

**Department of Public Works** 

Right-of-Way Services 201 W. Colfax Avenue, Dept. 507 Denver, CO 80202 720-865-3001 www.denvergov.org/survey

### REQUEST FOR ORDINANCE TO RELINQUISH EASEMENT

TO:

Stan Lechman, City Attorney's Office

FROM:

Robert J. Duncanson, P.B.

Manager 2, Development Engineering Services

**PROJECT NO:** 

2015-RELINQ-000007

**DATE:** 

September 14, 2015

SUBJECT:

This is a proposal to relinquish the easements on the five parcels described in Ordinance

#262, Series 2014, and Reception #2014052131. These parcels were vacated by 2012-0486-

05 / 2012-VACA-0048605 - St Anthony's Redevelopment.

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

This office has investigated the request of Sarah Laverty on behalf of EnviroFinance Group.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast; the City Councilperson; CPD: Planning Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forestry; Parks and Recreation; Engineering, Regulatory, and Analytics Transportation and Wastewater; Public Works: Construction Engineering; Public Works – Policy and Planning; Metro Wastewater Reclamation District; Survey; CenturyLink; 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 relinquishing the subject easement.

Therefore, you are requested to initiate Council action to relinquish the easements in the following described areas:

INSERT PARCEL DESCRIPTION 2015-RELINQ-0000007-001 HERE INSERT PARCEL DESCRIPTION 2015-RELINQ-0000007-002 HERE INSERT PARCEL DESCRIPTION 2015-RELINQ-0000007-003 HERE INSERT PARCEL DESCRIPTION 2015-RELINQ-0000007-004 HERE INSERT PARCEL DESCRIPTION 2015-RELINQ-0000007-005 HERE

A map of the area and a copy of the document creating the easement are attached.

RJD:aal

cc:

City Councilperson & Aides
City Council Staff – Shelley Smith
Department of Law – Brent Eisen
Department of Law – Shaun Sullivan
Public Works, Manager's Office – Alba Castro
Public Works, Legislative Services – Angela Casias
Public Works, Survey – Paul Rogalla

### 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: September 14, 2015	
Ple	ase mark o	ne: 🛛 Bill Request	or		Resolution Req	luest	
1.	Has your agency submitted this request in the last 12 months?						
	□ Yee	es 🛛 No					
	If yes,	please explain:					
2. Title: (Include a concise, one sentence <u>description</u> – please include <u>name of company or</u> - that clearly indicates the type of request: grant acceptance, contract execution, contract supplemental request, etc.)							
	2015-RELINQ-0000007: South Sloan's Lake Easement Relinquishment						
3.	Requestin	g Agency: Public Works - Rigl	ht of Way S	ervice	es – Survey		
4.	Contact Person: (With actual knowledge of proposed ordinance/resolution.)  Name: Adrienne Lorantos, AICP  Phone: 720-865-3119  Email: Adrienne.Lorantos@denvergov.org						
5.	<ul> <li>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.)</li> <li>Name: Angela Casias</li> <li>Phone: 720-913-8529</li> <li>Email: Angela.Casias@denvergov.org</li> </ul>						
6. General description/background of proposed ordinance including contract scope of work if applicable						ct scope of work if applicable:	
						ed in Ordinance #262, Series 2014, and Reception 0048605 - St Anthony's Redevelopment.	
		<b>lete the following fields:</b> (Inconhat field – please do not leave bl		may	result in a delay in	n processing. If a field is not applicable, please	
	a. C	Contract Control Number: N	/A				
		Contract Term: N/A					
		ocation: 1550 N Raleigh St					
		ffected Council District: #1 senefits: N/A	1 – Rafael E	spino	oza		
		Contract Amount (indicate amo	ended amou	unt ar	nd new contract to	otal): N/A	
7.	Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain.						
	None.						
		To	be complete	ed by	Mayor's Legislativ	ve Team:	
SII	RE Tracking	Number:			D	Date Entered:	





Project Title: 2015-RELINQ-0000007: South Sloan's Lake Easement Relinquishment

**Description of Proposed Project:** This is a proposal to relinquish the easements on the five parcels described in Ordinance #262, Series 2014, and Reception #2014052131. These parcels were vacated by 2012-0486-05 / 2012-VACA-0048605 - St Anthony's Redevelopment.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Overall lot redevelopment.

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: No.

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: None.



City & County of Denver

R \$0.00

2014052131 Page: 1 of 5 D \$0.00

BY AUTHURIT 1

262 2 ORDINANCE NO.

SERIES OF 2014

COUNCIL BILL NO. CB14-0325

ORD

**COMMITTEE OF REFERENCE:** 

Land Use, Transportation, and Infrastructure

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A BILL

For an ordinance vacating portions of West 16th Avenue, West 17th Avenue, West Coneios Place and an alley in Block 2 of the Gavin Addition in the South Sloan's Lake Redevelopment Area, with reservations.

WHEREAS, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain areas in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with the reservations hereinafter set forth;

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

That the action of the Manager of Public Works in vacating the following Section 1. described right-of-way in the City and County of Denver, State of Colorado, to wit:

### PARCEL DESCRIPTION ROW NO. 2012-0486-05-001

W. 16<sup>TH</sup> AVE. RIGHT-OF-WAY VACATION

A PARCEL OF LAND BEING A PORTION OF W. 16<sup>TH</sup> AVE. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND COUNTY OF DENVER, STATE OF COLORADO PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, THENCE \$36°45'02"W A DISTANCE OF 2257.16 FEET TO THE NORTHEAST CORNER OF BLOCK 2, GAVIN ADDITION AND THE POINT OF BEGINNING:

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 2, S89°48'13"W A DISTANCE OF 141.66 FEET;

THENCE N00°18'27"W A DISTANCE OF 84.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. 16<sup>TH</sup> AVE.;

THENCE ALONG SAID NORTHERLY LINE N89°48'59"E A DISTANCE OF 135.51 FEET TO A POINT ON THE WESTERLY LINE OF PERRY ST.:

THENCE ALONG THE SAID WESTERLY LINE THE FOLLOWING THREE (3) **CONSECUTIVE COURSES** 

- 1.) S00°13'32"E A DISTANCE OF 42.39 FEET;
- 2.) THENCE N89°48'36"E A DISTANCE OF 6.21 FEET;
- 3.) THENCE S00°18'32"E A DISTANCE OF 42.39 FEET TO THE POINT OF

1 BEGINNING. 2 SAID PARCEL CONTAINS 0.270 ACRES (11751 SQ. FT.), MORE OR LESS. 3 4 **BASIS OF BEARINGS** 5 BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED 6 7 BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 8 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, 9 BOULEVARD ADDITION TO THE CITY OF DENVER. 10 11 12 and 13 PARCEL DESCRIPTION ROW NO. 2012-0486-05-002 14 15 W. 17<sup>TH</sup> AVE. RIGHT-OF-WAY VACATION 16 17 A PARCEL OF LAND BEING A PORTION OF WEST 17<sup>TH</sup> AVE. BETWEEN STUART 18 ST. AND PERRY ST. LOCATED IN THE SOUTHWEST QUARTER OF THE 19 SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST 20 OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE 21 OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: 22 23 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, 24 25 THENCE S65°23'00"E A DISTANCE OF 3252.43 FEET TO THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO DENVER AND THE POINT 26 27 OF BEGINNING; 28 THENCE N00°18'49"W A DISTANCE OF 11.99 FEET: 29 THENCE N89°49'41"E A DISTANCE OF 921.68 FEET; 30 THENCE S00°13'32"E A DISTANCE OF 5.69 FEET: 31 THENCE S89°48'32"W A DISTANCE OF 290.43 FEET; 32 THENCE S00°14'54"E A DISTANCE OF 6.00 FEET TO A POINT ON THE 33 NORTHERLY LINE OF BLOCK 3 AND 4, BOULEVARD ADDITION TO DENVER 34 EXTENDED: 35 THENCE ALONG SAID NORTHERLY LINE, S89°48'32"W A DISTANCE OF 631.23 36 FEET TO THE POINT OF BEGINNING. 37 38 SAID PARCEL CONTAINS 0.211 ACRES (9170 SQ. FT.), MORE OR LESS. 39 40 **BASIS OF BEARINGS** 41

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

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2		PARCEL DESCRIPTION ROW NO. 2012-0486-05-003
1 2		PARCEL DESCRIPTION ROW NO. 2012-0480-03-003
3		W. CONEJOS PL. NORTHERLY RIGHT-OF-WAY VACATION
4 5 6 7 8 9		A PARCEL OF LAND BEING A PORTION OF W. CONEJOS PL. BETWEEN STUART ST. AND PERRY ST. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
11 12 13 14		COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N80°43'19"E A DISTANCE OF 2982.79 FEET TO THE SOUTHWEST CORNER OF BLOCK 2, BOULEVARD ADDITION TO THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;
15 16 17 18		THENCE ALONG THE NORTHERLY LINE OF WEST CONEJOS PLACE AND THE SOUTHERLY LINE OF BLOCK 2 AND BLOCK 5, BOULEVARD ADDITION TO DENVER AND THE SOUTHERLY LINE OF BLOCK 2, GAVIN ADDITION N89°47'53"E A DISTANCE OF 927.22 TO THE SOUTHEAST CORNER OF SAID
19 20 21		BLOCK 2, GAVIN ADDITION; THENCE S00°18'32"E A DISTANCE OF 6.00 FEET; THENCE S89°47'53"W A DISTANCE OF 662.72 FEET; THENCE S00°18'32"E A DISTANCE OF 3 00 FEET;
22 23 24 25		THENCE S00°18'32"E A DISTANCE OF 2.00 FEET; THENCE S89°47'53"W A DISTANCE OF 264.50 FEET; THENCE N00°18'49"W A DISTANCE OF 8.00 FEET TO THE <u>POINT OF BEGINNING</u> .
26		SAID PARCEL CONTAINS 0.140 ACRES (6,092 SQ. FT.), MORE OR LESS.
27 28 29 30 31 32 33 34 35		BASIS OF BEARINGS BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.
36	and	
37 38		PARCEL DESCRIPTION ROW NO. 2012-0486-05-004
39 40		W. CONEJOS PL. SOUTHERLY RIGHT-OF-WAY VACATION
41 42 43 44 45 46 47 48 49		A PARCEL OF LAND BEING A PORTION OF W. CONEJOS PL. BETWEEN STUART ST. AND RALEIGH ST. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N82°14'46"E A DISTANCE OF 2971.37 FEET TO THE NORTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY AND COUNTY OF DENVER
50		[continued on next page]

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AND THE **POINT OF BEGINNING**; THENCE N00°18'49"W A DISTANCE OF 6.00 FEET; THENCE N89°47'53"E A DISTANCE OF 270.02 FEET; THENCE S00°18'38"E A DISTANCE OF 6.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE ALONG THE SOUTHERLY LINE OF WEST CONEJOS PLACE AND THE NORTHERLY LINE OF SAID BLOCK 1, S89°47'53"W A DISTANCE OF 270.02 FEET TO THE POINT OF BEGINNING.

10 SAID PARCEL CONTAINS 0

SAID PARCEL CONTAINS 0.037 ACRES (1620 SQ. FT.), MORE OR LESS.

only a country of points

### **BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

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### PARCEL DESCRIPTION ROW NO. 2012-0486-05-005

### BLOCK 2, GAVIN ADDITION 16 FOOT ALLEY VACATION

 A PARCEL OF LAND BEING A PORTION OF BLOCK 2, GAVIN ADDITION LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 16 FOOT ALLEY LOCATED IN BLOCK 2, GAVIN ADDITION.

be and the same is hereby approved and the described rights-of-way is hereby vacated and declared vacated;

PROVIDED, HOWEVER, said vacation shall be subject to the following reservation:

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated areas for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including, but not limited to, storm drainage, sanitary sewer, and water facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire vacated area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the vacated area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the vacated area. Any such

obstruction may be removed by the City or the utility provider at the property owner's expense. 1 2 The property owner shall not re-grade or alter the ground cover in the vacated area without permission from the City and County of Denver. The property owner shall be liable for all damages 3 4 to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized 5 6 users shall not be liable for any damage to property owner's property due to use of this reserved 7 easement. 8 COMMITTEE APPROVAL DATE: April 17, 2014 [by consent] 9 MAYOR-COUNCIL DATE: April 22, 2014 10 PASSED BY THE COUNCIL: \_\_\_\_\_\_, 2014 \_\_\_\_\_ - PRESIDENT 11 APPROVED: 12 \_\_\_\_\_- - MAYOR \_\_\_\_\_\_\_, 2014 - CLERK AND RECORDER, ATTEST: 13 **EX-OFFICIO CLERK OF THE** 14 CITY AND COUNTY OF DENVER 15 16 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014 17 18 PREPARED BY: Brent a. Eisen, Assistant City Attorney DATE: April 24, 2014 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of 19

the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed

ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §

, City Attorney

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3.2.6 of the Charter.

D. Scott Martinez, Denver-City Attorney

DATE: 24 APC , 2014

### LAND DESCRIPTION W. 16<sup>TH</sup> AVE. RIGHT-OF-WAY PARCEL

ALL OF THAT PARCEL OF LAND VACATED BY ORDINANCE 262, SERIES OF 2014, PARCEL DESCRIPTION ROW NO. 2012-0486-05-001 RECORDED MAY 08, 2014 AT RECEPTION NO. 2014052131 BEING A PORTION OF W. 16<sup>TH</sup> AVE. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NO0°18'27"W A DISTANCE OF 84.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. 16<sup>TH</sup> AVE.;

THENCE ALONG SAID NORTHERLY LINE N89°48'59"E A DISTANCE OF 135.51 FEET TO A POINT ON THE WESTERLY LINE OF PERRY ST.;

THENCE ALONG THE SAID WESTERLY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES

- 1.) S00°13'32"E A DISTANCE OF 42.39 FEET:
- 2.) THENCE N89°48'36"E A DISTANCE OF 6.21 FEET;
- 3.) THENCE SO0°18'32"E A DISTANCE OF 42.39 FEET TO THE POINT OF BEGINNING.

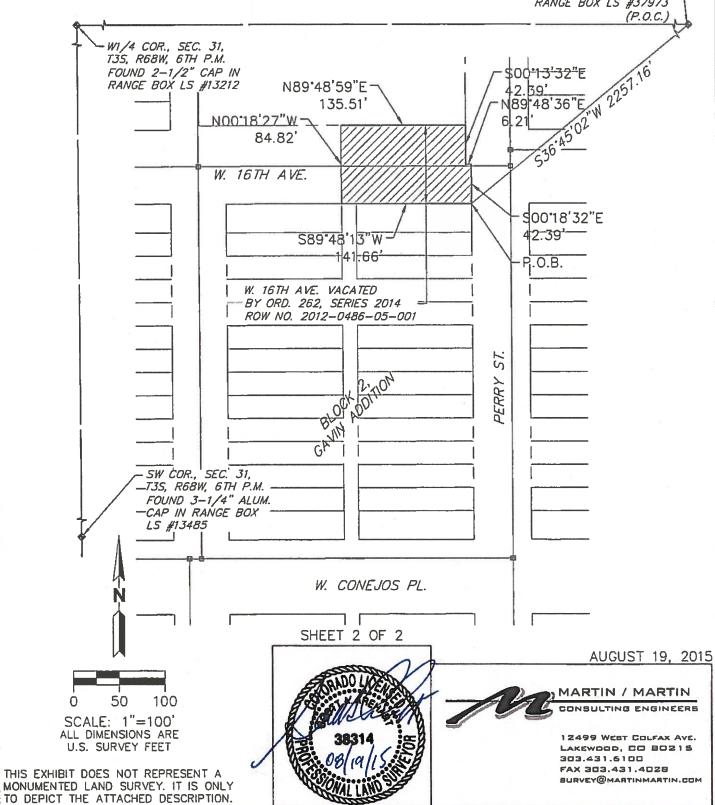
SAID PARCEL CONTAINS 0.270 ACRES (11751 SQ. FT.), MORE OR LESS.

### **BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING NOO\*18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

### EXHIBIT A W. 16TH AVENUE R.O.W. PARCEL

E1/4 COR., SEC. 31,-T3S, R68W, 6TH P.M. FOUND 3" ALUM. CAP IN RANGE BOX LS #37973



### LAND DESCRIPTION W. 17<sup>TH</sup> AVE. RIGHT-OF-WAY PARCEL

ALL OF THAT PARCEL OF LAND VACATED BY ORDINANCE 262, SERIES OF 2014, PARCEL DESCRIPTION ROW NO. 2012-0486-05-002 RECORDED MAY 08, 2014 AT RECEPTION NO. 2014052131 BEING A PORTION OF W. 17<sup>TH</sup> AVE. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, THENCE S65°23'00"E A DISTANCE OF 3252.43 FEET TO THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO DENVER AND THE POINT OF BEGINNING;

THENCE NO0°18'49"W A DISTANCE OF 11.99 FEET;

THENCE N89°49'41"E A DISTANCE OF 921.68 FEET;

THENCE S00°13'32"E A DISTANCE OF 5.69 FEET;

THENCE S89°48'32"W A DISTANCE OF 290.43 FEET:

THENCE S00°14'54"E A DISTANCE OF 6.00 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 3 AND 4, BOULEVARD ADDITION TO DENVER EXTENDED;

THENCE ALONG SAID NORTHERLY LINE, S89°48'32"W A DISTANCE OF 631.23 FEET TO THE <u>POINT</u> OF BEGINNING.

SAID PARCEL CONTAINS 0.211 ACRES (9170 SQ. FT.), MORE OR LESS.

### **BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.



### EXHIBIT A W. 17TH AVE. R.O.W. PARCEL

-W1/4 COR., SEC. 31, T3S, R68W, 6TH P.M. FOUND 2-1/2" CAP IN RANGE BOX LS #13212 (P.O.C.)

THIS EXHIBIT DOES NOT REPRESENT A

MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.

E1/4 COR., SEC. 31, T3S, R68W, 6TH P.M. FOUND 3" ALUM. CAP IN RANGE BOX LS #37973

FAX 303.431.4028

BURVEY@MARTINMARTIN.COM

565'23'00"E W. 17TH AVE. 3252.43" N89 49'41"E 921.68" S89'48'32"W 290.43' S8948'32"W 631.23' 50074'54"E 50073'32"E N0078'49 W 6.00' 11.99 5.69 W. 17TH AVE. VACATED BY ORD. 262, SERIES 2014 ROW NO. 2012-0486-05-002 -P.O.B. UNPLATED 70 W. 16TH AVE. ST 57. STUART PERRY BOTHE IT SW COR., SEC. 31, T3S, R68W, 6TH P.M. FOUND 3-1/4" ALUM. CAP IN RANGE BOX LS #13485 SHEET 2 OF 2 AUGUST 19, 2015 MARTIN / MARTIN 75 0 150 CONSULTING ENGINEERS SCALE: 1"=150' ALL DIMENSIONS ARE 12499 WEST COLFAX AVE. U.S. SURVEY FEET LAKEWOOD, CO BO215 303.431.6100

### LAND DESCRIPTION W. CONEJOS PL. NORTHERLY RIGHT-OF-WAY PARCEL

ALL OF THAT PARCEL OF LAND VACATED BY ORDINANCE 262, SERIES OF 2014, PARCEL DESCRIPTION ROW NO. 2012-0486-05-003 RECORDED MAY 08, 2014 AT RECEPTION NO. 2014052131 BEING A PORTION OF W. CONEJOS PL. NORTHERLY RIGHT-OF-WAY LINE BETWEEN STUART ST. AND PERRY ST. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N80°43'19"E A DISTANCE OF 2982.79 FEET TO THE SOUTHWEST CORNER OF BLOCK 2, BOULEVARD ADDITION TO THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF WEST CONEJOS PLACE AND THE SOUTHERLY LINE OF BLOCK 2 AND BLOCK 5, BOULEVARD ADDITION TO DENVER AND THE SOUTHERLY LINE OF BLOCK 2, GAVIN ADDITION N89°47'53"E A DISTANCE OF 927.22 TO THE SOUTHEAST CORNER OF SAID BLOCK 2, GAVIN ADDITION;

THENCE S00°18'32"E A DISTANCE OF 6.00 FEET;

THENCE S89°47'53"W A DISTANCE OF 662.72 FEET;

THENCE S00°18'32"E A DISTANCE OF 2.00 FEET:

THENCE S89°47'53"W A DISTANCE OF 264.50 FEET;

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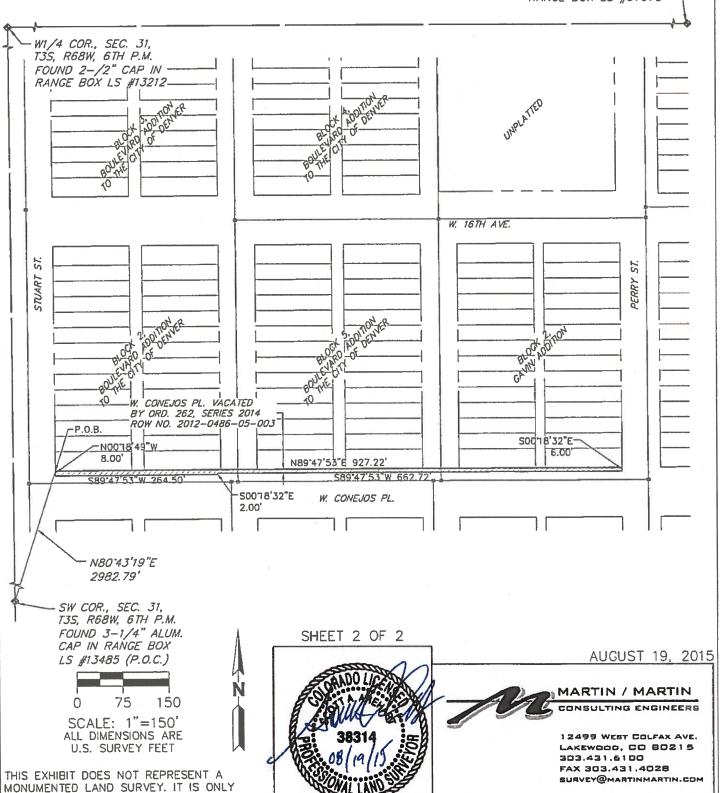
SAID PARCEL CONTAINS 0.140 ACRES (6,092 SQ. FT.), MORE OR LESS.

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BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

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E1/4 COR., SEC. 31, T3S, R68W, 6TH P.M. FOUND 3" ALUM. CAP IN RANGE BOX LS #37973



TO DEPICT THE ATTACHED DESCRIPTION.

### LAND DESCRIPTION W. CONEJOS PL. SOUTHERLY RIGHT-OF-WAY PARCEL

ALL OF THAT PARCEL OF LAND VACATED BY ORDINANCE 262, SERIES OF 2014, PARCEL DESCRIPTION ROW NO. 2012-0486-05-004 RECORDED MAY 08, 2014 AT RECEPTION NO. 2014052131 BEING A PORTION OF W. CONEJOS PL. SOUTHERLY RIGHT-OF-WAY LINE BETWEEN STUART ST. AND RALEIGH ST. LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N82°14'46"E A DISTANCE OF 2971.37 FEET TO THE NORTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY AND COUNTY OF DENVER AND THE POINT OF BEGINNING;

THENCE NOO°18'49"W A DISTANCE OF 6.00 FEET;

THENCE N89°47'53"E A DISTANCE OF 270.02 FEET;

THENCE SOO°18'38"E A DISTANCE OF 6.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE ALONG THE SOUTHERLY LINE OF WEST CONEJOS PLACE AND THE NORTHERLY LINE OF SAID BLOCK 1, S89°47'53"W A DISTANCE OF 270.02 FEET TO THE POINT OF BEGINNING.

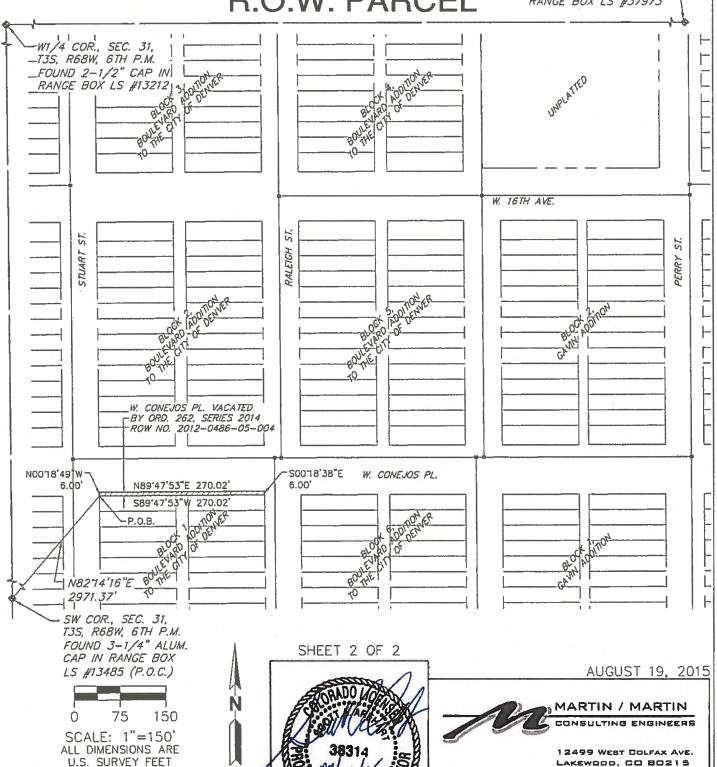
SAID PARCEL CONTAINS 0.037 ACRES (1620 SQ. FT.), MORE OR LESS.

### **BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING NO0°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

### **EXHIBIT A** W. CONEJOS PL. R.O.W. PARCEL

E1/4 COR., SEC. 31,-T3S, R68W, 6TH P.M. FOUND 3" ALUM. CAP IN RANGE BOX LS #37973



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



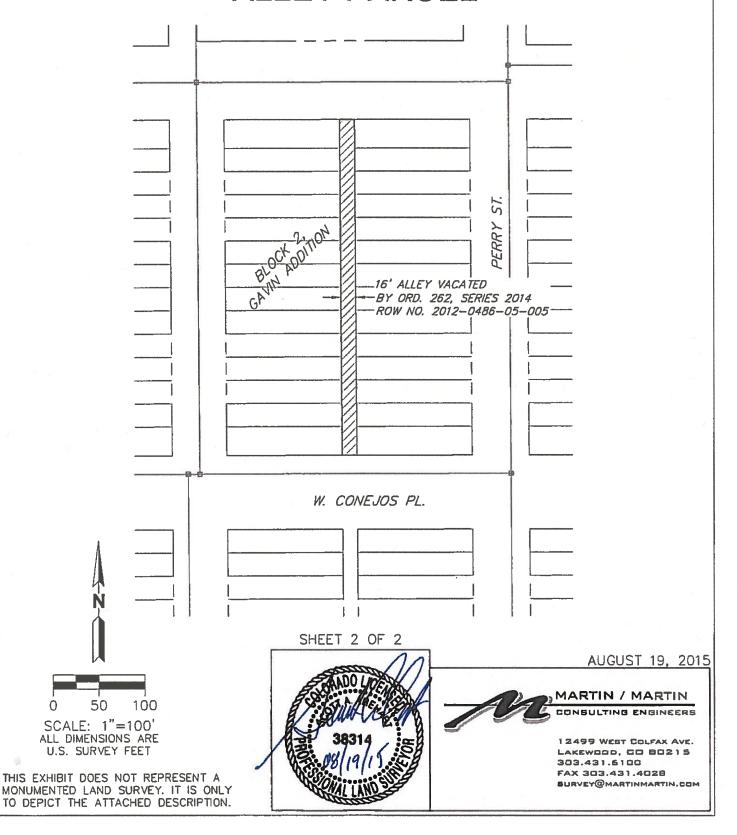
LAKEWOOD, CO 80215 303.431.6100 FAX 303.431.4028 SURVEY@MARTINMARTIN.COM

### LAND DESCRIPTION BLOCK 2, GAVIN ADDITION 16 FOOT ALLEY PARCEL

ALL OF THAT PARCEL OF LAND VACATED BY ORDINANCE 262, SERIES OF 2014, PARCEL DESCRIPTION ROW NO. 2012-0486-05-005 RECORDED MAY 08, 2014 AT RECEPTION NO. 2014052131 BEING A PORTION OF BLOCK 2, GAVIN ADDITION LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 16 FOOT ALLEY LOCATED IN BLOCK 2, GAVIN ADDITION.

### EXHIBIT A BLOCK 2, GAVIN ADDITION ALLEY PARCEL





4601 DTC Boulevard, Suite 130 Denver, CO 80237 P. 303 205-7910 F. 303 893-3989

July 17, 2015

Adrienne Lorantos, AICP Public Works City and County of Denver 201 W. Colfax Ave Denver, CO, 80202 720-865-3119

RE: Relinquishment Request for South Sloan's Lake Development Project

Dear Ms. Lorantos,

Please find the attached relinquishment easement request for Ordinance 262 Series 2014. The locations are identified in the attached legal descriptions. These relinquishment requests are intended to allow for development at South Sloan's Lake in keeping with the intent of the GDP and zoning. Consistent with the GDP we have dedicated new easements and new dry utilities have been installed. We are now requesting these relinquishments because the easements are no longer needed and they are in the path of development as envisioned and defined in the GDP. Absent the removal of these easements at this time, significant portions of private property are not developable consistent with the GDP.

The requestor information is as follows: Sarah Laverty EFG - South Sloans Lake I, LLC 4601 DTC Blvd., Suite 130 Denver, CO 80237 slaverty@efg-bp.com

Phone: 303-893-3987

Legal descriptions, site plan, exhibits of the easements are included. Please feel free to contact me should you have any questions.

Sincerely

Sarah Laverty

# TH SLOAN'S LAKE SUBDIVISION FILING NO.

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 31 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 10F5

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SURVEYOR'S CERTIFICATION

OLYSZONA COLONY OF DEFENSE

City & County of Derever

City & County of Derever

2014056707 Page: 1 of 5 D 14 Dr

### DEDICATION:

NAOW ALL MEN BY THESS THAT EFG-SLOAM'S LAKE I, AS OWNER, HAVE LAID OUT, PLATTED AND SLEROYMOED WITO BLOCKS, LOTS AND TRACTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS BELOW:

IT A MARCE OF LAND BERNE BLOCKS 2. 3. 4 AMS, IS BOLLEVIAND JUDITION TO THE BOTH OF ENDERT AND THE WALTED LATE THINN SLOB BLOCK, BLOCK 2. CANN DE WITH THE ANS. WALTED RIGHT-OF-MAY OF WITH ANE, WALTED RIGHT-OF-MAY OF WITH ANE, WALTED RAUGHS IT, WALTED WALTED WISH ANE, WALTED RAUGHS IT, WALTED GRANDERS IT, WALTED CONTRAWS IT, AND UNFALTED LAND LOCATED WITH AN EXPORTED WISH OF THE SUTH PRINCIPAL WEBOUND, CITY AND COMPY OF DEWER, STATE OF TOLKNAM, CONTRACT RESERVED AS FOLLOWS.

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ONG THE SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE

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1) CONTROL SOUTISTÉ À DOSTANCE OF ZONE MONT SI.

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2) CONTRO

SAID PARCEL CONTAINS 17.458 ACRES (780,452 SQ. FT.), MORE OR LESS.

A PARCEL OF LAND BRIMD BLOCK I, BIOLEZHAND ADDIRON TO HEE CITY OF BODIVER, WANTED BRIDTON-WAY OF W. CORRESS PL. AND THE WANTED BROTO TALEY M SAID BLOCK I, LOCATED M THE SUITIMESS CHARREST OF THE SUITIMESS CHARREST OF THE SUITIMESS CHARREST OF THE SUITIMESS CHARREST SUITIMESS AND THE SUITIMESS CHARREST SUITIMESS AND THE SUITIMESS CHARREST SUITIMESS AND CONTROL THE SUITIMESS TO SUITIMESS AND CONTROL WEIGHT OF DENTEY, STATE OF TOLKHOOD UNDER PARTICULARY USE DESIDED AS TOLKHOOD.

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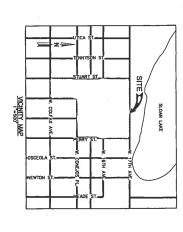
THENCE, MONE WE ELSTRIKY LINE OF SAID BLOCK 1, SDOYNETAN'E A DISTANCE OF 136.18 FEET TO THE SOUTHENS' CORNER OF SAID BLOCK 1; THENCE ALONG THE SOUTHENS' LINE OF SAID BLOCK 1, S88/47/31"N A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNARD. ACE ALLOWO THE WESTERLY LINE OF SAID BLOCK 1, NOOTB'49"W A DISTANCE 358.21 FEET TO THE NORTHWEST CORNED OF VACAITED W. CONGLOS PL. CORPED OF VACAITED WAS ALROWED VALUE ALLOW THE DISTANCE WAS ALROWED VALUE ALLOW THE DISTANCE WAS ALROWED VALUE ALLOW THE DISTANCE WAS ALROWED VALUE AT RECEPTION NO. NG THE NORTHERLY LINE SAID VACATED RIGHT-OF-WAY, N89'47'53"E OF 270.02 FEET TO THE NORTHEAST CORNER OF SAID VACATED

SAID PARCEL CONTAINS 2.208 ACRES (96,178 SQ. FT.), MORE OR LESS.

UNDER THE MARE AND STALE OF SOUTH SLOW'S LIKE SUBDIVISION FUNN NO. 1, NO. 07 THE STREETS WAS THE SUBSTALE AND THEFF FRANCE PARTY SOUTH REPORT OF THE PARTY SOUTH REPORT AND THE PARTY SOUTH REPORT AND THE PARTY SOUTH STATE AND STREET SOUTH REPORT AND STREETS AND STREETS

### BASIS OF BEARING:

ELEMBRIS ARE BASED ON THE WISTERLY LINE OF BOLLEVIND JOOTHON TO THE ETT OF EDRIVER BELWARD MODIFER'S WAND BEHN MOUNDENTED BY A FORMO AS BERNA WY, OAP 15 (2012) AT THE SOMTHWEST CORNER OF BLOCK 1, BOLLEVIND MOSTROY TO THE CITY OF EDRIVER AND A FOUND 10 FOR OFFSET CHESLED DAGS AT THE MORTHWEST CORNER OF BLOCK 3, BOLLEVIND ADDITION TO THE THY OF BENNER.



APPROVALS:

Night September 1

HEREBY CERTRY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE CLOCKARTE AND IN COMPOSITY WITH THE RECUMENDATIS OF CHAPTER 49, ARTICLES IN FRIENDS MANUSPLAY, CODE OF THE CITY AND COUNTY OF DENVER, AND THE THE REVISED MAPROVEDENTS HAVE BEEN PROVIDED FOR.

DATE 4/18/19

- HYTCE, ACCIDENTE TO COLUMNO LAW TOL MUST COMMENCE ANY LEGAL ACTION BASED UPON A DEFECT IN HIS SURKEY MINIM THEE TEXAS FITER TOLL RESET DISCORES SLOW DESECT. IN NO ENGIT MAY ANY CHECH IN HIS SURKEY BE COMMENSED UPON ANY DESECT IN HIS SURKEY BE COMMENSED UPON ANY DESECT IN HIS SURKEY BE COMMENSED UPON THE DATE OF THIS CETTIFICATION SHOWN HEREON.
- 2. THIS SURFEY DOES NOT CONSTITUTE A TITLE DIS OWNERSING SEARCH RY LAWTHOW, WARTH DIS OWNERSING ALL OWNERSING SEARCH RY LAWELD, RECORD WITH THE CONMITCHEN FERSING RY PRIST MARTINAM THE MESTRACH THE ME
- Ship in TRACTS A. E.-F-ANNE-P ARE DEDICATED TO AND TO BE MANTSHED BY THE SOUTH SLOWES VAKE METRO DISTRICT FOR METRO DISTRICT USE AND OPEN SPACE SUBJECT TO THE REQUIRACIONES SOWN ON THE SOUTH SLOWES UNKE SCHEMU, DEPEDMENT FLAM RECORDED AT RECEPTION MAJESTE 2014-0045728 AND ANY SUBSCIDENT MEMBRANESS.
- 4. TRACTS B, C AND D ARE INTENTIONALLY DELETED.
- 5. PARCEL A CONTAINS 17.458 ACRES OR 780,452 SQ. FT.± TOTAL - 19.866 ACRES OR 858,630 SQ. FT.± PARCEL B CONTAINS 2.208 ACRES OR 96,178 SQ. FT.±
- TO COMPORAL WITH THE SOUTH SLOAM'S LAKE GENERAL DEVELOPMENT PLAN, OPEN SPACE REQUIRED. INCLUDING STREETSCAPE AND PLAZAS WILL BE ADDRESSED BY SEPARATE DOCUMENT.
- A RIGHT OF ACCESS IS GRANTED TO PROVIDE FOR EMERGENCY SERVICES ON AND ACROSS ALL AREAS OF THE PLAT FOR POLICE FIRE MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.

		B
SIGNATURE	0-28t	OWNER:  FRO SLOW'S LAKE I, LLC, A DELAWARE UMBED LIMBILITY COMPANY

COUNTY OF DENNER ) SS NUME: CAMBINA R Berdan THE Societ Via Propied and SARING

THE PRECIPIES NETFLERED INC. IN COMPANY.

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# CCEPTANCE OF TRACTS BY

APPROVED BY THE MANAGER OF PARKS AND RECREATION:

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MANAGER OF PARKS AND RECREATION MBY A 21VO

APPROVED BY THE MANAGER OF COMMUNITY PLANNING

MULE THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT

MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT

AND DEVELOPMENT:

DATE 4/17/14

HCO | 81/4 2140

MANAGER OF PUBLIC WORKS CITY ENGINEER FOR LOGLANDITEMENT

## CITY COUNCIL CERTIFICATE:

RESOLUTION NO. 1/4 OF THE CITY AND COUNTY OF DENVER, COLORADO BY THIS THAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER

CLERK AND RECORDERS OF OFFICE CITY AND COUNTY OF DEWER

BY: Alania S. Valence
DEPUTY CLERK AND RECORDER

# CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

CITY AND COUNTY OF DENVER ) I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_O'CLOCK\_\_\_\_M, \_\_\_\_AND DULY RECORDED AT RECEPTION NO. 2014055707

BY: Havis SV Alexan for CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

\$51.00

CITY ATTORNEY'S CERTIFICATE:

ATTORNEY FOR THE CITY AND COUNTY OF DENVER I HEREBY CENTRY THAT I HAVE EXAMINED THE ENDENCE C TITLE TO THE LAND DESCRIBED HEREDN, AND FIND THAT TITLE TO THE STREETS, AVENUES, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE MANDE DEBOLATING THIS  $\frac{1}{2}N^2 - \frac{1}{2}N^2 - \frac$ ASSISTANT ONY ATTORNEY:

WEST COLFAX AVENUE, LANEWOOD, COLD 303-031-6505 MANTINIAARTIN COM YIBMARTINIAARTIN COM MARTIN/MARTIN

