



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

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

**FROM:** Matt R. Bryner, P.E., Director, Right-of-Way Services

**DATE:** February 27<sup>th</sup>, 2020

**ROW #:** 2019-DEDICATION-0000166 **SCHEDULE #:** 0527412036000

**TITLE:** This request is to dedicate three parcels of land as Public Right-of-Way as 1) S. Delaware St., 2) W. Wesley Ave., and 3) Public Alley, located at the intersection of S. Delaware St. & W. Wesley Ave.

**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) S. Delaware St., 2) W. Wesley Ave., and 3) Public Alley. These parcels of land are being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, 'Delaware Multi.'

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 three parcels of land for Public Right-of-Way purposes as 1) S. Delaware St., 2) W. Wesley Ave., and 3) Public Alley.

**INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000166-001, 002 & 003) HERE.**

A map of the area to be dedicated is attached.

MB/RE/RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Jolon Clark District # 7  
Councilperson Aide, Tate Carpenter  
Councilperson Aide, Maggie Thompson  
Councilperson Aide, Anita Banuelos  
City Council Staff, Zach Rothmier  
Environmental Services, David Erickson  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Jason Gallardo  
DOTI, Director, Right-of-Way Services, Matt Bryner  
Department of Law, Maureen McGuire  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
DOTI Survey, Ron Ellis  
DOTI Survey, Paul Rogalla  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2019-DEDICATION-0000166

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto:Jason.Gallardo@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: February 27<sup>th</sup>, 2020

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:** This request is to dedicate three parcels of land as Public Right-of-Way as 1) S. Delaware St., 2) W. Wesley Ave., and 3) Public Alley, located at the intersection of S. Delaware St. & W. Wesley Ave.

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

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

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** Jason.gallardo@denvergov.org

6. **General description/background of proposed resolution 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 1) S. Delaware St., 2) W. Wesley Ave., and 3) Public Alley. These parcels of land are being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, 'Delaware Multi.'

**\*\*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:** At the intersection of S. Delaware St. and W. Wesley Ave.
- d. **Affected Council District:** Jolon Clark, District #7
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this resolution?** (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: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2019-DEDICATION-0000166

**Description of Proposed Project:** Dedication of three parcels of land as Public Right-of-Way as S. Delaware St. (-001), W. Wesley Ave. (-002) and Public Alley (-003).

**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 Public Right-of-Way (S. Delaware St. and W. Wesley Ave.) and Public Alley.

**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 Public Right-of-Way (S. Delaware St. and W. Wesley Ave.) and Public Alley, as part of a development project called, 'Delaware Multi.'



- ### Legend
- ▲ Well Restrictions
  - Barrier Restrictions
  - Area Restrictions
    - Liner
    - Sheet Pile Wall Area
  - Streams
  - 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



**LAND DESCRIPTION - STREET PARCEL #1**

A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020, AT RECEPTION NO. 2020015084 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PORTION OF LOTS 1 THROUGH 4 INCLUSIVE OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475 AND THE POINT OF BEGINNING;

THENCE SOUTH 45°02'12" EAST A DISTANCE OF 5.64 FEET TO A POINT 4.00 FEET EAST OF THE WEST LINE SAID LOT 1, BLOCK 12;

THENCE PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 12, SOUTH 00°05'22" WEST A DISTANCE OF 96.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4, BLOCK 12;

THENCE ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 12, SOUTH 89°50'46" WEST A DISTANCE OF 4.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 12, AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475;

THENCE ALONG SAID WEST LINE LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 12, NORTH 00°05'22" EAST A DISTANCE OF 100.00 FEET TO SAID NORTHWEST CORNER LOT 1, BLOCK 12 AND THE POINT OF BEGINNING.

CONTAINING ±392 SQUARE FEET OR ±0.009 ACRES OF LAND, MORE OR LESS.

**LAND DESCRIPTION – STREET PARCEL #2**

A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020, AT RECEPTION NO. 2020015084

IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PORTION OF LOT 1 OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, NORTH 89°50'14" EAST A DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475.

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 4.00 FEET;

THENCE PARALLEL WITH AND 4.00 FEET SOUTH OF SAID NORTH LINE LOT 1, BLOCK 12, SOUTH 89°50'14" WEST A DISTANCE OF 120.94 FEET;

THENCE NORTH 45°02'12" WEST, A DISTANCE OF 5.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND THE POINT OF BEGINNING.

CONTAINING ±492 SQUARE FEET OR ±0.011 ACRES OF LAND, MORE OR LESS.

2019-DEDICATION-0000166-003

**LAND DESCRIPTION – ALLEY PARCEL #3**

A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020, AT RECEPTION NO. 2020015084 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PORTION OF LOTS 1 THROUGH 3 INCLUSIVE OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, NORTH 89°50'14" EAST A DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475;

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 71.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 12;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 12, SOUTH 89°50'38" WEST A DISTANCE OF 2.00 FEET;

THENCE DEPARTING SAID SOUTH LINE OF LOT 3, BLOCK 12, PARALLEL WITH AND 2.00 FEET WEST OF SAID EAST LINE LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 12, NORTH 00°05'20" EAST A DISTANCE OF 71.01 FEET;

THENCE SOUTH 89°54'58" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±142 SQUARE FEET OR ±0.003 ACRES OF LAND, MORE OR LESS.



02/04/2020 01:56 PM  
City & County of Denver

R \$0.00

WD

2020015084

Page: 1 of 8

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: 2019-Dedication-0000166  
Asset Mgmt No.: 20- 18

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 29<sup>th</sup> day of JANUARY, 2020 by **2402 S Delaware, LLC**, a Colorado limited liability company, whose address 8400 E Prentice Ave. Suite 1250, Englewood, CO 80111, 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.

ATTEST:

2402 S Delaware, LLC, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: JEFF PALMQUIST

Its: MANAGER

STATE OF Colorado )  
 ) ss.  
COUNTY OF Arapahoe )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2020  
by Jeff Palmquist, as Manager of 2402 S Delaware, LLC a Colorado  
Limited Liability Company.

Witness my hand and official seal.

My commission expires: 9-16-2022

[Signature]  
Notary Public

Wayne C Brady  
Notary Public  
State of Colorado  
Notary ID 19984022896  
My Commission Expires September 16, 2022

**EXHIBIT A**  
**LAND DESCRIPTION**  
**SHEET 1 OF 2**

A PORTION OF LOTS 1 THROUGH 4 INCLUSIVE OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "X" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "X" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;  
 THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475 AND THE POINT OF BEGINNING;

THENCE SOUTH 45°02'12" EAST A DISTANCE OF 5.64 FEET TO A POINT 4.00 FEET EAST OF THE WEST LINE SAID LOT 1, BLOCK 12; THENCE PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 12, SOUTH 00°05'22" WEST A DISTANCE OF 96.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4, BLOCK 12; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 12, SOUTH 89°50'46" WEST A DISTANCE OF 4.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 12, AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475; THENCE ALONG SAID WEST LINE LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 12, NORTH 00°05'22" EAST A DISTANCE OF 100.00 FEET TO SAID NORTHWEST CORNER LOT 1, BLOCK 12 AND THE POINT OF BEGINNING.

CONTAINING ±392 SQUARE FEET OR ±0.009 ACRES OF LAND, MORE OR LESS.

End of Legal Description.



Richard B. Gabriel, P.L.S.  
 Colorado License #37929  
 For and on behalf of Power Surveying Company, Inc.  
 303-702-1617



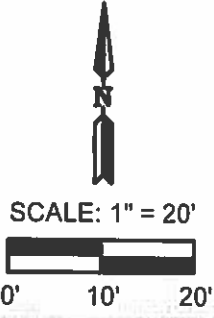
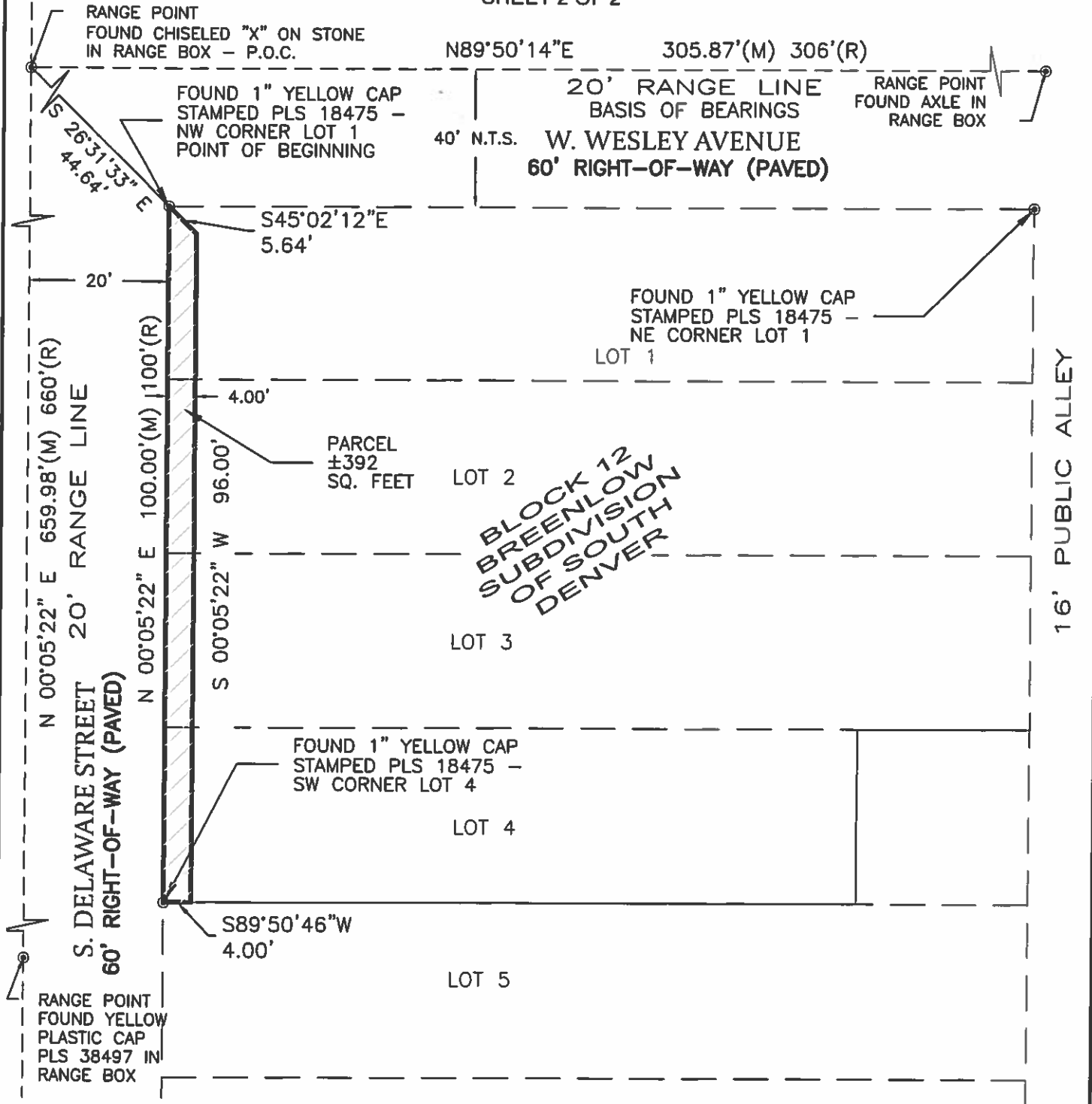
720 W. 84TH AVE. UNIT #240  
 THORNTON, COLORADO 80260

PH. 303-702-1617  
 FAX 303-702-1488  
 WWW.POWERSURVEYING.COM

DRAWING BY: RBG  
 FILE NO. 18-087 ROW DEDICATION 8-1-19.DWG

DATE: 8/01/19

**EXHIBIT A**  
**EXHIBIT OF LAND DESCRIPTION**  
**SHEET 2 OF 2**



- LEGEND**
- ⊙ MONUMENT FOUND, AS NOTED
  - (M) AS MEASURED
  - (R) PER RECORD
  - FND FOUND
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT



**POWER**<sup>TM</sup>  
 Surveying Company, Inc.

*Established 1948*

720 W. 84TH AVE. UNIT #240  
 THORNTON, COLORADO 80260

PH. 303-702-1617  
 FAX. 303-702-1488  
 WWW.POWERSURVEYING.COM

DRAWING BY: RBG DATE: 8/01/19  
 FILE NO. 18-087 ROW DEDICATION 8-1-19.DWG

**EXHIBIT B**  
**LAND DESCRIPTION**  
**SHEET 1 OF 2**

A PORTION OF LOT 1 OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "X" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "X" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;  
 THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, NORTH 89°50'14" EAST A DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475.

THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 4.00 FEET;

THENCE PARALLEL WITH AND 4.00 FEET SOUTH OF SAID NORTH LINE LOT 1, BLOCK 12, SOUTH 89°50'14" WEST A DISTANCE OF 120.94 FEET;

THENCE NORTH 45°02'12" WEST, A DISTANCE OF 5.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND THE POINT OF BEGINNING.

CONTAINING ±492 SQUARE FEET OR ±0.011 ACRES OF LAND, MORE OR LESS.

End of Legal Description.



Richard B. Gabriel, P.L.S.  
 Colorado License #37929  
 For and on behalf of Power Surveying Company, Inc.  
 303-702-1617



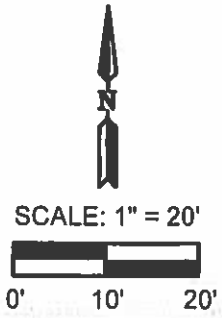
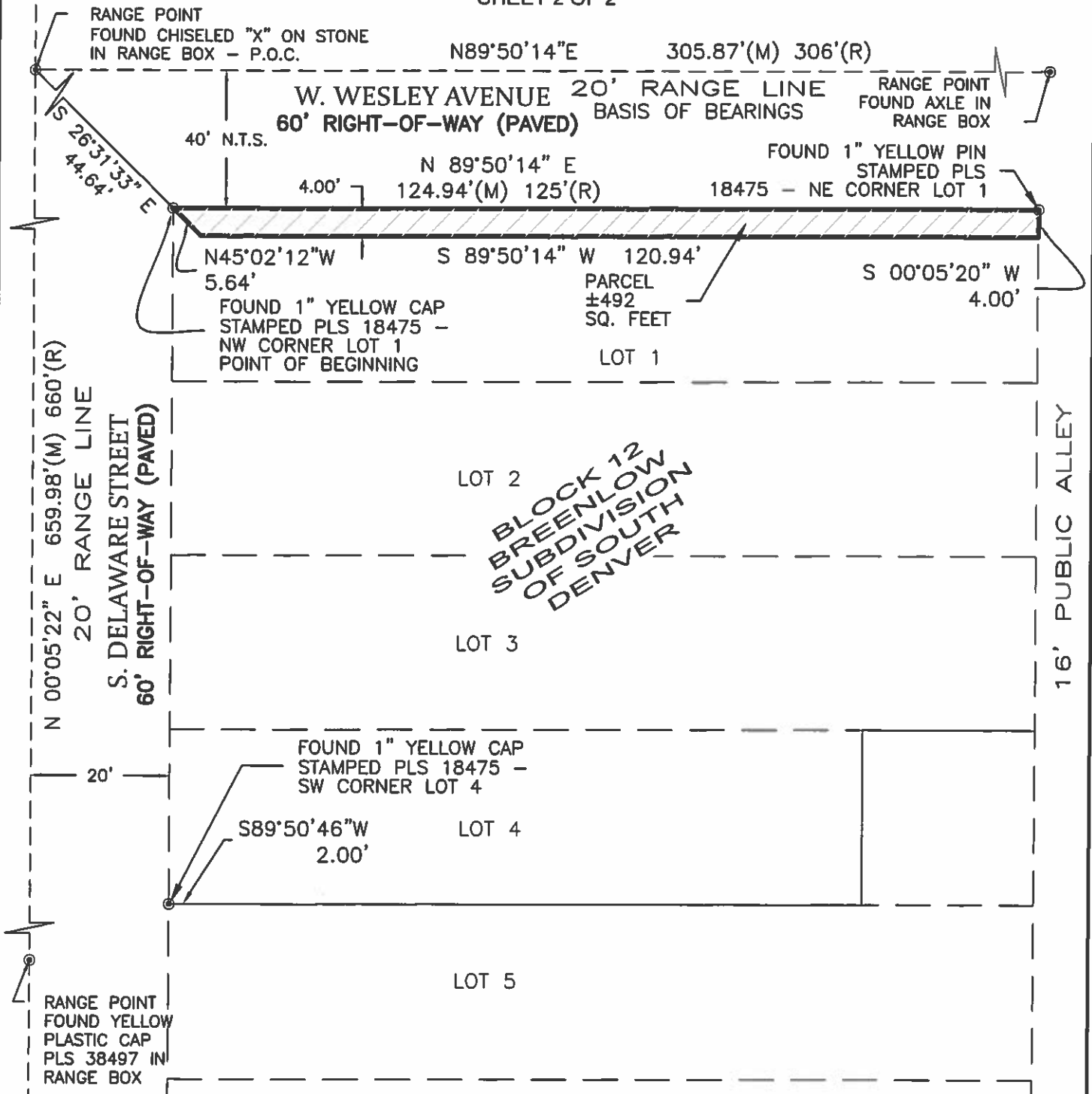
720 W. 84TH AVE. UNIT #240  
 THORNTON, COLORADO 80260

*Established 1948*  
 PH. 303-702-1617  
 FAX. 303-702-1488  
 WWW.POWERSURVEYING.COM

DRAWING BY: RBG  
 FILE NO. 18-087 ROW DEDICATION 8-1-19.DWG

DATE: 8/01/19

**EXHIBIT B**  
**EXHIBIT OF LAND DESCRIPTION**  
**SHEET 2 OF 2**



- LEGEND**
- ⊙ MONUMENT FOUND, AS NOTED
  - (M) AS MEASURED
  - (R) PER RECORD
  - FND FOUND
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT



**POWER™**  
 Surveying Company, Inc.

*Established 1948*

PH. 303-702-1817  
 FAX. 303-702-1488  
 WWW.POWERSURVEYING.COM

720 W. 84TH AVE. UNIT #240  
 THORNTON, COLORADO 80260

DRAWING BY: RBG DATE: 8/01/19  
 FILE NO. 18-087 ROW DEDICATION 8-1-19.DWG

**EXHIBIT C**  
**LAND DESCRIPTION**  
**SHEET 1 OF 2**

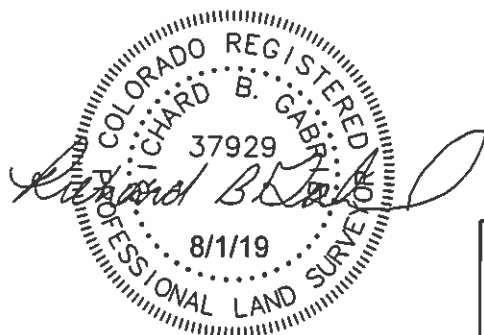
A PORTION OF LOTS 1 THROUGH 3 INCLUSIVE OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S. DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14" EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "X" ON A STONE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. CHEROKEE STREET.

COMMENCING AT SAID FOUND CHISELED "X" ON STONE IN RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;  
 THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475; THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, NORTH 89°50'14" EAST A DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475; THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING;  
 THENCE ALONG THE EAST LINE OF LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 12, SOUTH 00°05'20" WEST A DISTANCE OF 71.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 12; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 12, SOUTH 89°50'38" WEST A DISTANCE OF 2.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 3, BLOCK 12, PARALLEL WITH AND 2.00 FEET WEST OF SAID EAST LINE LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 12, NORTH 00°05'20" EAST A DISTANCE OF 71.01 FEET; THENCE SOUTH 89°54'58" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±142 SQUARE FEET OR ±0.003 ACRES OF LAND, MORE OR LESS.

End of Legal Description.



Richard B. Gabriel, P.L.S.  
 Colorado License #37929  
 For and on behalf of Power Surveying Company, Inc.  
 303-702-1617



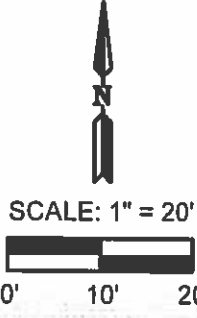
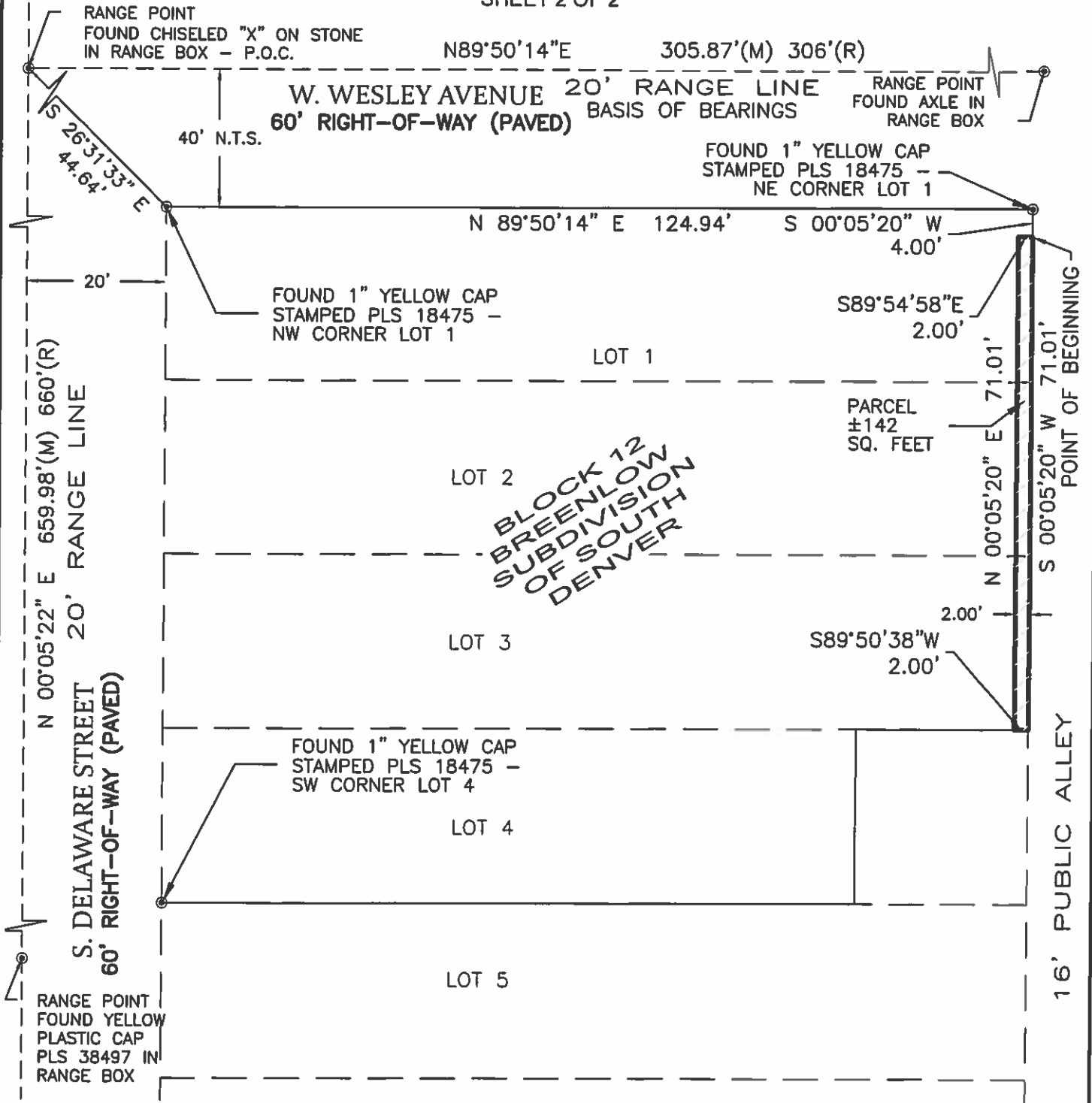
720 W 84TH AVE UNIT #240  
 THORNTON COLORADO 80260

*Established 1948*  
 PH. 303-702-1617  
 FAX. 303-702-1488  
 WWW.POWERSURVEYING.COM

DRAWING BY: RBG  
 FILE NO. 18-087 ROW DEDICATION 8-1-19.DWG

DATE: 8/01/19

**EXHIBIT C**  
**EXHIBIT OF LAND DESCRIPTION**  
**SHEET 2 OF 2**



- LEGEND**
- ⊙ MONUMENT FOUND, AS NOTED
  - (M) AS MEASURED
  - (R) PER RECORD
  - FND FOUND
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT



**POWER**<sup>TM</sup>  
 Surveying Company, Inc.  
*Established 1948*

720 W. 84TH AVE. UNIT #240  
 THORNTON, COLORADO 80260

PH. 303-702-1617  
 FAX. 303-702-1488  
 WWW.POWERSURVEYING.COM

DRAWING BY: RBG DATE: 8/01/19  
 FILE NO. 18-087 ROW DEDICATION 8-1-19.DWG