



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

## REQUEST FOR VACATION ORDINANCE

**TO:** Karen Walton, City Attorney's Office  
**FROM:** Robert J. Duncanson, P.E.,  
Manager 2, Development Engineering Services  
**ROW NO.:** 2010-0418-03  
**DATE:** November 14, 2011  
**SUBJECT:** Request for an Ordinance to vacate a portion of Marion Street, a portion of Downing St, a portion of 20th Ave, a portion of 21st Ave, and a portion of Lafayette St., without reservations.

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

This office has investigated the request of Chris D'Ascanio of Martin/Martin dated 5/20/2011, on behalf of Sisters of Charity of Leavenworth Health Systems for granting of the above requested vacation. This matter has been field inspected and has been coordinated with Asset Management; Colorado Department of Transportation [if State Highway]; Comcast Corporation; Commission for People with Disabilities; Community Planning & Development - Building Inspections, Planning and Zoning; Councilperson Brooks; Fire Department; Metro Wastewater Reclamation District; Office of Emergency Management; Office of Telecommunications; Parks & Recreation; Public Works - DES - Construction Engineering, DES Engineering - Transportation & Wastewater, DES Survey, IPP Infrastructure Engineering and Street Maintenance; Qwest Corporation; Regional Transportation District; Denver Water Department; Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

As a result of these investigations, hereby approved and the described area is hereby vacated and declared vacated; PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:

As a result of these investigations, it has been determined that there is no objection to vacating the said area(s).

Therefore, you are requested to initiate Council action to vacate the following area:

INSERT PARCEL DESCRIPTION ROW 2010-0418-03-001 HERE  
INSERT PARCEL DESCRIPTION ROW 2010-0418-03-002 HERE  
INSERT PARCEL DESCRIPTION ROW 2010-0418-03-003 HERE  
INSERT PARCEL DESCRIPTION ROW 2010-0418-03-004 HERE  
INSERT PARCEL DESCRIPTION ROW 2010-0418-03-005 HERE  
INSERT PARCEL DESCRIPTION ROW 2010-0418-03-006 HERE  
INSERT PARCEL DESCRIPTION ROW 2010-0418-03-007 HERE  
INSERT PARCEL DESCRIPTION ROW 2010-0418-03-008 HERE  
INSERT PARCEL DESCRIPTION ROW 2010-0418-03-009 HERE



The following information, pertinent to this request action, is submitted:

1. The width of this area varies between all the legal descriptions.
2. Transportation connectivity is preserved so that there will be minimal impacts to the transportation system.
3. The area is open and is being used.
4. **11** buildings abut on said areas.
5. The owner of the contiguous area would benefit by being able to make more effective use of their ground; the City would benefit by reduced maintenance responsibility.
6. Grades and drainage are not adversely affected by this action.
7. Replacement area will be required.
8. The vacating notice **was** posted on October 21, 2011, and the 20-day period for protests has expired.
9. Adjoining Neighbor and Registered Neighborhood Organization notification **was** sent on October 21, 2011.
10. Protests, sustained by the Manager of Public Works have been filed, and deemed to lack technical merit.
11. Ordinance action by the City Council is considered to be necessary because the Council is the only City body authorized by the Charter to dispose of City property.

RJD: **VLH**

cc: Asset Management, Steve Wirth  
City Councilperson & Aides Brooks  
City Council Staff, Gretchen Williams  
CPM, Mike Anderson,  
Department of Law, Arlene Dykstra  
Department of Law, Karen Aviles  
Department of Law, Karen Walton  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Christine Downs  
Public Works, Manager's Office, Stacie Loucks  
Public Works Solid Waste, Mike Lutz  
Public Works Survey, Paul Rogalla  
Public Works Street Maint. William Kennedy,  
Project File # 2010-0418-03

Property Owner:  
Sisters of Charity of Leavenworth Health  
System  
C/O: Allan Davis  
9801 Renner Blvd., Suite 100  
Lenexa, KS 66219

Agent:  
Marin/Martin  
C/O: Chris D'Ascanio  
12499 W. Colfax Ave.  
Lakewood, CO 80215

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Daelene Mix at  
daelene.mix@denvergov.org by **NOON on Monday.**

***\*All fields must be completed.\****  
***Incomplete request forms will be returned to sender which may cause a delay in processing.***

Date of Request: November 14, 2011

Please mark one: ☒ Bill Request or ☐ Resolution Request

1. Has your agency submitted this request in the last 12 months?

☐ Yes ☒ No

If yes, please explain:

2. Title: *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

**Request for an Ordinance to vacate** a portion of Marion Street, a portion of Downing St, a portion of 20th Ave, a portion of 21st Ave, and a portion of Lafayette St., without reservations.

3. Requesting Agency: PW Right of Way Engineering Services

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

- Name: Vanessa Herman
- Phone: 720-913-0719
- Email: vanessa.herman@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: Stacie Loucks
- Phone: 720-865-8720
- Email: Stacie.loucks@denvergov.org

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

To vacate certain portions of the following streets for the Exempla St. Joseph redevelopment:  
portions of Marion Street, portions of Downing St, portions of 20th Ave, portions of 21st Ave, and portions of Lafayette St

***\*\*Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)***

- a. Contract Control Number: N/A
- b. Duration: Permanent
- c. Location: 1056 E 19<sup>th</sup> Ave
- d. Affected Council District: Brooks
- e. Benefits: N/A
- f. Costs: N/A

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

None

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

SIRE Tracking Number: \_\_\_\_\_

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



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title:**2010-0418-03 Vacation Exempla St Joes Hospital

**Description of Proposed Project:**To vacate portions of Marion Street, Downing St, 20th Ave, 21st Ave, and Lafayette St.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:**This is a redevelopment of the Exempla St. Joseph Hospital. They are vacating the above streets, but are also providing new dedicated 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:**Yes

**Will an easement be placed over a vacated area, and if so explain:**No

**Will an easement relinquishment be submitted at a later date:**No

**Additional information:**There will be new Public Right of Way that is being dedicated through the plat. This will be done prior to the vacation being compelted through the council process. These new dedicated streets will provide additonal streets to carry traffic flow.

EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
20TH AVENUE RIGHT-OF-WAY VACATION

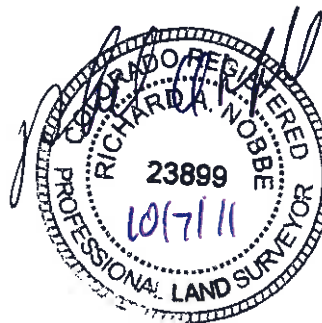
A PORTION OF 20TH AVENUE LOCATED IN THE WEST HALF OF SECTION 35, TOWNSHIP 3 SOUTH,, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE N85°21'09"E, 1422.43 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY OF 20TH AVENUE AS DEDICATED BY ORDINANCE 408, SERIES 1994 ALSO BEING THE EASTERLY RIGHT-OF-WAY OF DOWNING ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING; THENCE N41°26'36"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 12.76 FEET TO A POINT SOUTHWESTERLY RIGHT-OF-WAY LINE OF DOWNING STREET AS DEDICATED BY ORDINANCE 408, SERIES 1994; THENCE ALONG SAID SOUTHWESTERLY DOWNING RIGHT-OF-WAY THE FOLLOWING 2 COURSES; 1) 17.92 FEET ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET, CENTRAL ANGLE OF 02°58'33" AND A CHORD WHICH BEARS S47°04'07"E A DISTANCE OF 17.92 FEET; 2) THENCE S48°33'23"E A DISTANCE OF 62.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 20TH AVENUE; THENCE ALONG SAID 20TH AVENUE RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES; 1) THENCE S41°26'36"W A DISTANCE OF 81.61 FEET; 2) THENCE 18.99 FEET ALONG THE ARC A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 136.83 FEET, CENTRAL ANGLE OF 07°57'02" AND A CHORD WHICH BEARS S45°25'07"W A DISTANCE OF 18.97 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N00°16'50"W A DISTANCE OF 118.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,566 SQUARE FEET (0.105 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
P.O. BOX 151500  
LAKEWOOD, COLORADO 80215  
JULY 13, 2011  
PROJECTNO.22058.C.01



PW ROW PROJECT NO. 2010-0418  
PW LEGAL DESCRIPTION NO.  
2610-0418-03-001

WEST LINE OF THE NW  
1/4 OF SECTION 35

EAST LINE OF THE NW  
1/4 OF SECTION 35

SHINNERS ADDITION  
TO DENVER  
BLOCK 48

SAN RAFAEL  
ADDITION  
TO DENVER  
BLOCK 16

21ST AVE.

$\Delta=02^{\circ}58'33''$

$R=345.00'$

$L=17.92'$

$CH=S47^{\circ}04'07''E$

$17.92'$

$N41^{\circ}26'36''E$  12.76'

POB

$S48^{\circ}33'23''E$  62.09'

20TH AVE.

$N85^{\circ}21'09''E$  1422.43'

$N00^{\circ}16'50''W$   
118.23'

BLOCK 3  
LOT 1

$S41^{\circ}26'36''W$  81.61'

EXEMPLA SAINT JOSEPH  
HOSPITAL CAMPUS FILING NO.1

NORTH LINE OF THE SW  
1/4 OF SECTION 35

BLOCK 1  
LOT 1

$\Delta=07^{\circ}57'02''$

$R=136.83'$

$L=18.99'$

$CH=S45^{\circ}25'07''W$

18.97'

ORDINANCE NO. 30,  
SERIES OF 1993,  
REC. #94097429

CENTER 1/4 CORNER  
OF SECTION 35

WEST 1/4 CORNER  
OF SECTION 35

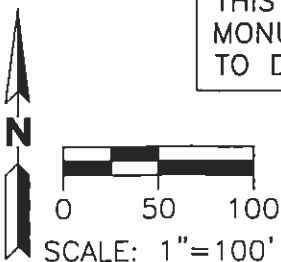
WEST LINE OF THE SW  
1/4 OF SECTION 35

EAST LINE OF THE SW  
1/4 OF SECTION 35

## 20TH AVENUE RIGHT-OF-WAY VACATION EXHIBIT

JULY 13, 2011

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



### BASIS OF BEARING

BEARINGS ARE BASED ON COLORADO  
CENTRAL ZONE STATE PLANE  
COORDINATES NAD83 (CORS).



MARTIN / MARTIN  
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
P.O. BOX 151500  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028

EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
21<sup>ST</sup> AVENUE RIGHT-OF-WAY VACATION

A PORTION OF 21<sup>ST</sup> AVENUE LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH,, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE N82°11'57"E, 1490.38 FEET TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY ORDINANCE 408, SERIES 1994 AND THE NORTHERLY RIGHT-OF-WAY OF 21<sup>ST</sup> AVE. AS DEDICATED BY ORDINANCE 794, SERIES 2001 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY 21<sup>ST</sup> AVE. RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) 25.40 FEET ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, CENTRAL ANGLE OF 97°02'02", AND A CHORD WHICH BEARS N89°59'22"E, A DISTANCE OF 22.47 FEET TO A POINT OF TANGENCY; 2) THENCE N41°27'47"E, A DISTANCE OF 0.93 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 21<sup>ST</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILE NO. 1; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) N89°25'40"E, A DISTANCE OF 36.87 FEET; 2) THENCE 99.32 FEET ALONG THE ARC A TANGENT CURVE TO THE LEFT HAVING THE RADIUS OF 258.34 FEET, CENTRAL ANGLE OF 22°01'42", AND A CHORD WHICH BEARS N78°24'49"E, A DISTANCE OF 98.71 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 21<sup>ST</sup> AVE.; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: 1) 65.59 FEET ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 167.00 FEET, CENTRAL ANGLE OF 22°30'12", AND A CHORD WHICH BEARS S52°42'52"W, A DISTANCE OF 65.17 FEET TO A POINT OF TANGENCY; 2) THENCE S41°27'47"W, A DISTANCE OF 42.32 FEET TO A POINT OF CURVATURE 3) THENCE 23.56 FEET ALONG THE ARC A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S03°32'13"E, A DISTANCE OF 21.21 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF DOWNING ST.; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES; 1) N48°33'23"W, A DISTANCE OF 90.63 FEET; 2) THENCE N41°29'37"W, A DISTANCE OF 15.33 FEET TO THE POINT OF BEGINNING .

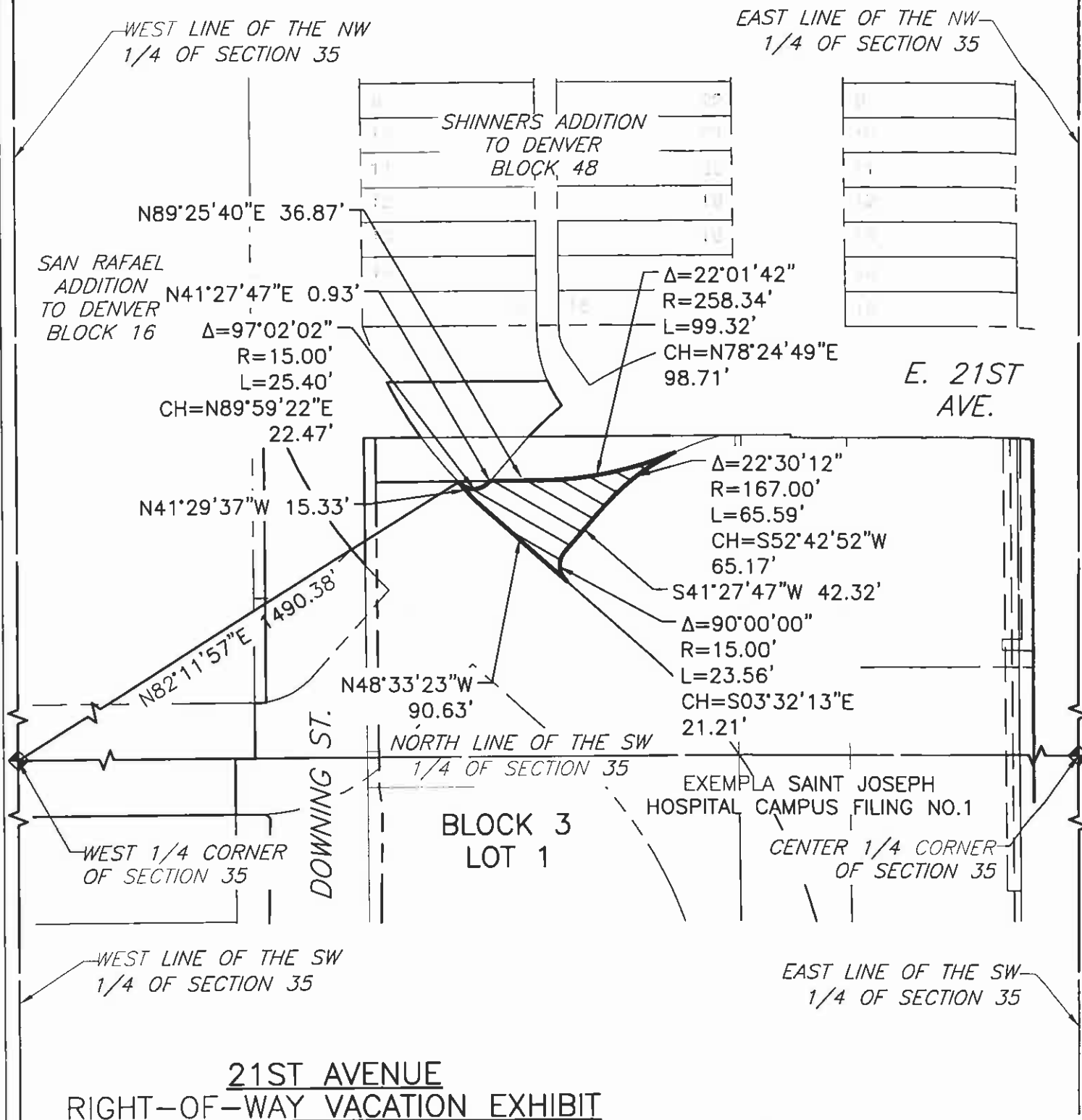
SAID PARCEL CONTAINS 4,200 SQUARE FEET (0.420 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
P.O. BOX 151500  
LAKEWOOD, COLORADO 80215  
AUGUST 16, 2011  
PROJECT NO. 22058.C.01

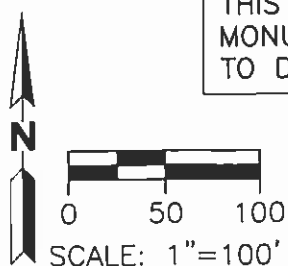


PW ROW PROJECT No. 2010-0418  
PW LEGAL DESCRIPTION No. 2010-0418-09-002



AUGUST 16, 2011

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



### BASIS OF BEARING

BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS).



MARTIN / MARTIN  
CONSULTING ENGINEERS

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P.O. BOX 151500  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028



EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
LAFAYETTE STREET RIGHT-OF-WAY VACATION

A PORTION OF LAFAYETTE STREET ADJACENT TO BLOCKS 62 AND 63 GABATHULERS ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH,, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S83°45'58"E, 2036.23 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 63 OF GARBATHULERS ADDITION TO DENVER, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°49'00"E, 40.00 FEET TO THE CENTERLINE OF SAID LAFAYETTE STREET; THENCE S00°18'08"E, ALONG SAID CENTERLINE, 0.20 FEET; THENCE N89°49'00"E, 40.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 62; THENCE S00°18'08"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAFAYETTE STREET 352.88 FEET; THENCE S89°46'36"W, 80.00 FEET; THENCE N00°18'08"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAFAYETTE STREET, 353.14 FEET TO THE POINT OF BEGINNING.

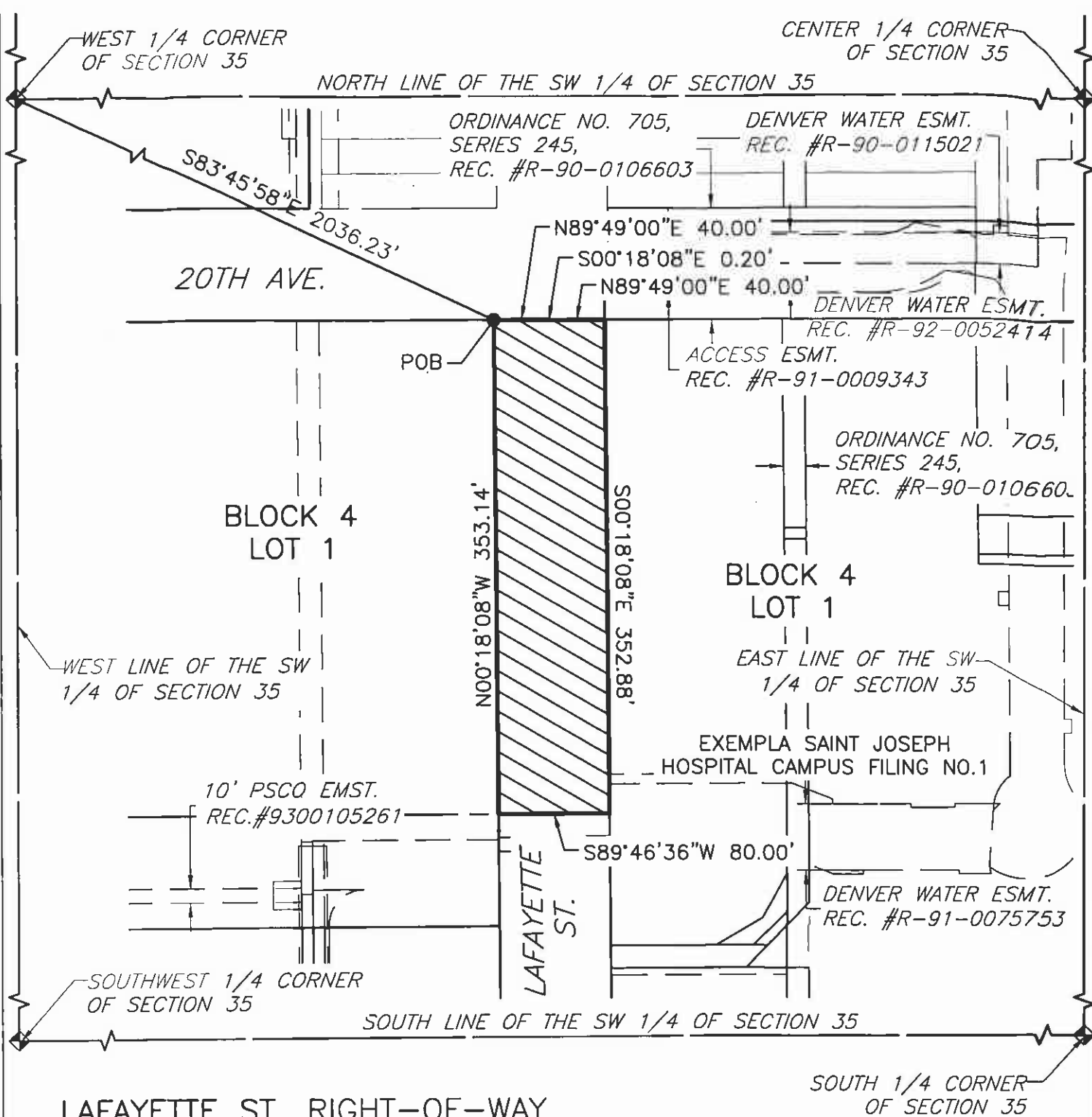
SAID PARCEL CONTAINS 28.240 SQUARE FEET (0.648 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
P.O. BOX 151500  
LAKEWOOD, COLORADO 80215  
AUGUST 22, 2011  
PROJECT NO.22058.C.01



PW ROW PROJECT No. 2010-0418  
PW LEGAL DESCRIPTION No. 2010-0418-03-003



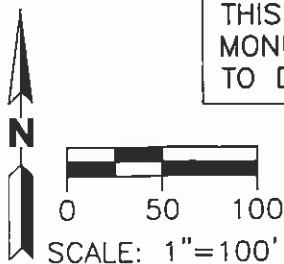
## LAFAYETTE ST. RIGHT-OF-WAY VACATION EXHIBIT

AUGUST 22, 2011

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

### BASIS OF BEARING

BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS).



MARTIN / MARTIN  
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
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LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4026

PW ROW PROJECT No 2010-0418 PW LEGAL DESCRIPTION No 2010-0418-003

EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
DOWNING RIGHT-OF-WAY VACATION SHEET 1

A PARCEL OF LAND BEING PART OF THE DOWNING ST RIGHT-OF-WAY CREATED BY ORDINANCE 408 SERIES 1994 AND ORDINANCE 537 SERIES 1994 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S55°12'08"E, 1607.87 FEET TO THE SOUTHEAST CORNER OF BLOCK 8 OF PARK AVENUE ADDITION TO DENVER, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°17'25"W ALONG SAID BLOCK 8 DISTANCE OF 23.48 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DOWNING STREET AS DEDICATED BY SAID ORDINANCE 408, SERIES 1994; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 79.96 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, CENTRAL ANGLE OF 13°16'48", AND A CHORD WHICH BEARS N06°20'59"E, A DISTANCE OF 79.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DOWNING ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1; THENCE S00°50'42"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 102.76 FEET; THENCE S89°46'36"W, A DISTANCE OF 7.19 FEET TO THE POINT OF BEGINNING.

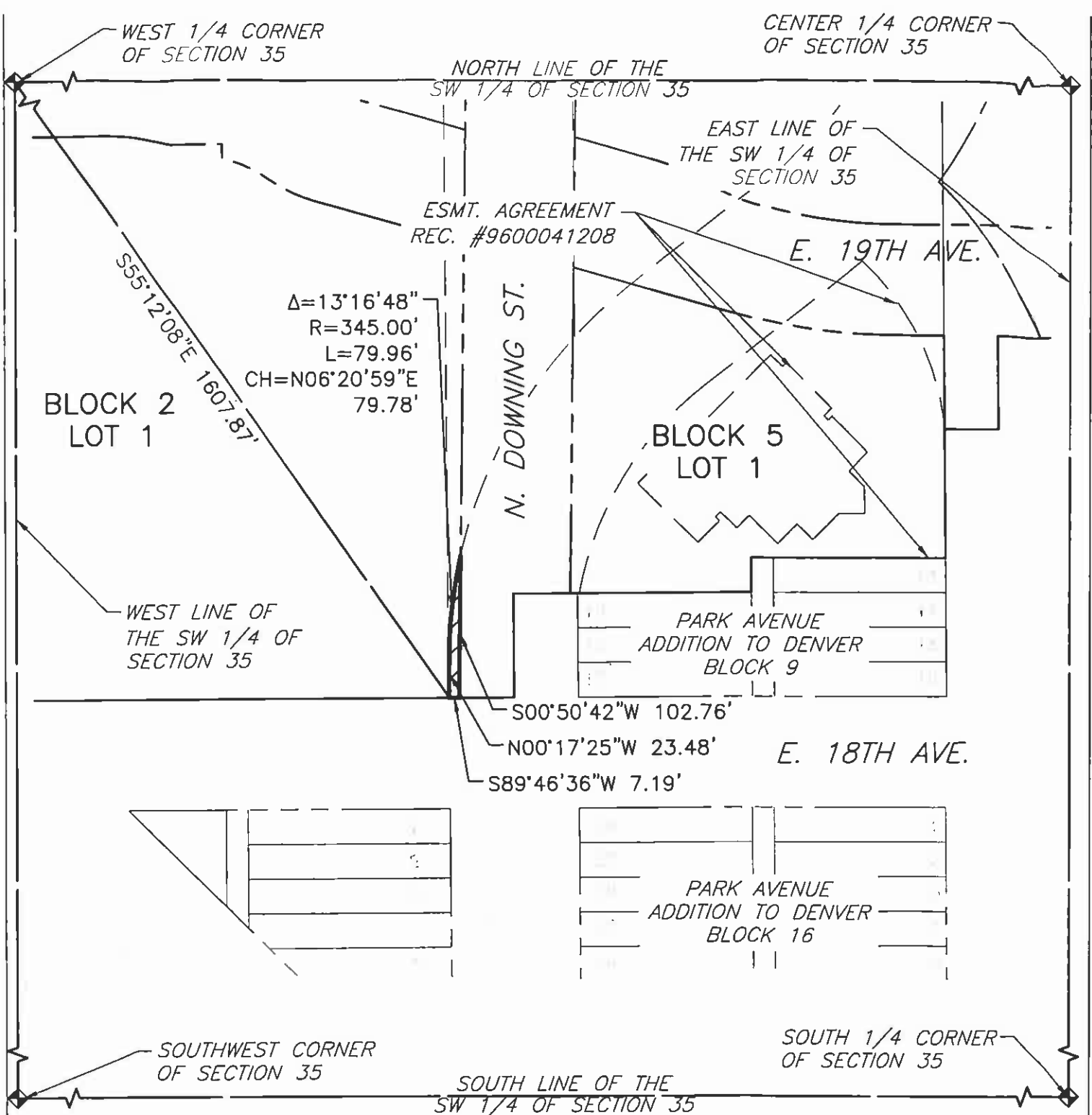
SAID PARCEL CONTAINS 600 SQUARE FEET (0.014 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
P.O. BOX 151500  
LAKEWOOD, COLORADO 80215  
JULY 13, 2011  
PROJECT NO.22058.C.02



PW ROW PROJECT NO. 2010-0418  
PW LEGAL DESCRIPTION No. 2010-0418-03-044



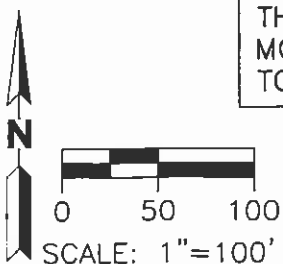
**DOWNING RIGHT-OF-WAY  
VACATION EXHIBIT  
SHEET 1**

JULY 13, 2011

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

**BASIS OF BEARING**

BEARINGS ARE BASED ON COLORADO  
CENTRAL ZONE STATE PLANE  
COORDINATES NAD83 (CORS).



**MARTIN / MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
P.O. BOX 151500  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028

PW ROW PROJECT No. 2010-0418

PW LEGAL DESCRIPTION No. 2010-0418-03-004

EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
DOWNING RIGHT-OF-WAY VACATION SHEET 2

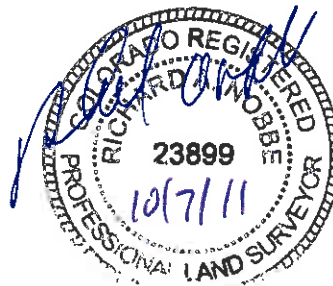
A PARCEL OF LAND BEING PART OF THE DOWNING ST RIGHT-OF-WAY CREATED BY ORDINANCE 408 SERIES 1994 AND ORDINANCE 537 SERIES 1994 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S64°58'47"E, 1557.51 FEET TO THE A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY ORDINANCE 408 SERIES 1983 AND EASTERLY RIGHT-OF-WAY OF DOWNING ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY 58.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 09°45'07" AND HAVING A CHORD WHICH BEARS N47°29'55"E, A DISTANCE OF 58.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 19<sup>TH</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO.1; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) S74°09'18"E A DISTANCE OF 72.87 FEET TO A POINT OF CURVATURE; 2) THENCE 39.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 05°09'28" AND HAVING A CHORD WHICH BEARS S76°44'02"E TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DOWNING ST. AS DEDICATED BY ORDINANCE 408 SERIES 1983; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES: 1) S51°47'05"W, A DISTANCE OF 70.98 FEET TO A POINT OF CURVATURE; 2) THENCE 180.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET, CENTRAL ANGLE OF 40°26'40" AND A CHORD WHICH BEARS S31°33'45"W, A DISTANCE OF 176.29 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 20, BLOCK 9 PARK AVENUE ADDITION TO DENVER; THENCE S89°46'36"W ALONG SAID LOT LINE EXTENDED A DISTANCE OF 6.55 FEET TO THE EASTERLY RIGHT-OF-WAY OF DOWNING ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1; THENCE N00°50'42"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 183.53 FEET TO THE POINT OF BEGINNING.

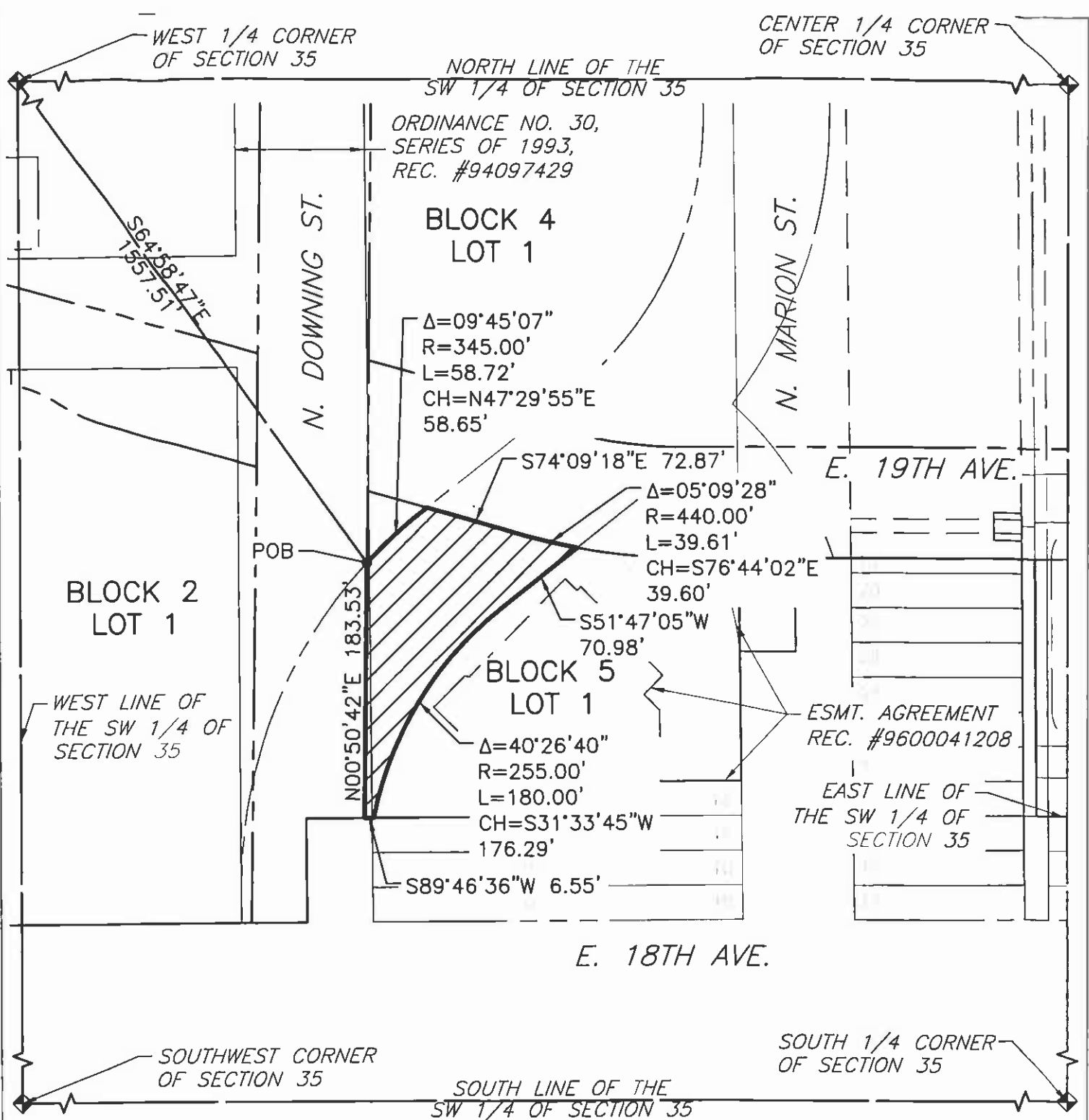
SAID PARCEL CONTAINS 13,285 SQUARE FEET (0.305 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
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JULY 13, 2011  
PROJECT NO.22058.C.02



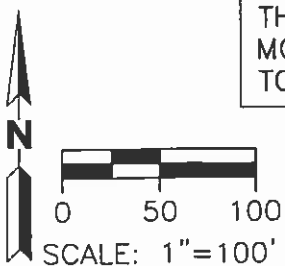
PW ROW PROJECT NO 2010-0418  
PW LEGAL DESCRIPTION No.  
2010-0418-03-005



**DOWNING RIGHT-OF-WAY  
VACATION EXHIBIT  
SHEET 2**

JULY 13, 2011

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



**BASIS OF BEARING**

BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS).



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EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
DOWNING RIGHT-OF-WAY VACATION SHEET 3

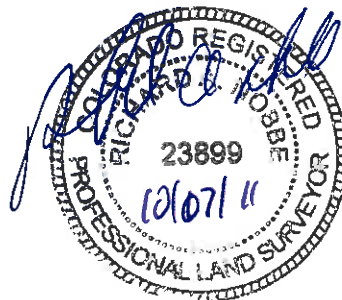
A PARCEL OF LAND BEING PART OF THE DOWNING ST RIGHT-OF-WAY CREATED BY ORDINANCE 408 SERIES 1994 AND ORDINANCE 537 SERIES 1994 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S82°21'25"E, 1671.28 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF 20<sup>TH</sup> AVE. AND THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY ORDINANCE 408, SERIES 1994 SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°49'00"E, ALONG SAID SOUTHERLY LINE OF 20<sup>TH</sup> AVE. A DISTANCE OF 90.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID DOWNING ST.; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES; 1) S00°12'55"E, A DISTANCE OF 112.76 FEET TO A POINT OF CURVATURE; 2) THENCE 266.23 FEET ALONG THE ARC A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, CENTRAL ANGLE OF 44°12'52", AND A CHORD WHICH BEARS S21°53'31"W, A DISTANCE OF 259.68 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 19<sup>TH</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES; 1) S89°46'36"W, A DISTANCE OF 3.79 FEET TO A POINT OF CURVATURE; 2) THENCE 100.96 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 16°04'06" AND HAVING A CHORD WHICH BEARS N82°11'21"W A DISTANCE OF 100.63 FEET; 3) THENCE N74°09'18"W A DISTANCE OF 6.56 FEET TO A POINT OF CURVATURE; 4) THENCE 8.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 79.50 FEET, CENTRAL ANGLE OF 05°48'38", AND A CHORD WHICH BEARS N71°14'59"W, A DISTANCE OF 8.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DOWNING ST.; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES; 1) N51°47'05"E, A DISTANCE OF 34.37 FEET TO A POINT OF CURVATURE; 2) THENCE 231.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET, CENTRAL ANGLE OF 52°00'00", AND A CHORD WHICH BEARS N25°47'05"E, A DISTANCE OF 223.57 FEET; 3) THENCE N00°12'55"W, A DISTANCE OF 112.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34,416 SQUARE FEET (0.790 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
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JULY 13, 2011  
PROJECT NO.22058.C.02



PW ROW PROJECT NO. 2010-0418  
PW LEGAL DESCRIPTION NO. 2010-0418-03-006

NORTH LINE OF THE SW 1/4 OF SECTION 35

WEST 1/4 CORNER  
OF SECTION 35

CENTER 1/4  
CORNER OF  
SECTION 35

N. DOWNING ST.

S82°21'25"E 1671.28

20TH AVE.  
POB

N89°49'00"E 90.00'

S00°12'55"E 112.76

N00°12'55"W 112.81

WEST LINE OF THE SW  
1/4 OF SECTION 35

$\Delta=52^{\circ}00'00''$   
R=255.00'  
L=231.44'  
CH=N25°47'05"E  
223.57'

EAST LINE OF  
THE SW 1/4  
OF SECTION 35

ORDINANCE NO. 30,  
SERIES OF 1993,  
REC. #94097429

BLOCK 4  
LOT 1

N51°47'05"E 34.37'

PARK AVENUE  
ADDITION TO DENVER  
BLOCK 8

EXEMPLA SAINT JOSEPH  
HOSPITAL CAMPUS FILING NO.1

$\Delta=05^{\circ}48'38''$   
R=79.50'  
L=8.06'

CH=N71°14'59"W  
8.06'

N74°09'18"W 6.56'

$\Delta=16^{\circ}04'06''$   
R=360.00'  
L=100.96'

CH=N82°11'21"W  
100.63'

$\Delta=44^{\circ}12'52''$  19TH AVE.

R=345.00'

L=266.23'

CH=S21°53'31"W  
259.68'

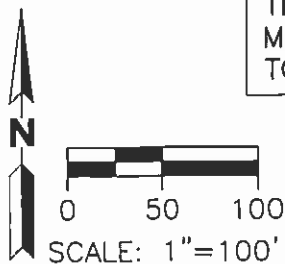
S89°46'36"W 3.79'

ESMT. AGREEMENT  
REC. #9600041208

DOWNING RIGHT-OF-WAY  
VACATION EXHIBIT  
SHEET 3

JULY 13, 2011

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



BASIS OF BEARING

BEARINGS ARE BASED ON COLORADO  
CENTRAL ZONE STATE PLANE  
COORDINATES NAD83 (CORS).



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EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
DOWNING RIGHT-OF-WAY VACATION SHEET 4

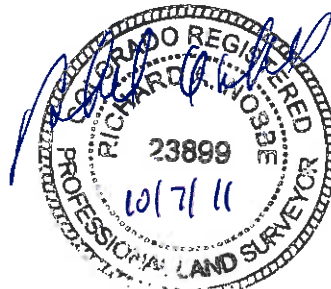
A PARCEL OF LAND BEING PART OF THE DOWNING ST RIGHT-OF-WAY CREATED BY ORDINANCE 408 SERIES 1994 AND ORDINANCE 537 SERIES 1994 LOCATED IN THE WEST HALF OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE N84°37'16"E, 1423.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY ORDINANCE 408, SERIES 1994 AND EASTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°16'50"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 68.69 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 21<sup>ST</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1; THENCE N89°25'40"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 58.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY ORDINANCE 408, SERIES 1994; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES; 1) S41°29'37"E, A DISTANCE OF 15.96 FEET; 2) THENCE S48°33'23"E, A DISTANCE OF 168.23 FEET TO A POINT OF CURVATURE; 3) THENCE 259.68 FEET ALONG A ARC A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET, CENTRAL ANGLE OF 37°40'00", AND A CHORD WHICH BEARS S29°43'23"E, A DISTANCE OF 255.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 20<sup>TH</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1; THENCE S89°49'00"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 92.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING ST. AS DEDICATED BY ORDINANCE 408, SERIES 1994; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES; 1) 183.39 FEET ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 305.00 FEET, CENTRAL ANGLE OF 34°27'05", AND A CHORD WHICH BEARS N31°19'51"W, A DISTANCE OF 180.64 FEET TO A POINT OF TANGENCY; 2) THENCE N48°33'23"W, A DISTANCE OF 152.03 FEET TO A POINT OF CURVATURE; 3) THENCE 30.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 345.00, CENTRAL ANGLE 04°59'44", AND A CHORD WHICH BEARS N46°03'31"W, A DISTANCE OF 30.07 FEET TO THE POINT OF BEGINNING.

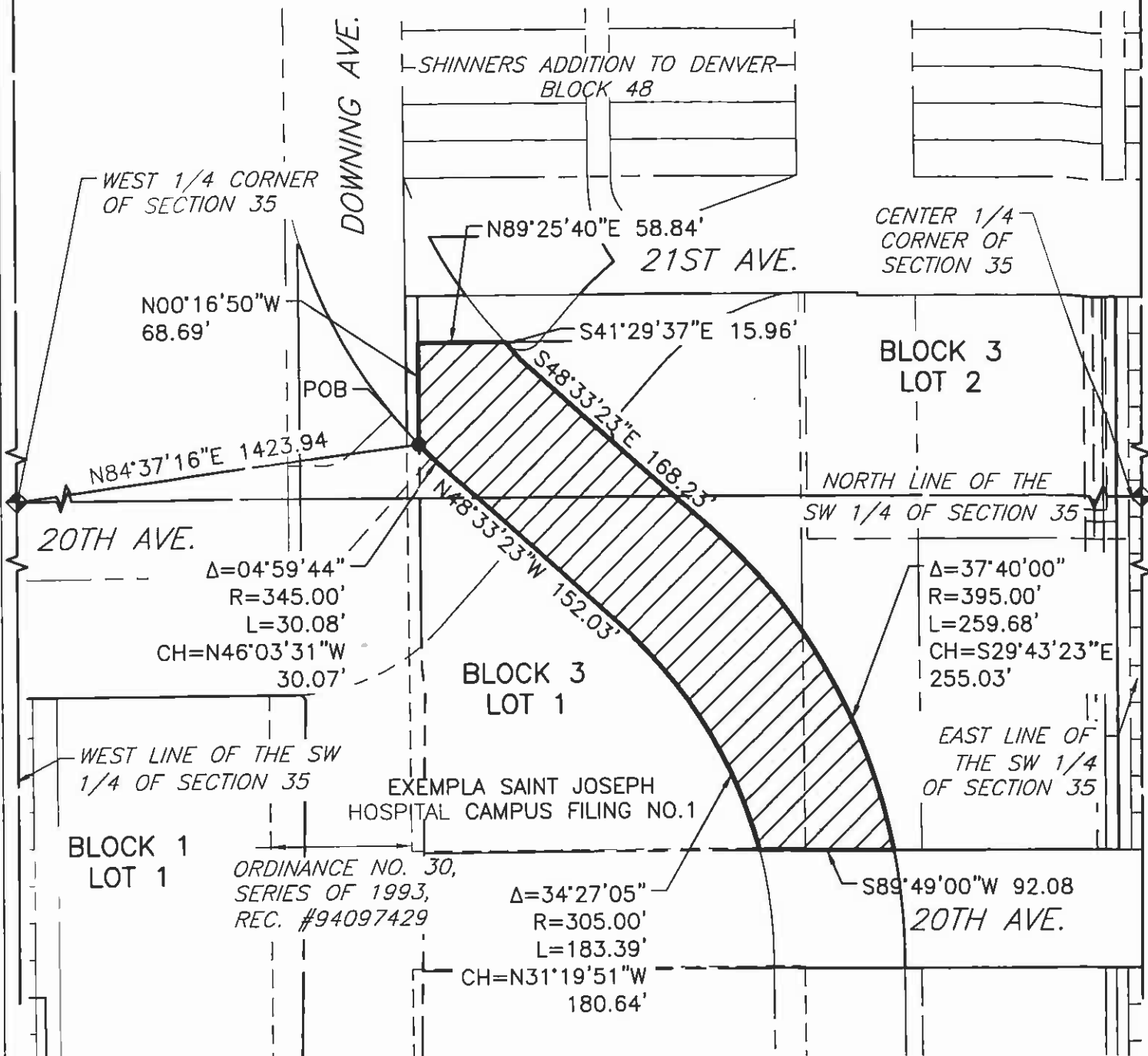
SAID PARCEL CONTAINS 38,436 SQUARE FEET (0.882 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
P.O. BOX 151500  
LAKEWOOD, COLORADO 80215  
AUGUST 22, 2011  
PROJECT NO.22058.C.02



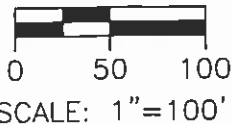
PW ROW PROJECT No 201000418  
PW LEGAL DESCRIPTION No 2010-0418-03-007



DOWNING RIGHT-OF-WAY  
VACATION EXHIBIT  
SHEET 4

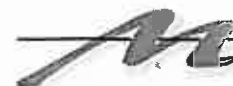
AUGUST 22, 2011

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



BASIS OF BEARING

BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS).



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EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
MARION STREET RIGHT-OF-WAY VACATION SHEET 1

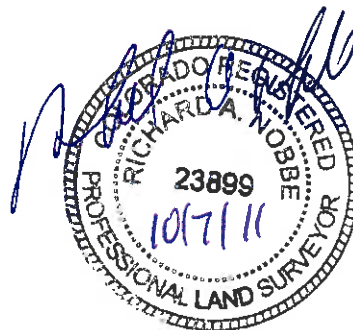
A PORTION OF MARION STREET LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH,, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S72°00'15"E, 1762.90 FEET TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DOWNING STREET AND THE NORTHEASTERLY RIGHT-OF-WAY OF MARION STREET AS DEDICATED BY ORDINANCE 408 SERIES 1994 AND ORDINANCE 537 SERIES 1994, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES: 1) S46°08'28"E A DISTANCE OF 4.59 FEET TO A POINT OF CURVATURE; 2) THENCE 37.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 08°04'10" AND A CHORD WHICH BEARS S42°06'23"E A DISTANCE OF 37.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 19<sup>TH</sup> AVE. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO.1; THENCE S89°46'36"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 54.94 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF DOWNING STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY 40.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET, CENTRAL ANGLE OF 06°47'54" AND A CHORD WHICH BEARS N40°36'00"E A DISTANCE OF 40.91 FEET TO THE POINT OF BEGINNING.

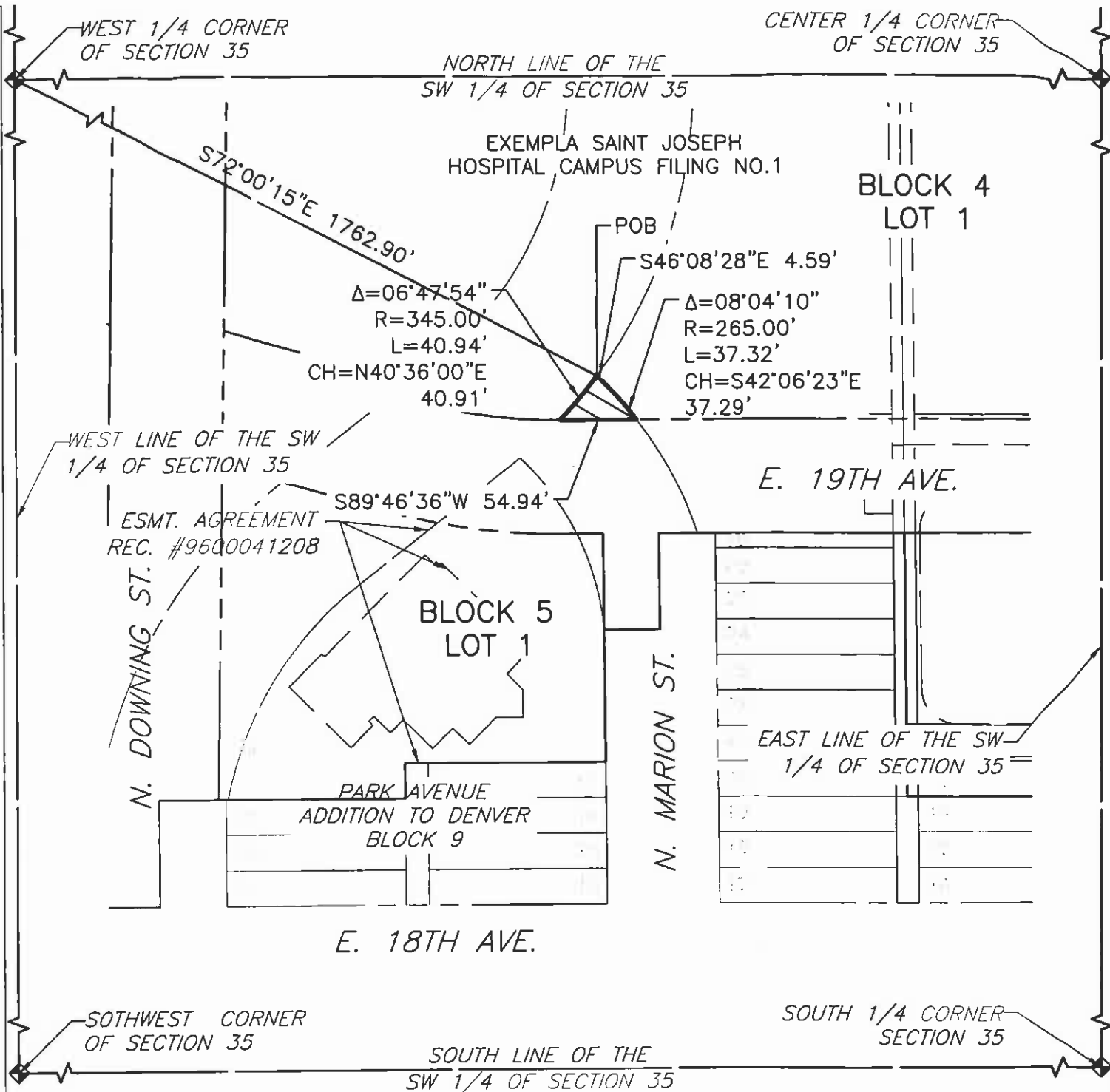
SAID PARCEL CONTAINS 856 SQUARE FEET (0.020 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
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AUGUST 22, 2011  
PROJECT NO.22058.C.01



PW ROW PROJECT No. 2010-0418  
PW LEGAL DESCRIPTION No. 2010-0418-03-001

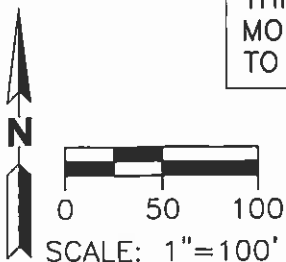


**MARION STREET RIGHT-OF-WAY  
VACATION EXHIBIT  
SHEET 1**

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

**BASIS OF BEARING**

BEARINGS ARE BASED ON COLORADO  
CENTRAL ZONE STATE PLANE  
COORDINATES NAD83 (CORS).



AUGUST 22, 2011



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EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS  
MARION STREET RIGHT-OF-WAY VACATION SHEET 2

A PORTION OF MARION STREET LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH,, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S68°27'57"E, 1786.25 FEET TO A POINT OF INTERSECTION OF LOT LINE 6. BLOCK 9 OF PARK AVENUE ADDITION TO DENVER AND THE SOUTHWESTERLY RIGHT-OF-WAY OF MARION STREET AS DEDICATED BY ORDINANCE 408 SERIES 1994 AND ORDINANCE 537 SERIES 1994, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°46'36"E ALONG SAID NORTHERLY LOT LINE A DISTANCE OF 18.74 FEET TO THE EASTERLY RIGHT-OF-WAY OF MARION ST. AS DEDICATED BY EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1; THENCE S00°18'56"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 67.53 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MARION STREET; THENCE 70.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, CENTRAL ANGLE 21°50'41", AND A CHORD WHICH BEARS N15°49'07"W, A DISTANCE OF 70.11 FEET TO THE POINT OF BEGINNING.

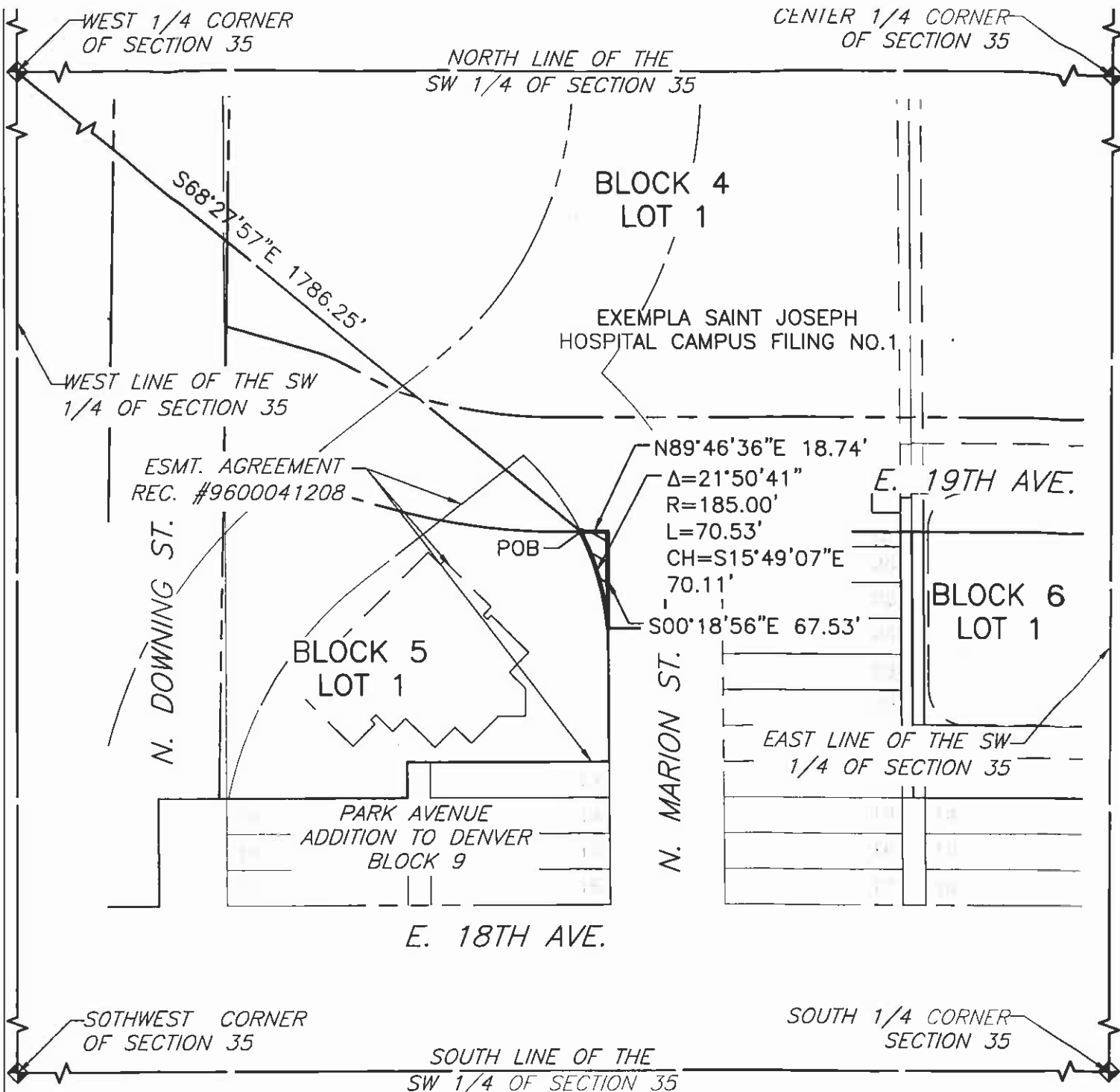
SAID PARCEL CONTAINS 475 SQUARE FEET (0.011 ACRES), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES NAD83 (CORS) OF N00°17'19"W ALONG THE WEST LINE OF SECTION 35 AND BEING MONUMENTED BY A FOUND 2" BRASS CAP PLS#28668 AT THE SOUTHWEST CORNER AND A FOUND 2" BRASS CAP PLS#28668 AT THE NORTHWEST CORNER OF SECTION 35.

PREPARED BY MATTHEW CHAPA  
REVIEWED BY RICHARD NOBBE, PLS FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
P.O. BOX 151500  
LAKEWOOD, COLORADO 80215  
AUGUST 22, 2011  
PROJECT NO.22058.C.01



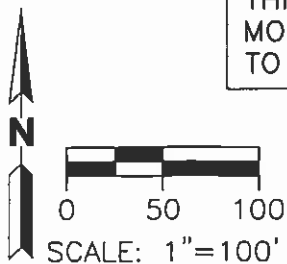
PW ROW PROJECT NO. 2010-0418  
PW LEGAL DESCRIPTION NO 2010-0418-03-007



**MARION STREET RIGHT-OF-WAY  
VACATION EXHIBIT  
SHEET 2**

AUGUST 22, 2011

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



**BASIS OF BEARING**

BEARINGS ARE BASED ON COLORADO  
CENTRAL ZONE STATE PLANE  
COORDINATES NAD83 (CORS).



**MARTIN / MARTIN**  
CONSULTING ENGINEERS

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