

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services



DATE: August 6, 2025

ROW #: 2020-DEDICATION-0000032 **SCHEDULE #:** 1) 0214403007000 and 2) 0214403008000
and 3) 0214403007000

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) North Gaylord Street, located at the intersection of East 48th Avenue and North Gaylord Street, 2) East 49th Avenue, located near the intersection of East 49th Avenue and North Race Street, and 3) East 48th Avenue, located at the intersection of East 48th Avenue and North Vine Street.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) North Gaylord Street, 2) East 49th Avenue, and 3) East 48th Avenue. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "4800 Race St."

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

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) North Gaylord Street, 2) East 49th Avenue, and 3) East 48th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000032-001, 002, 003) HERE.

A map of the area to be dedicated is attached.

GB/TB/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson, District # 9
Councilperson Aide, Bonnie Guillen
Councilperson Aide, Dwight Clark
Councilperson Aide, Darius Shelby
Councilperson Aide, Lynne Lombard
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000032

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-865-3002

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: August 6, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☒ Yes ☐ No

1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Dedicate three City-owned parcels of land as Public Right-of-Way as 1) North Gaylord Street, located at the intersection of East 48th Avenue and North Gaylord Street, 2) East 49th Avenue, located near the intersection of East 49th Avenue and North Race Street, and 3) East 48th Avenue, located at the intersection of East 48th Avenue and North Vine Street.

3. **Requesting Agency:** DOTI, Right-of-Way Services

Agency Section: Survey

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

This project built a new mixed-use structure. The developer was asked to dedicate three parcels of land as 1) North Gaylord Street, 2) East 49th Avenue, and 3) East 48th Avenue.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Darrell Watson, District #9

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? ☐ Yes ☐ No Is this an Amendment? ☐ Yes ☐ No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? ☐ Yes ☐ No

Source of funds:

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2020-DEDICATION-0000032

Description of Proposed Project: This project built a new mixed-use structure. The developer was asked to dedicate three parcels of land as 1) North Gaylord Street, 2) East 49th Avenue, and 3) East 48th Avenue.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) North Gaylord Street, 2) East 49th Avenue, and 3) East 48th Avenue.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Gaylord Street, 2) East 49th Avenue, and 3) East 48th Avenue as part of the development project called, "4800 Race St."



- Legend**
- Streets
 - Alleys
 - ▬ County Boundary
 - ▬ Parcels
 - ▬ Lots/Blocks

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 8/1/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000032-001:**LAND DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020160544 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 19 THROUGH 36, INCLUSIVE; A PORTION OF LOT 18; AND A PORTION OF THE ALLEY VACATED PER ORDINANCE NO. 351, SERIES OF 1971; ALL IN BLOCK 39, KEENER'S SUBDIVISION; TOGETHER WITH A PORTION OF VINE STREET VACATED PER ORDINANCE NO. 377, SERIES OF 1971 AND A PORTION OF VACATED GAYLORD STREET PER ORDINANCE NO. 645, SERIES OF 1978; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36
 THENCE SOUTH 00°05'33" EAST ALONG THE EAST LINE OF SAID BLOCK 39, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 35, BLOCK 39;
 THENCE NORTH 89°54'20" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED GAYLORD STREET;
 THENCE SOUTH 00°05'33" EAST ALONG SAID CENTERLINE, A DISTANCE OF 439.97 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 39;
 THENCE SOUTH 89°54'07" WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 34.00 FEET TO A POINT 4.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 39;
 THENCE NORTH 00°05'33" WEST PARALLEL WITH THE EAST LINE OF SAID BLOCK 40, A DISTANCE OF 464.97 FEET TO THE A POINT ON THE NORTH LINE OF SAID BLOCK 39;
 THENCE NORTH 89°54'23" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 15,059 SQUARE FEET OR 0.35 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 39, KEENER'S SUBDIVISION, CITY AND COUNTY OF DENVER, ASSUMED TO BEAR SOUTH 00°05'33" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-002:**LAND DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020160544 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 1, BLOCK 39, KEENER'S SUBDIVISION, TOGETHER WITH A PORTION OF VINE STREET VACATED PER ORDINANCE NO. 377, SERIES OF 1971, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;
 THENCE SOUTH 89°54'23" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 107.63 FEET TO THE **POINT OF BEGINNING**;
 THENCE SOUTH 00°05'37" EAST, A DISTANCE OF 4.00 FEET;
 THENCE SOUTH 89°54'23" WEST, A DISTANCE OF 44.39 FEET;

THENCE SOUTH 89°54'48" WEST, A DISTANCE OF 12.61 FEET;
THENCE NORTH 00°05'12" WEST, A DISTANCE OF 4.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 40 OF SAID SUBDIVISION;
THENCE NORTH 89°54'48" EAST ALONG SAID NORTH LINE EXTENDED, A DISTANCE OF 12.61 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 39;
THENCE NORTH 89°54'23" EAST ALONG SAID NORTH LINE AND THE EXTENSION THEREOF, A DISTANCE OF 44.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 228 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 39, KEENER'S SUBDIVISION, CITY AND COUNTY OF DENVER, ASSUMED TO BEAR SOUTH 00°05'33" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000032-003:

LAND DESCRIPTION - STREET PARCEL #3:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020160544 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 19 THROUGH 36, INCLUSIVE; A PORTION OF LOT 18; AND A PORTION OF THE ALLEY VACATED PER ORDINANCE NO. 351, SERIES OF 1971; ALL IN BLOCK 39, KEENER'S SUBDIVISION; TOGETHER WITH A PORTION OF VINE STREET VACATED PER ORDINANCE NO. 377, SERIES OF 1971 AND A PORTION OF VACATED GAYLORD STREET PER ORDINANCE NO. 645, SERIES OF 1978; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 19;
THENCE SOUTH 89°54'07" WEST ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 89°54'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 276.08 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 40 OF SAID SUBDIVISION AND TO A POINT ON THE 20 FOOT RANGE LINE IN VINE STREET;
THENCE SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE EXTENDED, A DISTANCE OF 12.59 FEET;
THENCE NORTH 00°05'25" WEST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 89°55'04" EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 40, A DISTANCE OF 12.59 FEET TO A POINT ON SAID RANGE LINE;
THENCE NORTH 89°54'07" EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 39, A DISTANCE OF 276.08 FEET TO A POINT 4.00 FEET WEST OF THE EAST LINE OF SAID LOT 19;
THENCE SOUTH 00°05'33" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 19, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,155 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 39, KEENER'S SUBDIVISION, CITY AND COUNTY OF DENVER, ASSUMED TO BEAR SOUTH 00°05'33" EAST.



2020160544

Page: 1 of 5

10/01/2020 09:17 AM
City & County of Denver
Electronically Recorded

R \$33.00

WD

D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

Project Description: 2020-Dedication-0000032

Asset Mgmt No.: 20-148

CONVENIENCE DEED ONLY
NO STATE DOC FEE REQUIRED

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 30th day of September, 2020, by **48RACE LLC**, a Colorado limited liability company, whose address is c/o Urban Land Conservancy, 1600 Downing Street, Suite 300, Denver, CO 80218, United States ("Grantor") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

GRANTOR:

48RACE LLC, a Colorado Limited Liability Company

By: Urban Land Conservancy, a Colorado nonprofit corporation, its sole member

By: _____

Aaron Miripol, President & CEO

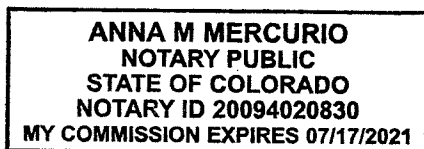
ATTEST:

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 22nd day of SEPTEMBER, 2020 by Aaron Miripol, as President+CEO of Urban Land Conservancy, a Colorado nonprofit corporation, sole member of **48RACE LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 7/17/2021



Anna M. Mercurio
Notary Public

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 3

PARCEL 1

A PORTION OF LOTS 19 THROUGH 36, INCLUSIVE; A PORTION OF LOT 18; AND A PORTION OF THE ALLEY VACATED PER ORDINANCE NO. 351, SERIES OF 1971; ALL IN BLOCK 39, KEENER'S SUBDIVISION; TOGETHER WITH A PORTION OF VINE STREET VACATED PER ORDINANCE NO. 377, SERIES OF 1971 AND A PORTION OF VACATED GAYLORD STREET PER ORDINANCE NO. 645, SERIES OF 1978; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36

THENCE SOUTH 00°05'33" EAST ALONG THE EAST LINE OF SAID BLOCK 39, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 35, BLOCK 39;

THENCE NORTH 89°54'20" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED GAYLORD STREET;

THENCE SOUTH 00°05'33" EAST ALONG SAID CENTERLINE, A DISTANCE OF 439.97 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 39;

THENCE SOUTH 89°54'07" WEST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 310.08 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 40 OF SAID SUBDIVISION AND TO A POINT ON THE 20 FOOT RANGE LINE IN VINE STREET;

THENCE SOUTH 89°55'04" WEST ALONG SAID SOUTH LINE EXTENDED, A DISTANCE OF 12.59 FEET;

THENCE NORTH 00°05'25" WEST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 89°55'04" EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 40, A DISTANCE OF 12.59 FEET TO A POINT ON SAID RANGE LINE;

THENCE NORTH 89°54'07" EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 39, A DISTANCE OF 276.08 FEET TO A POINT 4.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 39;

THENCE NORTH 00°05'33" WEST PARALLEL WITH THE EAST LINE OF SAID BLOCK 40, A DISTANCE OF 460.97 FEET TO THE A POINT ON THE NORTH LINE OF SAID BLOCK 39;

THENCE NORTH 89°54'23" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE **POINT OF**

BEGINNING.

SAID PARCEL CONTAINS 16,214 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF LOT 1, BLOCK 39, KEENER'S SUBDIVISION, TOGETHER WITH A PORTION OF VINE STREET VACATED PER ORDINANCE NO. 377, SERIES OF 1971, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°54'23" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 107.63 FEET TO THE **POINT OF BEGINNING;**

THENCE SOUTH 00°05'37" EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 89°54'23" WEST, A DISTANCE OF 44.39 FEET;

THENCE SOUTH 89°54'48" WEST, A DISTANCE OF 12.61 FEET;

THENCE NORTH 00°05'12" WEST, A DISTANCE OF 4.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 40 OF SAID SUBDIVISION;

THENCE NORTH 89°54'48" EAST ALONG SAID NORTH LINE EXTENDED, A DISTANCE OF 12.61 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 39;

THENCE NORTH 89°54'23" EAST ALONG SAID NORTH LINE AND THE EXTENSION THEREOF, A DISTANCE OF 44.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 228 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 39, KEENER'S SUBDIVISION, CITY AND COUNTY OF DENVER, ASSUMED TO BEAR SOUTH 00°05'33" EAST.

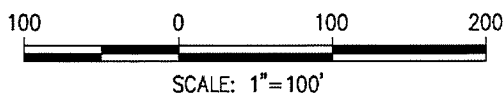
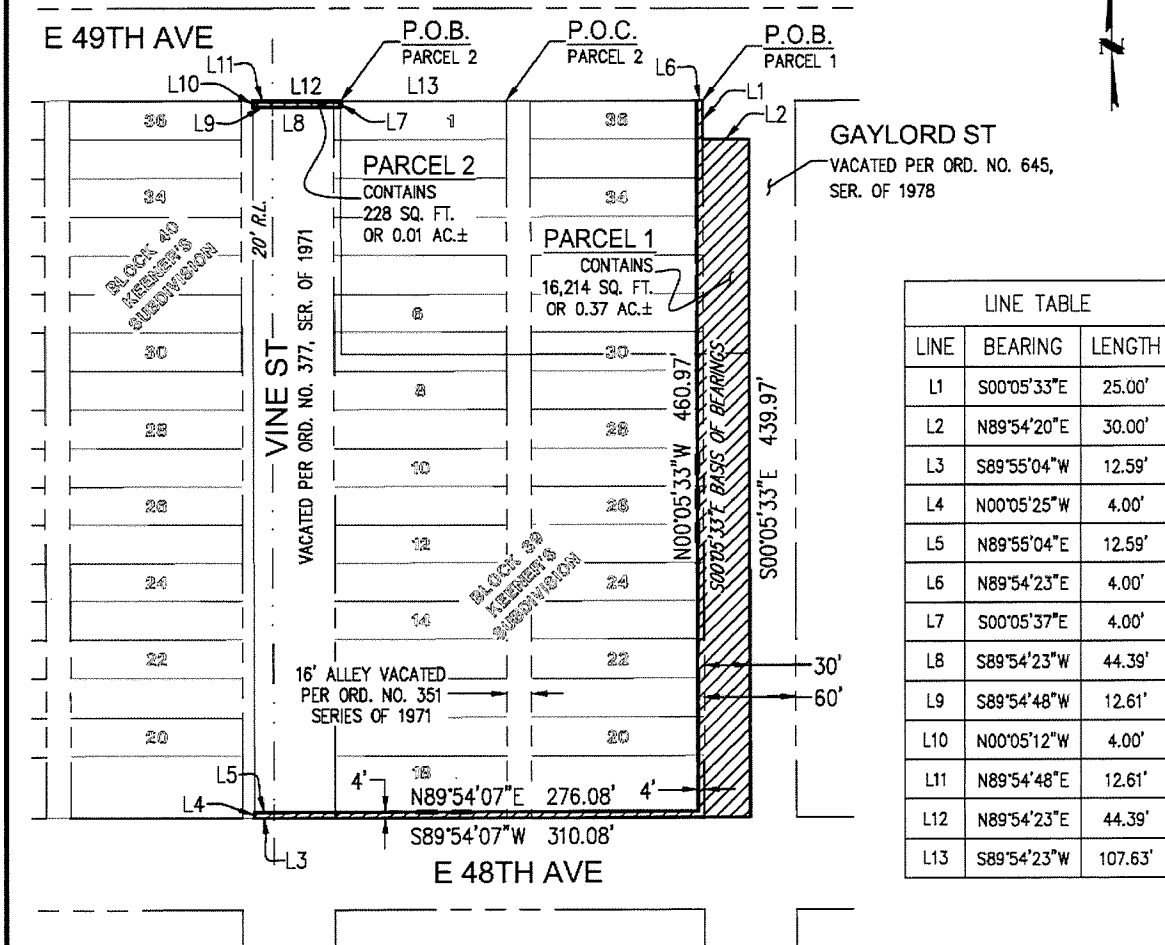
PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



ILLUSTRATION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, COLORADO



P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

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

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

REVISION: VACATED PER ORD. NO. 377, SER. OF 1971

ISSUE DATE: 01/06/2020 PROJECT #: 181041

DATE REVISION COMMENTS

3/31/2020 REV. PER COMMENTS

RIGHT OF WAY
DEDICATION

ILLUSTRATION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CHKD BY: AWM
DRAWN BY: TWG

SHEET NO.
3
5 OF 5