



## 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:** April 7, 2016

**ROW #:** 2014-Dedication-0095104      **SCHEDULE #:** 518300872000, 0518400010000 and 0518300874000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Morrison Rd., W. Exposition and W. Ohio Ave. Located at Morrison Rd. between W. Ohio and W. Exposition Ave.

**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 Morrison Rd., W. Ohio Ave., and W. Exposition Ave. 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 (**Morrison Place**)

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 Morrison Rd., W. Ohio Ave., and W. Exposition Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2014-0095104-001) HERE.**

A map of the area to be dedicated is attached.

RD/RE/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Paul Lopez District # 3  
Council Aide Adriana Magana  
Council Aide Jesus Orrantia  
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, Charlene Thompson  
Department of Law, Adam Hernandez  
Department of Law, Angela Garcia  
Public Works Survey, Ron Ellis  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2014-Dedication-0095104

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto: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: April 7, 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 Morrison Rd., W. Exposition and W. Ohio Ave. Located at Morrison Rd. between W. Ohio and W. Exposition Ave.

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 Morrison Rd., W. Ohio Ave., and W. Exposition Ave. 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 (**Morrison Place**)

**\*\*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:** Morrison Rd between W. Ohio Ave. and W. Exposition Ave.
- d. **Affected Council District:** Paul Lopez Dist. 3
- 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: \_\_\_\_\_



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2014-Dedication-0095104, Morrison Place**

**Description of Proposed Project: Dedicate a parcel of public right of way as Morrison Rd., W. Ohio Ave., and W. Exposition Ave.**

**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, Morrison Place**

PW Legal Description No. 2014-Dedication-0095104-001

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5<sup>TH</sup> DAY OF APRIL, 2016, AT RECEPTION NUMBER 2016043026 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY AS FOLLOWS:

LEGAL DESCRIPTION FOR PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MORRISON ROAD FROM WHICH THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 18 BEARS N84°42'38"W, A DISTANCE OF 2681.28 FEET; THENCE S00°29'57"E, A DISTANCE OF 6.74 FEET; THENCE S47°20'48"W ALONG A LINE PARALLEL WITH AND 5 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 584.54 FEET; THENCE S31°27'13"E, 5.85 FEET TO A POINT THAT IS 3.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE; THENCE N89°55'31"W ALONG A LINE PARALLEL WITH AND 3 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 8.24 FEET; THENCE N21°17'21"W, 5.52 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD; THENCE N47°20'48"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 594.24 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,986 SQUARE FEET OR 0.0685 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION.

**LEGAL DESCRIPTION FOR PARCEL 2:**

**A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF MORRISON ROAD FROM WHICH THE WEST ¼ CORNER OF SAID SECTION 18 BEARS N81°24'38"W, A DISTANCE OF 2475.99 FEET; THENCE N00°34'01"W, A DISTANCE OF 5.39 FEET; THENCE N47°21'26"E ALONG A LINE PARALLEL WITH AND 4 FEET NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 296.39 FEET; THENCE S00°34'01"E, 5.39 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD; THENCE S47°21'26"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 296.39 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**THE ABOVE DESCRIBED PARCEL CONTAINS 1,186 SQUARE FEET OR 0.0272 ACRES MORE OR LESS.**

**BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST ¼ CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST ¼ CORNER OF SAID SECTION.**

**LEGAL DESCRIPTION FOR PARCEL 3:**

**A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  AND SOUTHEAST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE FROM WHICH THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 18 BEARS N73°36'11"W, A DISTANCE OF 2330.79 FEET; THENCE N21°17'21"W, A DISTANCE OF 3.22 FEET; THENCE S89°55'31"E ALONG A LINE PARALLEL WITH AND 3 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 538.60 FEET; THENCE S00°29'57"E, 3.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE; THENCE N89°55'31"W ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 537.45 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**THE ABOVE DESCRIBED PARCEL CONTAINS 1,614 SQUARE FEET OR 0.0371 ACRES MORE OR LESS.**

**BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION.**

**LEGAL DESCRIPTION FOR PARCEL 4:**

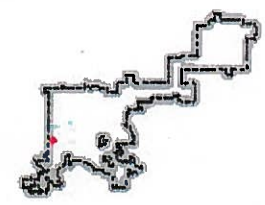
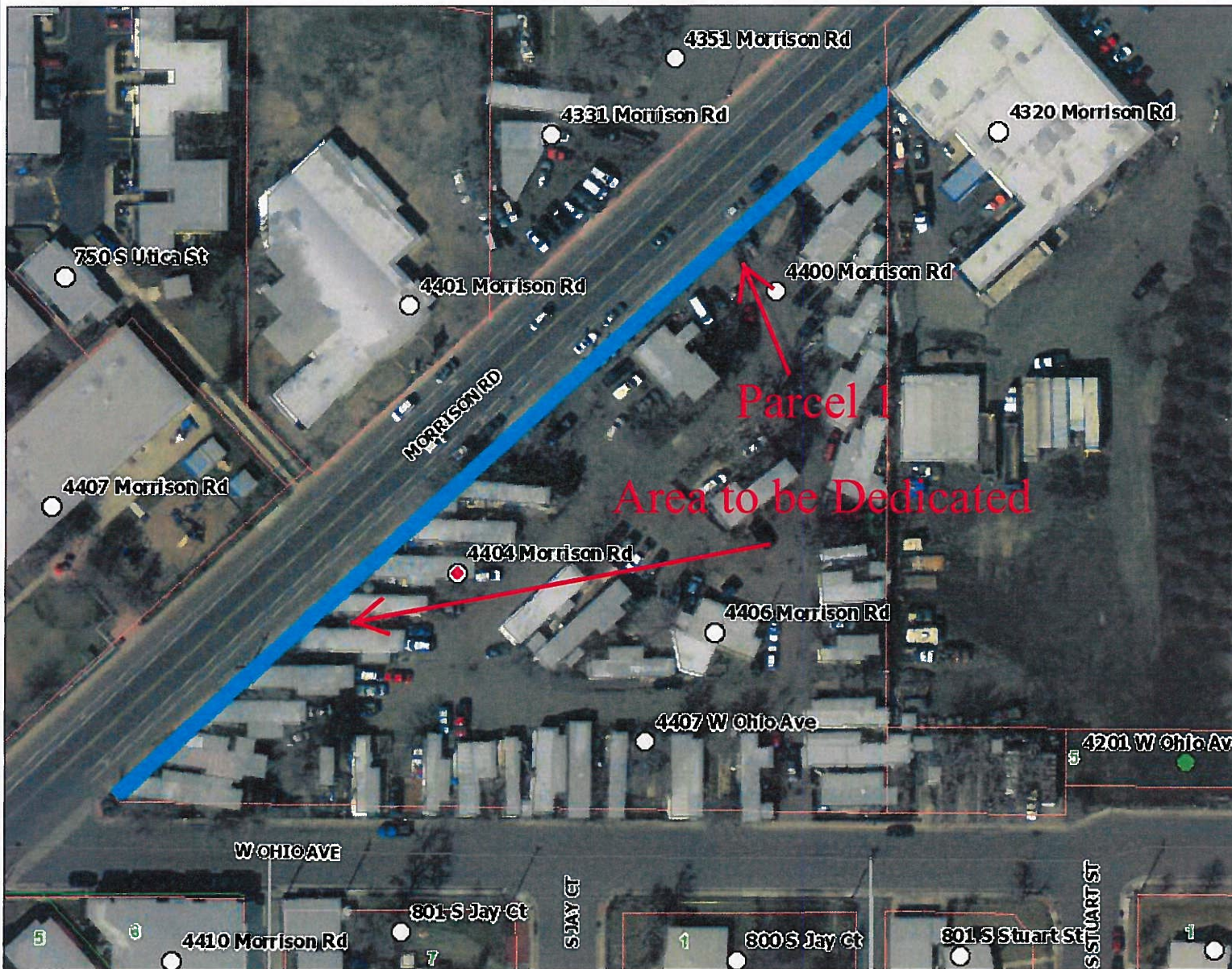
**A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF WEST EXPOSITION AVENUE FROM WHICH THE WEST CORNER OF SAID SECTION 18 BEARS S88°18'40"W, A DISTANCE OF 2444.93 FEET; THENCE S89°41'15"E ALONG SAID SOUTH LINE OF WEST EXPOSITION AVENUE, 220.00 FEET; THENCE S00°34'01"E, A DISTANCE OF 4.00 FEET; THENCE N89°41'15"W ALONG A LINE PARALLEL WITH AND 4 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WEST EXPOSITION AVENUE, 220.00 FEET; THENCE N00°34'01"W, 4.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**THE ABOVE DESCRIBED PARCEL CONTAINS 880 SQUARE FEET OR 0.0202 ACRES MORE OR LESS.**

**BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST OF SAID SECTION.**

# Parcel 1



## Legend

- Active Addresses
  - Associated
  - Land
  - Structure
  - Utility
- Streams
- Irrigation Ditches Reconstruct Gardener's)
- Irrigation Ditches
- Buildings 2014
- 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
  - Mountain Parks
  - All Other Parks

166 0 83 166 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:1,299

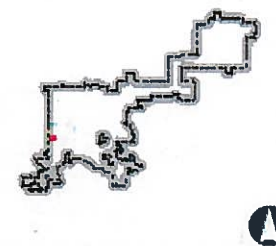
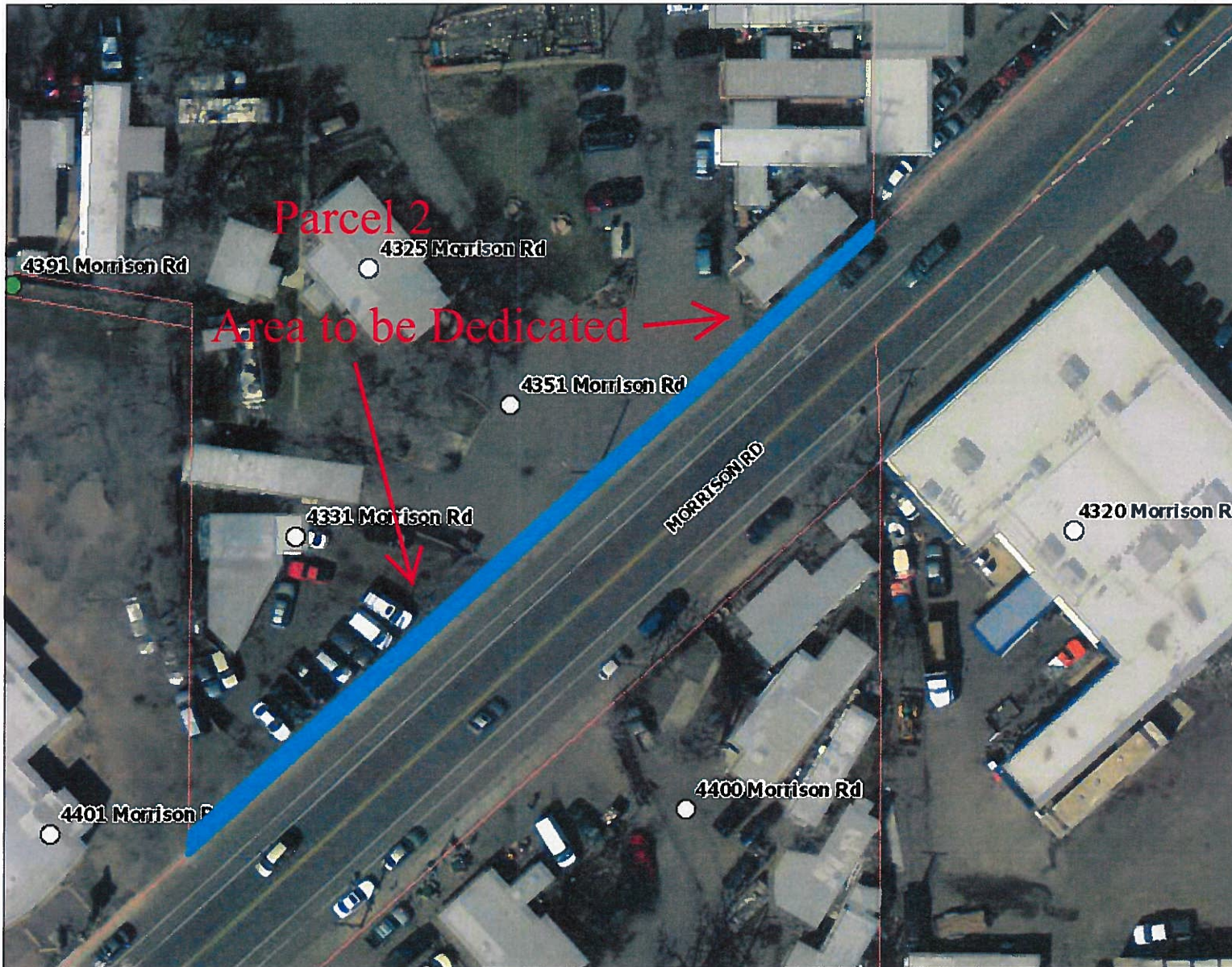
Map Generated 4/6/2016

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.

THIS IS NOT A LEGAL DOCUMENT.



# Parcel 2



### Legend

- Active Addresses
  - Associated
  - Land
  - Structure
  - Utility
- Streams
- Irrigation Ditches Reconstructe  
Gardeners)
- Irrigation Ditches
- Buildings 2014
- 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
  - Mountain Parks
  - All Other Parks



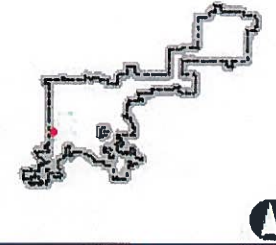
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:747

Map Generated 4/6/2016

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.  
**THIS IS NOT A LEGAL DOCUMENT.**

# Parcel 3



### Legend

- Active Addresses**
  - Associated
  - Land
  - Structure
  - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardener's)
- Irrigation Ditches
- Buildings 2014
- 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**
  - Mountain Parks
  - All Other Parks

161 0 80.5 161 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

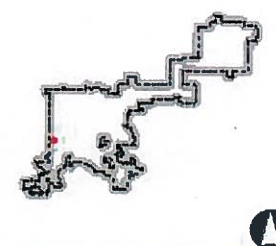
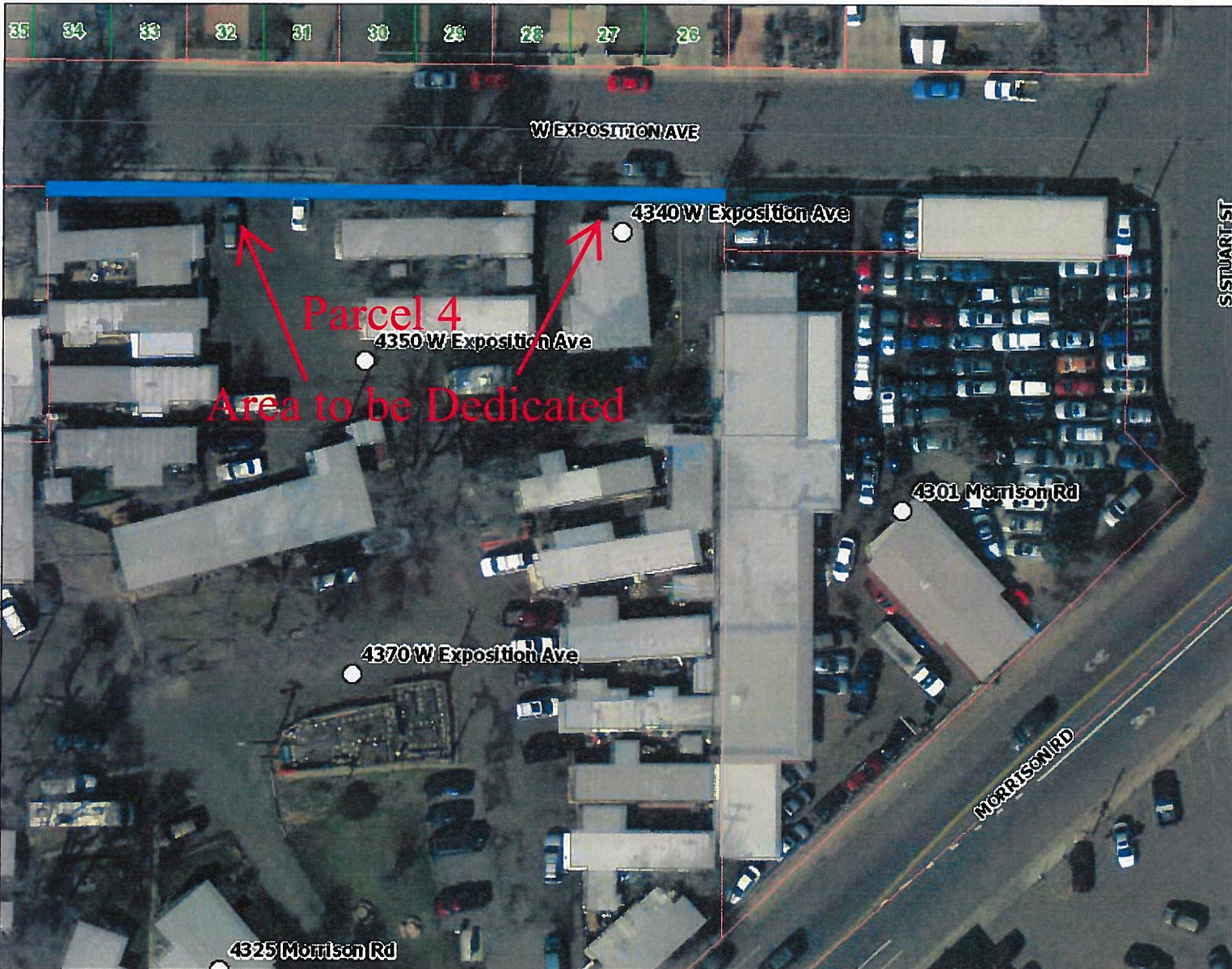
1:1,256

Map Generated 4/6/2016

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.

THIS IS NOT A LEGAL DOCUMENT.

# Parcel 4



### Legend

- Active Addresses**
  - Associated
  - Land
  - Structure
  - Utility
- Streams
- Irrigation Ditches Reconstruct Gardener(s)
- Irrigation Ditches
- Buildings 2014
- 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**
  - Mountain Parks
  - All Other Parks

96 0 48 96 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1: 750

Map Generated 4/6/2016

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.

THIS IS NOT A LEGAL DOCUMENT.

620-91  
Asset Mgmt #



2016043026

Page: 1 of 8

04/05/2018 02:26 PM  
City & County of Denver

R \$0.00

WD

D \$0.00

WARRANTY DEED

THIS DEED, dated March 31, 2016 is between St. Charles Holding Company, LLC, a Colorado limited liability company ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street., Denver, CO 80202.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

EXHIBIT "A" attached hereto and incorporated herein

Assessor's schedule or parcel number: Vacant Land  
Address: Vacant Land

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except for all matters of record.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

St. Charles Holding Company, LLC

By: [Signature]

Title: Manager

Approved: [Signature]  
Date: 4-5-16  
Asset Mgmt # 620-91

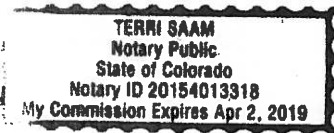
STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 31<sup>st</sup> of March, 2016 by Charles Hurwicz as manager of St. Charles Holding Company, LLC.

Witness my hand and official seal.

My commission expires: April 2, 2019 Notary Public [Signature]



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

# EXHIBIT "A"

RW PROJECT NO.: 2014-0951  
PARCEL LEGAL DESCRIPTION NO. 2014-0951-04-001

## LAND DESCRIPTION FOR PARCEL 1

### LEGAL DESCRIPTION FOR PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MORRISON ROAD FROM WHICH THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 18 BEARS N84°42'38"W, A DISTANCE OF 2681.28 FEET; THENCE S00°29'57"E, A DISTANCE OF 6.74 FEET; THENCE S47°20'48"W ALONG A LINE PARALLEL WITH AND 5 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 584.54 FEET; THENCE S31°27'13"E, 5.85 FEET TO A POINT THAT IS 3.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE; THENCE N89°55'31"W ALONG A LINE PARALLEL WITH AND 3 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 8.24 FEET; THENCE N21°17'21"W, 5.52 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD; THENCE N47°20'48"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 594.24 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,986 SQUARE FEET OR 0.0685 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST  $\frac{1}{4}$  OF SAID SECTION.

DAMIEN CAIN PLS 38284  
FOR AND ON BEHALF OF  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220

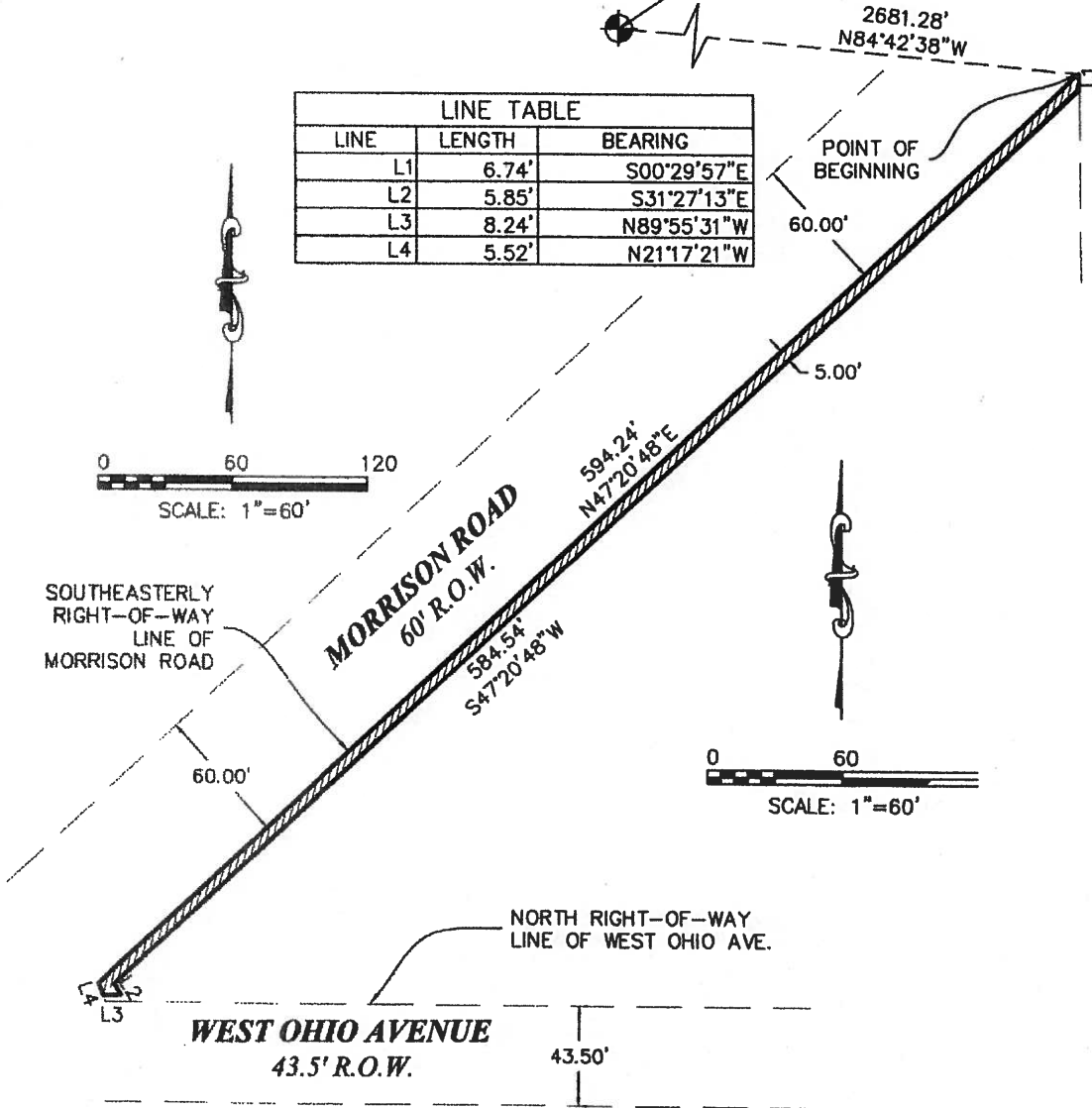


PREPARED BY:  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220  
PH: 303-325-5071  
EMAIL: damien.cain@39north.net

# PARCEL 1 EXHIBIT

WEST 1/4 CORNER  
 SEC. 18, T4S, R68W  
 FOUND 3.25" DIA. ALUM.  
 CAP IN RANGE BOX  
 STAMPED LS 5447

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.74'	S00°29'57"E
L2	5.85'	S31°27'13"E
L3	8.24'	N89°55'31"W
L4	5.52'	N21°17'21"W



2681.28'  
 N84°42'38"W

POINT OF BEGINNING

60.00'

5.00'

594.24'  
 N47°20'48"E

584.54'  
 S47°20'48"W

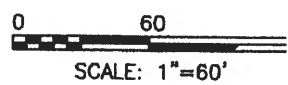
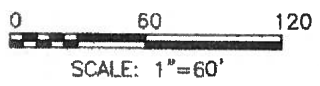
SOUTHEASTERLY  
 RIGHT-OF-WAY  
 LINE OF  
 MORRISON ROAD

60.00'

NORTH RIGHT-OF-WAY  
 LINE OF WEST OHIO AVE.

**WEST OHIO AVENUE**  
 43.5' R.O.W.

43.50'



## LAND DESCRIPTION FOR PARCEL 2

### LEGAL DESCRIPTION FOR PARCEL 2:

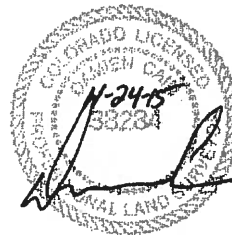
A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF MORRISON ROAD FROM WHICH THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 18 BEARS N81°24'38"W, A DISTANCE OF 2475.99 FEET; THENCE N00°34'01"W, A DISTANCE OF 5.39 FEET; THENCE N47°21'26"E ALONG A LINE PARALLEL WITH AND 4 FEET NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 296.39 FEET; THENCE S00°34'01"E, 5.39 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD; THENCE S47°21'26"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MORRISON ROAD, 296.39 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,186 SQUARE FEET OR 0.0272 ACRES MORE OR LESS.

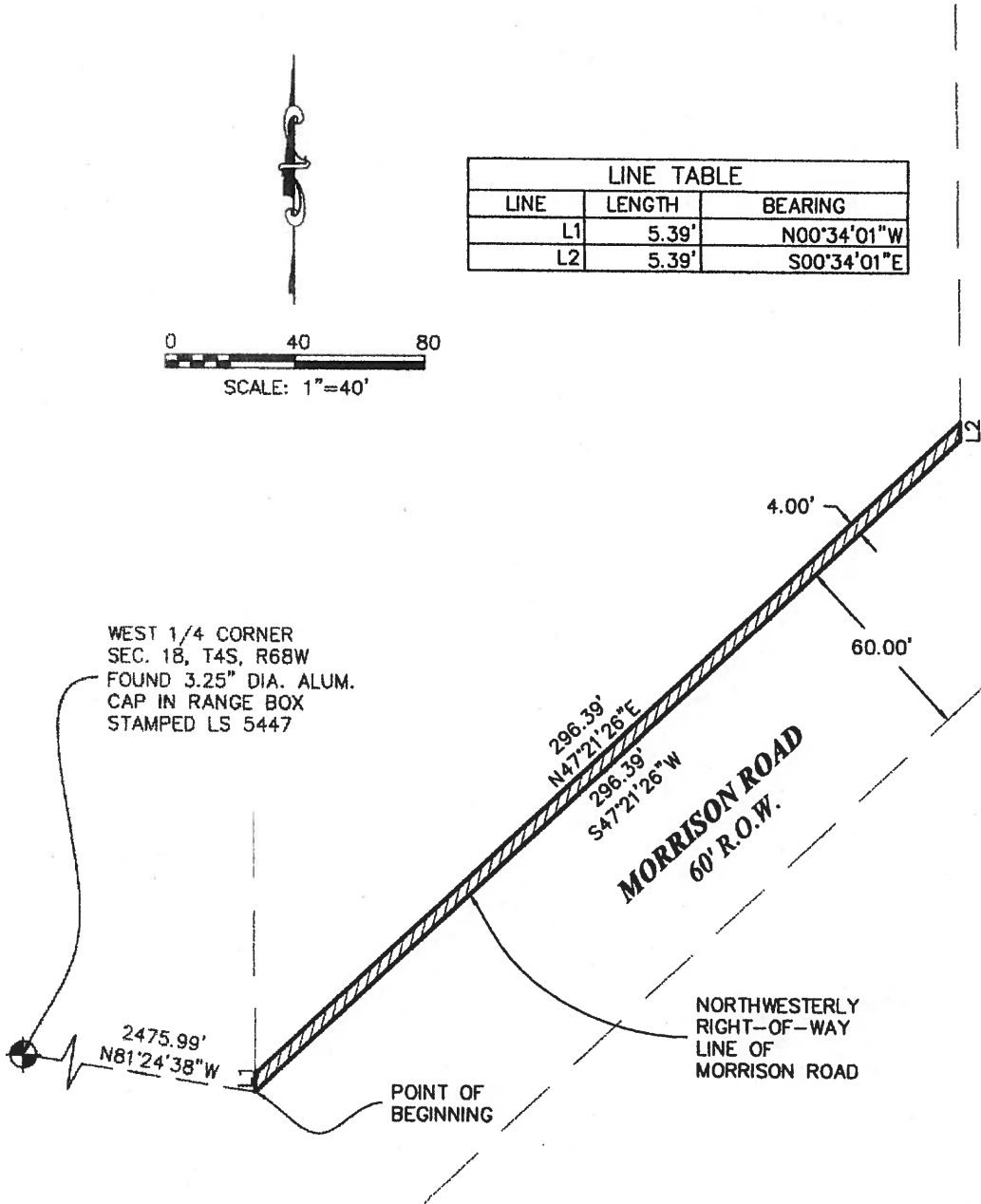
BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST \* CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST \* OF SAID SECTION.

DAMIEN CAIN PLS 38284  
FOR AND ON BEHALF OF  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220



PREPARED BY:  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220  
PH: 303-325-5071  
EMAIL: damien.cain@39north.net

# PARCEL 2 EXHIBIT





## LAND DESCRIPTION FOR PARCEL 3

### LEGAL DESCRIPTION FOR PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  AND SOUTHEAST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE FROM WHICH THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 18 BEARS N73°36'11"W, A DISTANCE OF 2330.79 FEET; THENCE N21°17'21"W, A DISTANCE OF 3.22 FEET; THENCE S89°55'31"E ALONG A LINE PARALLEL WITH AND 3 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 538.60 FEET; THENCE S00°29'57"E, 3.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE; THENCE N89°55'31"W ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST OHIO AVENUE, 537.45 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,614 SQUARE FEET OR 0.0371 ACRES MORE OR LESS.

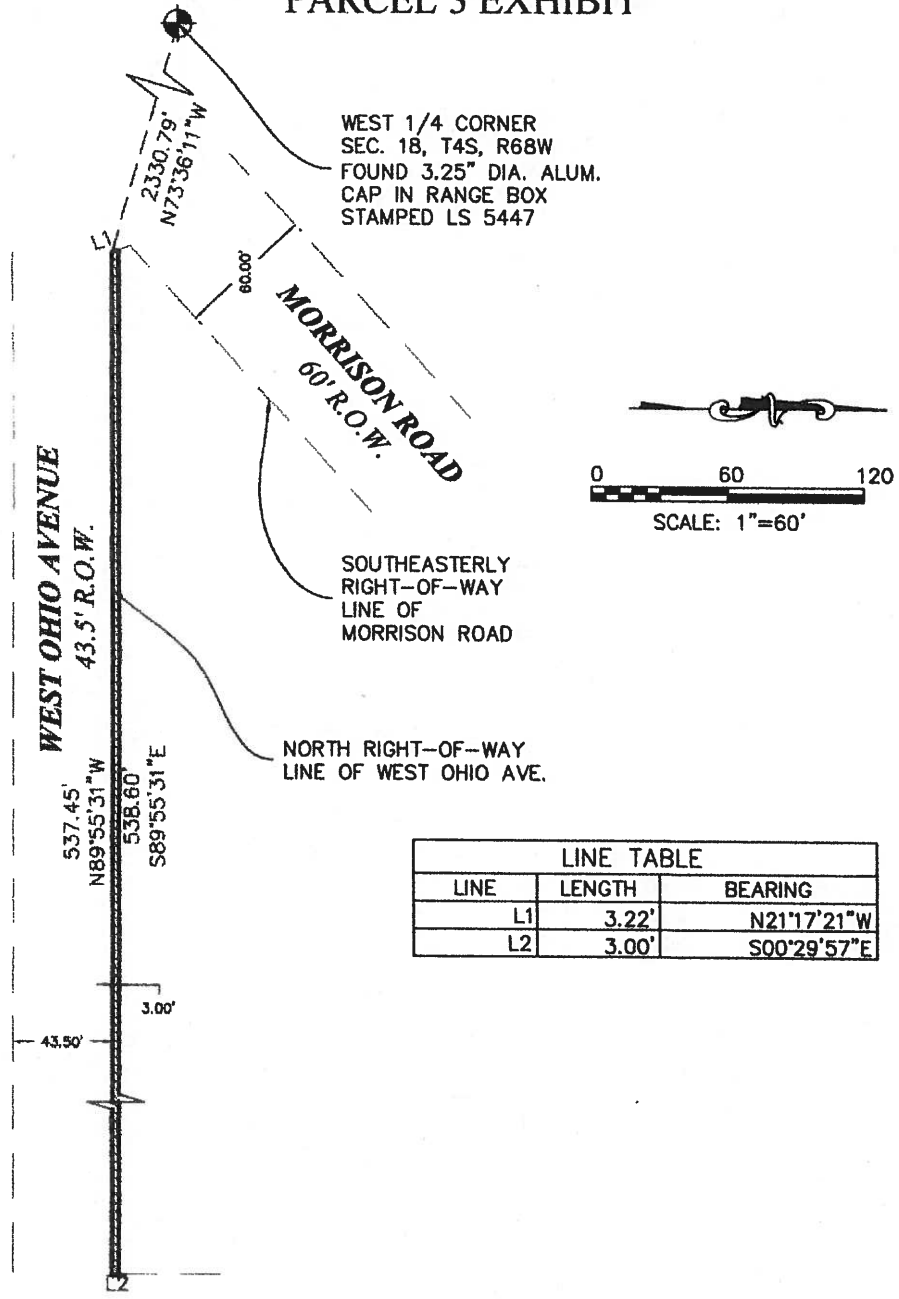
BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST \* CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST \* OF SAID SECTION.

DAMIEN CAIN PLS 38284  
FOR AND ON BEHALF OF  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220



PREPARED BY:  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220  
PH: 303-325-5071  
EMAIL: damien.cain@39north.net

# PARCEL 3 EXHIBIT



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.22'	N21°17'21"W
L2	3.00'	S00°29'57"E

## LAND DESCRIPTION FOR PARCEL 4

### LEGAL DESCRIPTION FOR PARCEL 4:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST EXPOSITION AVENUE FROM WHICH THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 18 BEARS S88°18'40"W, A DISTANCE OF 2444.93 FEET; THENCE S89°41'15"E ALONG SAID SOUTH LINE OF WEST EXPOSITION AVENUE, 220.00 FEET; THENCE S00°34'01"E, A DISTANCE OF 4.00 FEET; THENCE N89°41'15"W ALONG A LINE PARALLEL WITH AND 4 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WEST EXPOSITION AVENUE, 220.00 FEET; THENCE N00°34'01"W, 4.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 880 SQUARE FEET OR 0.0202 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°48'16"E BEING THE EAST-WEST CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN TWO FOUND MONUMENTS 5289.81 FEET APART. ONE MONUMENT BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 5447 AT THE WEST \* CORNER OF SAID SECTION AND THE OTHER BEING A 3.25" DIA. ALUMINUM CAP IN RANGE BOX STAMPED LS 25384 AT THE EAST \* OF SAID SECTION.

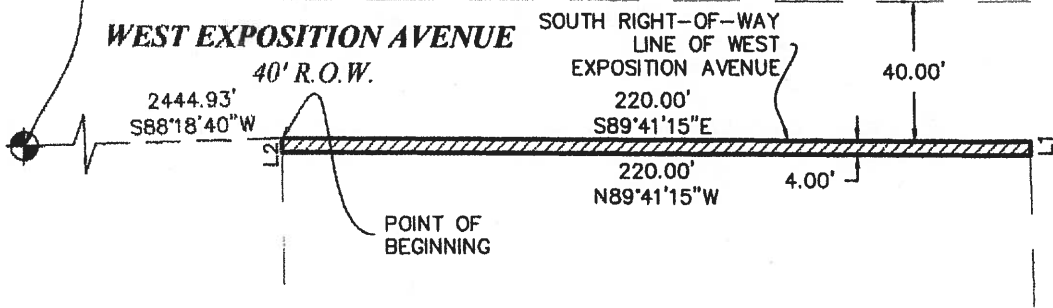
DAMIEN CAIN PLS 38284  
FOR AND ON BEHALF OF  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220

PREPARED BY:  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220  
PH: 303-325-5071  
EMAIL: damien.cain@39north.net



# PARCEL 4 EXHIBIT

WEST 1/4 CORNER  
 SEC. 18, T4S, R68W  
 FOUND 3.25" DIA. ALUM.  
 CAP IN RANGE BOX  
 STAMPED LS 5447



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00'	S00°34'01"E
L2	4.00'	N00°34'01"W

