



Denver Public Works
Engineering Regulatory & Analytics
201 W Colfax Ave, Dept. 507
Denver, CO 80202
p: 720.865.3003
e: Denver.PWERA@denvergov.org
www.denvergov.org/PWERA

REQUEST FOR RESOLUTION FOR TIER III ENCROACHMENT PERMIT

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner
Senior Engineer Manager
Public Works, Right of Way Services

ROW NO.: 2015-ENCROACHMENT-0000027

DATE: January 24, 2018

SUBJECT: Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to 3201 Walnut St, LLC, their successors and assigns, to encroach into the right-of-way with loading docks, building wall, ramps, stairs, smoke stack, gas meter, canopy, door outswings, gate outswing, downspouts, and exterior lights attached to the building at 3201 Walnut Street.

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

This office has investigated the request from Kyle Godwin of Wilson & Company, Inc. dated July 27, 2015, on behalf of 3201 Walnut St, LLC 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 Brooks; 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 3201 Walnut St, LLC, their successors and assigns, to encroach into the right-of-way with loading docks, building wall, ramps, stairs, smoke stack, gas meter, canopy, door outswings, gate outswing, downspouts, and exterior lights attached to the building at 3201 Walnut Street.

INSERT PARCEL DESCRIPTION ROW 2015-ENCROACHMENT-0000027-001 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.

MB: cs

cc: Asset Management, Steve Wirth
City Council Office, Zach Rothmier
Councilperson Brooks and Aides
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Public Works, Alba Castro
Public Works, Angela Casias
Project File

Property Owner:
Anne Worely Moelter
3201 Walnut St, LLC
2845 Valmont Rd
Boulder, CO 80301

Agent:
Kyle Godwin
Wilson & Company, Inc.
1675 Broadway St, Suite 200
Denver, CO 80202

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at 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: January 24, 2018

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.**)

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to 3201 Walnut St, LLC, their successors and assigns, to encroach into the right-of-way with loading docks, building wall, ramps, stairs, smoke stack, gas meter, canopy, door outswings, gate outswing, downspouts, and exterior lights attached to the building at 3201 Walnut Street.

3. Requesting Agency: PW Right of Way Services
Agency Division: Engineering, Regulatory & Analytics

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

- **Name:** Chaunda Sinn
- **Phone:** 720-865-3036
- **Email:** Chaunda.sinn@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 granting a revocable permit, subject to certain terms and conditions, to 3201 Walnut St, LLC, their successors and assigns, to encroach into the right-of-way with loading docks, building wall, ramps, stairs, smoke stack, gas meter, canopy, door outswings, gate outswing, downspouts, and exterior lights attached to the building at 3201 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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** 3201 Walnut Street
- d. **Affected Council District:** Dist # 9, Brooks
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain.

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

TIER III ENCROACHMENT EXECUTIVE SUMMARY

What is an Encroachment: A privately owned improvement that is located in, or project over or under the public Right-of-Way.

Project Title: 2015-ENCROACHMENT-0000027 Tier III 32nd and Walnut Redevelopment

Business name: 3201 Walnut St, LLC

Description of Encroachment: Encroaching into the right-of-way with loading docks, building wall, ramps, stairs, smoke stack, gas meter, canopy, door outswings, gate outswing, downspouts, and exterior lights attached to the building at 3201 Walnut Street

Explanation of why the Public Right of Way must be utilized for a private improvement: Some of these encroachments are existing and others are necessary for improvement of the property

Duration of the Encroachment: Permanent

Annual Fees: \$200.00 annually

Additional Information: None

Location Map:



LAND DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 5

AN ENCROACHMENT EASEMENT AROUND FRACTIONAL BLOCK 1, H. WITTER'S ADDITION TO DENVER AND LOTS 17 TO 30, BLOCK 20, CASE & EBERT'S ADDITION TO DENVER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEASTERLY LINE OF LOTS 1 TO 16, BLOCK 20, CASE & EBERT'S ADDITION TO BEAR NORTH 45°00'30" EAST, A DISTANCE OF 400.00 FEET BETWEEN A FOUND 1.25" RED PLASTIC CAP STAMPED "HKS PLS 36082" ON #5 REBAR AT THE SOUTHEASTERLY CORNER OF LOT 16 AND A FOUND 2" ALUMINUM CAP STAMPED "LS 30830" ON #5 REBAR AT THE SOUTHEASTERLY CORNER OF LOT 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF FRACTION BLOCK 1, H. WITTER'S ADDITION EXTENDED, BEING 8.0 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY CORNER OF FRACTIONAL BLOCK 1, MONUMENTED BY A FOUND 1.5" ALUMINUM CAP STAMPED "FLATIRONS SURV 16406 8.0WC" ON #5 REBAR; THENCE NORTH 44°58'26" WEST, A DISTANCE OF 2.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 200.90 FEET; THENCE SOUTH 45°00'55" WEST, A DISTANCE OF 5.50 FEET; THENCE SOUTH 44°55'23" WEST, A DISTANCE OF 8.50 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 56.74 FEET; THENCE SOUTH 44°58'38" EAST, A DISTANCE OF 3.46 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 3.46 FEET; THENCE SOUTH 44°58'38" EAST, A DISTANCE OF 6.48 FEET; THENCE SOUTH 45°04'13" WEST, A DISTANCE OF 19.33 FEET; THENCE NORTH 44°59'14" WEST, A DISTANCE OF 6.48 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 3.46 FEET;

(CONTINUED ON SHEET 2)

BY:JSTEPHENSON FILE:69953-ESMT-C17.DWG DATE:1/20/2017 4:33 PM

JOB NUMBER: 17-69,953
DRAWN BY: J. STEPHENSON
DATE: NOVEMBER 20, 2017



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



3660 DOWNING ST
 UNIT E
 DENVER, CO 80205
 PH: (303) 936-6997
www.FlatironsInc.com

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CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 5

(CONTINUED FROM SHEET 1)

THENCE NORTH 44°59'07" WEST, A DISTANCE OF 3.46 FEET; THENCE SOUTH 45°00'54" WEST, A DISTANCE OF 97.35 FEET; THENCE NORTH 44°59'30" WEST, A DISTANCE OF 0.41 FEET; THENCE ALONG A LINE PARALLEL TO AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID BLOCK 20 SOUTH 45°00'30" WEST, A DISTANCE OF 5.00 FEET; THENCE ALONG A LINE PARALLEL AND SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 17 NORTH 45°00'00" WEST, A DISTANCE OF 9.37 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 4.42 FEET; THENCE NORTH 44°57'35" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 45°02'25" EAST, A DISTANCE OF 3.92 FEET; THENCE NORTH 44°59'14" WEST, A DISTANCE OF 46.71 FEET; THENCE SOUTH 45°00'46" WEST, A DISTANCE OF 3.98 FEET; THENCE NORTH 44°59'14" WEST, A DISTANCE OF 51.51 FEET; THENCE NORTH 45°00'46" EAST, A DISTANCE OF 3.33 FEET; THENCE NORTH 44°59'14" WEST, A DISTANCE OF 6.52 FEET; THENCE NORTH 44°58'04" EAST, A DISTANCE OF 5.12 FEET; THENCE ALONG A LINE PARALLEL TO AND SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF LOT 17 NORTH 45°00'00" WEST, A DISTANCE OF 12.90 FEET; THENCE ALONG A LINE PARALLEL AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID LOTS 17 TO 30, BLOCK 20 NORTH 45°00'30" EAST, A DISTANCE OF 361.43 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 5.79 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 14.95 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 5.79 FEET; THENCE ALONG A LINE PARALLEL TO AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID LOTS 17 TO 30 NORTH 45°00'30" EAST, A DISTANCE OF 25.62 FEET; THENCE ALONG A LINE PARALLEL AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 30 SOUTH 45°00'00" EAST, A DISTANCE OF 4.39 FEET; THENCE NORTH 44°55'17" EAST, A DISTANCE OF 2.24 FEET; THENCE SOUTH 45°04'43" EAST, A DISTANCE OF 6.62 FEET; THENCE SOUTH 44°55'17" WEST, A DISTANCE OF 0.19 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 2.06 FEET; THENCE ALONG A LINE PARALLEL TO AND NORTHEASTERLY OF SAID NORTHEASTERLY LINE OF LOT 30 SOUTH 45°00'00" EAST, A DISTANCE OF 6.26 FEET; THENCE ALONG A LINE PARALLEL TO AND EASTERLY OF THE EASTERLY LINE OF SAID LOT 30 SOUTH 00°05'30" WEST, A DISTANCE OF 1.38 FEET; THENCE ALONG THE LINE OF AN EXISTING BUILDING SOUTH 46°03'37" EAST, A DISTANCE OF 2.87 FEET;

(CONTINUED ON SHEET 3)

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SHEET 3 OF 5

(CONTINUED FROM SHEET 2)

THENCE CONTINUING ALONG SAID EXISTING BUILDING LINE SOUTH 40°00'33" EAST, A DISTANCE OF 44.01 FEET; THENCE ALONG A LINE PARALLEL TO AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID FRACTIONAL BLOCK 1 SOUTH 45°00'00" EAST, A DISTANCE OF 52.05 FEET; THENCE ALONG A LINE PARALLEL TO AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID FRACTIONAL BLOCK 1 SOUTH 45°00'30" WEST, A DISTANCE OF 1.00 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF FRACTIONAL BLOCK 1 EXTENDED; THENCE ALONG SAID NORTHEASTERLY LINE OF FRACTIONAL BLOCK 1 EXTENDED SOUTH 45°00'00" EAST, A DISTANCE OF 4.47 FEET TO THE POINT OF BEGINNING.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED 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. 17-69,953

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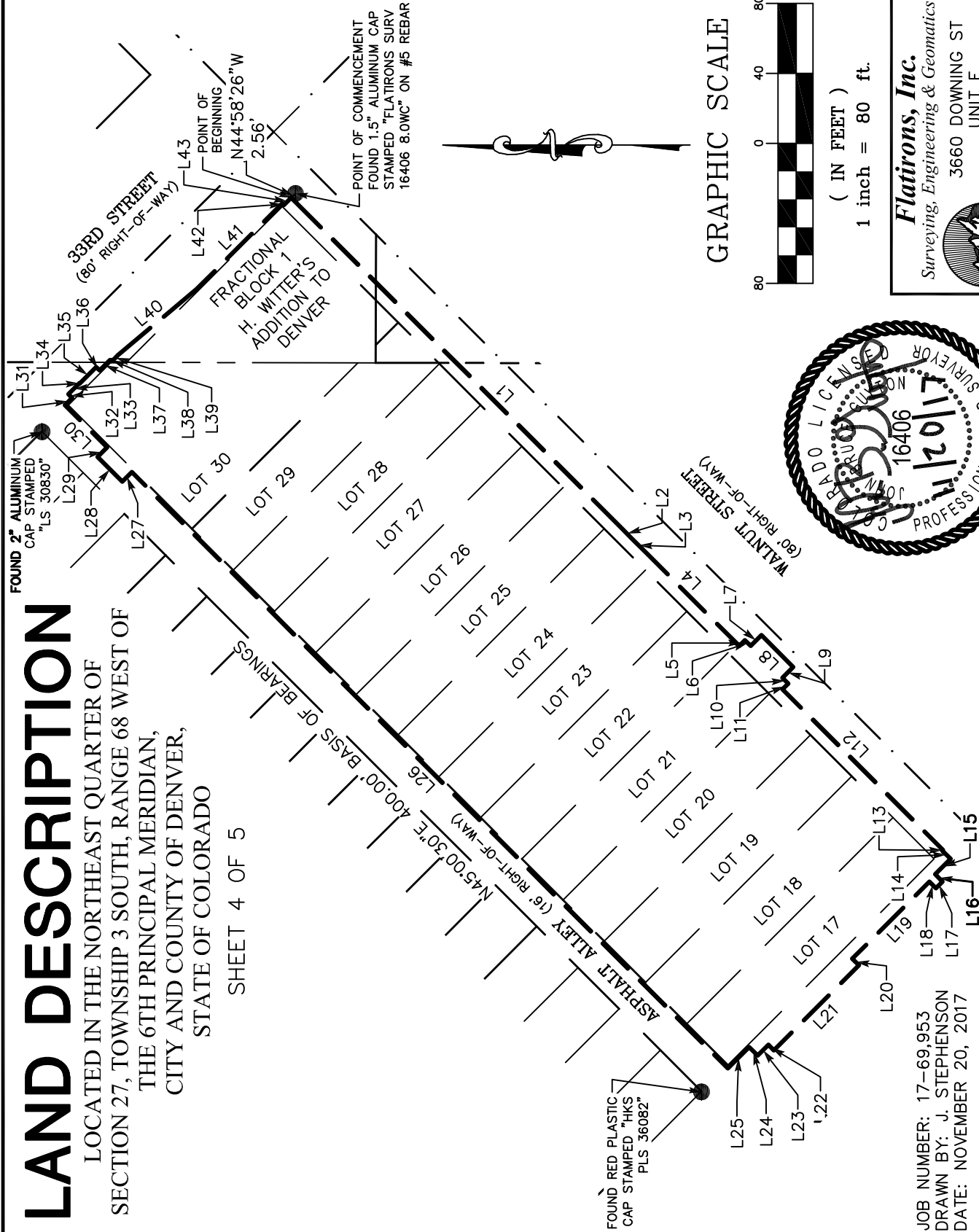


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SHEET 4 OF 5



FOUND 2" ALUMINUM CAP STAMPED "LS 30830"

POINT OF BEGINNING N44°58'26"W 2.56'

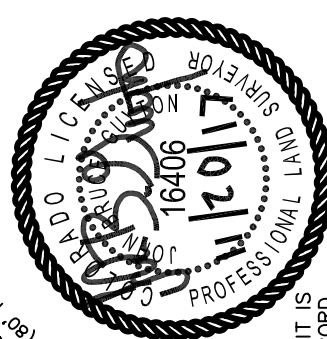
POINT OF COMMENCEMENT FOUND 1.5" ALUMINUM CAP STAMPED "FLATIRON'S SURV 16406 8.0WC" ON #5 REBAR

33RD STREET (60' RIGHT-OF-WAY)

FRACTIONAL BLOCK 1 H. WITTER'S ADDITION TO DENVER



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.



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 SHEET 5 OF 5

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	200.90	N45°00'54"E
L2	5.50	N45°00'55"E
L3	8.50	N44°55'23"E
L4	56.74	N45°00'54"E
L5	3.46	N44°58'38"W
L6	3.46	N45°00'54"E
L7	6.48	N44°58'38"W
L8	19.33	N45°04'13"E
L9	6.48	S44°59'14"E
L10	3.46	N45°00'54"E
L11	3.46	S44°59'07"E
L12	97.35	N45°00'54"E
L13	0.41	S44°59'30"E
L14	5.00	N45°00'30"E
L15	9.37	S45°00'00"E
L16	4.42	N45°00'00"E
L17	4.00	S44°57'35"E
L18	3.92	S45°02'25"W
L19	46.71	S44°59'14"E
L20	3.98	N45°00'46"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	51.51	S44°59'14"E
L22	3.33	S45°00'46"W
L23	6.52	S44°59'14"E
L24	5.12	S44°58'04"W
L25	12.90	S45°00'00"E
L26	361.43	S45°00'30"W
L27	5.79	S45°00'00"E
L28	14.95	S45°00'00"W
L29	5.79	N45°00'00"W
L30	25.62	S45°00'30"W
L31	4.39	N45°00'00"W
L32	2.24	S44°55'17"W
L33	6.62	N45°04'43"W
L34	0.19	N44°55'17"E
L35	10.00	N45°00'00"W
L36	2.06	N45°00'00"E
L37	6.26	N45°00'00"W
L38	1.38	N00°05'30"E
L39	2.87	N46°03'37"W
L40	44.01	N40°00'33"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	52.05	N45°00'00"W
L42	1.00	N45°00'30"E
L43	4.47	N45°00'00"W



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