



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2010-0304-02 MEP at 3353 Larimer Street

Description of Proposed Project:

To amend the existing MEP, Resolution # 79, Series of 2008 to add the following items: four (4) ADA handicap ramps, one (1) set of stairs and two (2) concrete pads to display sculptural work at 3353 Larimer Street, and 3300 Walnut Street.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project:

Building will be demised into several tenant spaces; therefore, requires several different access points.

Has a Temp MEP been issued, and if so, what work is underway: No

What is the known duration of an MEP: Permanent

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 is an amendment to an already existing MEP, Resolution # 79, Series 2008. We are keeping all items from existing MEP, but adding the above referenced items.



DENVER
THE MILE HIGH CITY

Department of Public Works
Permit Operations and Right of Way Enforcement
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
F: 720-865-3280
www.denvergov.org/pwprs

REQUEST FOR RESOLUTION FOR MAJOR ENCUMBRANCE PERMIT

Amend Major Encumbrance Permit

****Adding items and boundary areas****

TO: Melinda Olivarez, City Attorney's Office
FROM: Robert J. Duncanson, P.E.
Manager 2, Development Engineering Services
ROW NO.: 2010-0304-02
DATE: November 18, 2010
SUBJECT: Request to amend Resolution No. 79, Series of 2008 granting a revocable permit, subject to certain terms and conditions, to The Vidette LLC, their successors and assigns, add the following encroachments into the right-of-way four (4) ADA handicap ramps, one (1) set of stairs and two (2) concrete pads to display sculptural work at 3353 Larimer Street, and 3300 Walnut Street.

NOTE: *This is a request to amend and add items and boundary areas to the existing Resolution No. 79, Series of 2008. The following items are to be added: four (4) ADA handicap ramps, one (1) set of stairs and two (2) concrete pads to display sculptural work at 3353 Larimer Street, and 3300 Walnut Street.*

WHEREAS: Resolution No. 79, Series of 2008 was passed on May 19, 2008, and the owner who owns the adjacent land at 3353 Larimer Street, desires to add the other land and the new items and boundary areas to the existing and approved MEP in Resolution No. 79; so **THEREFORE** an amendment to Resolution No. 79, Series of 2008 will accomplish this.

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

This office has investigated the request from the owner, Matthew Palmer of Monde Arts LLC, and The Vidette LLC, dated August 31, 2010, for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Colorado Department of Transportation (if required); Comcast Corporation; Commission For People With Disabilities; Councilperson Judy Montero; CPD: Building & Construction Services, Planning Services, and Zoning & Development Review; Denver Water Board; Environmental Services (if required); Fire Department (if required); Metro Wastewater Reclamation District; Office of Emergency Management; Office of Telecommunications; Parks and Recreation; Public Works: City Engineer, DES Construction Engineering, DES Engineering, DES Survey, IPP Infrastructure Engineering, and Street Maintenance; Qwest Corporation; Regional Transportation District; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

As a result of the investigations, it has been determined that there is no objection to the granting of the revocable permit.

Therefore, you are requested to initiate Council action for the granting of a revocable permit, subject to certain terms and conditions, to Matthew Palmer, their successors and assigns, to encroach with four (4) ADA handicap ramps, one (1) set of stairs and two (2) concrete pads to display sculptural work at 3353 Larimer Street, and 3300 Walnut Street



INSERT PARCEL DESCRIPTION ROW 2010-0304-02 HERE

STANDARD PROVISIONS

The revocable permit ("Permit") granted by this resolution is expressly granted upon and subject to each and all of the following terms and conditions:

- (a) Permittee shall obtain a street occupancy permit from Public Works Permit Operations at 2000 West 3rd Avenue, 303.446.3759, and prior to commencing construction.
- (b) Permittee shall be responsible for obtaining all other permits and shall pay all costs that are necessary for installation and construction of items permitted herein.
- (c) If the Permittee intends to install any underground facilities in or near a public road, street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification Association of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of Colorado, 12600 West Colfax Ave, Suite B-310, Lakewood, Colorado, 80215 at 303.232.1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to locate underground facilities prior to commencing any work under this permit.
- (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the permit. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the Manager of Public Works, in the Manager's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the sewer affected by the permitted structure. The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Manager of Public Works. Any and all replacement or repair of facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by the Water Department and/or the City and County of Denver at the sole expense of the Permittee. In the event Permittee's facilities are damaged or destroyed due to the Water Department's or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and save the City harmless and to repair or pay for the repair of any and all damages to said sanitary sewer, or those damages resulting from the failure of the sewer to properly function as a result of the permitted structure.

- (e) Permittee shall comply with all requirements of affected utility companies and pay for all costs of removal, relocation, replacement or rearrangement of utility company facilities. Existing telephone facilities shall not be utilized, obstructed or disturbed.
- (f) All construction in, under, on or over the Encroachment Area shall be accomplished in accordance with the Building Code of the City and County of Denver. Plans and Specifications governing the construction of the Encroachments shall be approved by the Manager of Public Works and the Director of the Building Inspection Division prior to construction. Upon completion, a reproducible copy of the exact location and dimensions of the Encroachments shall be filed with the Manager of Public Works.
- (g) The sidewalk and street/alley over the Encroachment Area shall be capable of withstanding an HS-20 loading in accordance with the latest AASHTO Specifications. The installations within the Encroachment Area shall be constructed so that the paved section of the street/alley can be widened without requiring additional structural modifications. The sidewalk shall be constructed so that it can be removed and replaced without affecting structures within the Encroachment Area.
- (h) Permittee shall pay all costs of construction and maintenance of the Encroachment. Upon revocation of the permit or upon abandonment, Permittee shall pay all costs of removing the Encroachment from the Encroachment Area, and return the Encroachment Area to its original condition under the supervision of the City Engineer.
- (i) Permittee shall remove and replace any and all street/alley paving, sidewalks, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during the course of construction. In the future, Permittee shall also remove, replace or repair any street/alley paving, sidewalks, and curb and gutter that become broken or damaged when, in the opinion of the City Engineer, the damage has been caused by the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished without cost to the City and under the supervision of the City Engineer.
- (j) The City reserves the right to make an inspection of the Encroachments contained within the Encroachment Area. An annual fee, subject to change, of \$200.00 shall be assessed.
- (k) This revocable permit shall not operate or be construed to abridge, limit or restrict the City and County of Denver in exercising its right to make full use of the Encroachment Area and adjacent rights-of-way as public thoroughfares nor shall it operate to restrict the utility companies in exercising their rights to construct, remove, operate and maintain their facilities within the Encroachment Area and adjacent rights-of-way.
- (l) During the existence of the Encroachments and this permit, Permittee, its successors and assigns, at its expense, and without cost to the City and County of Denver, shall procure and maintain a single limit comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All coverage's are to be arranged on an occurrence basis and include coverage for

those hazards normally identified as X.C.U. during construction. The insurance coverage required herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the terms of this permit. All insurance coverage required herein shall be written in a form and by a company or companies approved by the Risk Manager of the City and County of Denver and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Manager of Public Works, and each such policy shall contain a statement therein or endorsement thereon that it will not be canceled or materially changed without written notice, by registered mail, to the Manager of Public Works at least thirty (30) days prior to the effective date of the cancellation or material change. All such insurance policies shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall name the City and County of Denver as an additional insured.

- (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of the City and County of Denver. The failure to comply with any such provision shall be a proper basis for revocation of this permit.
- (n) The right to revoke this permit is expressly reserved to the City and County of Denver.
- (o) Permittee shall agree to indemnify and always save the City and County of Denver harmless from all costs, claims or damages arising, either directly or indirectly, out of the rights and privileges granted by this permit.

SPECIAL CONDITIONS FOR THIS PERMIT

- (p) None

A map of the area is attached hereto.

RJD: LRA 

cc: Asset Management, Steve Wirth
City Council Office, Gretchen Williams
Councilperson Judy Montero and Aides
Department of Law, Melinda Olivarez
Department of Law, Arlene Dykstra
Department of Law, Karen Aviles
Public Works, Daelene Mix
Public Works, Christine Downs
Project File

Property Owner:
Matthew Palmer
Monde Arts, LLC
The Vidette LLC
3300 Walnut St., # 117
Denver, CO 80205

Agent:
Matthew Palmer
Monde Arts, LLC
The Vidette LLC
3300 Walnut St., # 117
Denver, CO 80205

ORDINANCE/RESOLUTION REQUEST

Please email requests to Daelene Mix at daelene.mix@denvergov.org by **NOON 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: November 18, 2010

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, amendment, municipal code change, supplemental request, etc.)*

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3. **Requesting Agency:** Public Works Right-of-Way Engineering Services

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3153
- **Email:** lisa.ayala@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:** Daelene Mix
- **Phone:** 720-865-8720
- **Email:** daelene.mix@denvergov.org

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

This is a request to amend and add items and boundary areas to the existing Resolution No. 79, Series of 2008. The following items are to be added: four (4) ADA handicap ramps, one (1) set of stairs and two (2) concrete pads to display sculptural work at 3353 Larimer Street, and 3300 Walnut Street.

***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.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** N/A
- c. **Location:** 3300 Walnut St., and 3353 Larimer St.
- d. **Affected Council District:** # 9, Judy Montero
- e. **Benefits:** N/A
- f. **Costs:** 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: _____

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 1:

SHEET 1 OF 3

COMMENCING AT THE EASTERN MOST CORNER OF LOT 32, BLOCK 4, H. WITER'S ADDITION TO DENVER COLORADO;

THENCE NORTH 02°58'42" WEST A DISTANCE OF 16.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°23'51" WEST A DISTANCE OF 9.00 FEET;

THENCE NORTH 44°36'09" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 45°23'51" EAST A DISTANCE OF 9.00 FEET;

THENCE SOUTH 44°36'09" WEST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 45 SQUARE FEET MORE OR LESS.

PARCEL 2:

COMMENCING AT THE EASTERN MOST CORNER OF LOT 32, BLOCK 4, H. WITER'S ADDITION TO DENVER COLORADO;

THENCE SOUTH 44°39'38" WEST ALONG THE SOUTHEASTERLY LINE OF BLOCK 4, H. WITER'S ADDITION TO DENVER, COLORADO A DISTANCE OF 25.10 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°20'22" EAST A DISTANCE OF 6.50 FEET;

THENCE SOUTH 44°39'38" WEST A DISTANCE OF 31.00 FEET;

THENCE NORTH 45°20'22" WEST A DISTANCE OF 6.50 FEET TO POINT A;

THENCE NORTH 44°39'38" EAST ALONG SAID SOUTHEASTERLY LINE OF BLOCK 4 A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 202 SQUARE FEET MORE OR LESS.

PARCEL 3:

COMMENCING AT POINT A OF PARCEL 2;

THENCE SOUTH 44°39'38" WEST ALONG THE SOUTHEASTERLY LINE OF BLOCK 4, H. WITER'S ADDITION TO DENVER, COLORADO A DISTANCE OF 23.80 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°20'22" EAST A DISTANCE OF 6.30 FEET;

THENCE SOUTH 44°39'38" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 45°20'22" WEST A DISTANCE OF 6.30 FEET;

THENCE NORTH 44°39'38" EAST ALONG SAID SOUTHEASTERLY LINE OF BLOCK 4 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 126 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: THE SOUTHEASTERLY LINE OF BLOCK 4, H. WITER'S ADDITION TO DENVER COLORADO IS ASSUMED TO BEAR SOUTH 44°39'38" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

FSI JOB NO. 10-57,281.01

Flatirons, Inc.

Surveying, Engineering & Geomatics

3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830



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THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 3

I, JOHN B. GUYTON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 10-57,281.01

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3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830



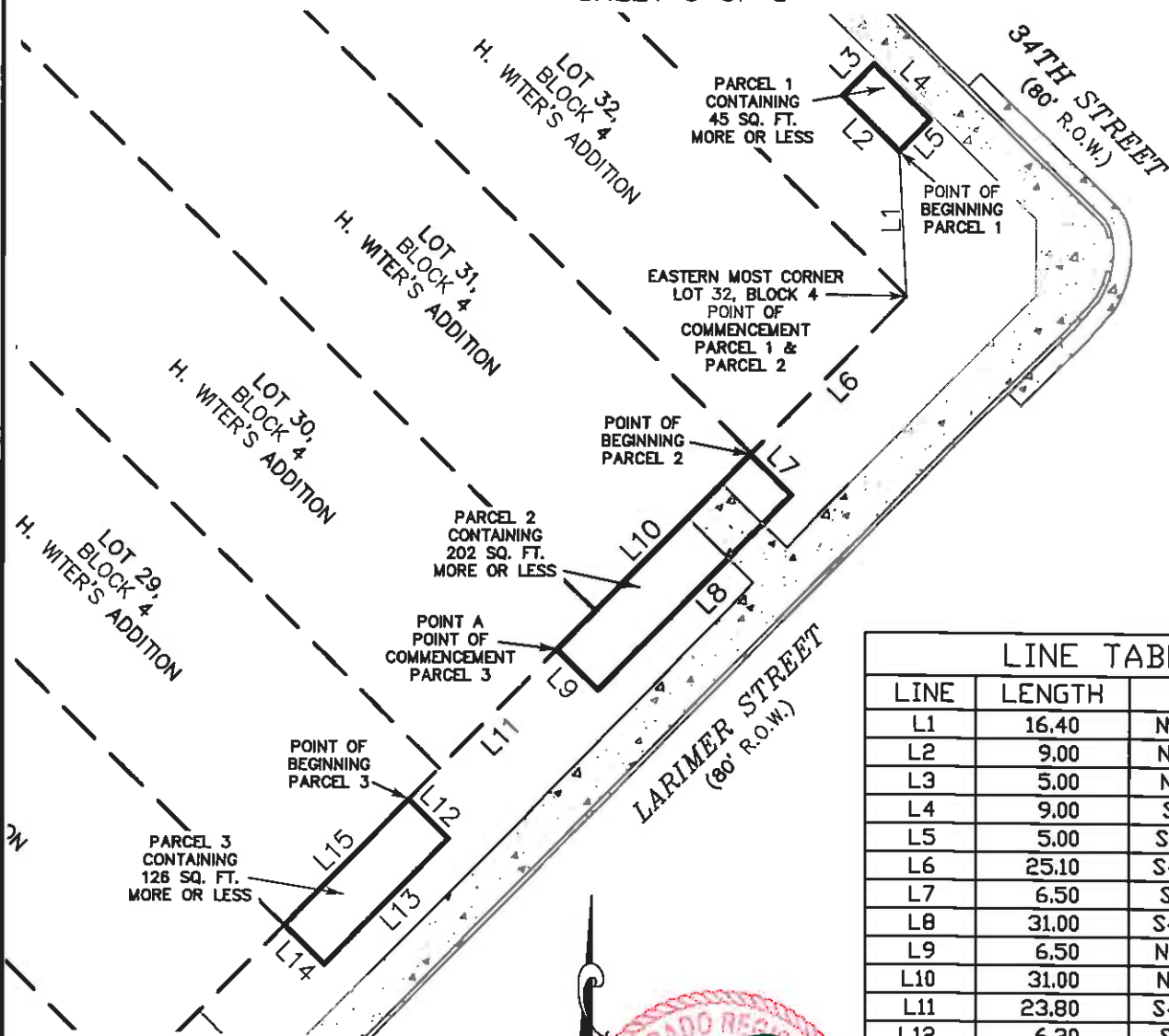
655 FOURTH AVE
LONGMONT, CO 80501
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EXHIBIT "A"

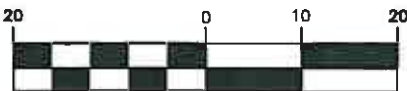
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 3



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.40	N02°58'42"W
L2	9.00	N45°23'51"W
L3	5.00	N44°36'09"E
L4	9.00	S45°23'51"E
L5	5.00	S44°36'09"W
L6	25.10	S44°39'38"W
L7	6.50	S45°20'22"E
L8	31.00	S44°39'38"W
L9	6.50	N45°20'22"W
L10	31.00	N44°39'38"E
L11	23.80	S44°39'38"W
L12	6.30	S45°20'22"E
L13	20.00	S44°39'38"W
L14	6.30	N45°20'22"W
L15	20.00	N44°39'38"E

GRAPHIC SCALE



(IN FEET)


1 inch = 20 ft.



FSI JOB NO. 10-57,281.01
DRAWN BY: R. SLAGLE
DATE: OCTOBER 12, 2010

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655 FOURTH AVE LONGMONT, CO 80501
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FAX: (303) 776-4355

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EXHIBIT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 3

PARCEL 1:

COMMENCING AT THE EASTERN MOST CORNER OF LOT 32, BLOCK 4, H. WITER'S ADDITION TO DENVER COLORADO;

THENCE NORTH 45°23'51" WEST ALONG THE NORTHEASTERLY LINE OF BLOCK 4, H. WITER'S ADDITION TO DENVER, COLORADO A DISTANCE OF 65.70 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 45°23'51" WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 55.50 FEET TO POINT A;

THENCE NORTH 44°36'09" EAST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 45°23'51" EAST A DISTANCE OF 45.50 FEET;

THENCE SOUTH 44°36'09" WEST A DISTANCE OF 2.80 FEET;

THENCE SOUTH 45°23'51" EAST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 44°36'09" WEST A DISTANCE OF 7.20 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 527 SQUARE FEET MORE OR LESS.

PARCEL 2:

COMMENCING AT POINT A OF PARCEL 1;

THENCE NORTH 45°23'51" WEST ALONG THE NORTHEASTERLY LINE OF BLOCK 4, H. WITER'S ADDITION TO DENVER, COLORADO A DISTANCE OF 30.60 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 45°23'51" WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 8.50 FEET;

THENCE NORTH 44°36'09" EAST A DISTANCE OF 9.40 FEET;

THENCE SOUTH 45°23'51" EAST A DISTANCE OF 8.50 FEET;

THENCE SOUTH 44°36'09" WEST A DISTANCE OF 9.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 80 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: THE NORTHEASTERLY LINE OF BLOCK 4, H. WITER'S ADDITION TO DENVER COLORADO IS ASSUMED TO BEAR NORTH 45°23'51" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.



FSI JOB NO. 10-57,281.02

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 3

I, JOHN B. GUYTON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

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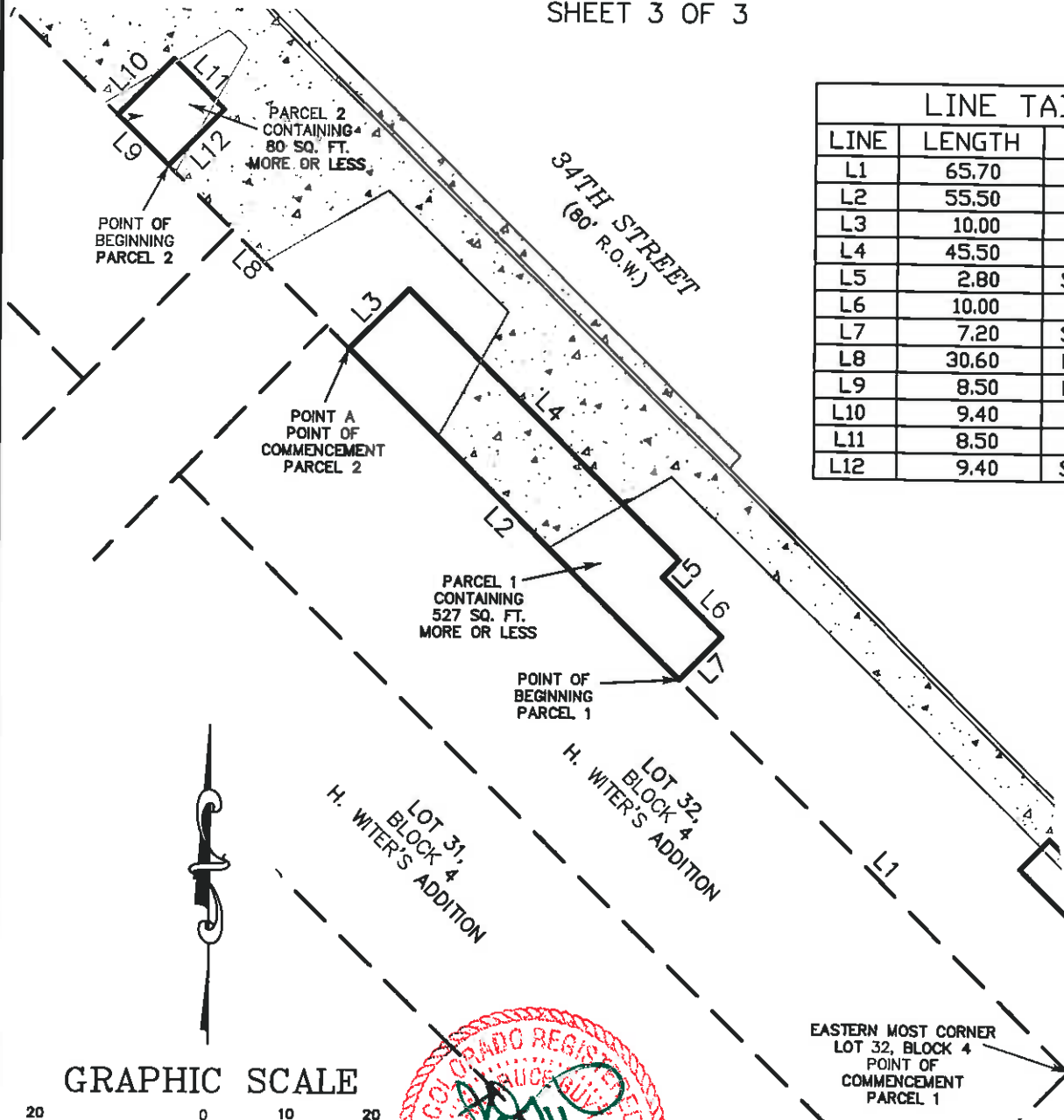
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CITY AND COUNTY OF DENVER, STATE OF COLORADO

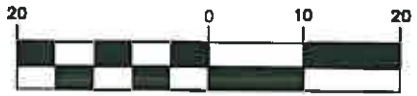
SHEET 3 OF 3



LINE TABLE		
LINE	LENGTH	BEARING
L1	65.70	N45°23'51"W
L2	55.50	N45°23'51"W
L3	10.00	N44°36'09"E
L4	45.50	S45°23'51"E
L5	2.80	S44°36'09"W
L6	10.00	S45°23'51"E
L7	7.20	S44°36'09"W
L8	30.60	N45°23'51"W
L9	8.50	N45°23'51"W
L10	9.40	N44°36'09"E
L11	8.50	S45°23'51"E
L12	9.40	S44°36'09"W



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



EASTERN MOST CORNER
LOT 32, BLOCK 4
POINT OF
COMMENCEMENT
PARCEL 1

FSI JOB NO. 10-57,281.02
DRAWN BY: R. SLAGLE
DATE: AUGUST 27, 2010

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EXHIBIT "C"

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CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 3

PARCEL 1:

COMMENCING AT THE NORTHERN MOST CORNER OF LOT 1, BLOCK 4, H. WITER'S ADDITION TO DENVER COLORADO;

THENCE SOUTH 83°21'21" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°24'18" WEST A DISTANCE OF 5.00 FEET;

THENCE NORTH 44°35'42" EAST A DISTANCE OF 9.00 FEET;

THENCE SOUTH 45°24'18" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 44°35'42" WEST A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 45 SQUARE FEET MORE OR LESS.

PARCEL 2:

COMMENCING AT THE NORTHERN MOST CORNER OF LOT 1, BLOCK 4, H. WITER'S ADDITION TO DENVER COLORADO;

THENCE SOUTH 44°35'42" WEST ALONG THE NORTHWESTERLY LINE OF BLOCK 4, H. WITER'S ADDITION TO DENVER, COLORADO A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 44°35'42" WEST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 174.50 FEET;

THENCE NORTH 45°24'18" WEST A DISTANCE OF 5.60 FEET;

THENCE NORTH 44°35'42" EAST A DISTANCE OF 31.00 FEET;

THENCE NORTH 45°24'18" WEST A DISTANCE OF 4.00 FEET;

THENCE NORTH 44°35'42" EAST A DISTANCE OF 44.00 FEET;

THENCE SOUTH 45°24'18" EAST A DISTANCE OF 3.60 FEET;

THENCE NORTH 44°35'42" EAST A DISTANCE OF 99.50 FEET;

THENCE SOUTH 45°24'18" EAST A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 1,193 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: THE NORTHWESTERLY LINE OF BLOCK 4, H. WITER'S ADDITION TO DENVER COLORADO IS ASSUMED TO BEAR NORTH 44°35'42" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.



FSI JOB NO. 10-57,281.03

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.

Surveying, Engineering & Geomatics

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655 FOURTH AVE
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www.FlatironsInc.com

EXHIBIT "C"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 3

I, JOHN B. GUYTON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 10-57,281.03

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SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	S83°21'21"W
L2	5.00	N45°24'18"W
L3	9.00	N44°35'42"E
L4	5.00	S45°24'18"E
L5	9.00	S44°35'42"W
L6	13.20	S44°35'42"W
L7	174.50	S44°35'42"W
L8	5.60	N45°24'18"W
L9	31.00	N44°35'42"E
L10	4.00	N45°24'18"W
L11	44.00	N44°35'42"E
L12	3.60	S45°24'18"E
L13	99.50	N44°35'42"E
L14	6.00	S45°24'18"E

WALNUT STREET
(80' R.O.W.)

PARCEL 1
CONTAINING
45 SQ. FT.
MORE OR LESS

NORTHERN
MOST CORNER
BLOCK 4
POINT OF
COMMENCEMENT
PARCEL 1 &
PARCEL 2

POINT OF
BEGINNING
PARCEL 1

POINT OF
BEGINNING
PARCEL 2

LOT 1,
BLOCK 4
H. WITER'S ADDITION

LOT 2,
BLOCK 4
H. WITER'S ADDITION

LOT 3,
BLOCK 4
H. WITER'S ADDITION

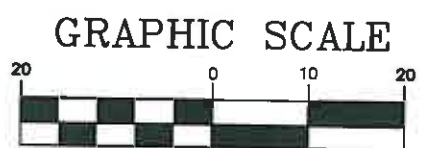
LOT 4,
BLOCK 4
H. WITER'S ADDITION

LOT 5,
BLOCK 4
H. WITER'S ADDITION

LOT 6,
BLOCK 4
H. WITER'S ADDITION

LOT 7,
BLOCK 4
H. WITER'S ADDITION

PARCEL 2
CONTAINING
1,193 SQ. FT.
MORE OR LESS



(IN FEET)
1 inch = 20 ft.

FSI JOB NO. 10-57,281.03
DRAWN BY: R. SLAGLE
DATE: AUGUST 27, 2010

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