



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney’s Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services 

DATE: April 13th, 2021

ROW #: 2021-DEDICATION-0000059 **SCHEDULE #:** Adjacent to 0133423009000 & 0133423006000

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) E. Colfax Ave., located at the intersection of N. Valentia St. and E. Colfax Ave., 2) Public Alley, bounded by E. Colfax Ave., N. Valentia St., E. 16th Ave., and N. Verbena St., and 3) Public Alley, bounded by E. Colfax Ave., N. Valentia St., E. 16th Ave., and N. Verbena St.

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 1) E. Colfax Ave., 2) Public Alley, and 3) Public Alley. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, “PILOTAH 8315 E Colfax Ave.”

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 Public Right-of-Way (1) and Public Alley (2). The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000059-001-002-003) HERE.

A map of the area to be dedicated is attached.

MB/TB/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Christopher Herndon District # 8
Councilperson Aide, Amanda Schoultz
Councilperson Aide, Bonnie Guillen
Councilperson Aide, Leya Hartman
City Council Staff, Zach Rothmier
Environmental Services, Andrew Ross
DOTI, Manager’s Office, Alba Castro
DOTI, Manager’s Office, Jason Gallardo
DOTI, Director, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Rachonda Dixon
DOTI Survey, Thomas Breitnauer,
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2021-DEDICATION-0000059

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@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: April 13th, 2021

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:** This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) E. Colfax Ave., located at the intersection of N. Valentia St. and E. Colfax Ave., 2) Public Alley, bounded by E. Colfax Ave., N. Valentia St., E. 16th Ave., and N. Verbena St., and 3) Public Alley, bounded by E. Colfax Ave., N. Valentia St., E. 16th Ave., and N. Verbena St.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

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

- **Name:** Rebecca Long
- **Phone:** 720-547-5344
- **Email:** Rebecca.Long@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:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** Jason.Gallardo@denvergov.org

6. **General description/background of proposed resolution 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 1) E. Colfax Ave., 2) Public Alley, and 3) Public Alley. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "PILOTAH 8315 E Colfax Ave."

****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:** Bounded by E. Colfax Ave., N. Valentia St., E. 16th Ave., & N. Verbena St.
- d. **Affected Council District:** Christopher Herndon District # 8
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this resolution?** (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: _____

EXECUTIVE SUMMARY

Project Title: 2021-DEDICATION-0000059

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as 1) E. Colfax Ave., 2) Public Alley, and 3) Public Alley.

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 be dedicated as 1) E. Colfax Ave., 2) Public Alley, and 3) Public Alley.

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

What is the known duration of a 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 of dedicating it as 1) E. Colfax Ave., 2) Public Alley, and 3) Public Alley., as part of a development project called, "PILOTAH 8315 E Colfax Ave."



Legend

- Well Restrictions
- Barrier Restrictions
- Area Restrictions
 - Liner
 - Sheet Pile Wall Area
- 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
- Lots/Blocks
- Parks
 - All Other Parks; Linear
 - Mountain Parks



Parcel 3 to be dedicated as Public Alley

Parcel 2 to be dedicated as Public Alley

Parcel 1 to be dedicated as E. Colfax Ave.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000059-001:

LAND DESCRIPTION – STREET PARCEL NO. 1

A PORTION OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SOUTH 1 FOOT OF LOTS 19 THROUGH 26, INCLUSIVE, BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19, WHENCE SOUTH ONE-QUARTER CORNER OF SECTION 33 BEARS S85°50'23"W, 694.25 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 19, N00°01'52"E, 1.00 FEET;

THENCE N89°58'11"E ALONG A LINE 1.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 19 THROUGH 26, INCLUSIVE, 190.74 FEET TO A POINT ON THE EAST LINE OF SAID LOT 26;

THENCE S00°06'28"W, 1.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE ALONG THE SOUTH LINE OF SAID LOTS 19 THROUGH 26, INCLUSIVE S89°58'11"W, 190.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 191 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000059-002:

LAND DESCRIPTION – ALLEY PARCEL NO. 2

A PORTION OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE NORTH 2.00 FEET OF LOTS 24 THROUGH 26, INCLUSIVE, AND A PORTION OF THE NORTH 2.00 FEET OF LOT 23, ALL IN BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE

48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 26, WHENCE SOUTH ONE-QUARTER CORNER OF SECTION 33 BEARS S78°45'57"W, 900.65 FEET;
THENCE ALONG THE EAST LINE OF SAID LOT 26, S00°06'28"W, 2.00 FEET;

THENCE S89°58'54"W, ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 23 THROUGH 26, INCLUSIVE, 81.91 FEET;

THENCE N00°01'43"E, 2.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 23;

THENCE ALONG THE NORTH LINE OF SAID LOTS 23 THROUGH 26, INCLUSIVE, N89°58'54"E, 81.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 164 SQUARE FEET OR 0.004 ACRES, MORE OR LESS

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000059-003:

LAND DESCRIPTION – ALLEY PARCEL NO. 3

A PORTION OF PARCEL 1 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 15 THROUGH 18 INCLUSIVE, BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15, WHENCE SOUTH ONE-QUARTER CORNER OF SECTION 33 BEARS S70°56'28"W, 864.95 FEET;

THENCE ALONG THE EAST LINE OF SAID LOTS 15 THROUGH 18, INCLUSIVE, S00°01'43"W, 91.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18;

THENCE ALONG THE SOUTH LINE OF SAID LOT 18, S89°58'54"W, 16.00 FEET;

THENCE N00°01'43"E ALONG A LINE 16.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS 16 THROUGH 18, INCLUSIVE, 42.00 FEET;

THENCE N28°19'08"E, 29.54 FEET TO A POINT 2.00 FEET WEST OF THE EAST LINE OF SAID LOT 15;

THENCE N00°01'43"E ALONG A LINE 2.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15, 23.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15;

THENCE N89°58'54"E, 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 952 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.



10/19/2017 12:44 PM
City & County of Denver
Electronically Recorded

R \$23.00

WD

D \$130.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 19th day of October 2017, by Valentia Building LLC, a Colorado limited liability company, whose address is 1888 Sherman Street, Suite 780, Denver, CO 80203 ("Grantor") to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of One Million Three Hundred Thousand Ten and 00/100 Dollars (\$1,300,010.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein ("Property");

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

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

No separate bill of sale with respect to improvements on the Property will be executed. IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

SEE ATTACHED SIGNATURE AND NOTARY PAGE

State Documentary Fee
Date
\$ 130.00



VALENTIA BUILDING LLC, A COLORADO LIMITED LIABILITY COMPANY

By: PRIME MANAGEMENT LLC, ITS MANAGER

[Handwritten signature of Bradley P. Brooks]

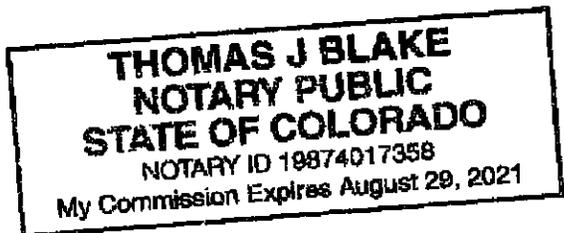
BRADLEY P. BROOKS, MANAGER

State of *Colorado*)
) ss.
County of *Denver*)

The foregoing instrument was acknowledged before me on this 19th day of October 2017
By: BRADLEY P. BROOKS AS MANAGER OF PRIME MANAGEMENT LLC AS
MANAGER OF VALENTIA BUILDING LLC, A COLORADO LIMITED LIABILITY
COMPANY

Witness my hand and official seal.

My commission expires: *8-29-21*



[Handwritten signature of Thomas J Blake]

Notary Public

EXHIBIT A**PARCEL 1:**

LOTS 15 THROUGH 18, BLOCK 3, EAST COLFAX SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:

LOTS 19 THROUGH 26, BLOCK 3, EAST COLFAX SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 8315 EAST COLFAX AVENUE & 1500 VALENTIA STREET, DENVER CO 80220

EXHIBIT A LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING THE SOUTH 1 FOOT OF LOTS 19 THROUGH 26, INCLUSIVE, BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19, WHENCE SOUTH ONE-QUARTER CORNER OF SECTION 33 BEARS S85°50'23"W, 694.25 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 19, N00°01'52"E, 1.00 FEET;

THENCE N89°58'11"E ALONG A LINE 1.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 19 THROUGH 26, INCLUSIVE, 190.74 FEET TO A POINT ON THE EAST LINE OF SAID LOT 26;

THENCE S00°06'28"W, 1.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26;

THENCE ALONG THE SOUTH LINE OF SAID LOTS 19 THROUGH 26, INCLUSIVE S89°58'11"W, 190.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 191 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

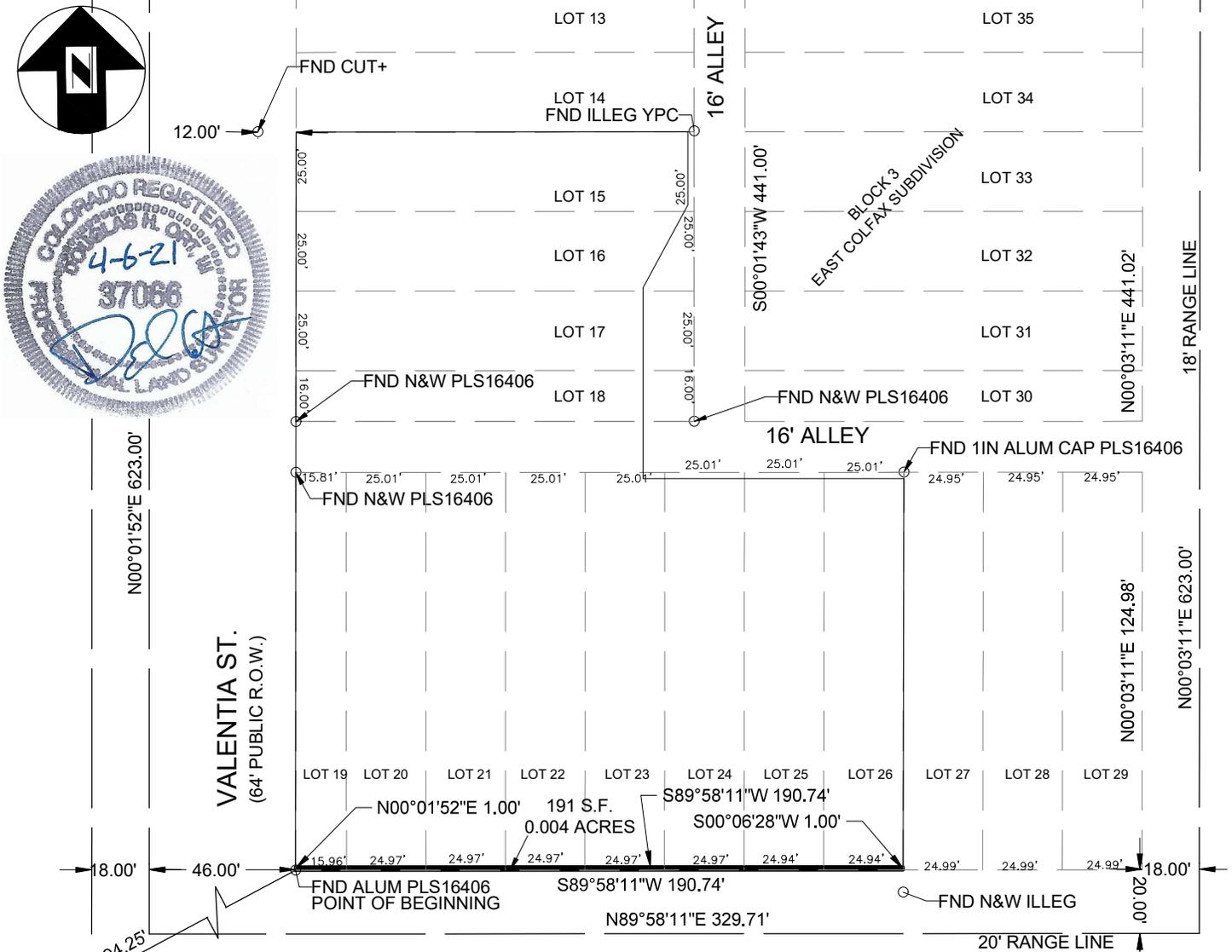
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS H. ORT III, COLORADO PLS 37066
WILSON & COMPANY
1675 BROADWAY, SUITE 200
DENVER, CO 80202
DHORTIII@WILSONCO.COM
PH 303-501-1221



EXHIBIT A
RIGHT-OF-WAY DEDICATION



SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 W OF THE 6TH P.M.

FND 3.5IN ALUM CAP PLS11434
PER MONUMENT RECORDED DATED 10-18-1995
SOUTH 1/4 CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

(BASIS OF BEARINGS)
N89°58'11"E 2638.71'
EAST COLFAX AVE.
(PUBLIC R.O.W.)

FND 2.5" ALUMINUM CAP 33202 IN RANGE BOX
PER MONUMENT RECORDED DATED 7-21-2003
SOUTHEAST CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE
BASED ON SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S,
R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY
AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON
THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5"
ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED
DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE
SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN
RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

						SHT. NO: 2 OF 2
						SCALE: 1" = 50'
						DWN. BY: TJB DATE: 1-25-2021
						CHK. BY:
						PROJ. MGR: DHO 1-25-2021
						CLIENT APP:
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D	

WILSON & COMPANY 1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

EXHIBIT A
8315 E. COLFAX
DENVER CO, 80220
STATE OF COLORADO

EXHIBIT B

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING THE NORTH 2.00 FEET OF LOTS 24 THROUGH 26, INCLUSIVE, AND A PORTION OF THE NORTH 2.00 FEET OF LOT 23, ALL OF BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE N00°01'43"E, 2.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 23;

THENCE ALONG THE NORTH LINE OF SAID LOTS 23 THROUGH 26, INCLUSIVE, N89°58'54"E, 81.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 164 SQUARE FEET OR 0.004 ACRES, MORE OR LESS

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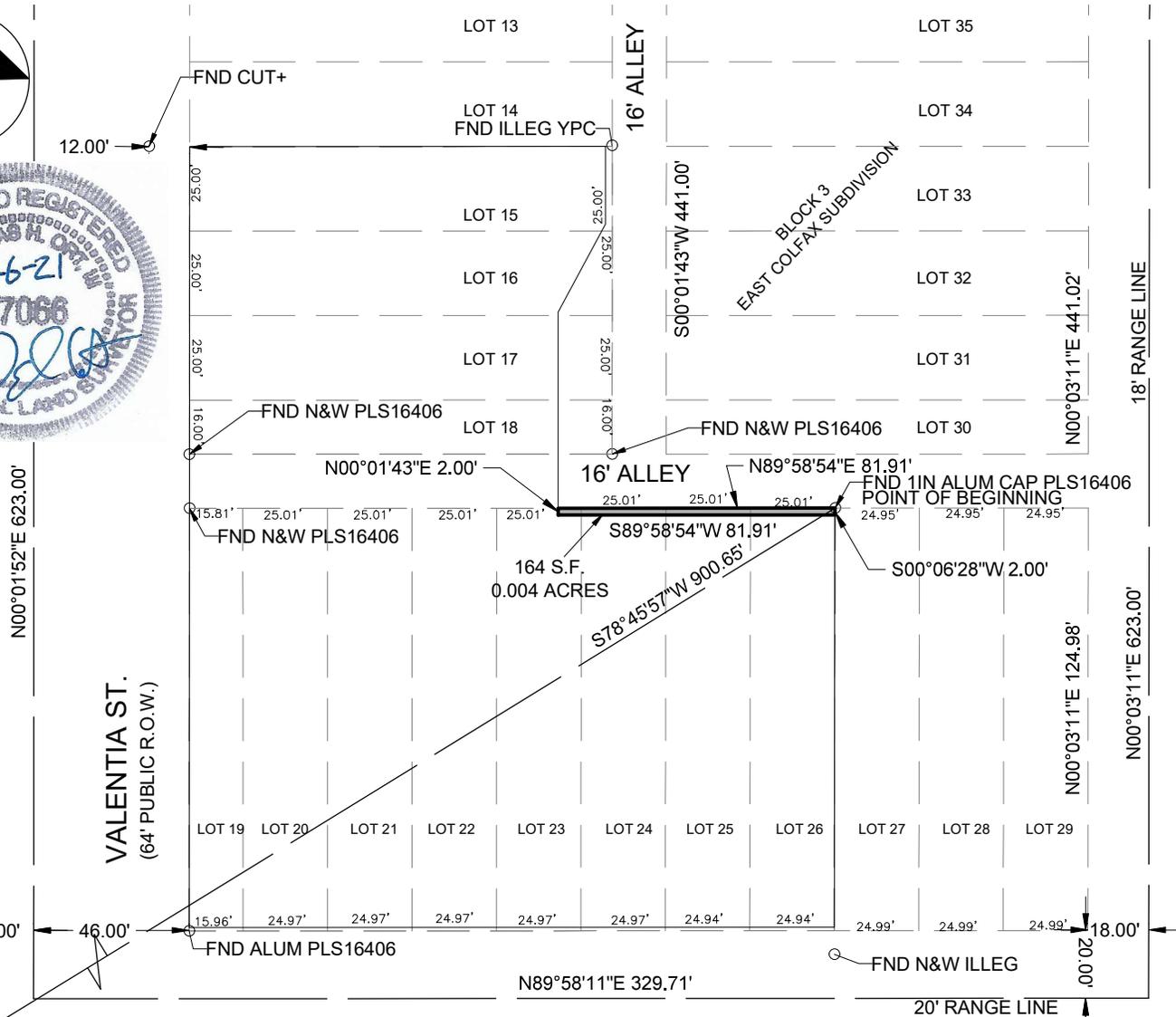
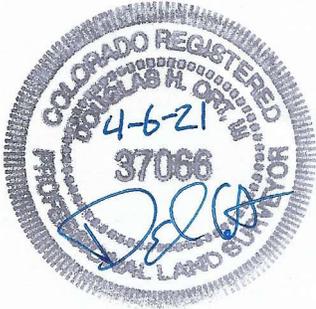
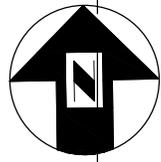
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I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS H. ORT III, COLORADO PLS 37066
 WILSON & COMPANY
 1675 BROADWAY, SUITE 200
 DENVER, CO 80202
 DHORTIII@WILSONCO.COM
 PH 303-501-1221



EXHIBIT B
RIGHT-OF-WAY DEDICATION



SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 W OF THE 6TH P.M.

FND 3.5IN ALUM CAP PLS11434
PER MONUMENT RECORDED DATED 10-18-1995
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TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

(BASIS OF BEARINGS)
N89°58'11"E 2638.71'
EAST COLFAX AVE.
(PUBLIC R.O.W.)

FND 2.5" ALUMINUM CAP 33202 IN RANGE BOX
PER MONUMENT RECORDED DATED 7-21-2003
SOUTHEAST CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE
BASED ON SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S,
R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY
AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON
THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5"
ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED
DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE
SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN
RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHT. NO:	2 OF 2
SCALE:	1" = 50'
DWN. BY:	TJB
DATE:	1-25-2021
CHK. BY:	
PROJ. MGR:	DHO
DATE:	1-25-2021
CLIENT APP:	

WILSON & COMPANY 1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

EXHIBIT B
8315 E. COLFAX
DENVER CO, 80220
STATE OF COLORADO

EXHIBIT C

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF LOTS 15 THROUGH 18 INCLUSIVE, BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15, WHENCE SOUTH ONE-QUARTER CORNER OF SECTION 33 BEARS S70°56'28"W, 864.95 FEET;

THENCE ALONG THE EAST LINE OF SAID LOTS 15 THROUGH 18, INCLUSIVE, S00°01'43"W, 91.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18;

THENCE ALONG THE SOUTH LINE OF SAID LOT 18, S89°58'54"W, 16.00 FEET;

THENCE N00°01'43"E ALONG A LINE 16.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOTS 16 THROUGH 18, INCLUSIVE, 42.00 FEET;

THENCE N28°19'08"E, 29.54 FEET TO A POINT 2.00 FEET WEST OF THE EAST LINE OF SAID LOT 15;

THENCE N00°01'43"E ALONG A LINE 2.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 15, 23.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15;

THENCE N89°58'54"E, 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 952 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

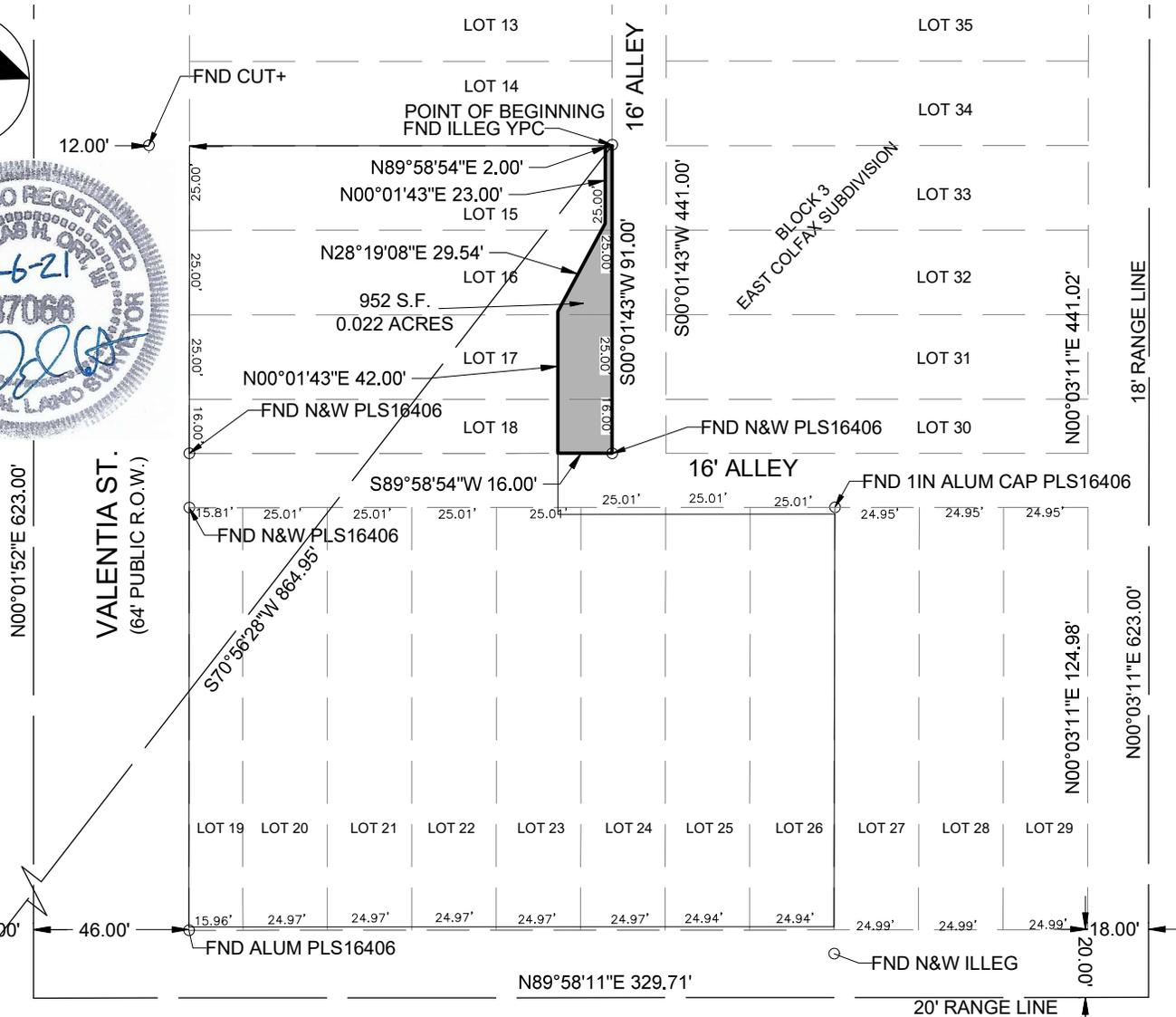
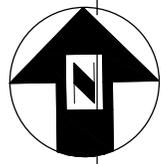
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS H. ORT III, COLORADO PLS 37066
 WILSON & COMPANY
 1675 BROADWAY, SUITE 200
 DENVER, CO 80202
 DHORTIII@WILSONCO.COM
 PH 303-501-1221



EXHIBIT C
RIGHT-OF-WAY DEDICATION



SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 W OF THE 6TH P.M.

FND 3.5IN ALUM CAP PLS11434
PER MONUMENT RECORDED DATED 10-18-1995
SOUTH 1/4 CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

(BASIS OF BEARINGS)
N89°58'11"E 2638.71'
EAST COLFAX AVE.
(PUBLIC R.O.W.)

FND 2.5" ALUMINUM CAP 33202 IN RANGE BOX
PER MONUMENT RECORDED DATED 7-21-2003
SOUTHEAST CORNER OF SECTION 33,
TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.

BASIS OF BEARINGS: BASIS OF BEARINGS: BEARINGS USED HEREIN ARE
BASED ON SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, T3S,
R67W OF THE 6TH P.M., BEING N89°58'11"W AS MEASURED USING THE CITY
AND COUNTY OF DENVER CONTROL COORDINATES, AND AS MONUMENTED ON
THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5"
ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED
DATED 10-18-1995, AND AS MONUMENTED ON THE EAST BY THE
SOUTHEAST CORNER OF SECTION 33, A 2.5" ALUMINUM CAP PLS 33202 IN
RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003.

SHT. NO: 2 OF 2					
SCALE: 1" = 50'					
DWN. BY: TJB			DATE: 1-25-2021		
CHK. BY:					
PROJ. MGR: DHO			DATE: 1-25-2021		
CLIENT APP:					
1	CITY COMMENTS	DHO	4/5/21		
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

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