



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

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

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

**DATE:** August 9, 2017

**ROW #:** 2017-Dedication-0000149      **SCHEDULE #:** 0223312023000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as N. Franklin St. Located at the intersection of E. 40<sup>th</sup> Ave. and N. Franklin 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. Franklin St. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**RTD East Rail Corridor**)

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 N. Franklin St. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2017-Dedication-0000149-001) HERE.**

A map of the area to be dedicated is attached.

MB/WR/BV

cc: Asset Management, Robert Koehler  
City Councilperson & Aides, Albus Brooks District # 9  
Council Aide Chy Montoya  
Council Aide Brande Micheau  
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, Brent Eisen  
Department of Law, Shaun Sullivan  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Department of Law, Cynthia Devereaux  
Public Works Survey, Warren Ruby  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2017-Dedication-0000149

## 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: August 9, 2017

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 a parcel of land as Public Right of Way as N. Franklin St.  
Located at the intersection of E. 40<sup>th</sup> Ave. and N. Franklin 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. Franklin St. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**RTD East Rail Corridor**)

**\*\*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:** E. 40<sup>th</sup> Ave. and N. Franklin St.
- 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: 2017-Dedication-0000149, RTD East Rail Corridor**

**Description of Proposed Project: Dedicate a parcel of public right of way as N. Franklin 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, as a part of a development project called, RTD East Rail Corridor**



- ### Legend
- Active Addresses
    - Associated
    - Land
    - Structure
    - Utility
  - Streams
  - Irrigation Ditches Reconstruct (Gardeners)
  - Irrigation Ditches
  - Buildings 2014
  - Streets
  - Alleys
  - Railroads
    - + Main
    - + Yard
    - + Spur
    - + Siding
    - + Interchange track
    - + Other
  - Bridges
  - Rail Transit Stations
    - Existing
    - Planned
  - ▲ Park-N-Ride Locations
  - Lakes
  - County Boundary
  - Parcels
  - Lots/Blocks
  - Parks
    - All Other Parks; Linear
    - Mountain Parks



**REGIONAL TRANSPORTATION DISTRICT  
REAL PROPERTY  
TO BE ACQUIRED  
FROM**

PARCEL NO. RTD-CCD-8  
CCD CONVEYANCE  
STA. 194+ TO STA. 194+

REGIONAL TRANSPORTATION DISTRICT  
DENVER, CO

**FOR**

---

**EAST CORRIDOR COMMUTER RAIL PROJECT**

PW Legal Description No. 2017-Dedication-0000149

A part the land conveyed to the City and County of Denver by Quit Claim Deed recorded July 26, 2017 at Reception No. 2017097314, located in the Southeast Quarter of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being all of Parcel No. RTD-CCD-8 described therein as follows:

**COMMENCING** at the East 1/4 Corner of said Section 23;

THENCE S61°58'06"W a distance of 2907.43 feet to an intersection of the Southeasterly right-of-way line of Walnut Street with the Westerly right-of-way line of Franklin Street, said point also being the Northern most corner of said Lot 1 and to the **POINT OF BEGINNING**;

THENCE S00°04'08"W, coincident with said Westerly right-of-way line of Franklin Street, a distance of 9.52 feet;

THENCE N55°47'46"W a distance of 6.83 feet to a point lying on said Southeasterly right-of-way line of Walnut Street;

THENCE N44°54'35"E, coincident with said Southeasterly right-of-way line of Walnut Street, a distance of 8.02 feet to the **POINT OF BEGINNING**.

Please return Recorded document to:  
Senior Manager, Real Property  
Regional Transportation District  
1600 Blake Street  
Denver, Colorado 80202



2017097314  
Page: 1 of 12  
D \$0.00

### QUITCLAIM DEED

THIS DEED, made this 25<sup>th</sup> day of July 2017, between the REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado, whose legal address is 1600 Blake Street, Denver, Colorado 80202-1399, grantor, and the CITY AND COUNTY OF DENVER, a Colorado municipal corporation, whose legal address is 1437 Bannock Street, Room 350, Denver, Colorado 80202, grantee.


WITNESS, that the grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents do, remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described in Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

  
Henry J. Stopplecamp, PE  
Assistant General Manager, Capital Programs

Approved as to Legal Form:

  
Lori L. Graham,  
Associate General Counsel

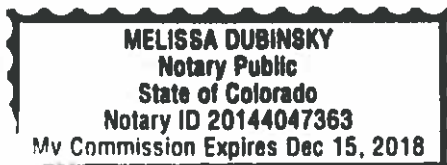
7-20-17  
Date

STATE OF COLORADO

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 25 day of July 2017 by Henry J. Stopplecamp as Assistant General Manager, Capital Programs.

Witness my hand and official seal.  
My commission expires: 12/15/18



  
Notary Public

**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-8**  
**(PARCEL NO. EC-23)**  
**Date: April 14, 2016**  
**DESCRIPTION**

That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011141927 recorded December 15, 2011 in the City and County of Denver Clerk and Recorder's Office and described therein as follows:

Parcel No. EC-23 of the RTD East Corridor Commuter Rail Project, containing 27 square feet, (0.001 Acres), being a portion of Lot 1, Block 1 of Provident Park, recorded in the City and County of Denver Clerk and Recorder's office, located in the Southeast Quarter of Section 23, 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 East 1/4 Corner of said Section 23;  
**THENCE** S61°58'06"W a distance of 2907.43 feet to an intersection of the Southeasterly right-of-way line of Walnut Street with the Westerly right-of-way line of Franklin Street, said point also being the Northern most corner of said Lot 1 and to the **POINT OF BEGINNING**;


**THENCE** S00°04'08"W, coincident with said Westerly right-of-way line of Franklin Street, a distance of 9.52 feet;

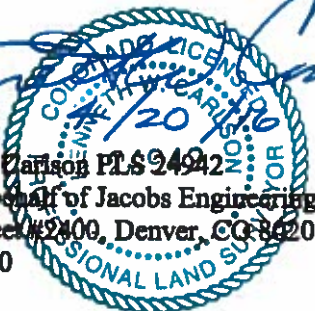
**THENCE** N55°47'46"W a distance of 6.83 feet to a point lying on said Southeasterly right-of-way line of Walnut Street;

**THENCE** N44°54'35"E, coincident with said Southeasterly right-of-way line of Walnut Street, a distance of 8.02 feet to the **POINT OF BEGINNING**.

Said Parcel No. EC-23 containing 27 square feet, (0.001 Acres), more or less.

**Basis of Bearings:** All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983". "DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".

  
Prepared by:  
Kenneth W. Carlson PLS 2492  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400, Denver, CO 80202  
303.820.5240





**Basis of Bearings:** All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983". "DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".

**40TH AVENUE**

**POINT OF COMMENCEMENT**  
East Corner Section 23

S61°58'06"W 2907.43'

Rec No. 2011141927  
March 15, 2011

N44°54'35"E 8.02'

**POINT OF BEGINNING**

S00°04'08"W 9.52'

**WALNUT STREET**

SE'ly Line

N55°47'46"W  
6.83'

W'ly Line

Lot 1  
Block 1  
Provident Park

**FRANKLIN STREET**



This exhibit does not represent a monumented survey and is intended only to depict the attached property description.

**RTD-CCD-8**  
Area = 27 Sq.Ft.  
0.001 Acres +/-

JACOBS PROJECT NO. WXY7416

CLIENT PROJECT NO. 072120

REVISION DESCRIPTION

DRAWN JSX DATE 03/28/2016 SCALE 1"=20'

**JACOBS**

707 17th Street 2400 Denver, CO. 80202

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT INDICATED. ANY REUSE OR REPRODUCTION WITHOUT THE WRITTEN CONSENT OF ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.

RTD East Corridor Commuter Rail  
City and County of Denver, Colorado  
SW 1/4 Sec. 23, T3S, R68W, 6th P.M.

TITLE: Exhibit " "   
RTD-CCD-8 (PARCEL NO. EC-23)

REVISION: DRAWING NO. RTD-CCD-8.dgn

SHEET NO. 1 of 1

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**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-9**  
**(Parcel No. EC-24 Conveyance CCD REV1)**  
**Date: April 14, 2016**  
**DESCRIPTION**

That parcel of land conveyed to RTD by the Rule and Order recorded at Reception No. 2011143508 recorded December 19, 2011 in the City and County of Denver Clerk and Recorder's Office and described therein as follows:

Parcel No. EC-24 Conveyance CCD REV1 of the RTD East Corridor Commuter Rail Project, being the tract of land described at Reception No. 2011143508, recorded December 19, 2011 in the City and County of Denver Clerk and Recorder's Office, located in the Southeast Quarter of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, additionally described as follows:

COMMENCING at the South 1/16th Corner of said Section 23 and Section 24 of said township and range, (a 3 1/4" aluminum cap stamped "PLS 24942"); WHENCE the Center-South 1/16th Corner of said Section 23, (a found stone with chiseled "X"), bears N89°54'47"W a distance of 2645.42 feet (Basis of Bearings-assumed);

THENCE S54°10'50"W a distance of 51.15 feet to the intersection of the southerly line of the East 40th Avenue right-of-way, (Quit Claim Deed described at Book 3050, Page 395, recorded April 28, 1937), with the westerly line of the York Street right-of-way, (Warranty Deed described at Book 2310, Page 99, recorded October 11, 1912), and to the POINT OF BEGINNING;

THENCE along the arc of a curve to the right, coincident with said westerly right-of-way line, having a central angle of 19°57'08", a radius of 320.00 feet, a chord bearing of S15°48'41"W a distance of 110.87 feet, and an arc distance of 111.43 feet;

THENCE the following four (4) courses coincident with the southerly line of said tract of land:

- 1) N27°19'38"W non-tangent with the last described curve a distance of 75.14 feet;
- 2) N89°51'23"W tangent with the following described curve a distance of 129.41 feet;
- 3) Along the arc of a curve to the right, having a central angle of 13°07'01", a radius of 790.00 feet, a chord bearing of N83°17'53"W a distance of 180.46 feet, and an arc distance of 180.86 feet;
- 4) Along the arc of a curve to the left, tangent with the last described curve, having a central angle of 11°21'18", a radius of 740.00 feet, a chord bearing of N82°25'01"W a distance of 146.41 feet, and an arc distance of 146.65 feet;

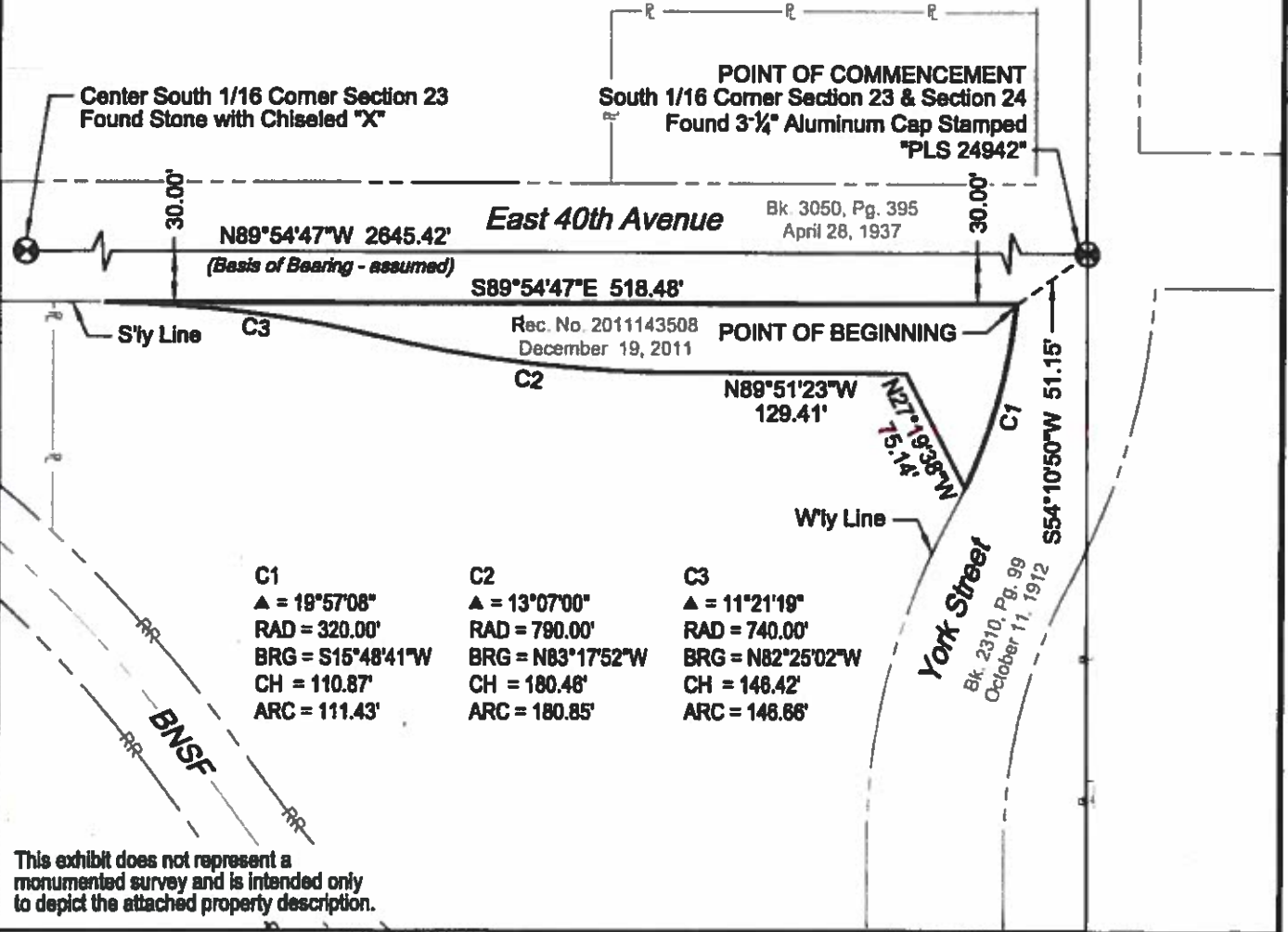
THENCE S89°54'47"E coincident with said southerly right-of-way line and non-tangent with the last described curve a distance of 518.48 feet to the POINT OF BEGINNING.

Containing 16,612 square feet, (0.381 Acres), more or less.

Prepared by  
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400, Denver, CO 80202  
303.820.5240



**RTD-CCD-9**  
 Area = 16,612 Sq.Ft.  
 0.381 Acres +/-



This exhibit does not represent a monumented survey and is intended only to depict the attached property description.

JACOBS PROJECT NO.	WVXV7416
CLIENT PROJECT NO.	072120
REVISION DESCRIPTION	
DRAWN	JSX
DATE	2/29/2016
SCALE	1"=100'

**JACOBS**  
 707 17th Street 2400 Denver, CO. 80202

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<b>RTD East Corridor Commuter Rail</b> City and County of Denver, Colorado SE 1/4 Sec. 23, T3S, R68W, 6th P.M.		
TITLE: Exhibit " "		
<b>RTD-CCD-9 (PARCEL NO. EC-24 REV1)</b>		
REVISION:	DRAWING NO.	SHEET NO.
	RTD-CCD-9.dgn	1 of 1

4/14/2016 4:28:21 PM \\s011-007\Users\1072120\_Fredrick\EA\ST\_CORRIDOR\Drawings\Exhibit\CCD-Commuter-Rail\CCD-Parcel-Registration\RTD-CCD-9.dgn

**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-10**  
**(EC-26 REV1)**  
**Date: April 14, 2016**  
**DESCRIPTION**



A portion of those parcels of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011142371 recorded December 15, 2011, Warranty Deed recorded at Reception No. 2012027186 recorded March 2, 2012 and the Rule and Order recorded at Reception No. 2012138180 recorded November 9, 2012, all in the City and County of Denver Clerk and Recorder's Office and described herein as follows:

EC-25, EC-26, EC-48 REV1 and a portion of EC-48R, being a portion of the tracts of land described at Reception No. 2011142371 recorded December 15, 2011, Reception No. 2012027186 recorded March 2, 2012 and Reception No. 201238180 recorded October 9, 2012, all in the City and County of Denver Clerk and Recorder's Office, located in the Southeast Quarter of Section 23 and the Southwest Quarter of Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMENCING at the South Sixteenth Corner of said Sections 23 and 24, (a 3-¼" aluminum cap stamped "PLS 24942"); WHENCE the Center-South Sixteenth Corner of said Section 24, (a 3-¼" aluminum cap stamped "PLS 24942), bears S89°51'35"E (Basis of Bearings-assumed) a distance of 2653.52 feet;

THENCE S63°03'15"E a distance of 44.35 feet to the intersection of the easterly line of the York Street right-of-way described in Book 2290 at Page 121 recorded June 8, 1912 in the City and County of Denver Clerk and Recorder's Office, and the southerly line of the East 40<sup>th</sup> Avenue right-of-way described in Ordinance No. 264-1955, and to the POINT OF BEGINNING;

THENCE S89°51'35"E coincident with said southerly right-of-way line a distance of 504.86 feet;

THENCE S77°07'21"W tangent with the following described curve a distance of 139.36 feet; THENCE along the arc of a curve to the right, having a central angle of 13°00'28", a radius of 793.99 feet, a chord bearing of S83°37'35"W a distance of 179.87 feet, and an arc distance of 180.26 feet;

THENCE N89°52'12"W tangent with the last and following described curves a distance of 60.00 feet;

THENCE along the arc of a curve to the left, having a central angle of 13°49'33", a radius of 387.00 feet, a chord bearing of S83°13'02"W a distance of 93.16 feet, and an arc distance of 93.39 feet;

THENCE S76°18'15"W tangent with the last described curve a distance of 0.57 feet;

THENCE S15°36'08"W a distance of 183.79 feet;

THENCE S21°18'46"W a distance of 209.54 feet;

THENCE the following two (2) courses coincident with the easterly line of the York Street right-of-way described in Book 2310 at Page 99, recorded October 11, 1912 in the City and County of Denver Clerk and Recorder's Office:


- 1) N00°02'18"W tangent with the following described curve a distance of 111.00 feet;

**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-10**  
**CCD CONVEYANCE**  
**Date: April 14, 2016**  
**(continued)**

- 2) Along the arc of a curve to the right, having a central angle of  $28^{\circ}33'43''$ , a radius of 320.00 feet, a chord bearing of  $N14^{\circ}14'34''E$  a distance of 157.87 feet, and an arc distance of 159.52 feet;

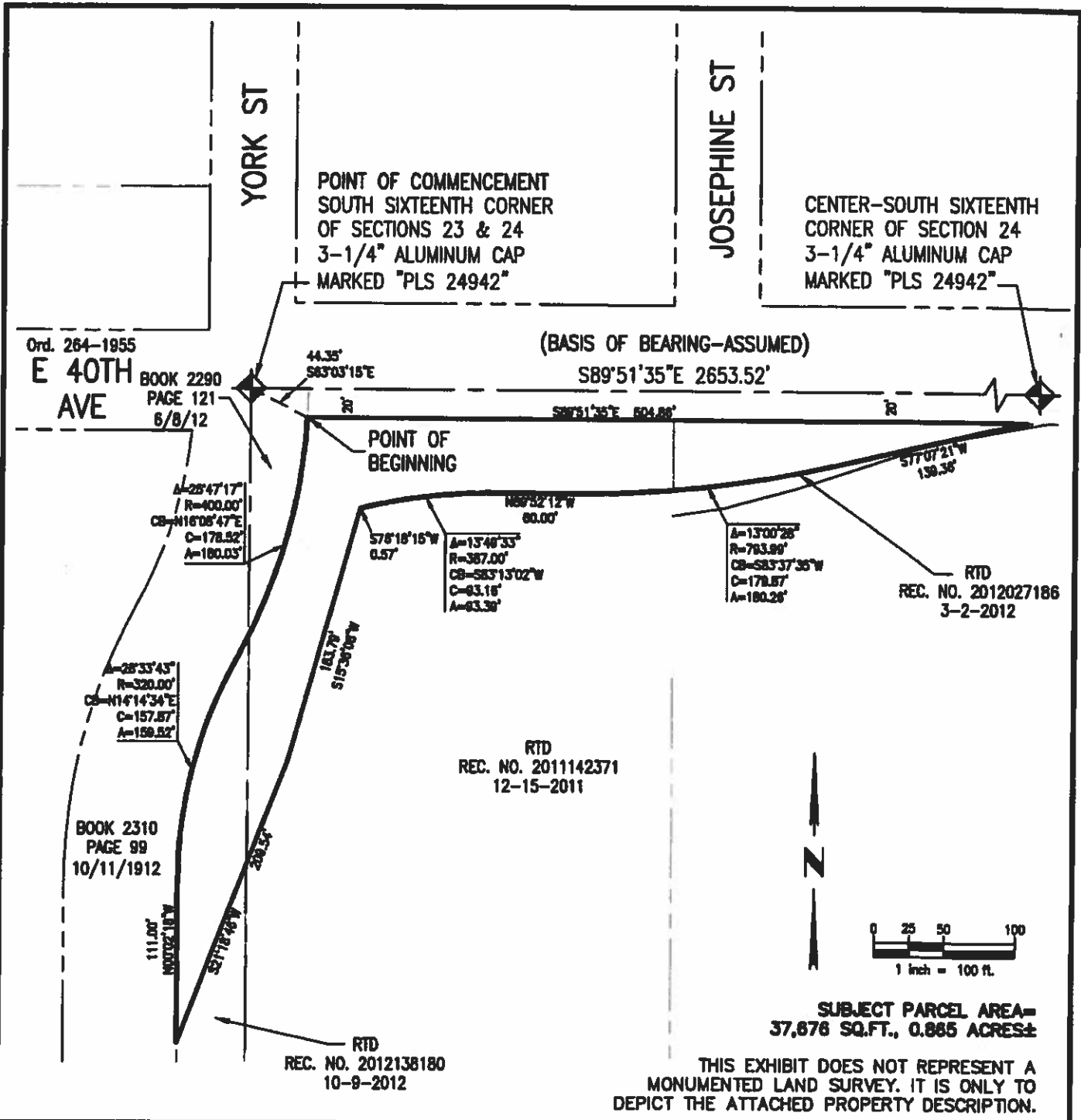
THENCE along the arc of a curve to the left, coincident with said easterly right-of-way line described at Book 2290, Page 12, non-tangent with the last described curve, having a central angle of  $25^{\circ}47'17''$ , a radius of 400.00 feet, a chord bearing of  $N16^{\circ}08'47''E$  a distance of 178.52 feet, and an arc distance of 180.03 feet to the POINT OF BEGINNING.

Containing 37,676 square feet, (0.865 Acres), more or less.



Prepared by:  
Kenneth W. Carlson PLS 24962  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street, 2400  
Denver, CO 80202  
303.820.5240

K:\072120\_F\extract\East Corridor\leg\Exhibit\CCD-Conveyance-Legals\CCD-Parcel-Return\RTD-CCD-10.dwg, 4/18/2016 9:21:40 AM



JACOBS PROJECT NO.		WVX7416	
CLIENT PROJECT NO.		072120	
REVISION DESCRIPTION			
DRAWN	RRB/jak	DATE 3/10/2016	SCALE 1"=100'
<b>JACOBS</b>			
707 17th Street, Suite 2400, Denver CO 80202 (303) 555-6200 Fax (303) 555-6228			
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.			

EXHIBIT " "		
CITY AND COUNTY OF DENVER, COLORADO		
SE1/4 Sec. 23 & SW1/4 Sec. 24, T3S, R68W, 6th P.M.		
TITLE: RTD-CCD-10 (EC-26 REV1) RTD EAST CORRIDOR COMMUTER RAIL PROJECT		
REVISION:	DRAWING NO. RTD-CCD-10.dwg	SHEET NO. 1 of 1

**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-11**  
**(COLUMBINE STREET & EAST 40<sup>TH</sup> AVENUE)**

**Date: April 14, 2016**

**DESCRIPTION**

A portion of the parcel of land conveyed to RTD by the Rule and Order recorded at Reception No. 2014052947 recorded May 9, 2014 in the City and County of Denver Clerk and Recorder's Office and described herein as follows:

Columbine Street and East 40<sup>TH</sup> Avenue CCD Conveyance of the RTD East Corridor Commuter Rail Project, being a portion of the tract of land described at Reception No. 2005027969 recorded February 15, 2005, in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMENCING at the South Sixteenth Corner of said Section 24 and Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian (a 3-1/4" aluminum cap in range box "PLS 24942") WHENCE the Center South Sixteenth Corner of said Section 24 (a 3-1/4" aluminum cap in range box "PLS 24942") bears S89°51'35"E a distance of 2653.52 feet (basis of bearing – assumed);

THENCE N84°24'05"E a distance of 600.03 feet to the northerly line of East 40<sup>th</sup> Avenue right-of-way and the POINT OF BEGINNING;

THENCE N00°04'56"E coincident with a line 3.00 feet westerly of and parallel with the westerly line of the Columbine Street right-of-way a distance of 81.00 feet;

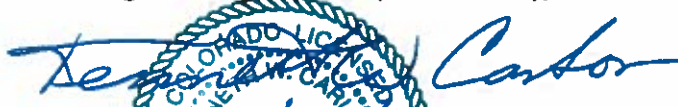
THENCE N65°24'27"W tangent with the following described curve a distance of 14.00 feet;

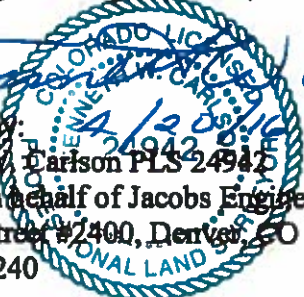
THENCE along the arc of a curve to the right, having a central angle of 148°24'19", a radius of 54.00 feet, a chord bearing of N08°47'42"E a distance of 103.92 feet, and an arc distance of 139.87 feet;

THENCE S00°04'56"W coincident with said westerly right-of-way line, non-tangent with the last described curve, a distance of 189.53 feet;

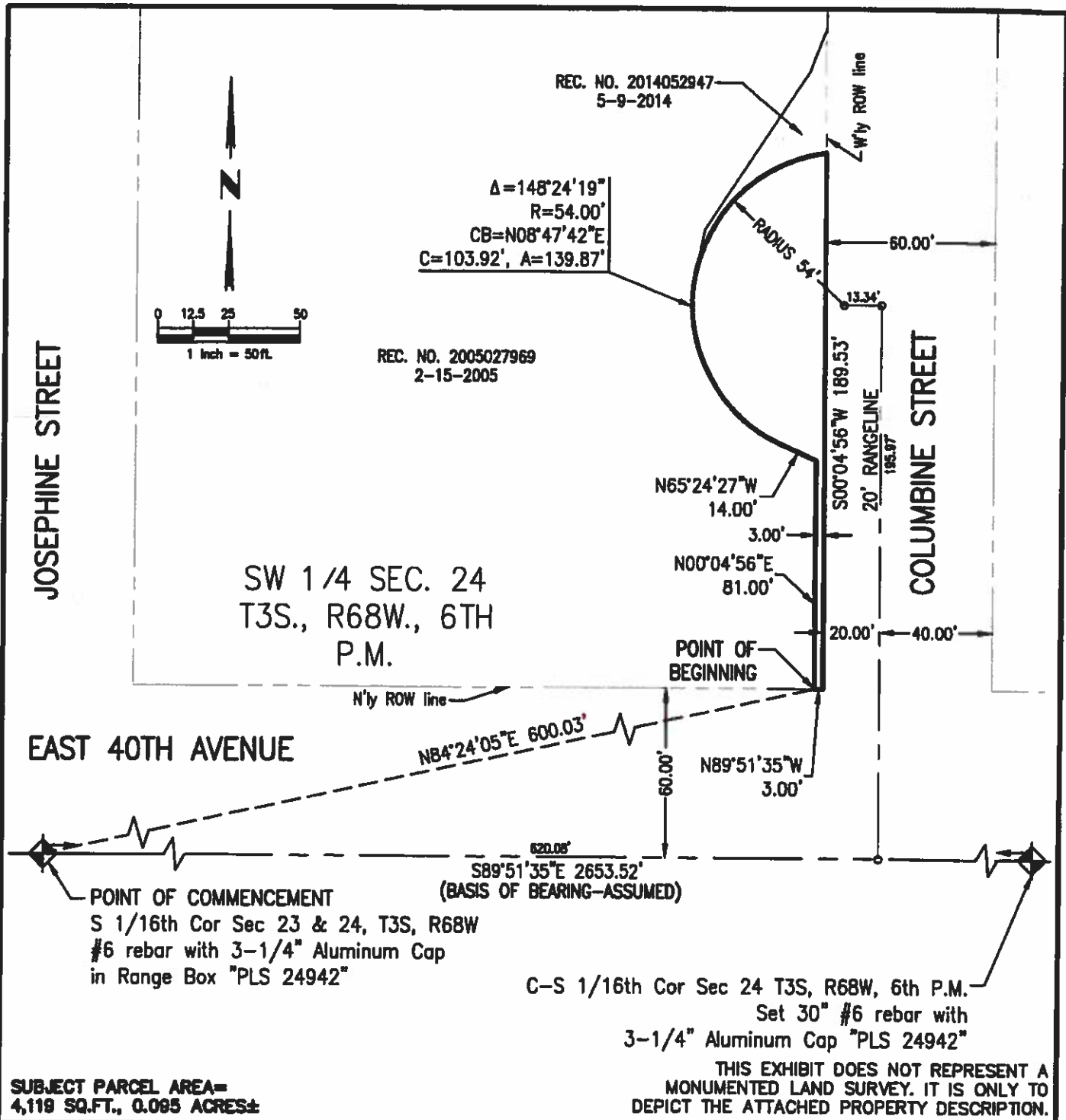
THENCE N89°51'35"W coincident with said northerly right-of-way line a distance of 3.00 feet to the POINT OF BEGINNING.

Containing 4,119 square feet, (0.095 Acres), more or less.

  
Prepared by:  
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400, Denver, CO 80202  
303.820.5240



K:\072120\_Fastrack\EAST CORRIDOR\dwg\Exhibit\CCD-Parcel-Range\RTD-CCD-11.dwg, 4/15/2016 10:39:03 AM



**SUBJECT PARCEL AREA=**  
**4,119 SQ.FT., 0.095 ACRES±**

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

JACOBS PROJECT NO.		WVX7416	
CLIENT PROJECT NO.		072120	
REVISION DESCRIPTION			
DRAWN	RRB	DATE 2-29-2016	SCALE 1" = 50'
787 17th Street, Suite 2400 Denver, Colorado 80202 Phone: 303-826-5240 Fax: 303-826-6299			
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.			

<b>EXHIBIT</b>		
RTD-CCD-11 (COLUMBINE STREET & EAST 40TH AVENUE) SW 1/4 SECTION 24, T3S, R68W, 6TH P.M. CITY AND COUNTY OF DENVER, COLORADO RTD EAST CORRIDOR COMMUTER RAIL PROJECT		
REVISION:	DRAWING NO.	SHEET NO.
	RTD-CCD-11.DWG	1-OF-1



**EXHIBIT "A"**  
**PARCEL NO. RTD-CCD-12**  
**(EC-32)**

**Date: April 14, 2016**

**DESCRIPTION**

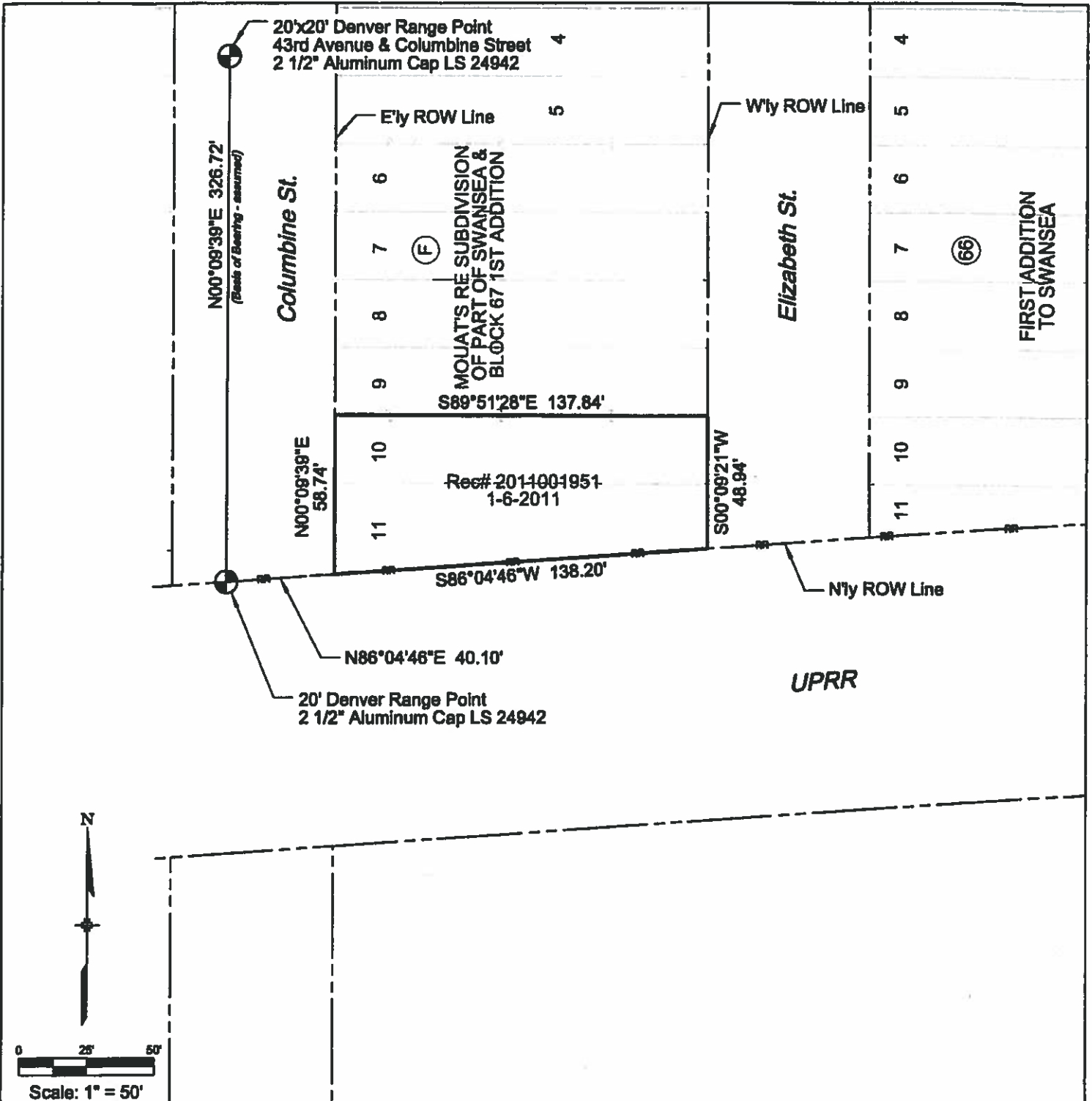
That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011001951 recorded January 6, 2011 in the City and County of Denver Clerk and Recorder's Office and described therein as follows:

RTD-CCD-12 Conveyance, being all of Lots 10-11, Block F Mouat's Re Subdivision of Part of Swansea & Block 67 1<sup>st</sup> Addition to Swansea, being also the tract of land described at Reception No. 2011001951 recorded January 6, 2011 in the City and County of Denver Clerk and Recorder's Office, located in the Southwest Quarter of Section 24, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado.

Containing 7,421 square feet, (0.170 Acres), more or less.


Prepared by:  
Kenneth W. Carlson PLS 24952  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street, Suite 2400  
Denver, CO 80202  
303.820.5240



RTD-CCD-12  
Area = 7,421 Sq. Ft.  
0.170 Acres +/-

This exhibit does not represent a  
monumented survey and is intended only  
to depict the attached property description.

JACOBS PROJECT NO.		WXV7416	
CLIENT PROJECT NO.			
REVISION DESCRIPTION			
DRAWN JSX	DATE 1-29-18	SCALE 1" = 50'	
707 17th Street, Suite 2400, Denver CO 80202			
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.			

<b>EXHIBIT " "</b> <b>RTD-CCD-12 (EC-32)</b>		
TITLE: CITY AND COUNTY OF DENVER, COLORADO SW 1/4 Sec. 24, T3S, R68W, 6th P.M.		
REVISION:	DRAWING NO. RTD-CCD-12.DGN	SHEET NO. 1 of 1

**EXHIBIT “ ”**  
**PARCEL NO. RTD-CCD-8**  
**(PARCEL NO. EC-23)**  
**Date: April 14, 2016**  
**DESCRIPTION**

That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011141927 recorded December 15, 2011 in the City and County of Denver Clerk and Recorder’s Office and described therein as follows:


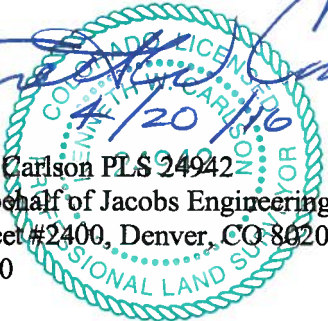
Parcel No. EC-23 of the RTD East Corridor Commuter Rail Project, containing 27 square feet, (0.001 Acres), being a portion of Lot 1, Block 1 of Provident Park, recorded in the City and County of Denver Clerk and Recorder’s office, located in the Southeast Quarter of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

**COMMENCING** at the East 1/4 Corner of said Section 23;  
THENCE S61°58'06"W a distance of 2907.43 feet to an intersection of the Southeasterly right-of-way line of Walnut Street with the Westerly right-of-way line of Franklin Street, said point also being the Northern most corner of said Lot 1 and to the **POINT OF BEGINNING**;

THENCE S00°04'08"W, coincident with said Westerly right-of-way line of Franklin Street, a distance of 9.52 feet;  
THENCE N55°47'46"W a distance of 6.83 feet to a point lying on said Southeasterly right-of-way line of Walnut Street;  
THENCE N44°54'35"E, coincident with said Southeasterly right-of-way line of Walnut Street, a distance of 8.02 feet to the **POINT OF BEGINNING**.

Said Parcel No. EC-23 containing 27 square feet, (0.001 Acres), more or less.

**Basis of Bearings:** All bearings are based on the line connecting “D 394” to “DR B” being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. “D 394” (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part “NGS D 394 1983”. “DR B” (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part “DR B 807”.

  
  
Prepared by:  
Kenneth W. Carlson PLS 24942  
For and on behalf of Jacobs Engineering Group Inc.  
707 17<sup>th</sup> Street #2400, Denver, CO 80202  
303.820.5240

Basis of Bearings: All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983". "DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".

40TH AVENUE

POINT OF COMMENCEMENT  
East Corner Section 23

S61°58'06"W 2907.43'

Rec No. 2011141927  
March 15, 2011

POINT OF BEGINNING

S00°04'08"W 9.52'

N44°54'35"E 8.02'

WALNUT STREET

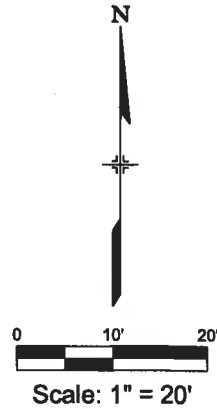
SE'ly Line

W'ly Line

N55°47'46"W  
6.83'

Lot 1  
Block 1  
Provident Park

FRANKLIN STREET



This exhibit does not represent a monumented survey and is intended only to depict the attached property description.

RTD-CCD-8  
Area = 27 Sq.Ft.  
0.001 Acres +/-

JACOBS PROJECT NO.	WVX7416
CLIENT PROJECT NO.	072120
REVISION DESCRIPTION	
DRAWN	JSX
DATE	03/28/2016
SCALE	1"=20'

**JACOBS**

707 17th Street 2400 Denver, CO. 80202

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING GROUP INC. SHALL BE AT THE SOLE RISK OF THE USER.

RTD East Corridor Commuter Rail  
City and County of Denver, Colorado  
SW 1/4 Sec. 23, T3S, R68W, 6th P.M.

TITLE: Exhibit " " " "  
RTD-CCD-8 (PARCEL NO. EC-23)

REVISION:	DRAWING NO. RTD-CCD-8.dgn	SHEET NO. 1 of 1
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4/14/2016 4:34:06 PM \\de1-s07\jobs\1072120\_Fastracks\EAST CORRIDOR\dwg\Exhibit\CCD-Parcels-Remumbered\RTD-CCD-8.dgn