


**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Ivone Avila-Ponce, City Attorney's Office

**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services 

**DATE:** November 27, 2024

**ROW #:** 2023-DEDICATION-0000003 **SCHEDULE #:** Adjacent to 1) 0513407015000 and 0513407013000, and 2) 0513407013000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) East Ohio Avenue, located at the intersection of South University Boulevard and East Ohio Avenue, and 2) Public Alley, bounded by East Ohio Avenue, South Bonnie Brae Boulevard, and South University Boulevard.

**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) East Ohio Avenue, and 2) 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, "CCOD 740 University."

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 1) East Ohio Avenue, and 2) Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000003-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/BP/DG

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Paul Kashmann District # 6  
Councilperson Aide, Elise Bupp  
Councilperson Aide, Masha Lior  
Councilperson Aide, Claire Kelly  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
Department of Law, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Kwali Farbes  
Department of Law, Ivone Avila-Ponce  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Brian Pfohl  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2023-DEDOICATION-0000003

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

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MilHighOrdinance@DenverGov.org](mailto:MilHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: November 27, 2024

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

### 1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Dedicate two City-owned parcels of land as Public Right-of-Way as 1) East Ohio Avenue, located at the intersection of South University Boulevard and East Ohio Avenue, and 2) Public Alley, bounded by East Ohio Avenue, South Bonnie Brae Boulevard, and South University Boulevard.

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

### 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Dalila Gutierrez	Name: Alaina McWhorter
Email: <a href="mailto:Dalila.Gutierrez@denvergov.org">Dalila.Gutierrez@denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

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

Proposing scrape off two commercial structures combine parcels and build a new mixed-use structure. The developer was asked to dedicate two parcels as 1) East Ohio Avenue, and 2) Public Alley.

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

7. **City Council District:** Paul Kashmann, District # 6

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

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## Key Contract Terms

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

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2023-DEDICATION-0000003

**Description of Proposed Project:** Proposing scrape off two commercial structures combine parcels and build a new mixed-use structure. The developer was asked to dedicate two parcels as 1) East Ohio Avenue, and 2) 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) East Ohio Avenue, and 2) 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) East Ohio Avenue, and 2) Public Alley, as part of the development project called, "CCOD 740 University."





## Legend

-  Irrigation Ditches Reconstruct (Gardeners)
-  Streets
-  Alleys
-  Parcels
-  Lots/Blocks



289 0 144.5 289 Feet

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

1:2,257

Map Generated 11/26/2024

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 DESCRIPTION ROW NO. 2023-DEDICATION-0000003-001:****LEGAL DESCRIPTION - STREET PARCEL NO. 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF OCTOBER, 2024, AT RECEPTION NUMBER 2024100570 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 10 THROUGH 12 INCLUSIVE OF BONNIE BRAE ANNEX, TOGETHER WITH A PORTION OF A 16' WIDE ALLEY VACATED PER ORDINANCE No. 434 SERIES OF 1987, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BONNIE BRAE ANNEX (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929), FROM WHENCE THE SOUTHWEST CORNER OF SAID LOT 10 (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929) BEARS SOUTH 00°05'31" EAST A DISTANCE OF 209.08 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE WEST LINE OF SAID LOT 5 THROUGH 10 INCLUSIVE OF SAID BONNIE BRAE ANNEX, SOUTH 00°05'31" EAST, 209.08 FEET TO THE SAID SOUTHWEST CORNER OF SAID LOT 10, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SAID WEST LINE OF SAID LOT 10, NORTH 00°05'31" WEST, 4.10 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE, NORTH 89°54'29" EAST, 18.14 FEET TO A TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 146.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 68°19'57" EAST AND HAS A CHORD LENGTH OF 107.38 FEET, THROUGH A CENTRAL ANGLE OF 43°09'04", FOR AN ARC LENGTH OF 109.96 FEET TO A REVERSE CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 519.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 52°33'31" EAST AND HAS A CHORD LENGTH OF 104.93 FEET, THROUGH A CENTRAL ANGLE OF 11°36'12", FOR AN ARC LENGTH OF 105.11 FEET TO A COMPOUND CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 744.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 59°35'07" EAST AND HAS A CHORD LENGTH OF 31.81 FEET, THROUGH A CENTRAL ANGLE OF 02°27'00", FOR AN ARC LENGTH OF 31.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 12;

THENCE ALONG SAID EASTERLY LINE, SOUTH 45°09'01" EAST, 1.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF E. OHIO AVENUE;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 916.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 59°44'22" WEST AND HAS A CHORD LENGTH OF 27.73 FEET, THROUGH A CENTRAL ANGLE OF 01°44'04", FOR AN ARC LENGTH OF 27.73 FEET TO A COMPOUND CURVE TO THE LEFT CONCAVE SOUTHEASTERLY;
2. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 520.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 53°05'55" WEST AND HAS A CHORD LENGTH OF 104.69 FEET, THROUGH A CENTRAL ANGLE OF 11°33'16", FOR AN ARC LENGTH OF 104.87 FEET TO A REVERSE CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;
3. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 173.61 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°39'52" WEST AND HAS A CHORD LENGTH OF 126.37 FEET,

- THROUGH A CENTRAL ANGLE OF 42°41'11", FOR AN ARC LENGTH OF 129.34 FEET TO A POINT OF TANGENCY;
4. NORTH 89°59'32" WEST, 4.15 FEET TO THE POINT OF BEGINNING.

Containing 363 Square Feet or 0.008 Acres of land, more or less.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000003-002:**

**LEGAL DESCRIPTION - ALLEY PARCEL NO. 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF OCTOBER, 2024, AT RECEPTION NUMBER 2024100570 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 12 OF BONNIE BRAE ANNEX, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BONNIE BRAE ANNEX (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929), FROM WHENCE THE SOUTHWEST CORNER OF SAID LOT 10 (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929) BEARS SOUTH 00°05'31" EAST A DISTANCE OF 209.08 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;  
THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 89°54'29" EAST, 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;  
THENCE NORTH 84°40'54" EAST, 22.34 FEET TO THE MOST NORTHERLY LOT CORNER OF LOT 11 OF SAID BONNIE BRAE ANNEX, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 12;  
THENCE ALONG THE BOUNDARY OF SAID LOT 12, EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 82°55'02" EAST AND HAS A CHORD LENGTH OF 5.20 FEET, THROUGH A CENTRAL ANGLE OF 30°07'31", FOR AN ARC LENGTH OF 5.26 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY OF SAID LOT 12 THE FOLLOWING TWO (2) COURSES:

1. SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63°35'07" EAST AND HAS A CHORD LENGTH OF 6.32 FEET, THROUGH A CENTRAL ANGLE OF 36°52'12", FOR AN ARC LENGTH OF 6.44 FEET TO A POINT OF TANGENCY;
2. SOUTH 45°09'01" EAST, 121.21 FEET TO A POINT OF NON-TANGENCY;

THENCE LEAVING SAID BOUNDARY, SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 744.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 60°43'49" WEST AND HAS A CHORD LENGTH OF 2.08 FEET, THROUGH A CENTRAL ANGLE OF 00°09'36", FOR AN ARC LENGTH OF 2.08 FEET TO A POINT OF NON-TANGENCY;  
THENCE NORTH 45°09'01" WEST, 126.64 FEET TO THE POINT OF BEGINNING.

Containing 250 Square Feet or 0.006 Acres of land, more or less.



2024100570

Page: 1 of 6

10/29/2024 03:11 PM  
City & County of Denver  
Electronically Recorded

R \$38.00

WD

D \$0.00

After signing, return to:

City and County of Denver

201 West Colfax Avenue, Dept. 1010

Division of Real Estate

Denver, Colorado 80202

**Project Description: 2023-DEDICATION-0000003**

**Asset Mgmt No.:**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 28<sup>th</sup> day of October, 2024, by **RPAI BONNIE BRAE, LP**, a Colorado limited partnership, whose address is 2731 17<sup>th</sup> St. Ste. 300, Denver, CO 80211, United States ("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 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 are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) 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 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 Grantee, and its successors and assigns forever. 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 Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.



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

ATTEST:

**RPAI BONNIE BRAE, LP**, a Colorado limited partnership

By: [Signature]

Name: DAVID PIETSCH, III

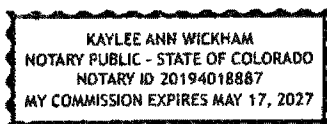
Its: Authorized Signer

STATE OF Colorado )  
 ) ss.  
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2024  
by David Pietsch, III, as Authorized Signer of **RPAI BONNIE BRAE, LP**, a  
Colorado limited partnership.

Witness my hand and official seal.

My commission expires: 05/17/27



[Signature]  
Notary Public

**EXHIBIT A**

2022-PROJMSTR-0000348-ROW

PARCEL 1 (E. OHIO AVENUE)

**Land Description  
sheet 1 of 4**

A PORTION OF LOTS 10 THROUGH 12 INCLUSIVE OF BONNIE BRAE ANNEX, TOGETHER WITH A PORTION OF A 16' WIDE ALLEY VACATED PER ORDINANCE No. 434 SERIES OF 1987, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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4. NORTH 89°59'32" WEST, 4.15 FEET TO THE POINT OF BEGINNING.

Containing 363 Square Feet or 0.008 Acres of land, more or less.



DRAWING BY: FMZ  
PROJECT NO.

DATE: 11-15-2023  
501-21-169

**EXHIBIT A**  
**Land Description**  
**sheet 2 of 4**

2022-PROJMSTR-0000348-ROW

**PARCEL 2 (ALLEY)**

A PORTION OF LOT 12 OF BONNIE BRAE ANNEX, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

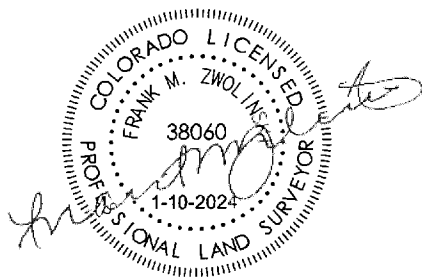
COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BONNIE BRAE ANNEX (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929), FROM WHENCE THE SOUTHWEST CORNER OF SAID LOT 10 (MARKED BY A FOUND NAIL AND 1" DIAMETER BRASS TAG, PLS 37929) BEARS SOUTH 00°05'31" EAST A DISTANCE OF 209.08 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 89°54'29" EAST, 110.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 84°40'54" EAST, 22.34 FEET TO THE MOST NORTHERLY LOT CORNER OF LOT 11 OF SAID BONNIE BRAE ANNEX, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE ALONG THE BOUNDARY OF SAID LOT 12, EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 82°55'02" EAST AND HAS A CHORD LENGTH OF 5.20 FEET, THROUGH A CENTRAL ANGLE OF 30°07'31", FOR AN ARC LENGTH OF 5.26 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY OF SAID LOT 12 THE FOLLOWING TWO (2) COURSES:

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Containing 250 Square Feet or 0.006 Acres of land, more or less.



Frank M. Zwolinski, P.L.S.

Colorado License #38060

For and on behalf of Power Surveying Company, Inc.  
303-702-1617



6911 BROADWAY  
Denver, CO 80221

PH. 303-702-1617  
FAX. 303-702-1488  
www.powersurveying.com

DRAWING BY: FMZ  
PROJECT NO.

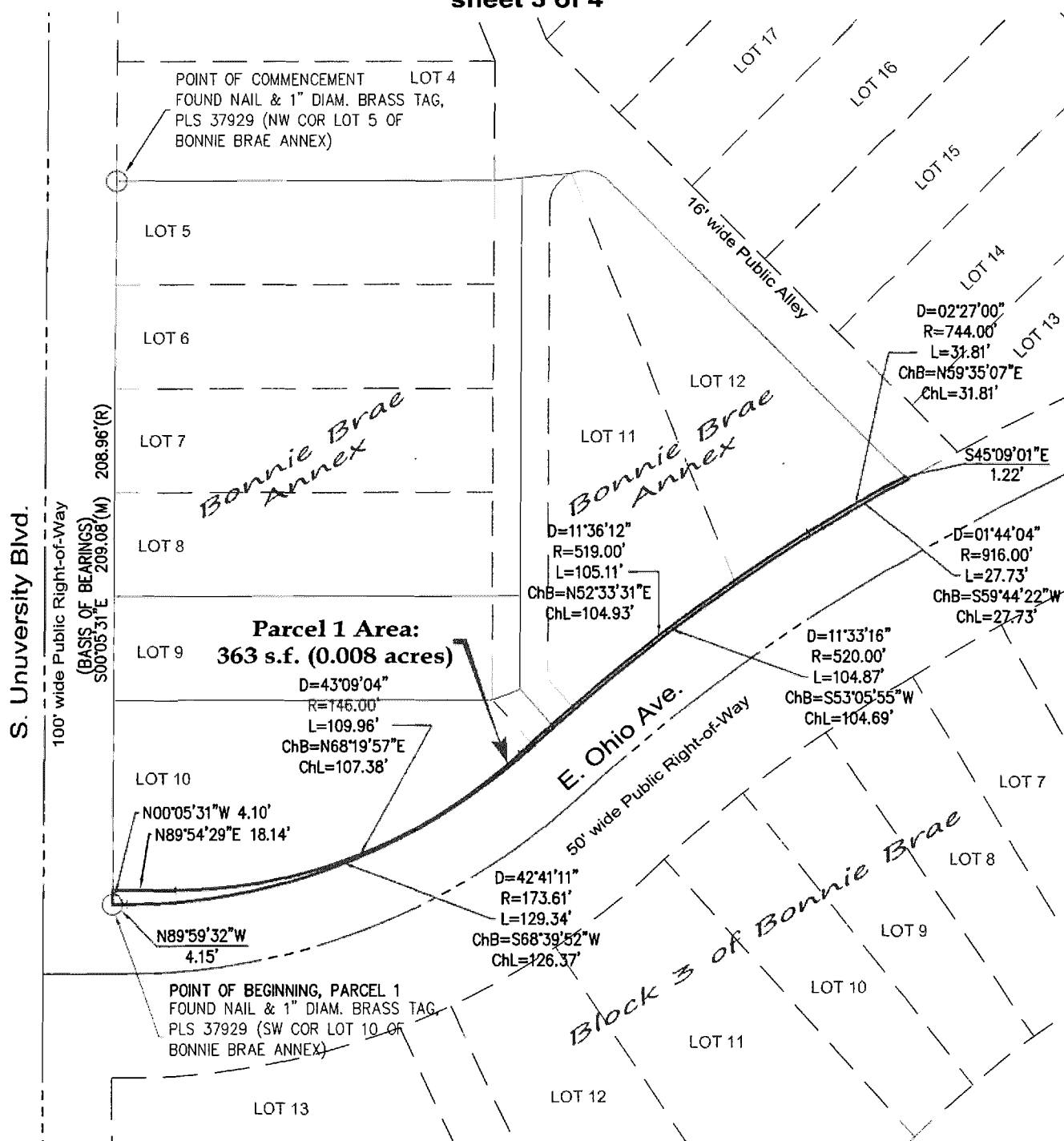
DATE: 11-15-2023  
501-21-169

# EXHIBIT A

## Illustration of Land Description

### sheet 3 of 4

2022-PROJMSTR-0000348-ROW



SCALE: 1" = 40'



**POWER**<sup>TM</sup>  
Surveying Company, Inc.

Established 1948

6911 BROADWAY  
DENVER, CO 80221PH. 303-702-1617  
FAX. 303-702-1486  
www.powerurveying.comDRAWING BY: FMZ  
PROJECT NO.DATE: 11-15-2023  
501-21-169

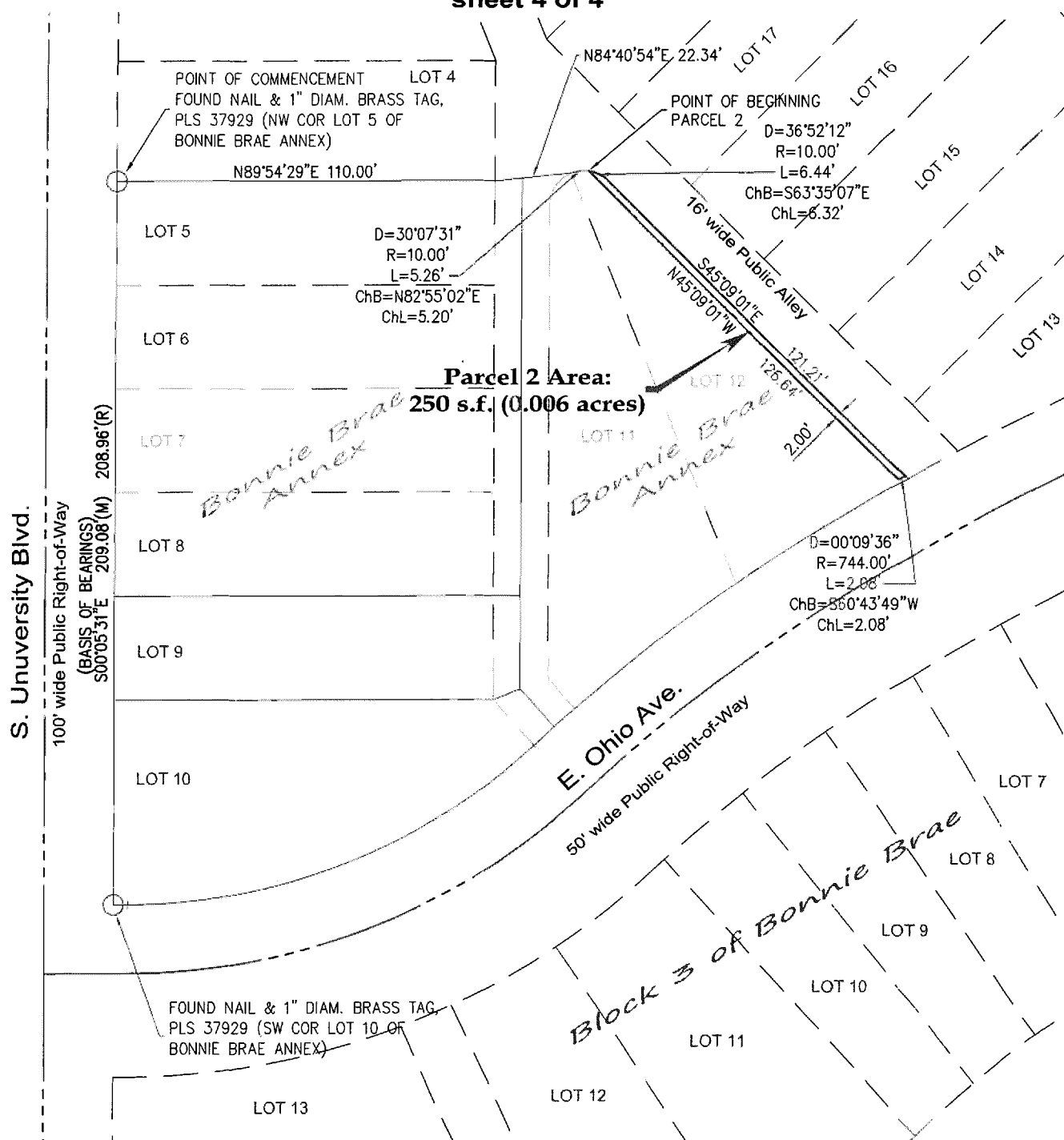


# EXHIBIT A

## Illustration of Land Description

### sheet 4 of 4

2022-PROJMSTR-0000348-ROW



SCALE: 1" = 40'



**POWER**<sup>TM</sup>  
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