15.0575-Denver_Design_District-Master_Plan_Refresh-Development_Strategy\PLANS\EXHIBITS\PARCEL_C\Easement_Reinquinsh Exhibit.dwg

NOTE:

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



JANUARY 28, 2020

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

EXHIBIT C
 LAND DESCRIPTION
 SHEET 1 OF 2

LAND DESCRIPTION-PARCEL C

A PARCEL OF LAND BEING PARCEL NO. 2 (WASTEWATER – PHASE II) PER ORDINANCE 279, SERIES 1995 RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BYER’S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15;
 THENCE N05°07’15”W, A DISTANCE OF 973.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;
 THENCE N89°59’10”W, A DISTANCE OF 268.92 FEET;
 THENCE S00°00’50”W, A DISTANCE OF 19.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NEVADA PLACE;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°59’25”W, A DISTANCE OF 35.00 FEET;
 THENCE N00°00’50”E, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEVADA PLACE;
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°59’10”E, A DISTANCE OF 35.00 FEET;
 THENCE S00°00’50”W, A DISTANCE OF 20.87 FEET;
 THENCE S89°59’10”E, A DISTANCE OF 268.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;
 THENCE ALONG SAID WEST RIGHT-OF-WAY LINE PROJECTED S00°00’50” W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,518 SQUARE FEET, MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

PREPARED BY JAKE TIHANSKY
 REVIEWED BY SCOTT A. AREHART, PLS
 FOR AND ON BEHALF OF
 MARTIN/MARTIN, INC.
 12499 WEST COLFAX AVENUE
 LAKEWOOD, COLORADO 80215
 303-431-6100
 JANUARY 28, 2020

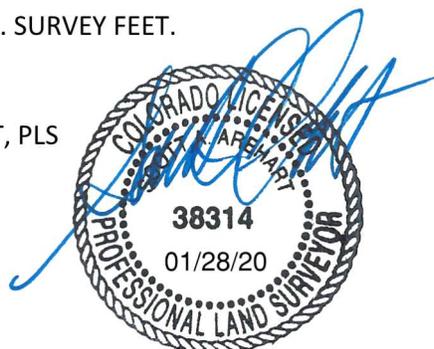
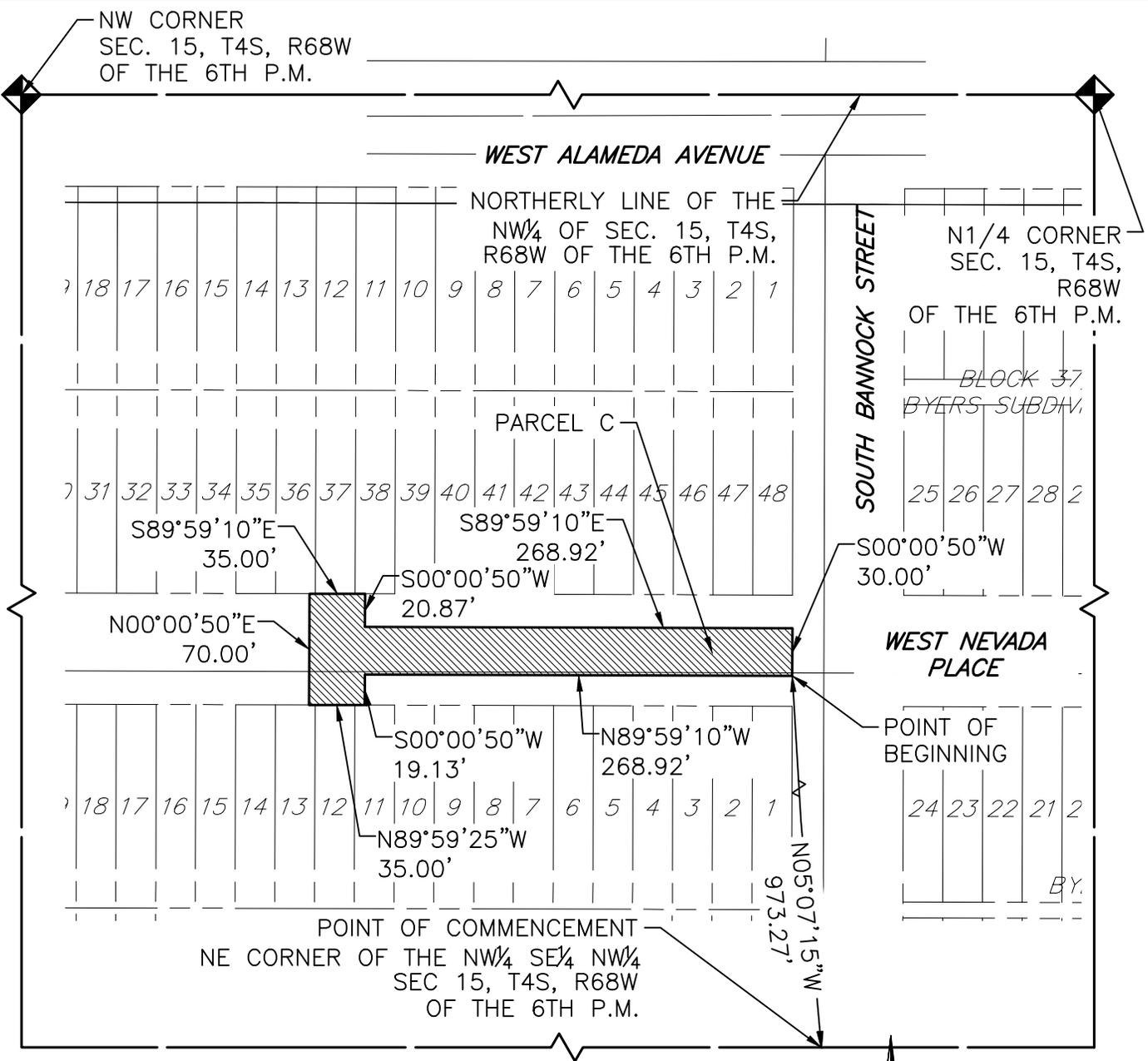
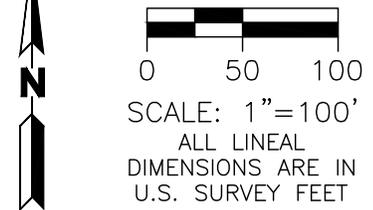


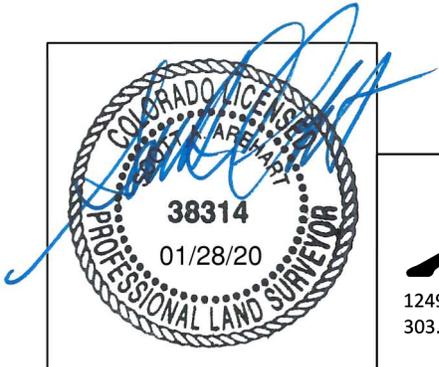
EXHIBIT C
SHEET 2 OF 2



RELINQUISHED PORTION OF RECEPTION NO. 9500046347
 PARCEL 2 (WASTEWATER - PHASE II) CONTAINS 10,518 SQ.FT±



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



JANUARY 28, 2020

MARTIN/MARTIN
 CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
 303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: \\mncivil\civil\SCHLAGETER\15.0575-Denver-Design-District-Master-Plan-Refresh-Development-Strategy\PLANS\EXHIBITS\PARCEL_C\Easement-Relinquish-Exhibit.dwg

LAND DESCRIPTION-PARCEL D

A PARCEL OF LAND BEING PARCEL NO. 5 (WATER BOARD - PHASE III) PER ORDINANCE 279, SERIES 1995 RECORDED AT RECEPTION NO 9500046347 DATED APRIL 25, 1995, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF THE SAID SECTION 15; THENCE N02°20'48"W, A DISTANCE OF 619.76 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE PROJECTED;
THENCE N89°59'15"W, A DISTANCE OF 37.00 FEET;
THENCE N00°00'50"E, A DISTANCE OF 433.38 FEET;
THENCE N89°59'10"W, A DISTANCE OF 9.50 FEET;
THENCE N00°00'50"E, A DISTANCE OF 10.00 FEET;
THENCE S89°59'10"E, A DISTANCE OF 9.50 FEET;
THENCE N00°00'50"E, A DISTANCE OF 13.64 FEET;
THENCE N07°57'21"W, A DISTANCE OF 100.98 FEET;
THENCE N00°00'50"E, A DISTANCE OF 78.29 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 23°28'13" AND AN ARC LENGTH OF 12.08 FEET TO A POINT OF NON-TANGENT, SAID POINT BEING 10.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF ALAMEDA AVENUE;
THENCE ALONG A LINE BEING 10.00 FEET SOUTH OF AND PARALLEL TO THE SAID SOUTH RIGHT-OF-WAY LINE, S89°59'35"E, A DISTANCE OF 55.86 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 23°20'32" AND AN ARC LENGTH OF 12.02 FEET (WHOSE CHORD BEARS S 11°41'06" W, A CHORD DISTANCE OF 11.94 FEET) TO A POINT OF TANGENT;
THENCE S00°00'50"W, A DISTANCE OF 226.24 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET TO A POINT OF NON-TANGENT;
THENCE S00°00'50"W, A DISTANCE OF 43.03 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET (WHOSE CHORD BEARS S24°30'26"W, A CHORD DISTANCE OF 20.31 FEET) TO A POINT OF TANGENT;
THENCE S00°00'50"W, A DISTANCE OF 249.13 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET TO A POINT OF NON-TANGENT;
THENCE S00°00'50"W, A DISTANCE OF 43.03 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE 48°59'12" AND AN ARC LENGTH OF 20.95 FEET (WHOSE CHORD BEARS S24°30'25"W, A CHORD DISTANCE OF 20.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,931 SQUARE FEET, MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

PREPARED BY JAKE TIHANSKY
REVIEWED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
JANUARY 28, 2020

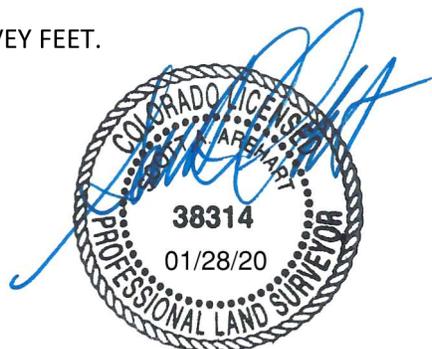
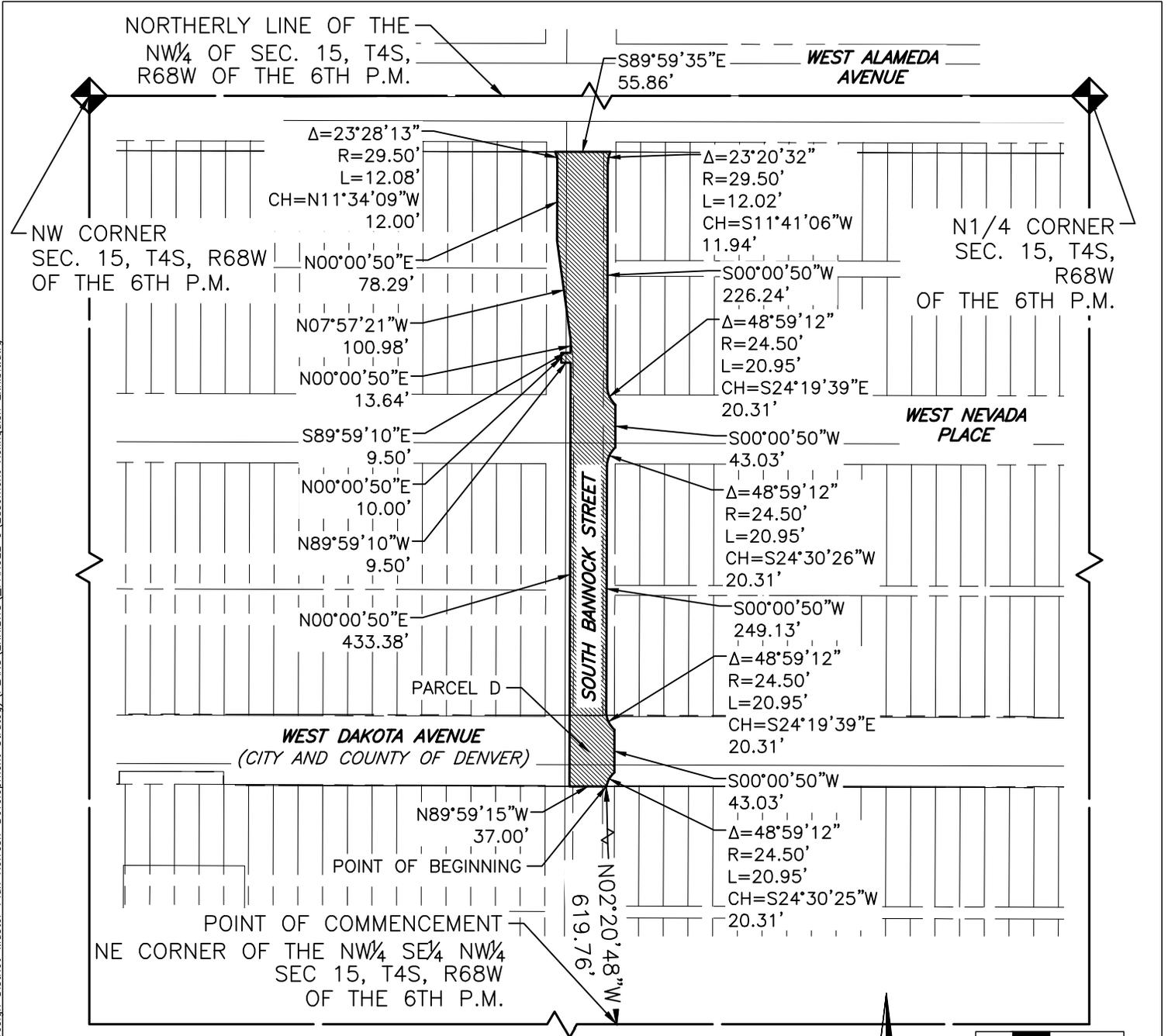
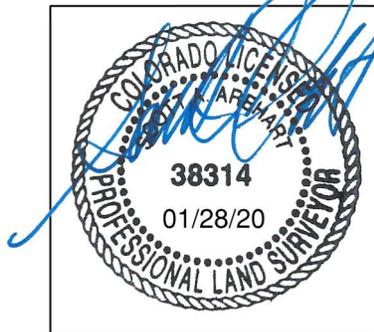


EXHIBIT D
SHEET 2 OF 2



RELINQUISHED PORTION OF RECEPTION NO. 9500046347
PARCEL 5 (WATER BOARD - PHASE III) CONTAINS 26,931 SQ.FT±

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



JANUARY 28, 2020

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

EXHIBIT E
LAND DESCRIPTION
SHEET 1 OF 2

LAND DESCRIPTION-PARCEL E

A PARCEL OF LAND BEING PARCEL NO. 6 (WASTEWATER - PHASE III) PER ORDINANCE 279, SERIES 1995 RECORDED AT RECEPTION NO 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BYER'S SUBDIVISION IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15; THENCE N00°59'49"W, A DISTANCE OF 969.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING THE EAST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;
THENCE N89°59'10"W, A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;
THENCE ALONG THE SAID WEST RIGHT OF WAY LINE PROJECTED N00°00'50"E, A DISTANCE OF 30.00 FEET;
THENCE S89°59'10"E, A DISTANCE OF 70.00 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE PROJECTED;
THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE PROJECTED S00°00'50"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

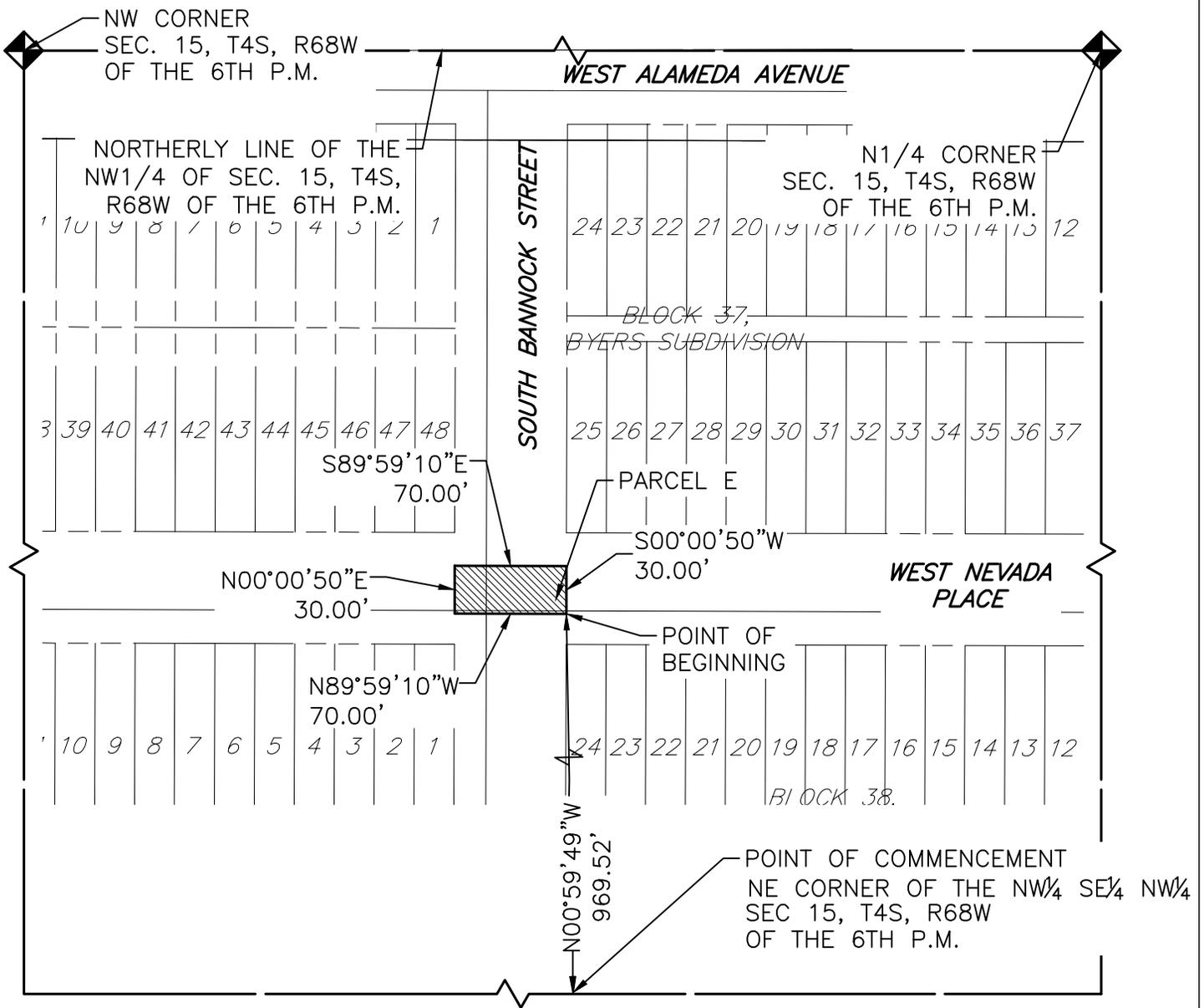
CONTAINING 2,100 SQUARE FEET, MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

PREPARED BY JAKE TIHANSKY
REVIEWED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
JANUARY 28, 2020



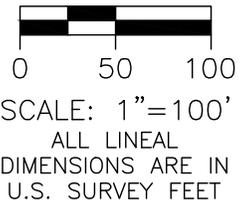
EXHIBIT E
SHEET 2 OF 2



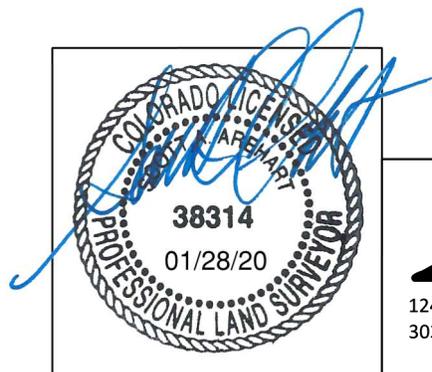
RELINQUISHED PORTION OF RECEPTION NO. 9500046347
PARCEL 6 (WASTEWATER - PHASE III) CONTAINS 2,100 SQ.FT±

NOTE:

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



JANUARY 28, 2020



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

EXHIBIT H
LAND DESCRIPTION
SHEET 1 OF 2

LAND DESCRIPTION-PARCEL H

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE REAR LINE OF LOT 41, BLOCK 43, BYER'S SUBDIVISION AS RECORDED DECEMBER 03, 1895 IN BOOK 1077 AT PAGE 427.

PREPARED BY JAKE TIHANSKY
REVIEWED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
JANUARY 28, 2020

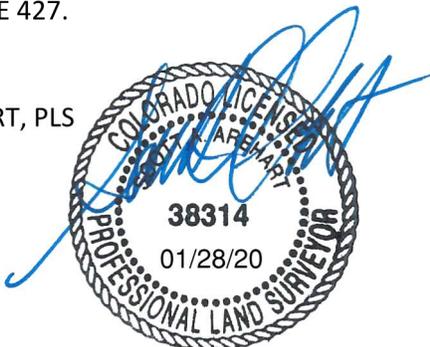
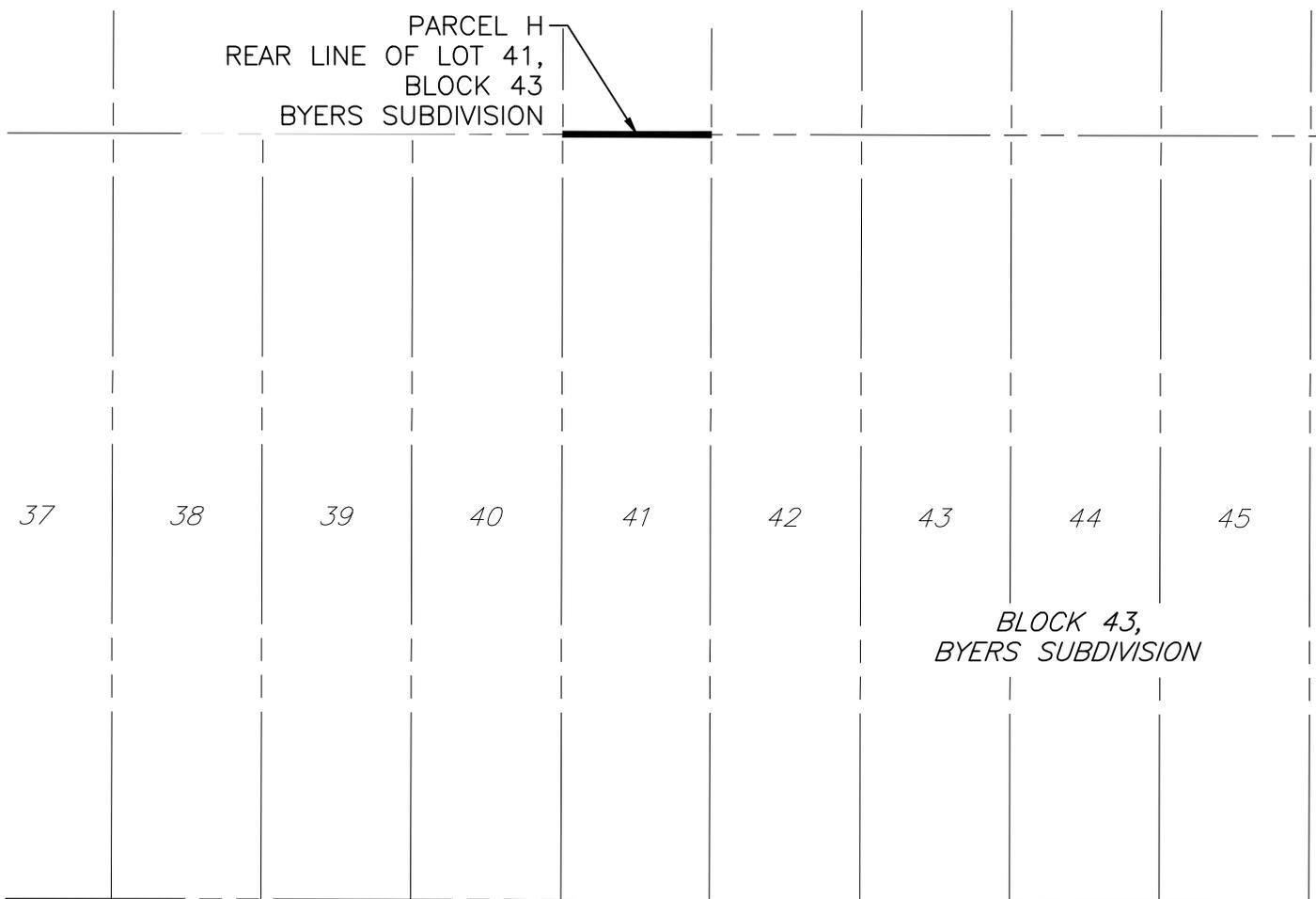


EXHIBIT H
SHEET 2 OF 2

DRAWING LOCATION: \\mmcivil\civil\SCHLAGETER\15.0575-Denver-Design-District-Master-Plan-Refresh-Development-Strategy\PLANS\EXHIBITS\PARCEL_C\Easement-Relinquish-Exhibit.dwg

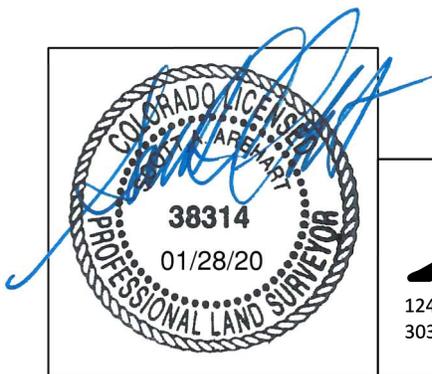


WEST DAKOTA AVENUE
(CITY AND COUNTY OF DENVER)



0 50 100
 SCALE: 1"=100'
 ALL LINEAL
 DIMENSIONS ARE IN
 U.S. SURVEY FEET

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



JANUARY 28, 2020

M **MARTIN/MARTIN**
 CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
 303.431.6100 MARTINMARTIN.COM

EXHIBIT I
LAND DESCRIPTION
SHEET 1 OF 2

LAND DESCRIPTION-PARCEL I

A PARCEL OF LAND BEING ACCESS EASEMENT NO. 2 RECORDED APRIL 23, 2014, AT RECEPTION NO. 2014046017, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PART OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2005004412, RECORDED ON JANUARY 07, 2005 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 (A FOUND STONE WITH CROSS IN RANGE BOX), WHENCE THE WEST QUARTER CORNER OF SAID SECTION 15 (A 3 1/4" ALUMINUM CAP STAMPED "CHICHESTER LAND CORNER T4S R67W S16 S15 1987 RLS 7735") BEARS S00°38'52"E, A DISTANCE OF 2641.10 FEET (BASIS OF BEARING - ASSUMED);

THENCE S88°36'19"E A DISTANCE OF 1903.36 FEET TO THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2005004412, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMEDA AVENUE AND THE POINT OF BEGINNING;

THENCE S89°59'35"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 46.61 FEET;
THENCE S00°02'48"E A DISTANCE OF 571.66 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A PUBLIC RIGHT-OF-WAY AS DESCRIBED IN RECEPTION NO. 2013157909, RECORDED OCTOBER 30, 2013 IN SAID CLERK AND RECORDER'S OFFICE;
THENCE N89°58'01"W, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET;
THENCE N00°02'48"W A DISTANCE OF 332.25 FEET;
THENCE N01°42'25"W A DISTANCE OF 33.10 FEET;
THENCE N07°38'32"W A DISTANCE OF 117.87 FEET;
THENCE N00°05'46"W A DISTANCE OF 89.49 FEET TO THE POINT OF BEGINNING.

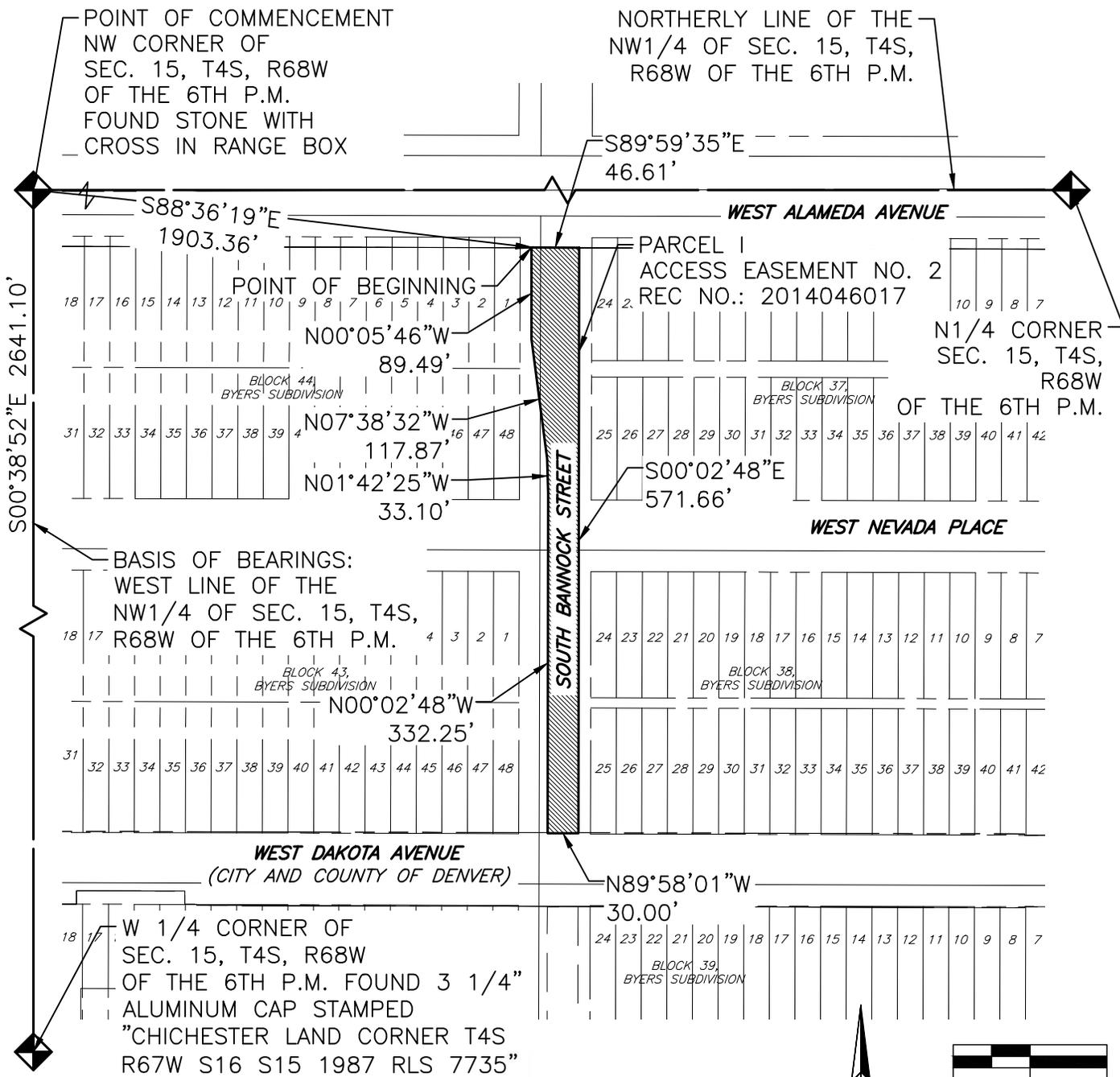
SAID PARCEL CONTAINS 0.452 ACRES OR 19,670 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

PREPARED BY JAKE TIHANSKY
REVIEWED BY SCOTT A. AREHART, PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303-431-6100
JANUARY 28, 2020

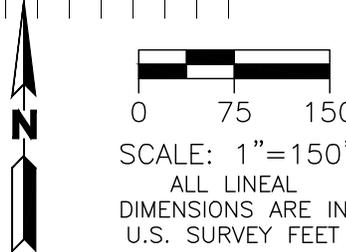


EXHIBIT I
SHEET 2 OF 2

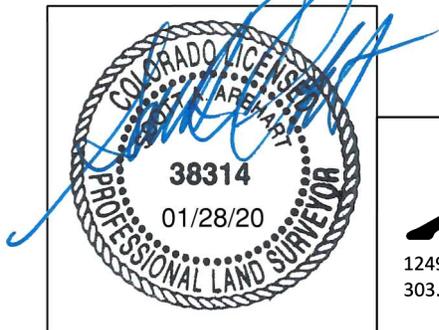


ACCESS EASEMENT NO. 2 PER RECEPTION NO. 2014046017
CONTAINS 19,670 SQ.FT±

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



JANUARY 28, 2020



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM