



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

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt Bryner, P.E. Senior Engineering Manager  
Right-of-Way Services

**DATE:** August 21, 2017

**ROW #:** 2017-Dedication-0000159      **SCHEDULE #:** 0119300026000, 0119400267000, 0119400271000,  
0119400259000, 0120300200000 & 0120300190000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as E. Smith Rd.  
Located at the intersections of E. Smith Rd. and N. Dahlia St. to N. Kearney 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 E. Smith Rd. 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 **(RTD East Corridor Project)**

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 E. Smith Rd.. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2017-Dedication-0000159-001, 002, 003, 004, 005 and 006) HERE.**

A map of the area to be dedicated is attached.

MB/WR/BV

cc: Asset Management, Robert Koehler  
City Councilperson & Aides, Chris Herndon District # 8  
Council Aide Amanda Schoultz  
Council Aide Shelby Wieman  
City Council Staff, Zach Rothmier  
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, Matt Bryner  
Department of Law, Brent Eisen  
Department of Law, Shaun Sullivan  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Department of Law, Cynthia Devereaux  
Public Works Survey, Warren Ruby  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2017-Dedication-0000159

## 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: August 21, 2017

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 E. Smith Rd.  
Located at the intersections of E. Smith Rd. and N. Dahlia St. to N. Kearney St.

3. **Requesting Agency:** Public Works-Right-of-Way Services  
**Agency Division:** 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 E. Smith Rd. 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 (**RTD East Corridor Project**)

**\*\*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:** E. Smith Rd. from Dahlia to Kearney St.
- d. **Affected Council District:** Chris Herndon Dist. #8
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

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: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2017-Dedication-0000159, RTD East Corridor Project.**

**Description of Proposed Project: Dedicate a parcel of public right of way as E. Smith Rd.**

**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, RTD East Corridor Project**



Area to be Dedicated

CCD-22  
2017Dedication-0000159-001

### Legend

- Active Addresses
  - Associated
  - Land
  - Structure
  - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- 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
- Parks
  - All Other Parks; Linear
  - Mountain Parks

587 0 293.5 587 Feet

**PARCEL NO. RTD-CCD-22**

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded August 16, 2017 at Reception No. 2017107648, located in the Southwest Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-22 described therein as follows:

That parcel of land conveyed to RTD by Quit Claim Deed recorded at Reception No. 2013029217 recorded March 4, 2013 in the City and County of Denver Clerk and Recorder's Office and described therein as follows:

Parcel No. EC-78A of the RTD East Corridor Commuter Rail Project, containing 19,161 square feet, (0.440 Acres), being a portion of a tract of land described at Reception No. 2000175271 recorded December 1, 2000, recorded in the City and County of Denver Clerk and Recorder's Office, located in the Northeast Quarter of the Southwest Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

**COMMENCING** at the Center 1/4 Corner of said Section 19;

THENCE S11°51'39"W a distance of 243.10 feet to the Southerly right-of-way line of Smith Road, being also the Northeast corner of said tract of land described at Reception No. 2000175271, and to the **POINT OF BEGINNING**;

THENCE S00°00'30"E coincident with the Westerly right-of-way line of Dahlia Street a distance of 84.23 feet;

THENCE N15°10'31"W a distance of 45.07 feet;

THENCE N47°21'12"W a distance of 22.71 feet;

THENCE S89°16'34"W a distance of 81.19 feet;

THENCE N67°42'06"W a distance of 49.23 feet;

THENCE N78°41'01"W a distance of 260.34 feet;

THENCE N81°57'35"W a distance of 369.97 feet;

THENCE N02°54'20"E non-tangent with the following described curve a distance of 3.26 feet;

THENCE the following two (2) courses coincident with the northerly line of said tract of land described at Reception No. 2000175271, being also the Southerly right-of-way line of Smith Road:

- 1) Along the arc of a curve to the right, having a central angle of 6°46'50", a radius of 5588.94 feet, a chord bearing of S83°18'36"E a distance of 661.03 feet, and an arc distance of 661.42 feet;
- 2) THENCE S79°54'23"E non-tangent with the last described curve a distance of 122.02 feet to the **POINT OF BEGINNING**.

**Basis of Bearings:** All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983". "DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".



### Legend

- Active Addresses
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  - Utility
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- Irrigation Ditches Reconstruct (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
- Parks
  - All Other Parks; Linear
  - Mountain Parks

413 0 206.5 413 Feet

**RTD-CCD-23 REV1**

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded August 16, 2017 at Reception No. 2017107648, located in the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-23 REV1 described therein as follows:

RTD-CCD-23 Rev1 Conveyance of the RTD East Corridor Commuter Rail Project, being all of Parcel EC-40 Rev4 conveyed to RTD at Reception No. 2016052731 recorded April 22, 2016, a portion of the parcel of land conveyed to RTD at Reception No. 2013070588 recorded May 16, 2013, a portion of the parcel of land conveyed to RTD at Reception No. 2011142380 recorded December 15, 2011, and a portion of the parcel of land conveyed to RTD at Reception No. 2014135646 recorded November 6, 2014, in the City and County of Denver Clerk and Recorder's Office, located in the Northwest Quarter of the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMENCING at the 20 foot by 24 foot Denver Range Point at Dahlia Street and Smith Road (a found axle) WHENCE the Center Quarter Corner of said Section 19, (a found 3-1/4" aluminum cap (Illegible) in range box) bears N00°00'30"W a distance of 226.55 feet, and the 20 foot by 20 foot Denver Range Point at Forest Street and Smith Road (a found 2-1/2" aluminum cap, PLS 24942) bears S79°54'32"E (Basis of Bearing – assumed) a distance of 1331.26 feet; THENCE S44°21'49"E a distance of 34.40 feet to the southerly line of the Smith Road Right of Way, also the northwest corner of said parcel of land described at Reception No. 2016052731 and the POINT OF BEGINNING;

THENCE S79°54'32"E, coincident with said southerly Right of Way line, a distance of 1286.60 feet to the westerly line of Forest Street Right of Way line;

THENCE S00°05'47"E, coincident with said westerly line, a distance of 11.49 feet;

THENCE N48°44'52"W a distance of 18.95 feet;

THENCE N79°54'32"W, coincident with a line 1.50 feet southerly of and parallel with said southerly Right of Way line, a distance of 290.30 feet;

THENCE S87°34'55"W a distance of 32.32 feet;

THENCE N79°54'32"W, coincident with a line 8.50 feet southerly of and parallel with said southerly Right of Way line and non-tangent with the following described curve, a distance of 419.26 feet;

THENCE along the arc of a curve to the left, having a central angle of 2°03'48", a radius of 1010.00 feet, a chord bearing of N87°56'19"W a distance of 36.37 feet, and an arc distance of 36.37 feet;

THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 9°03'42", a radius of 1075.00 feet, a chord bearing of N84°26'23"W a distance of 169.84 feet, and an arc distance of 170.02 feet;

THENCE N79°54'32"W, coincident with the southerly line of said parcel of land described at Reception No. 2016052731 and the extension there of, tangent with the last and following described curves, a distance of 186.70 feet;

THENCE the following nine (9) courses coincident with the southerly and westerly lines of said parcel of land described at Reception No. 2016052731:

PW Legal Description No. 2017-Dedication-0000159-002

- 1) Along the arc of a curve to the left, having a central angle of  $2^{\circ}48'28''$ , a radius of 587.00 feet, a chord bearing of  $N81^{\circ}18'46''W$  a distance of 28.76 feet, and an arc distance of 28.77 feet;
- 2)  $S06^{\circ}47'43''W$ , non-tangent with the last described curve, a distance of 5.00 feet;
- 3)  $N83^{\circ}12'17''W$  a distance of 10.00 feet;
- 4)  $N06^{\circ}47'43''E$ , non-tangent with the following described curve, a distance of 5.00 feet;
- 5) Along the arc of a curve to the left, having a central angle of  $4^{\circ}31'03''$ , a radius of 587.00 feet, a chord bearing of  $N85^{\circ}57'05''W$  a distance of 46.27 feet, and an arc distance of 46.28 feet;
- 6)  $S77^{\circ}54'15''W$ , non-tangent with the last described curve and tangent with the following described curve, a distance of 20.65 feet;
- 7) Along the arc of a curve to the left, having a central angle of  $56^{\circ}20'02''$ , a radius of 34.50 feet, a chord bearing of  $S49^{\circ}44'15''W$  a distance of 32.57 feet, and an arc distance of 33.92 feet;
- 8)  $S21^{\circ}34'14''W$ , tangent with the last described curve, a distance of 7.67 feet to the westerly line of said parcel of land described at Reception No. 2016052731;
- 9)  $N00^{\circ}00'30''W$ , coincident with the westerly line of said parcel of land, a distance of 74.70 feet to the POINT OF BEGINNING.



Area to be Dedicated

2017-Dedication-0000159-003  
CCD-24

### Legend

- Active Addresses
  - Associated
  - Land
  - Structure
  - Utility
- Streams
- Irrigation Ditches Reconstruct (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
- Parks
  - All Other Parks; Linear
  - Mountain Parks



**PARCEL NO. RTD-CCD-24 Rev 1**

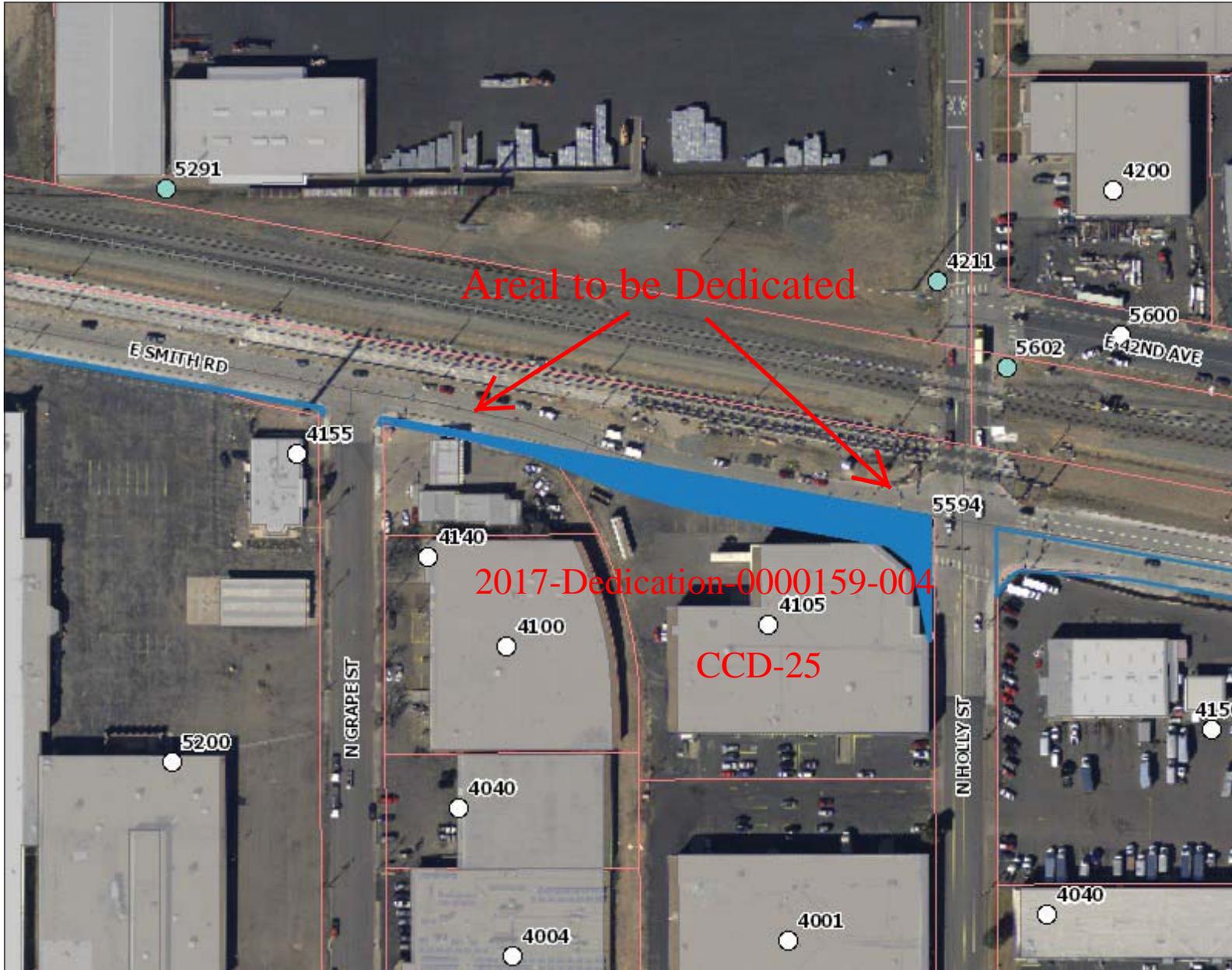
A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded August 16, 2017 at Reception No. 2017107648, located in the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-24 REV1 described therein as follows:

-  
A portion of the parcel of land conveyed to RTD by the Rule and Order recorded at Reception No. 2012069766 recorded May 30, 2012 in the City and County of Denver Clerk and Recorder's Office and described herein as follows:

Parcel No. EC-81 CCD Conveyance of the RTD East Corridor Commuter Rail Project, being a portion of the RTD East Corridor Commuter Rail Project parcel EC-81, lying in the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the East 1/4 Corner of said Section 19, (being a found 3 inch brass cap 0.8' below ground in 4 inch pipe with steel plate cover in Holly Street); WHENCE the Center 1/4 Corner of said Section 19, (being a found 3 1/4 inch aluminum cap in range box, Illegible) bears S89°41'54"W (Basis of Bearing-Assumed), a distance of 2641.86 feet; THENCE S48°09'46"W a distance of 914.14 feet to the intersection of the southerly right of way line of Smith Road with the westerly right of way line of Grape Street, as described at Ordinance Number 216-1955 in the City and County of Denver Clerk and Recorder's Office, and to the POINT OF BEGINNING;

THENCE S00°05'13"E, coincident with said westerly right of way line, a distance of 9.66 feet; THENCE N31°14'09"W a distance of 10.00 feet; THENCE N79°54'23"W, coincident with a line 2 feet southerly of and parallel with said southerly Right of Way line, a distance of 559.31 feet; THENCE S10°05'37"W a distance of 3.38 feet; THENCE N78°56'00"W a distance of 10.00 feet; THENCE N10°05'37"E a distance of 3.21 feet; THENCE N79°54'23"W, coincident with a line 2 feet southerly of and parallel with said southerly Right of Way line, a distance of 21.28 feet; THENCE S41°49'36"W a distance of 35.17 feet to the easterly right of way line of Forest Street, as described at Ordinance Number 216-1955 in the City and County of Denver Clerk and Recorder's Office; THENCE N00°02'35"W, coincident with said easterly right of way line, a distance of 32.42 feet to the intersection of said easterly right of way line with said southerly right of way line of Smith Road; THENCE S79°54'23"E, coincident with said southerly right of way line, a distance of 619.70 feet to the POINT OF BEGINNING.



- ### Legend
- Active Addresses
    - Associated
    - Land
    - Structure
    - Utility
  - Streams
  - Irrigation Ditches Reconstruct (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
  - Parks
    - All Other Parks; Linear
    - Mountain Parks

313 0 156.5 313 Feet

**PARCEL NO. RTD-CCD-25 Rev 1**

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded August 16, 2017 at Reception No. 2017107648, located in the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-25 REV1 described therein as follows:

A portion of those parcels of land conveyed to RTD by Special Warranty Deeds recorded at Reception No. 2011126788 recorded November 8, 2011 and Reception No. 2012027185 recorded March 2, 2012, in the City and County of Denver Clerk and Recorder's Office and described herein as follows:

Parcel No. EC-43/44 CCD Conveyance of the RTD East Corridor Commuter Rail Project, being a portion of the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the East 1/4 Corner of said Section 19, (being a found 3 inch brass cap 0.8' below ground in 4 inch pipe with steel plate cover in Holly Street); WHENCE the Center 1/4 Corner of said Section 19, (being a found 3 1/4 inch aluminum cap in range box, Illegible) bears S89°41'54"W (Basis of Bearing-Assumed), a distance of 2641.86 feet; THENCE S03°04'31"W a distance of 725.11 feet to the intersection of the southerly right of way line of Smith Road with the westerly right of way line of Holly Street, as described at Ordinance Number 216-1953 in the City and County of Denver Clerk and Recorder's Office, and to the POINT OF BEGINNING;

THENCE S00°05'13"E, coincident with said westerly Right of Way line, a distance of 131.80 feet;

THENCE N12°40'40"W a distance of 82.82 feet;

THENCE N52°20'01"W a distance of 34.43 feet;

THENCE N79°54'32"W, tangent with the following described curve, a distance of 186.85 feet;

THENCE along the arc of a curve to the right, having a central angle of 13°51'30", a radius of 700.00 feet, a chord bearing of N72°58'47"W a distance of 168.90 feet, and an arc distance of 169.31 feet;

THENCE along the arc of a curve to the left, tangent with the last and following described curve, having a central angle of 10°40'49", a radius of 383.50 feet, a chord bearing of N71°23'26"W a distance of 71.38 feet, and an arc distance of 71.49 feet;

THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 2°33'34", a radius of 1008.00 feet, a chord bearing of N78°00'38"W a distance of 45.03 feet, and an arc distance of 45.03 feet;

THENCE N79°54'23"W, non-tangent with the last described curve and coincident with a line 5 feet southerly of and parallel with said southerly Right of Way line, a distance of 78.17 feet;

THENCE S37°11'11"W a distance of 4.63 feet to the easterly right of way line of Grape Street, as described at Ordinance Number 216-1953 in the City and County of Denver Clerk and Recorder's Office;

THENCE N00°05'13"W, coincident with said easterly right of way line, a distance of 9.27 feet to



### Legend

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- Streets
- Alleys
- Railroads**
  - + Main
  - + Yard
  - + Spur
  - + Siding
  - + Interchange track
  - + Other
- Bridges
- Rail Transit Stations**
  - Existing
  - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks**
  - All Other Parks; Linear
  - Mountain Parks

447 0 223.5 447 Feet

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

1:3,488

Map Generated 8/21/2017

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 NO. RTD-CCD-26 Rev 1**

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded August 16, 2017 at Reception No. 2017107648, located in the Southwest Quarter of Section 20, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-26 REV1 described therein as follows:

That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011094129 recorded August 23, 2011 and a portion of those parcels of land conveyed to RTD by Bargain and Sale Deed recorded at Reception No. 2015091178 recorded July 6, 2015, the Rule and Orders recorded at Reception No. 2012152302 recorded November 6, 2012 and Reception No. 2013024512 recorded February 22, 2013, all in the City and County of Denver Clerk and Recorder's Office and described herein as follows:

Parcel No. EC-45/46/47/73 CCD Conveyance of the RTD East Corridor Commuter Rail Project, being a portion of RTD East Corridor Commuter Rail Project parcels EC-45, EC-46, EC-47 and EC-73, also being a portion of Tracts 1, 2 and A, MILE-HI INDUSTRIAL DISTRICT, recorded on November 15, 1954 at the City and County of Denver Clerk and Recorder's Office, lying in the Southwest Quarter of Section 20, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 20, (being a found 3 inch brass cap 0.8' below ground in 4 inch pipe with steel plate cover in Holly Street); WHENCE the Center 1/4 Corner of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian (being a found 3 1/4 inch aluminum cap in range box, Illegible) bears S89°41'54"W (Basis of Bearing-Assumed), a distance of 2641.86 feet; THENCE S02°25'10"E a distance of 737.18 feet to the intersection of the southerly Right of Way line of Smith Road with the easterly Right of Way line of Holly Street, and to the POINT OF BEGINNING;

THENCE the following two (2) courses coincident with said southerly Right of Way line of Smith Road:

- 1) S79°54'20"E a distance of 907.28 feet and hereinafter referred to as "Line A";
- 2) S73°02'48"E a distance of 229.94 feet;

THENCE N80°44'39"W a distance of 56.04 feet;

THENCE N82°07'44"W a distance of 44.32 feet;

THENCE N79°54'20"W, coincident with a line 30 feet southerly of and parallel with "Line A", a distance of 378.20 feet;

THENCE S10°05'40"W a distance of 2.76 feet;

THENCE N79°54'20"W a distance of 10.00 feet;

THENCE N10°05'40"E a distance of 2.76 feet;

THENCE N79°54'20"W, coincident with a line 30.00 feet southerly of and parallel with "Line A", a distance of 204.19 feet;

THENCE N33°05'31"W a distance of 2.36 feet;

THENCE N79°54'20"W, coincident with a line 28.28 feet southerly of and parallel with "Line A", a distance of 295.73 feet;

THENCE N85°25'18"W a distance of 114.17 feet;

THENCE S56°53'54"W a distance of 9.72 feet;

THENCE along the arc of a curve to the left, tangent with last described course, having a central angle of 37°35'16", a radius of 37.00 feet, a chord bearing of S38°06'16"W a distance of 23.84 feet,

PW Legal Description No. 2017-Dedication-0000159-005

and an arc distance of 24.27 feet;

THENCE S19°18'37"W tangent with the last described curve a distance of 4.64 feet to said easterly right of way line of Holly Street;

THENCE N00°05'13"W, coincident with said easterly right of way line, a distance of 72.67 feet to the POINT OF BEGINNING.



### Legend

- Active Addresses
  - Associated
  - Land
  - Structure
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- Streams
- Irrigation Ditches Reconstructe Gardeners)
- Irrigation Ditches
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  - Existing
  - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
  - All Other Parks; Linear
  - Mountain Parks



**PARCEL NO. RTD-CCD-27**

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded August 16, 2017 at Reception No. 2017107648, located in the Southwest Quarter of Section 20, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-27 described therein as follows:

That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011094129, Parcel EC-47A recorded August 23, 2011 in the City and County of Denver Clerk and Recorder's Office and described therein as follows:

Parcel No. EC-47A of the RTD East Corridor Commuter Rail Project, containing 313 square feet, (0.007 Acres), being a portion of a tract of land described at Reception No. 2005072368 recorded May 3, 2005 in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 20, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

**COMMENCING** at the West 1/4 Corner of said Section 20;

**THENCE** S52°00'02"E a distance of 1634.82 feet to the Northeast corner of said tract of land described at Reception No. 2005072368 and to the **POINT OF BEGINNING**;

**THENCE** S00°00'34"E coincident with the Easterly line of said tract of land described at Reception No. 2005072368, being also the Westerly right-of-way line of Kearney Street, a distance of 25.17 feet;

**THENCE** N37°11'24"W a distance of 41.10 feet;

**THENCE** S73°02'48"E coincident with the Northerly line of said tract of land described at Reception No. 2005072368, being also the Southerly right-of-way line of Smith Road, a distance of 25.97 feet to the **POINT OF BEGINNING**.

**Basis of Bearings:** All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983". "DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".

Please return Recorded document to:  
Senior Manager, Real Property  
Regional Transportation District  
1600 Blake Street  
Denver, Colorado 80202



2017107648  
Page: 1 of 16  
D \$0.00

**QUITCLAIM DEED**

**THIS DEED**, made this 10<sup>th</sup> day of August 2017, between the **REGIONAL TRANSPORTATION DISTRICT**, a political subdivision of the State of Colorado, whose legal address is 1600 Blake Street, Denver, Colorado 80202-1399, grantor, and the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation, whose legal address is 1437 Bannock Street, Room 350, Denver, Colorado 80202, grantee.

**WITNESS**, that the grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described in Exhibit A, attached hereto and incorporated herein.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

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

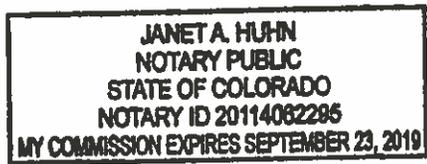
  
\_\_\_\_\_  
Henry J. Stopplecamp, P.E.  
Assistant General Manager, Capital Programs

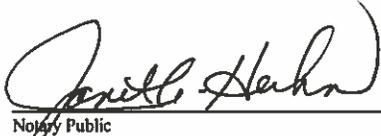
Approved as to Legal Form:  
  
\_\_\_\_\_  
Lori L. Graham,  
Associate General Counsel  
8-3-17  
Date

STATE OF COLORADO  
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of AUGUST 2017 by Henry J. Stopplecamp, P.E. as Assistant General Manager, Capital Programs.

Witness my hand and official seal.  
My commission expires:



  
\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-22**  
**(PARCEL NO. EC-78A)**

**Date: April 14, 2016**

**DESCRIPTION**

That parcel of land conveyed to RTD by Quit Claim Deed recorded at Reception No. 2013029217 recorded March 4, 2013 in the City and County of Denver Clerk and Recorder's Office and described therein as follows:

Parcel No. EC-78A of the RTD East Corridor Commuter Rail Project, containing 19,161 square feet, (0.440 Acres), being a portion of a tract of land described at Reception No. 2000175271 recorded December 1, 2000, recorded in the City and County of Denver Clerk and Recorder's Office, located in the Northeast Quarter of the Southwest Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

**COMMENCING** at the Center 1/4 Corner of said Section 19;

**THENCE** S11°51'39"W a distance of 243.10 feet to the Southerly right-of-way line of Smith Road, being also the Northeast corner of said tract of land described at Reception No. 2000175271, and to the **POINT OF BEGINNING**;

**THENCE** S00°00'30"E coincident with the Westerly right-of-way line of Dahlia Street a distance of 84.23 feet;

**THENCE** N15°10'31"W a distance of 45.07 feet;

**THENCE** N47°21'12"W a distance of 22.71 feet;

**THENCE** S89°16'34"W a distance of 81.19 feet;

**THENCE** N67°42'06"W a distance of 49.23 feet;

**THENCE** N78°41'01"W a distance of 260.34 feet;

**THENCE** N81°57'35"W a distance of 369.97 feet;

**THENCE** N02°54'20"E non-tangent with the following described curve a distance of 3.26 feet;

**THENCE** the following two (2) courses coincident with the northerly line of said tract of land described at Reception No. 2000175271, being also the Southerly right-of-way line of Smith Road:

- 1) Along the arc of a curve to the right, having a central angle of 6°46'50", a radius of 5588.94 feet, a chord bearing of S83°18'36"E a distance of 661.03 feet, and an arc distance of 661.42 feet;
- 2) **THENCE** S79°54'23"E non-tangent with the last described curve a distance of 122.02 feet to the **POINT OF BEGINNING**.

Said Parcel No. EC-78A containing 19,161 square feet, (0.440 Acres), more or less.

**Basis of Bearings:** All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983". "DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".

Prepared by:  
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street, Suite 2400, Denver, CO 80202, 303.820.5240

POINT OF COMMENCEMENT  
CENTER CORNER SECTION 19  
FOUND 3 1/4" ALUMINUM CAP  
IN RANGE BOX (ILLEGIBLE)

CITY & COUNTY OF DENVER 50'  
ORD# 115 SERIES OF 1951 ROW

UPRR

SMITH ROAD  
BK 1034 PG 482

EC-78A  
RECEPTION NO.  
2013029217  
3/4/2013

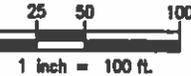
SOUTH 1/4 CORNER SEC.  
19, FD 3 1/4" ALUM CAP  
IN RANGE BOX  
STAMPED T3S  
R67W S19 1/4  
S30 1998  
LS 7011"

RECEPTION NO.  
2000175271

$\Delta=6^{\circ}46'50''$   
 $R=5588.94'$   
 $CB=583^{\circ}18'36''E$   
 $CD=661.03'$   
 $L=661.42'$

369.97'  
 $N81^{\circ}57'35''W$

$N02^{\circ}54'20''E$   
3.26'



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

SUBJECT PARCEL AREA=  
19,161 SQ.FT., 0.440 ACRES±

JACOBS PROJECT NO. WXY7416

CLIENT PROJECT NO. 072120

REVISION DESCRIPTION

DRAWN JWC DATE 3-10-2016 SCALE 1" = 100'

**JACOBS**™ 787 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**

RTD-CCD-22 (PARCEL NO. EC-78A)  
SW QUARTER SECTION 19, T3S, R67W, 6TH P.M.  
CITY AND COUNTY OF DENVER, COLORADO  
RTD EAST CORRIDOR COMMUTER RAIL PROJECT

REVISION:

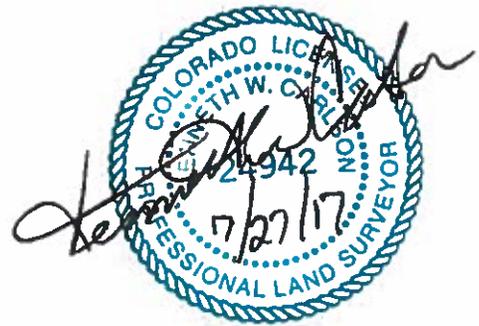
DRAWING NO.

SHEET NO.

RTD-CCD-22.DWG

1-OF-1

**EXHIBIT "A"**  
**RTD-CCD-23 REV1**  
**CCD CONVEYANCE**  
**Date: July 27, 2017**  
**DESCRIPTION**



RTD-CCD-23 Rev1 Conveyance of the RTD East Corridor Commuter Rail Project, being all of Parcel EC-40 Rev4 conveyed to RTD at Reception No. 2016052731 recorded April 22, 2016, a portion of the parcel of land conveyed to RTD at Reception No. 2013070588 recorded May 16, 2013, a portion of the parcel of land conveyed to RTD at Reception No. 2011142380 recorded December 15, 2011, and a portion of the parcel of land conveyed to RTD at Reception No. 2014135646 recorded November 6, 2014, in the City and County of Denver Clerk and Recorder's Office, located in the Northwest Quarter of the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMENCING at the 20 foot by 24 foot Denver Range Point at Dahlia Street and Smith Road (a found axle) WHENCE the Center Quarter Corner of said Section 19, (a found 3- $\frac{1}{4}$ " aluminum cap (Illegible) in range box) bears N00°00'30"W a distance of 226.55 feet, and the 20 foot by 20 foot Denver Range Point at Forest Street and Smith Road (a found 2- $\frac{1}{2}$ " aluminum cap, PLS 24942) bears S79°54'32"E (Basis of Bearing – assumed) a distance of 1331.26 feet;  
THENCE S44°21'49"E a distance of 34.40 feet to the southerly line of the Smith Road Right of Way, also the northwest corner of said parcel of land described at Reception No. 2016052731 and the POINT OF BEGINNING;

THENCE S79°54'32"E, coincident with said southerly Right of Way line, a distance of 1286.60 feet to the westerly line of Forest Street Right of Way line;  
THENCE S00°05'47"E, coincident with said westerly line, a distance of 11.49 feet;  
THENCE N48°44'52"W a distance of 18.95 feet;  
THENCE N79°54'32"W, coincident with a line 1.50 feet southerly of and parallel with said southerly Right of Way line, a distance of 290.30 feet;  
THENCE S87°34'55"W a distance of 32.32 feet;  
THENCE N79°54'32"W, coincident with a line 8.50 feet southerly of and parallel with said southerly Right of Way line and non-tangent with the following described curve, a distance of 419.26 feet;  
THENCE along the arc of a curve to the left, having a central angle of 2°03'48", a radius of 1010.00 feet, a chord bearing of N87°56'19"W a distance of 36.37 feet, and an arc distance of 36.37 feet;  
THENCE along the arc of a curve to the right, tangent with the last described curve, having a central angle of 9°03'42", a radius of 1075.00 feet, a chord bearing of N84°26'23"W a distance of 169.84 feet, and an arc distance of 170.02 feet;  
THENCE N79°54'32"W, coincident with the southerly line of said parcel of land described at Reception No. 2016052731 and the extension thereof, tangent with the last and following described curves, a distance of 186.70 feet;  
THENCE the following nine (9) courses coincident with the southerly and westerly lines of said parcel of land described at Reception No. 2016052731:

**EXHIBIT "A" Continued**  
**RTD-CCD-23 REV1**  
**Date: July 27, 2017**

- 1) Along the arc of a curve to the left, having a central angle of 2°48'28", a radius of 587.00 feet, a chord bearing of N81°18'46"W a distance of 28.76 feet, and an arc distance of 28.77 feet;
- 2) S06°47'43"W, non-tangent with the last described curve, a distance of 5.00 feet;
- 3) N83°12'17"W a distance of 10.00 feet;
- 4) N06°47'43"E, non-tangent with the following described curve, a distance of 5.00 feet;
- 5) Along the arc of a curve to the left, having a central angle of 4°31'03", a radius of 587.00 feet, a chord bearing of N85°57'05"W a distance of 46.27 feet, and an arc distance of 46.28 feet;
- 6) S77°54'15"W, non-tangent with the last described curve and tangent with the following described curve, a distance of 20.65 feet;
- 7) Along the arc of a curve to the left, having a central angle of 56°20'02", a radius of 34.50 feet, a chord bearing of S49°44'15"W a distance of 32.57 feet, and an arc distance of 33.92 feet;
- 8) S21°34'14"W, tangent with the last described curve, a distance of 7.67 feet to the westerly line of said parcel of land described at Reception No. 2016052731;
- 9) N00°00'30"W, coincident with the westerly line of said parcel of land, a distance of 74.70 feet to the POINT OF BEGINNING.

Containing 18,328 square feet, (0.421 Acres), more or less.



Prepared by  
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400, Denver, CO 80202  
303.820.5240

CENTER CORNER SECTION 19  
 FOUND 3 1/4" ALUMINUM CAP  
 IN RANGE BOX (ILLEGIBLE)

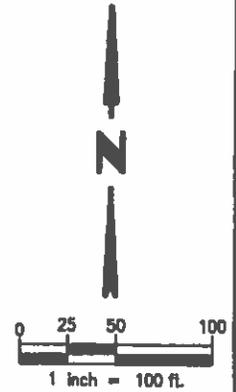
POINT OF  
 COMMENCEMENT  
 20'x24' Denver Range  
 Point Found Axle

S44°21'49"E  
 34.40'

POINT OF  
 BEGINNING

C1  
 $\Delta=4°31'03"$   
 $R=587.00'$   
 $CB=N85°57'05"W$   
 $CD=46.27'$   
 $L=46.28'$

LINE TABLE		
L 1	S06°47'43"W	5.00'
L 2	N83°12'17"W	10.00'
L 3	N06°47'43"E	5.00'
L 4	S77°54'15"W	20.65'
L 5	S21°34'14"W	7.67'
L 6	S87°34'55"W	32.32'



DAHLIA STREET

226.55'

S00°00'30"E 2649.29'

N00°00'30"W  
 74.70'

E'y ROW line  
 24'

S79°54'32"E 1286.60'

RECEPTION NO. 2016052731  
 4/22/2016

S79°54'32"E 1331.26'  
 (BASIS OF BEARING-ASSUMED)

N79°54'32"W 186.70'

$\Delta=56°20'02"$   
 $R=34.50'$   
 $CB=S49°44'15"W$   
 $CD=32.57'$   
 $L=33.92'$

RECEPTION NO. 2003121725

SOUTH 1/4 CORNER SECTION 19  
 FOUND 3 1/4" ALUMINUM CAP  
 IN RANGE BOX STAMPED "T3S R67W  
 S19 1/4 S30 1998 LS 27011"

PSCO ELECTRIC EASEMENT  
 RECEPTION NO. 2012111542  
 8/17/2012  
 $\Delta=2°48'28"$   
 $R=587.00'$   
 $CB=N81°18'46"W$   
 $CD=28.76'$   
 $L=28.77'$

SMITH ROAD  
 1331.26'  
 (BASIS OF BEARING-ASSUMED)

S'y ROW line

RECEPTION NO. 2013097079  
 7/3/2013  
 $\Delta=9°03'42"$   
 $R=1075.00'$   
 $CB=N84°26'23"W$   
 $CD=169.84'$   
 $L=170.02'$

RECEPTION NO. 2013070588  
 5/16/2013

$\Delta=2°03'48"$   
 $R=1010.00'$   
 $CB=N87°56'19"W$   
 $CD=36.37'$   
 $L=36.37'$

MATCH BELOW

MATCH ABOVE

(BASIS OF BEARING-ASSUMED)  
 S79°54'32"E 1331.26'

N79°54'32"W 419.26'

RECEPTION NO. 2013070588  
 5/16/2013

RECEPTION NO. 2011142380  
 12/15/2011

19.5' UPRR EASEMENT  
 RECEPTION NO. 61634  
 12/15/2011

SMITH ROAD

20' RANGE LINE

S79°54'32"E 1286.60'

20'x20' Denver Range  
 Point Found 2.5" Alum.  
 Cap, PLS 24942

S00°05'47"E  
 11.49'

RECEPTION NO. 2014135646  
 11/6/2014

RECEPTION NO. 9500043686

N79°54'32"W  
 290.30'  
 N48°44'52"W  
 18.95'

W'y ROW line  
 S00°05'47"E  
 20' RANGE LINE  
 FOREST STREET

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

SUBJECT PARCEL AREA=  
 18,328 SQ.FT., 0.421 ACRES±

JACOBS PROJECT NO.	WXV7417
CLIENT PROJECT NO.	072120
REVISION DESCRIPTION	COMBINED 23a AND 23b / CHANGED SHAPE
DRAWN	RRB/JSK/DAM DATE 7/27/2017 SCALE 1" = 100'
<b>JACOBS</b> 707 17th Street, Suite 2400 Denver, Colorado 80202 Phone: 303-820-5240 Fax: 303-820-5288	
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 " "		
RTD-CCD-23 REV1 (SMITH & DAHLIA)		
SE QUARTER SECTION 19, T3S, R67W, 6TH P.M.		
CITY AND COUNTY OF DENVER, COLORADO		
RTD EAST CORRIDOR COMMUTER RAIL PROJECT		
REVISION:	DRAWING NO.	SHEET NO.
2	RTD-CCD-23_REV1.DWG	1-OF-1

**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-24 Rev 1**  
**(PARCEL NO. EC-81)**  
**Date: July 27, 2017**  
**DESCRIPTION**



A portion of the parcel of land conveyed to RTD by the Rule and Order recorded at Reception No. 2012069766 recorded May 30, 2012 in the City and County of Denver Clerk and Recorder's Office and described herein as follows:

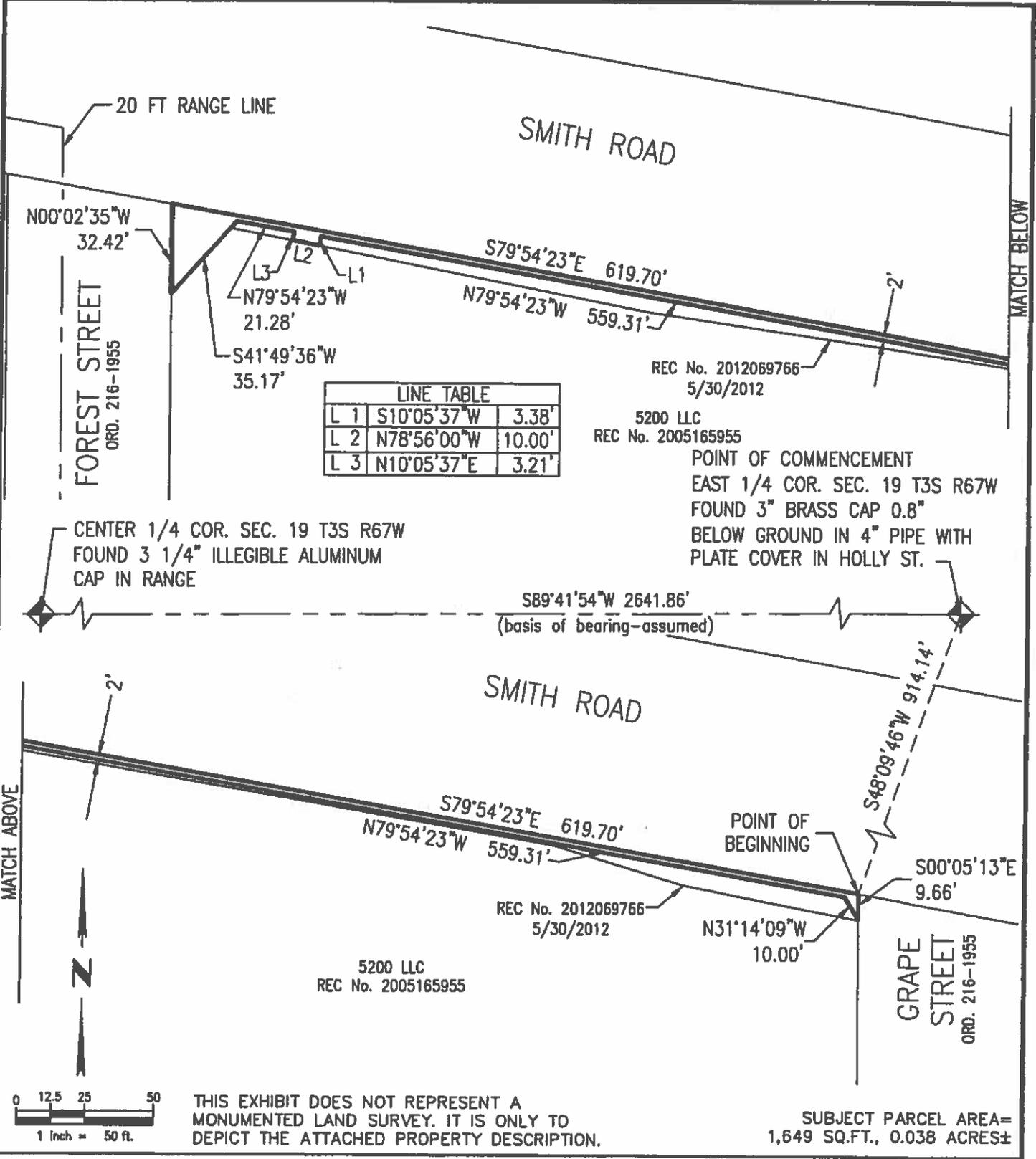
Parcel No. EC-81 CCD Conveyance of the RTD East Corridor Commuter Rail Project, being a portion of the RTD East Corridor Commuter Rail Project parcel EC-81, lying in the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the East 1/4 Corner of said Section 19, (being a found 3 inch brass cap 0.8' below ground in 4 inch pipe with steel plate cover in Holly Street); WHENCE the Center 1/4 Corner of said Section 19, (being a found 3 1/4 inch aluminum cap in range box, Illegible) bears S89°41'54"W (Basis of Bearing-Assumed), a distance of 2641.86 feet;  
THENCE S48°09'46"W a distance of 914.14 feet to the intersection of the southerly right of way line of Smith Road with the westerly right of way line of Grape Street, as described at Ordinance Number 216-1955 in the City and County of Denver Clerk and Recorder's Office, and to the POINT OF BEGINNING;

THENCE S00°05'13"E, coincident with said westerly right of way line, a distance of 9.66 feet;  
THENCE N31°14'09"W a distance of 10.00 feet;  
THENCE N79°54'23"W, coincident with a line 2 feet southerly of and parallel with said southerly Right of Way line, a distance of 559.31 feet;  
THENCE S10°05'37"W a distance of 3.38 feet;  
THENCE N78°56'00"W a distance of 10.00 feet;  
THENCE N10°05'37"E a distance of 3.21 feet;  
THENCE N79°54'23"W, coincident with a line 2 feet southerly of and parallel with said southerly Right of Way line, a distance of 21.28 feet;  
THENCE S41°49'36"W a distance of 35.17 feet to the easterly right of way line of Forest Street, as described at Ordinance Number 216-1955 in the City and County of Denver Clerk and Recorder's Office;  
THENCE N00°02'35"W, coincident with said easterly right of way line, a distance of 32.42 feet to the intersection of said easterly right of way line with said southerly right of way line of Smith Road;  
THENCE S79°54'23"E, coincident with said southerly right of way line, a distance of 619.70 feet to the POINT OF BEGINNING.

Containing 1,649 square feet, (0.038 Acres), more or less.

Prepared by:  
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400, Denver, CO 80202  
303.820.5240



LINE TABLE		
L 1	S10°05'37"W	3.38'
L 2	N78°56'00"W	10.00'
L 3	N10°05'37"E	3.21'

JACOBS PROJECT NO.		WVX7416	
CLIENT PROJECT NO.		072120	
REVISION DESCRIPTION		SHAPE CHANGED	
DRAWN	DAM	DATE 7/27/2017	SCALE 1" = 50'
<b>JACOBS</b> ™ 707 17th Street, Suite 2400 Denver, Colorado 80202 Phone: 303-820-5240 Fax: 303-820-5288			
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 " "		
RTD-CCD-24 REV1 (PARCEL NO. EC-81) SE QUARTER SECTION 19, T3S, R67W, 6TH P.M. CITY AND COUNTY OF DENVER, COLORADO RTD EAST CORRIDOR COMMUTER RAIL PROJECT		
REVISION: 1	DRAWING NO. RTD-CCD-24_REV1.DWG	SHEET NO. 1-OF-1

**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-25 Rev 1**  
**(PARCEL NO. EC-43/44)**  
**Date: July 27, 2017**  
**DESCRIPTION**



A portion of those parcels of land conveyed to RTD by Special Warranty Deeds recorded at Reception No. 2011126788 recorded November 8, 2011 and Reception No. 2012027185 recorded March 2, 2012, in the City and County of Denver Clerk and Recorder's Office and described herein as follows:

Parcel No. EC-43/44 CCD Conveyance of the RTD East Corridor Commuter Rail Project, being a portion of the Southeast Quarter of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the East 1/4 Corner of said Section 19, (being a found 3 inch brass cap 0.8' below ground in 4 inch pipe with steel plate cover in Holly Street); WHENCE the Center 1/4 Corner of said Section 19, (being a found 3 1/4 inch aluminum cap in range box, Illegible) bears S89°41'54"W (Basis of Bearing-Assumed), a distance of 2641.86 feet;

THENCE S03°04'31"W a distance of 725.11 feet to the intersection of the southerly right of way line of Smith Road with the westerly right of way line of Holly Street, as described at Ordinance Number 216-1953 in the City and County of Denver Clerk and Recorder's Office, and to the POINT OF BEGINNING;

THENCE S00°05'13"E, coincident with said westerly Right of Way line, a distance of 131.80 feet;

THENCE N12°40'40"W a distance of 82.82 feet;

THENCE N52°20'01"W a distance of 34.43 feet;

THENCE N79°54'32"W, tangent with the following described curve, a distance of 186.85 feet;

THENCE along the arc of a curve to the right, having a central angle of 13°51'30", a radius of 700.00 feet, a chord bearing of N72°58'47"W a distance of 168.90 feet, and an arc distance of 169.31 feet;

THENCE along the arc of a curve to the left, tangent with the last and following described curve, having a central angle of 10°40'49", a radius of 383.50 feet, a chord bearing of N71°23'26"W a distance of 71.38 feet, and an arc distance of 71.49 feet;

THENCE along the arc of a curve to the left, tangent with the last described curve, having a central angle of 2°33'34", a radius of 1008.00 feet, a chord bearing of N78°00'38"W a distance of 45.03 feet, and an arc distance of 45.03 feet;

THENCE N79°54'23"W, non-tangent with the last described curve and coincident with a line 5 feet southerly of and parallel with said southerly Right of Way line, a distance of 78.17 feet;

**EXHIBIT " A "**  
**PARCEL NO. RTD-CCD-25 Rev 1**  
**(PARCEL NO. EC-43/44)**  
**Date: July 27, 2017**  
**(continued)**

THENCE S37°11'11"W a distance of 4.63 feet to the easterly right of way line of Grape Street, as described at Ordinance Number 216-1953 in the City and County of Denver Clerk and Recorder's Office;

THENCE N00°05'13"W, coincident with said easterly right of way line, a distance of 9.27 feet to the intersection of said easterly right of way line with said southerly right of way line of Smith Road;

THENCE S79°54'23"E, coincident with said southerly right of way line, a distance of 591.31 feet to the POINT OF BEGINNING.

Containing 16,362 square feet, (0.376 Acres), more or less.



Prepared by:  
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400  
Denver, CO 80202  
303.820.5240



**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-26 Rev 1**  
**(PARCEL NO. EC-45/46/47/73)**

**DATE: July 27, 2017**

**DESCRIPTION**



That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011094129 recorded August 23, 2011 and a portion of those parcels of land conveyed to RTD by Bargain and Sale Deed recorded at Reception No. 2015091178 recorded July 6, 2015, the Rule and Orders recorded at Reception No. 2012152302 recorded November 6, 2012 and Reception No. 2013024512 recorded February 22, 2013, all in the City and County of Denver Clerk and Recorder's Office and described herein as follows:

Parcel No. EC-45/46/47/73 CCD Conveyance of the RTD East Corridor Commuter Rail Project, being a portion of RTD East Corridor Commuter Rail Project parcels EC-45, EC-46, EC-47 and EC-73, also being a portion of Tracts 1, 2 and A, MILE-HI INDUSTRIAL DISTRICT, recorded on November 15, 1954 at the City and County of Denver Clerk and Recorder's Office, lying in the Southwest Quarter of Section 20, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 20, (being a found 3 inch brass cap 0.8' below ground in 4 inch pipe with steel plate cover in Holly Street); WHENCE the Center 1/4 Corner of Section 19, Township 3 South, Range 67 West of the Sixth Principal Meridian (being a found 3 1/4 inch aluminum cap in range box, Illegible) bears S89°41'54"W (Basis of Bearing-Assumed), a distance of 2641.86 feet; THENCE S02°25'10"E a distance of 737.18 feet to the intersection of the southerly Right of Way line of Smith Road with the easterly Right of Way line of Holly Street, and to the POINT OF BEGINNING;

THENCE the following two (2) courses coincident with said southerly Right of Way line of Smith Road:

- 1) S79°54'20"E a distance of 907.28 feet and hereinafter referred to as "Line A";
- 2) S73°02'48"E a distance of 229.94 feet;

THENCE N80°44'39"W a distance of 56.04 feet;

THENCE N82°07'44"W a distance of 44.32 feet;

THENCE N79°54'20"W, coincident with a line 30 feet southerly of and parallel with "Line A", a distance of 378.20 feet;

THENCE S10°05'40"W a distance of 2.76 feet;

THENCE N79°54'20"W a distance of 10.00 feet;

THENCE N10°05'40"E a distance of 2.76 feet;

THENCE N79°54'20"W, coincident with a line 30.00 feet southerly of and parallel with "Line A", a distance of 204.19 feet;

THENCE N33°05'31"W a distance of 2.36 feet;

THENCE N79°54'20"W, coincident with a line 28.28 feet southerly of and parallel with "Line A", a distance of 295.73 feet;

THENCE N85°25'18"W a distance of 114.17 feet;

THENCE S56°53'54"W a distance of 9.72 feet;

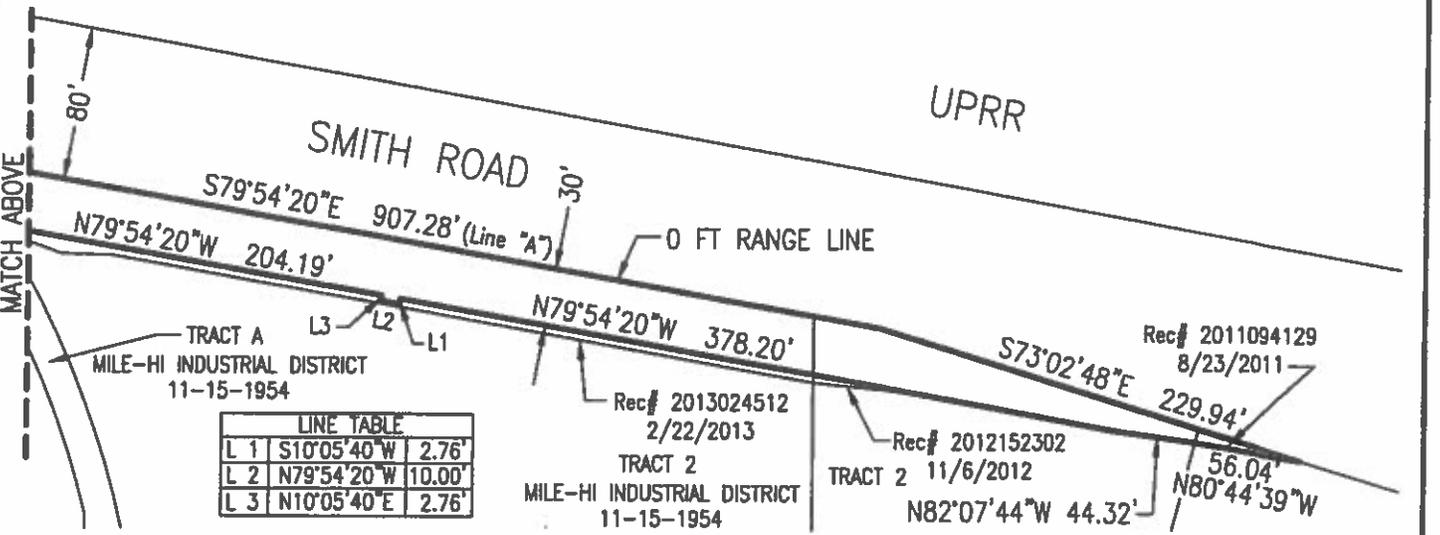
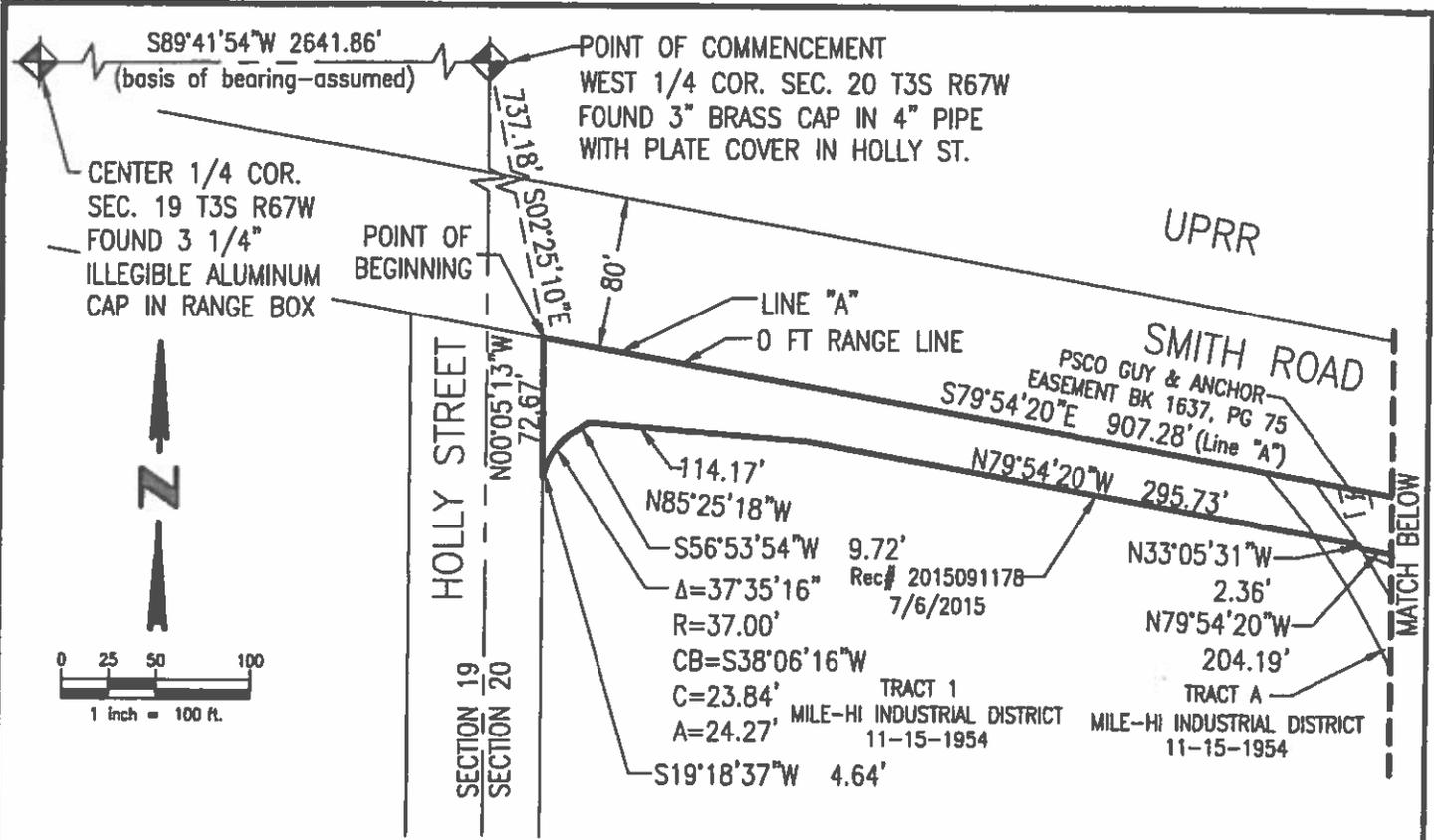
**EXHIBIT "A "**  
**PARCEL NO. RTD-CCD-26 Rev 1**  
**(PARCEL NO. EC-45/46/47/73)**  
**Date: July 27, 2017**  
**(continued)**

THENCE along the arc of a curve to the left, tangent with last described course, having a central angle of 37°35'16", a radius of 37.00 feet, a chord bearing of S38°06'16"W a distance of 23.84 feet, and an arc distance of 24.27 feet;  
THENCE S19°18'37"W tangent with the last described curve a distance of 4.64 feet to said easterly right of way line of Holly Street;  
THENCE N00°05'13"W, coincident with said easterly right of way line, a distance of 72.67 feet to the POINT OF BEGINNING.

Containing 31,178 square feet, (0.716 Acres), more or less.

  
Prepared by:  
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400, Denver, CO 80202  
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LINE TABLE		
L 1	S10°05'40\"W	2.76'
L 2	N79°54'20\"W	10.00'
L 3	N10°05'40\"E	2.76'

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

SUBJECT PARCEL AREA= 31,178 SQ.FT., 0.716 ACRES±

JACOBS PROJECT NO.	WXW7416
CLIENT PROJECT NO.	07212D
REVISION DESCRIPTION	SHAPE CHANGED
DRAWN	DAM DATE 7/27/2017 SCALE 1\"=100'

**JACOBS**

707 17th Street, Suite 2400, Denver CO 80202  
(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 " " RTD-CCD-26Rev1(PARCEL NO.EC-45/46/47/73) SW QUARTER SECTION 20, T3S, R67W, 6TH P.M. CITY AND COUNTY OF DENVER, COLORADO RTD EAST CORRIDOR COMMUTER RAIL PROJECT

REVISION:	DRAWING NO.	SHEET NO.
1	RTD-CCD-26_Rev1.dwg	1 of 1

**EXHIBIT "A "**  
**PARCEL NO. RTD-CCD-27**  
**(PARCEL NO. EC-47A)**  
**DATE: April 14, 2016**  
**DESCRIPTION**

That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011094129, Parcel EC-47A recorded August 23, 2011 in the City and County of Denver Clerk and Recorder's Office and described therein as follows:

Parcel No. EC-47A of the RTD East Corridor Commuter Rail Project, containing 313 square feet, (0.007 Acres), being a portion of a tract of land described at Reception No. 2005072368 recorded May 3, 2005 in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 20, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

**COMMENCING** at the West 1/4 Corner of said Section 20;  
**THENCE** S52°00'02"E a distance of 1634.82 feet to the Northeast corner of said tract of land described at Reception No. 2005072368 and to the **POINT OF BEGINNING**;

**THENCE** S00°00'34"E coincident with the Easterly line of said tract of land described at Reception No. 2005072368, being also the Westerly right-of-way line of Kearney Street, a distance of 25.17 feet;

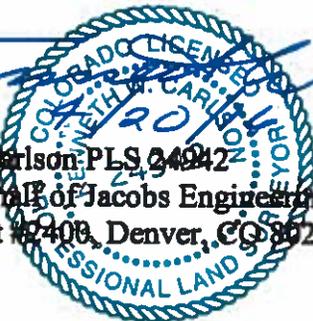
**THENCE** N37°11'24"W a distance of 41.10 feet;

**THENCE** S73°02'48"E coincident with the Northerly line of said tract of land described at Reception No. 2005072368, being also the Southerly right-of-way line of Smith Road, a distance of 25.97 feet to the **POINT OF BEGINNING**.

Said Parcel No. EC-47A containing 313 square feet, (0.007 Acres), more or less.

**Basis of Bearings:** All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983". "DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".

Prepared by:  
Kenneth W. Carlson: PLS 24042  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400, Denver, CO 80202  
303.820.5240



POINT OF COMMENCEMENT  
West Corner Section 20

SMITH ROAD

LINE TABLE		
L1	S73°02'48"E	25.97'

S52°00'02"E 1634.82'

N'y Line

Rec. No. 2005072368  
May 3, 2005

L1  
N37°11'24"W  
41.10'

POINT OF BEGINNING

S00°00'34"E  
25.17'

Rec. No. 2011094129  
August 23, 2011

E'y Line

KEARNEY STREET

Basis of Bearings: All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983". "DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".



Scale: 1" = 30'

RTD-CCD-27  
Area = 313 Sq.Ft.  
0.007 Acres +/-

This exhibit does not represent a monumented survey and is intended only to depict the attached property description.

JACOBS PROJECT NO.	WXV7416
CLIENT PROJECT NO.	072120
REVISION DESCRIPTION	
DRAWN	JSX DATE 03/28/2016 SCALE 1"=30'

**JACOBS**

707 17th Street 2400 Denver, CO. 80202

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

RTD East Corridor Commuter Rail  
City and County of Denver, Colorado  
SW 1/4 Sec. 20, T3S, R67W, 6th P.M.

TITLE: Exhibit " "		
RTD-CCD-27 (PARCEL NO. EC-47A)		
REVISION:	DRAWING NO. RTD-CCD-27.dgn	SHEET NO. 1 of 1