

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

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

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

**DATE:** March 7, 2018

**ROW #:** 2018-Dedication-0000031      **SCHEDULE #:** 0227805105000

**TITLE:** This request is to dedicate City owned land as N. Inca St.  
Located near the intersection of W. 29<sup>th</sup> Ave. and N. Inca St.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as N. Inca 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 existing City owned land for public right-of-way purposes as N. Inca St. The land is described as follows:

**INSERT PARCEL DESCRIPTION ROW (2018-Dedication-0000031-001) HERE.**

A map of the area to be dedicated is attached.

MB/BLV

c: Asset Management, Curtis Anthony  
City Councilperson Albus Brooks  
Council Aide Chy Montoya  
Council Aide Emily Brown  
Council Aide Evelyn Barnes  
City Council Staff, Zach Rothmier  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Angela Casias  
Public Works, Right-of-way Engineering Services, Matt Bryner  
Department of Law, Bradley Beck  
Department of Law, Shaun Sullivan  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Department of Law, Cynthia Devereaux  
Public Works Survey, Paul Rogalla

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto:angela.casias@DenverGov.org) by **12:00 pm on Monday.**

**\*All fields must be completed.\***

*Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: March 7, 2018

Please mark one:  Bill Request or  Resolution Request

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

Yes  No

If yes, please explain:

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

This request is to dedicate City owned land as N. Inca St.  
Located near the intersection of W. 29th Ave. and N. Inca St.

3. **Requesting Agency:** Public Works-Right-of-Way Services  
**Agency Division:** Survey

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** Angela.Casias@denvergov.org

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

Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as N. Inca 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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** N. Inca St. and W. 29<sup>th</sup> Ave.
- d. **Affected Council District:** Albus Brooks Dist. #9
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

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

None.

To be completed by Mayor's Legislative Team:

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

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



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2018-Dedication-0000031**

**Description of Proposed Project: Dedicate a parcel of public right of way as N. Inca St.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to dedicate as Public Right of Way**

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

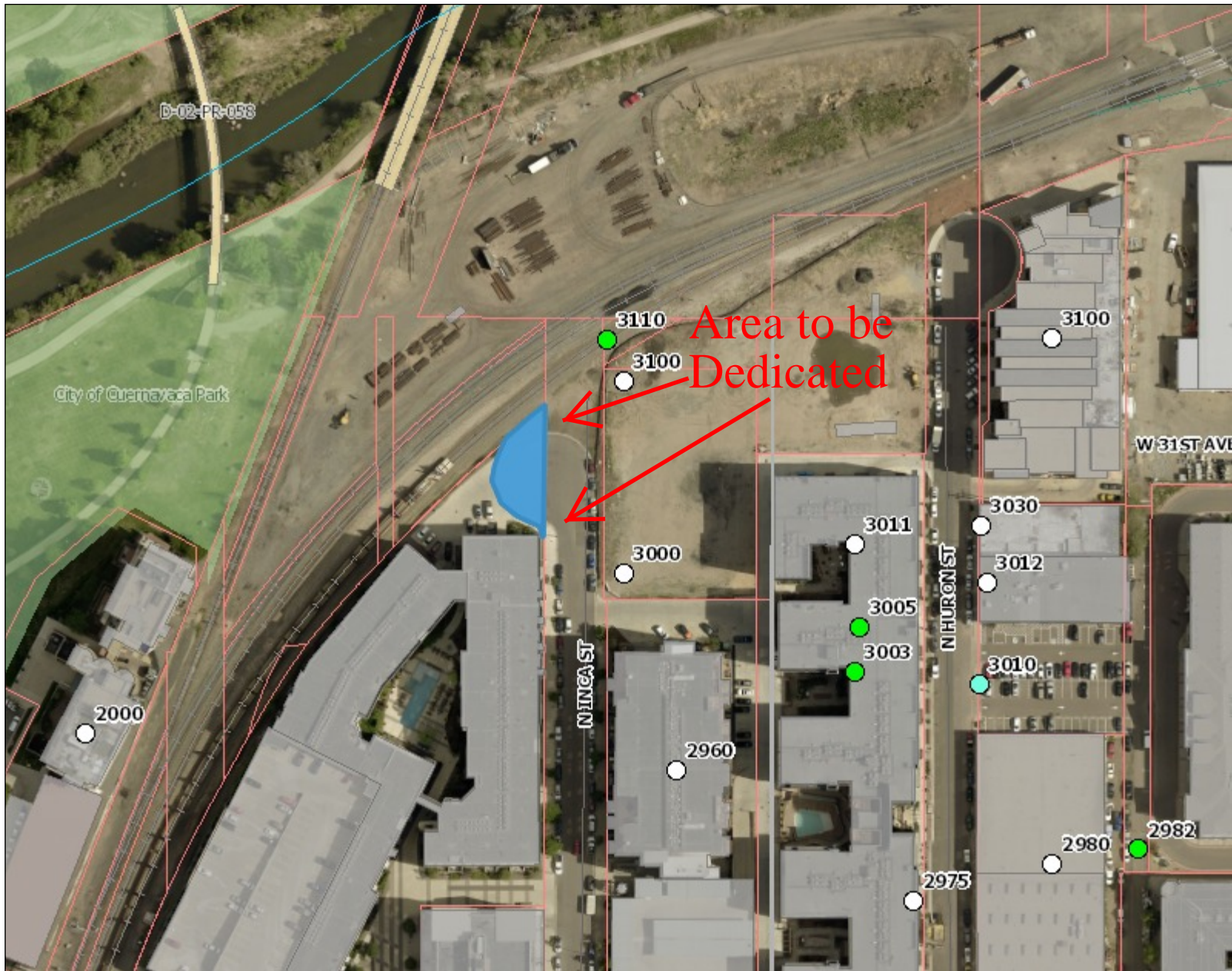
**What is the known duration of an MEP: N/A**

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

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

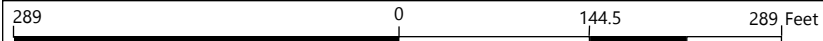
**Will an easement relinquishment be submitted at a later date: N/A**

**Additional information: This land was deeded to the City and County of Denver for the purpose to dedicate it as Public Right-of-Way.**



### Legend

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





PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, SAID PARCEL BEING A PORTION OF LOTS 30-35, INCLUSIVE, BLOCK 8, HOYT & ROBINSONS ADDITION TO DENVER AS RECORDED IN BOOK 1 AT PAGE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE BEARINGS ARE BASED ON A PORTION OF THE EASTERLY LINE OF THAT PARCEL OF LAND SITUATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING IN THE SE1-4 OF SECTION 28, T 3 S, R 69 W, 6TH P.M., AND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN RECEPTION NO. 2008059663, RECORDS OF DENVER COUNTY, SAID LINE BEING MONUMENTED AS SHOWN HEREON AND BEARING N00°25' 19"W.

**COMMENCING** AT A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 8, HOYT AND ROBINSON' S ADDITION TO DENVER, BEING MONUMENTED BY A FOUND NAIL AND TAG STAMPED "PLS 38214", SAID POINT BEING LOCATED 3.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 8;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INCA STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

THENCE NORTH 00°25' 19" WEST 207.99 FEET TO A FOUND NAIL AND TAG STAMPED "PLS 38214"

THENCE NORTH 00°28'56" WEST 169.04 FEET TO A FOUND NAIL AND TAG STAMPED "PLS 38214";

THENCE NORTH 00°24'40" WEST 354.54 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A CURVE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 16.96 FEET, WHOSE RADIUS IS 13.50 FEET, WHOSE DELTA IS 71°59'56" AND WHOSE LONG CHORDS BEARS NORTH 36°25'40" WEST A DISTANCE OF 15.87 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 93.38 FEET, WHOSE RADIUS IS 54.50 FEET, WHOSE DELTA IS 98°10'13" AND WHOSE LONG CHORD BEAR NORTH 23°20'32" WEST A DISTANCE OF 82.37 FEET;

THENCE NORTH 25°44'24" EAST 14.33 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTH-SANTA-FE RAILROAD;

THENCE ALONG SAID SOUTHEASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 45.17 FEET, WHOSE RADIUS IS 1248.56 FEET, WHOSE DELTA IS 02°04'23" AND WHOSE LONG CHORD BEARS NORTH 50°36'05" EAST A DISTANCE OF 45.17 FEET TO A POINT ON THE WESTERLY RIGHT- OF-WAY LINE OF INCA STREET, SAID POINT BEING MONUMENTED BY A FOUND NO.5 REBAR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY UNE, SOUTH 00°24'40" EAST 129.98 FEET TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL CONTAINS 4.029 SQUARE FEET, 0.092 ACRES MORE OR LESS (±).



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

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 26<sup>th</sup> day of January, 2018, by **2905 Inca, LLC**, a Delaware limited liability company, whose address is 6400 S. Fiddler's Green Circle, Suite 1200, Greenwood Village, CO 80111 ("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.

ATTEST:

2905 INCA, LLC,  
a Delaware limited liability company

By: Premium Apartment Fund Management IV, LLC,  
a Delaware limited liability company  
Its: Manager

By: Griffis Group of Companies, LLC,  
a Colorado limited liability company  
Its: Manager

By:   
\_\_\_\_\_  
Ian C. Griffis  
Its: Manager

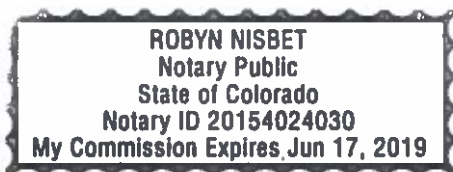
By:   
\_\_\_\_\_  
David M. Birnbaum  
Its: Manager

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 2018, by Ian C. Griffis as the Manager of Griffis Group of Companies, LLC, a Colorado limited liability company, as the Manager of Premium Apartment Fund Management IV, LLC, a Delaware limited liability company, as the Manager of 2905 Inca, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: Jun. 17, 2019



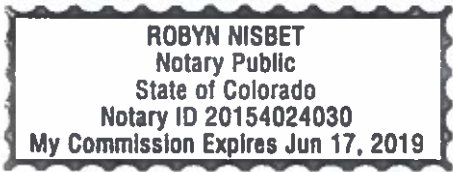
Robyn Nisbet  
Notary

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 2018, by David M. Birnbaum as the Manager of Griffis Group of Companies, LLC, a Colorado limited liability company, as the Manager of Premium Apartment Fund Management IV, LLC, a Delaware limited liability company, as the Manager of 2905 Inca, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: Jun. 17, 2019



Robyn Nisbet  
Notary



PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, SAID PARCEL BEING A PORTION OF LOTS 30-35, INCLUSIVE, BLOCK 8, HOYT & ROBINSONS ADDITION TO DENVER AS RECORDED IN BOOK 1 AT PAGE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE BEARINGS ARE BASED ON A PORTION OF THE EASTERLY LINE OF THAT PARCEL OF LAND SITUATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING IN THE SE1-4 OF SECTION 28, T 3 S, R 69 W, 6TH P.M., AND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN RECEPTION NO. 2008059663, RECORDS OF DENVER COUNTY, SAID LINE BEING MONUMENTED AS SHOWN HEREON AND BEARING N00°25'19"W.

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 8, HOYT AND ROBINSON'S ADDITION TO DENVER, BEING MONUMENTED BY A FOUND NAIL AND TAG STAMPED "PLS 38214", SAID POINT BEING LOCATED 3.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 8;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INCA STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

THENCE NORTH 00°25'19" WEST 207.99 FEET TO A FOUND NAIL AND TAG STAMPED "PLS 38214"

THENCE NORTH 00°28'56" WEST 169.04 FEET TO A FOUND NAIL AND TAG STAMPED "PLS 38214";

THENCE NORTH 00°24'40" WEST 354.54 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 16.96 FEET, WHOSE RADIUS IS 13.50 FEET, WHOSE DELTA IS 71°59'56" AND WHOSE LONG CHORDS BEARS NORTH 36°25'40" WEST A DISTANCE OF 15.87 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 93.38 FEET, WHOSE RADIUS IS 54.50 FEET, WHOSE DELTA IS 98°10'13" AND WHOSE LONG CHORD BEAR NORTH 23°20'32" WEST A DISTANCE OF 82.37 FEET;

THENCE NORTH 25°44'24" EAST 14.33 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTH-SANTA-FE RAILROAD;

THENCE ALONG SAID SOUTHEASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 45.17 FEET, WHOSE RADIUS IS 1248.56 FEET, WHOSE DELTA IS 02°04'23" AND WHOSE LONG CHORD BEARS NORTH 50°36'05" EAST A DISTANCE OF 45.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INCA STREET, SAID POINT BEING MONUMENTED BY A FOUND NO.5 REBAR;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°24'40" EAST 129.98 FEET TO THE POINT OF BEGINNING.

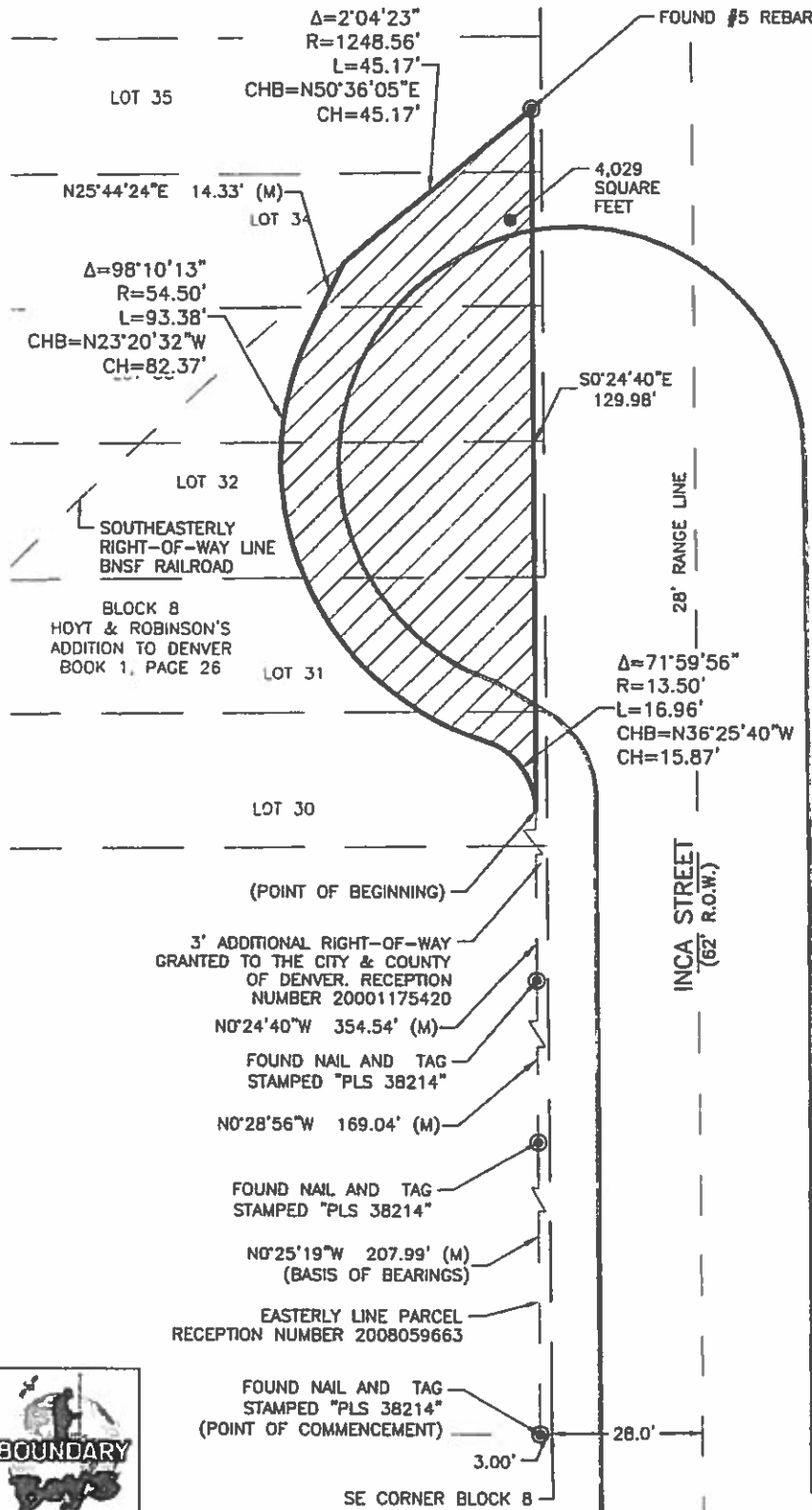
SAID DESCRIBED PARCEL CONTAINS 4.029 SQUARE FEET, 0.092 ACRES MORE OR LESS(±).



GREGORY A. CLARK  
PLS 32430  
FOR AND ON BEHALF OF BOUNDARY BOYS, LLC  
..

# PARCEL EXHIBIT

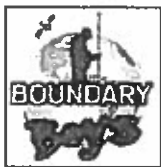
PORTION OF THE SE $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



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



ORIGINAL SCALE: 1"=30'





02/28/2018 10:56 AM  
City & County of Denver

R \$0.00

PRDT

2018024155

Page: 1 of 3

D \$0.00

REQUEST FOR  FULL  PARTIAL RELEASE OF DEED OF TRUST AND RELEASE  
BY HOLDER OF THE EVIDENCE OF DEBT WITHOUT PRODUCTION OF EVIDENCE OF DEBT  
PURSUANT TO § 38-39-102(1)(a) AND (3), COLORADO REVISED STATUTES

January 26, 2018 2905 Inca, LLC, a Delaware limited liability company c/o Griffin Residential 6400 S. Fiddler's Green Circle, Suite 1200 Greenwood Village, CO 80111	Date Original Grantor (Borrower) Current Address of Original Grantor, Assuming Party, or Current Owner
<input type="checkbox"/> Check here if current address is unknown. TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation March 20, 2017	Original Beneficiary (Lender)
March 20, 2017 Reception No. 2017017309	Date of Deed of Trust Date of Recording and/or Re-Recording of Deed of Trust
County Reception No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.	Recording Information

TO THE PUBLIC TRUSTEE OF DENVER COUNTY (The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described therein as to a full release or, in the event of a partial release, only that portion of the real property described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE.)

Pursuant to § 38-39-102(3), C.R.S., in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the Deed of Trust described above, or as a title insurance company authorized to request the release of a Deed of Trust pursuant to § 38-39-102(3)(i), C.R.S., in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:

- The purpose of the Deed of Trust has been fully or partially satisfied.
- The original evidence of debt is not being exhibited or produced herewith.
- It is one of the following entities (check applicable box):
  - The holder of the original evidence of debt that is a qualified holder, as specified in § 38-39-102(3)(a), C.R.S., that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this Request for Release;
  - The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of debt that delivers to the Public Trustee a corporate surety bond as specified in § 38-39-102(3)(b), C.R.S.; or
  - A title insurance company licensed and qualified in Colorado, as specified in § 38-39-102(3)(i), C.R.S., that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee taken in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness.

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation  
730 Third Avenue, New York, New York 10017

By: NUVEEN ALTERNATIVES ADVISORS LLC, a Delaware limited liability company  
730 Third Avenue, New York, New York 10017

By: *Faye J. Friedman*  
Faye J. Friedman  
Authorized Signer

STATE OF NEW YORK }  
COUNTY OF NEW YORK } SS:

On the 16th day of January in the year 2018, before me, the undersigned, personally appeared Faye J. Friedman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the entity upon behalf of which the individual acted, executed the instrument.



*Darren S. Moran*  
Notary Public

Darren S. Moran  
Notary Public, State of New York  
No. 31-01MO5062091  
Qualified in New York County  
Commission Expires June 24, 2018

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to therein; and

WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;

NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as Public Trustee of the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust and all portions of the real property described above in the Deed of Trust, together with all private and appurtenances thereon, belonging to:



*Dekia Johnson*  
Public Trustee  
*María E. Vargas*  
Deputy Public Trustee

Date: FEB 28 2018  
Date: FEB 28 2018

(If applicable, name of trust and address of trust creating new legal description as required by § 38-35-106.5, C.R.S.)  
Original Note and Deed of Trust No.: N/A  
Prepared by and When: Dina Weinstein Hyatt Farber Schreck, 410 17<sup>th</sup> Street, Suite 2200, Denver, Colorado 80202, Attn: Kathy Golden  
Recorded Return to: 16150642

**EXHIBIT A**  
(LEGAL DESCRIPTION OF RELEASE PARCEL)

A PARCEL OF LAND SITUATED THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, SAID PARCEL BEING A PORTION OF LOTS 30-35, INCLUSIVE, BLOCK 8, HOYT & ROBINSONS ADDITION TO DENVER AS RECORDED IN BOOK 1 AT PAGE 26, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE BEARINGS ARE BASED ON A PORTION OF THE EASTERLY LINE OF THAT PARCEL OF LAND SITUATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING IN THE SE1-4 OF SECTION 28, T 3 S, R 69 W, 6TH P.M., AND AS DESCRIBED IN THE WARRANTY DEED RECORDED IN RECEPTION NO. 2008059663, RECORDS OF DENVER COUNTY, SAID LINE BEING MONUMENTED AS SHOWN HEREON AND BEARING N00°25'19"W.

**COMMENCING** AT A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 8, HOYT AND ROBINSON'S ADDITION TO DENVER, BEING MONUMENTED BY A FOUND NAIL AND TAG STAMPED "PLS 38214", SAID POINT BEING LOCATED 3.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 8;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INCA STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

THENCE NORTH 00°25'19" WEST 207.99 FEET TO A FOUND NAIL AND TAG STAMPED "PLS 38214"

THENCE NORTH 00°28'56" WEST 169.04 FEET TO A FOUND NAIL AND TAG STAMPED "PLS 38214";

THENCE NORTH 00°24'40" WEST 354.54 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A CURVE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 16.96 FEET, WHOSE RADIUS IS 13.50 FEET, WHOSE DELTA IS 71°59'56" AND WHOSE LONG CHORDS BEARS NORTH 36°25'40" WEST A DISTANCE OF 15.87 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 93.38 FEET, WHOSE RADIUS IS 54.50 FEET, WHOSE DELTA IS 98°10'13" AND WHOSE LONG CHORD BEAR NORTH 23°20'32" WEST A DISTANCE OF 82.37 FEET;

THENCE NORTH 25°44'24" EAST 14.33 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTH-SANTA-FE RAILROAD;

THENCE ALONG SAID SOUTHEASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 45.17 FEET, WHOSE RADIUS IS 1248.56 FEET, WHOSE DELTA IS 02°04'23" AND WHOSE LONG CHORD BEARS NORTH 50°36'05" EAST A DISTANCE OF 45.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INCA STREET, SAID POINT BEING MONUMENTED BY A FOUND NO.5 REBAR;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°24'40" EAST 129.98 FEET TO THE **POINT OF BEGINNING**.

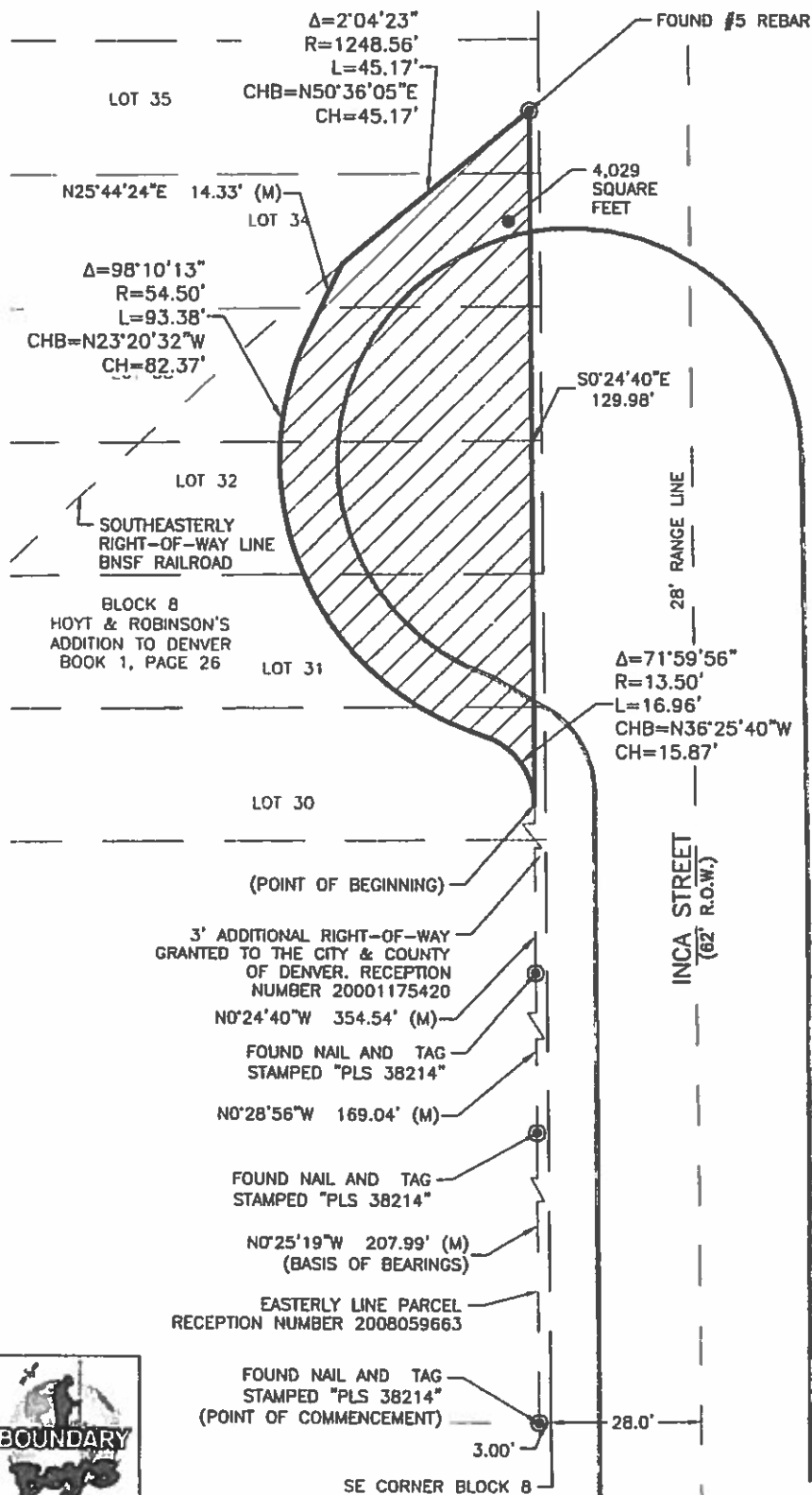
SAID DESCRIBED PARCEL CONTAINS 4.029 SQUARE FEET, 0.092 ACRES MORE OR LESS(±).



GREGORY A. CLARK  
PLS 32430  
FOR AND ON BEHALF OF BOUNDARY BOYS, LLC

# PARCEL EXHIBIT

PORTION OF THE SE $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



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



ORIGINAL SCALE: 1"=30'

