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Denver City Attorney's Office
201 W.Colfax, Dept 1207Denver, Colorado 80202

PARTIAL RELEASE OF EASEMENT
(Storm Sewer – RTD CRMF 5151 Fox St.)

THIS PARTIAL RELEASE OF EASEMENT is made this _____ day of _____, 2016, by the **CITY AND COUNTY OF DENVER**, a home rule city and Colorado municipal corporation ("City"), whose legal address is 1437 Bannock Street, Denver, Colorado 80202.

WHEREAS, the City was granted a storm sewer easement by a Deed of Easement recorded in the Denver County real property records on December 1, 1971 at Book 419 and Page 462, ("Easement").

WHEREAS, the City now wishes to terminate and release portions of the Easement.

NOW, THEREFORE, for and in consideration of the foregoing, Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the City hereby releases the portions of the Easement described on Exhibit A attached hereto and incorporated herein by this reference (the "Released Parcels"), it being the intention of the City to terminate the Easement with respect to the Released Parcels. The Easement shall remain in full force and effect with respect to all of the property originally covered by the Easement, except for the Released Parcels.

THE CITY AND COUNTY OF DENVER

By: _____

Mayor

ATTEST

By: _____

Debra Johnson

Clerk and Recorder, Ex-Officio Clerk
of the City and County of Denver

Approved as to Legal Form:
Denver City Attorney

Please return Recorded document to:
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201 W.Colfax, Dept 1207Denver, Colorado 80202

By: _____
Karen A. Aviles
Assistant City Attorney

Please return Recorded document to:
Denver City Attorney's Office
201 W.Colfax, Dept 1207Denver, Colorado 80202

STATE OF COLORADO)
CITY AND)ss.
COUNTY OF DENVER)

The above and foregoing Partial Release of Easement was subscribed and sworn to before me this _____ day _____ by _____ on behalf of the City.

WITNESS my hand and official seal.

My commission expires _____

(SEAL)

Notary Public

EXHIBIT "A"
COMMUTER RAIL
MAINTENANCE FACILITY SITE
PARTIAL RELEASE OF STORM EASEMENT 1 REV2
Date: February 5, 2016
DESCRIPTION

Commuter Rail Maintenance Facility Site Partial Release of Storm Easement 1 REV2 of the RTD CRMF Site Corridor Light Rail Project, being a portion of the tract of land described in Reception Number 2011135658, recorded December 1, 2011 in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 15, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMENCING at the 20 foot Range Point at Fox Street and the northerly Denver County line (a found 1.5" iron rod in a Denver range point box) WHENCE the 20 foot Denver Range Point at Fox Street north of West 50th Avenue (a 2.5" aluminum cap, stamped "DENVER RANGE POINT 1908 PLS 24942 JACOBS 2011") bears, S00°03'28"W a distance of 1258.92 feet (basis of bearing – assumed); THENCE S01°50'57"W a distance of 639.71 feet to the intersection of the east line of said tract of land with the south line of Parcel No. 1 described at Book 419, Page 462, recorded December 1, 1971 at said Recorder's Office, being the POINT OF BEGINNING;

THENCE the following two (2) courses coincident with the southerly and southwesterly lines of said Parcel No. 1:

- 1) S89°51'24"W a distance of 48.70 feet;
- 2) N50°34'36"W a distance of 210.00 feet;


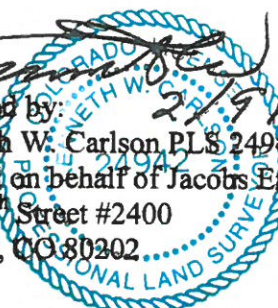
THENCE N89°51'24"E a distance of 3.38 feet;
THENCE S87°36'52"E a distance of 13.03 feet;

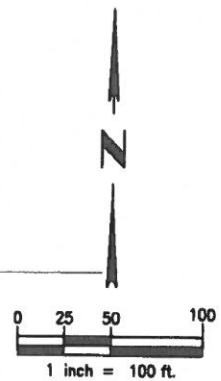
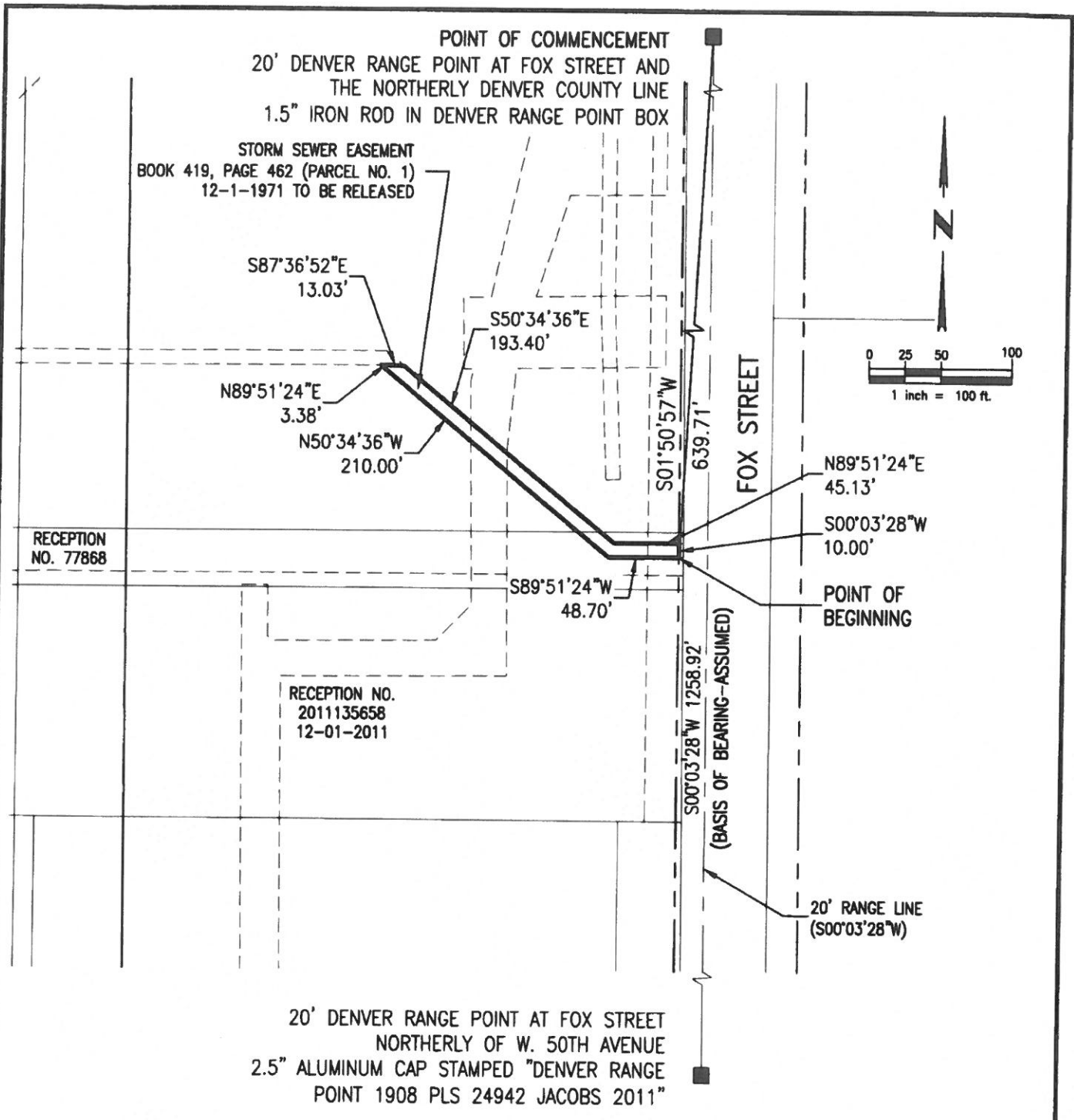
THENCE the following two (2) courses coincident with the northeasterly and northerly lines of said Parcel No. 1:

- 1) S50°34'36"E a distance of 193.40 feet;
- 2) N89°51'24"E a distance of 45.13 feet;

THENCE S00°03'28"W coincident with said east line a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 2,487 square feet, (0.057 Acres), more or less.


Prepared by: 
Kenneth W. Carlson, PLS 24942
For and on behalf of Jacobs Engineering Group Inc.
707 17th Street #2400
Denver, CO 80202



SUBJECT PARCEL AREA=
2,487 SQ.FT., 0.057 ACRES±

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

| | |
|----------------------|---|
| JACOBS PROJECT NO. | WXV7416 16.09 |
| CLIENT PROJECT NO. | 072120 |
| REVISION DESCRIPTION | 02-01-16 BASIS OF BEARING |
| DRAWN | RRB DATE 08-14-2012 SCALE 1" = 100' |

JACOBS
707 17th Street, Suite 2400
Denver, Colorado 80202
Phone: 303-820-5240
Fax: 303-820-5298

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.

EXHIBIT "A"

CRMF SITE PARTIAL RELEASE OF STORM EASEMENT 1 REV 2
SW QUARTER SECTION 15, T3S, R68W, 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO
RTD CRMF SITE CORRIDOR LIGHT RAIL PROJECT

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|-----------|------------------|-----------|
| REVISION: | DRAWING NO. | SHEET NO. |
| 2 | CRMF_STORM_ESMTS | 1-OF-1 |

K:\072120_FASTTRACKS\CRMF CORRIDOR\WORKS\EXHIBIT\CRMF STORM ESMTS\CRMF STORM ESMTS.DWG


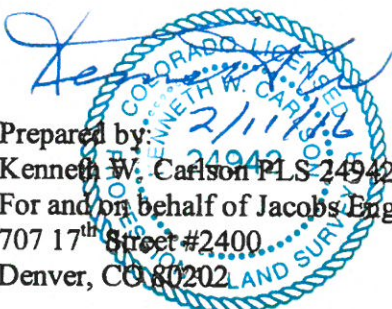
EXHIBIT "A"
COMMUTER RAIL
MAINTENANCE FACILITY SITE
PARTIAL RELEASE OF STORM EASEMENT 2 REV1
Date: February 5, 2016
DESCRIPTION

Commuter Rail Maintenance Facility Site Partial Release of Storm Easement 2 REV1 of the RTD CRMF Site Corridor Light Rail Project, being a portion of the parcel of land described as Parcel No. 2 in Book 419, Page 462, recorded December 1, 1971, in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 15, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

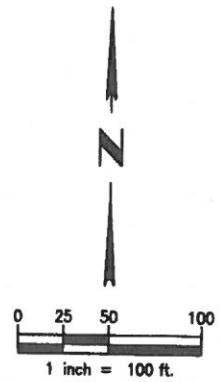
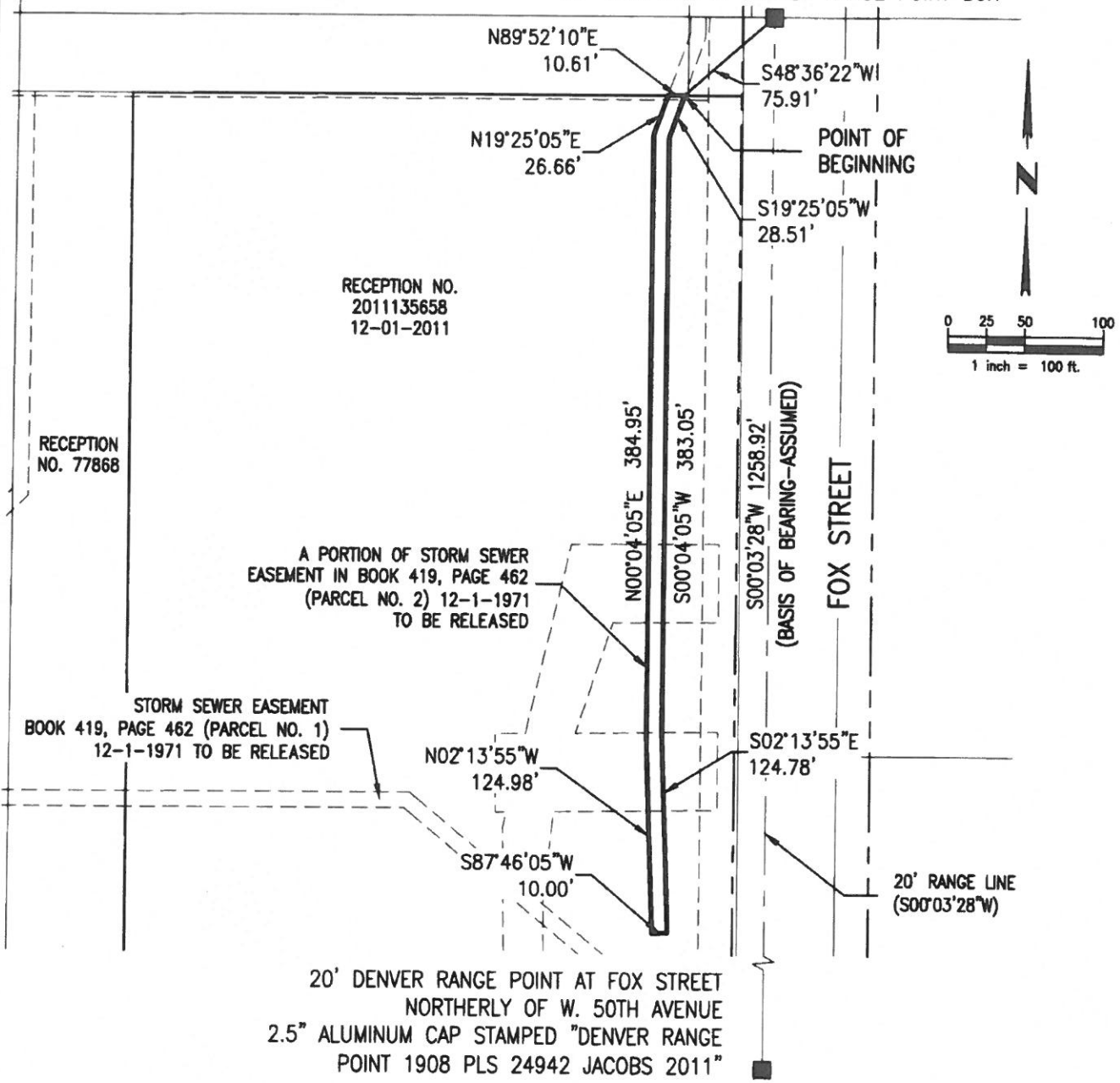
COMMENCING at the 20 foot Range Point at Fox Street and the northerly Denver County line (a found 1.5" iron rod in a Denver range point box) WHENCE the 20 foot Denver Range Point at Fox Street north of West 50th Avenue (a 2.5" aluminum cap, stamped "DENVER RANGE POINT 1908 PLS 24942 JACOBS 2011") bears, S00°03'28"W a distance of 1258.92 feet (basis of bearing – assumed); THENCE S48°36'22"W a distance of 75.91 feet to the intersection of the northerly line of the parcel of land described in Reception Number 2011135658, recorded December 1, 2011, in the City and County of Denver Clerk and Recorder's Office, with the easterly line of said easement, and to the POINT OF BEGINNING;

THENCE S19°25'05"W a distance of 28.51 feet;
THENCE S00°04'05"W a distance of 383.05 feet;
THENCE S02°13'55"E a distance of 124.78 feet;
THENCE S87°46'05"W a distance of 10.00 feet;
THENCE N02°13'55"W a distance of 124.98 feet;
THENCE N00°04'05"E a distance of 384.95 feet;
THENCE N19°25'05"E a distance of 26.66 feet to said northerly line;
THENCE N89°52'10"E coincident with said northerly line a distance of 10.61 feet to the POINT OF BEGINNING.

Containing 5,365 square feet, (0.123 Acres), more or less.



Prepared by:
Kenneth W. Carlson PLS 24942
For and on behalf of Jacobs Engineering Group Inc.
707 17th Street #2400
Denver, CO 80202

POINT OF COMMENCEMENT
 20' DENVER RANGE POINT AT FOX STREET AND
 THE NORTHERLY DENVER COUNTY LINE
 1.5" IRON ROD IN DENVER RANGE POINT BOX



RECEPTION NO.
 2011135658
 12-01-2011

RECEPTION
 NO. 77868

A PORTION OF STORM SEWER
 EASEMENT IN BOOK 419, PAGE 462
 (PARCEL NO. 2) 12-1-1971
 TO BE RELEASED

STORM SEWER EASEMENT
 BOOK 419, PAGE 462 (PARCEL NO. 1)
 12-1-1971 TO BE RELEASED

N02°13'55\"W
 124.98'

S87°46'05\"W
 10.00'

S00°03'28\"W 1258.92'
 (BASIS OF BEARING--ASSUMED)

FOX STREET

S02°13'55\"E
 124.78'

20' RANGE LINE
 (S00°03'28\"W)

20' DENVER RANGE POINT AT FOX STREET
 NORTHERLY OF W. 50TH AVENUE
 2.5" ALUMINUM CAP STAMPED "DENVER RANGE
 POINT 1908 PLS 24942 JACOBS 2011"

SUBJECT PARCEL AREA=
 5,365 SQ.FT., 0.123 ACRES±

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

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| JACOBS PROJECT NO. | | WXY7416 16.09 | |
| CLIENT PROJECT NO. | | 072120 | |
| REVISION DESCRIPTION 02-01-2016 - Basis of Bearing Change | | | |
| DRAWN | RRB | DATE 08-14-2012 | SCALE 1" = 100' |
| JACOBS | | 707 17th Street, Suite 2400 Denver, Colorado 80202 Phone: 303-820-5240 Fax: 303-820-5298 | |
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|---|------------------|-----------|
| EXHIBIT "A" | | |
| CRMF SITE PARTIAL RELEASE OF STORM EASEMENT 2 REV 1 SW QUARTER SECTION 15, T3S, R68W, 6TH P.M. CITY AND COUNTY OF DENVER, COLORADO RTD CRMF SITE CORRIDOR LIGHT RAIL PROJECT | | |
| REVISION: | DRAWING NO. | SHEET NO. |
| 1 | CRMF_STORM_ESMTS | 1-OF-1 |

K:\072120_FASTTRACKS\CRMF CORRIDOR\INVEST\EXHIBIT\CRMF STORM ESMTS\CRMF STORM ESMTS.DWG