



DOTI| Right-of-Way Services
 Engineering and Regulatory Office
 201 W. Colfax Avenue, Dept. 507
 Denver, CO 80202
 P: 720-865-3003
DOTI.ER@denvergov.org

Easement Relinquishment Submittal Checklist

Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.

Easement Relinquishment submittal documents will include the following:

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:
 - Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.
- A Legal Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (PLS), licensed in the State of Colorado:
 - PDF format (**must be PLS signed and stamped**) **and**
 - Word format (Does not need to be PLS signed and stamped)
- Site Plan - accurately engineered drawings to include:
 - Numerical and Bar Scale (Scale not to exceed 1:40)
 - North arrow
 - Legend
 - Vicinity map, if necessary
 - Plan set date and revision number (if applicable)
 - Call out the location of the easement proposed to be relinquished and hatch area**
 - Call out the location if new easement will be conveyed** (if applicable)
 - Property lines
 - Right-of-Way width
 - Edge of Pavement and/or Curb and Gutter
 - Sidewalks
 - Trees and landscaping in the ROW
 - Nearby driveways and alleys
 - Street names
 - Aerial imagery is allowed, but does not replace the required Engineered drawings**

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.

Owner/Vested Party/Applicant Signature

Date





DENVER
THE MILE HIGH CITY

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**APPLICATION
EASEMENT RELINQUISHMENT**

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

Easement Groupings if submitting with multiple easements: _____

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in it's entirety and any addition background information

Ordinance 207-1960 Book 8549 Page 361 was granted by the City and County of Denver on August 8, 1960. It reserves the right for utility owners to continue to use, maintain, and operate existing telephone lines within the easement. This application is to relinquish a portion of the easement as no utilities exist within this easement.

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

No Utilities

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

Ordinance 207-1960 Book 8549 page 361 is requested to be partially relinquished for the development of a multi-unit dwelling complex.

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.

DocuSigned by:

9/28/2021

(Owner/Vested Party Signature)

DATE



2099 Chestnut PI

09/22/2021

Master ID: 2016-PROJMSTR-0000782 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000016 **Review Phase:**
Location: 2099 Chestnut PI **Review End Date:** 09/02/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: Katherine Rinehart
Reviewers Email: Katherine.Rinehart@denvergov.org

Status Date: 08/24/2021
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Nick Evers
Reviewers Email: Nick.Evers@denvergov.org

Status Date: 09/02/2021
Status: Approved
Comments: Approved. No expected PRW tree conflict.

Reviewing Agency: Comcast Referral Review Status: Approved - No Response

Status Date: 09/03/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 09/03/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 3036286219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Jon Spirk
Reviewers Email: Jon.Spirk@denvergov.org

Status Date: 09/22/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut

Comment Report

2099 Chestnut Pl

09/22/2021

Master ID: 2016-PROJMSTR-0000782 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000016 **Review Phase:**
Location: 2099 Chestnut Pl **Review End Date:** 09/02/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency/Company: DOTI/Survey
Reviewers Name: Jon Spirk
Reviewers Phone: 720-865-2666
Reviewers Email: jon.spirk
Approval Status: Approved

Comments:

The approved description, exhibit and word doc are in the "Legal Descriptions - APPROVED" folder and are also uploaded here

Attachment: Descrp_Exhibit_Approved.pdf

Attachment: 1591400LX02-VAC-ORDINANCE.doc

Status Date: 09/01/2021
Status: Denied
Comments: Survey comments can be found in the REDLINES folder

REDLINES uploaded to E-review webpage

Reviewing Agency: Case Manager Review/Finalize Review Status: Comments Compiled

Reviewers Name: Devin Price
Reviewers Email: Devin.Price@denvergov.org

Status Date: 09/03/2021
Status: Comments Compiled
Comments:

Status Date: 08/18/2021
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio
Reviewers Email: Richard.Tenorio@denvergov.org

Status Date: 09/03/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: Denver Fire Dept. / Fire Prevention Division
Reviewers Name: Rich Tenorio
Reviewers Phone: 720.633.3222
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved

Comments:
Denver Fire Dept. Approved - RT

Status Date: 08/31/2021
Status: Approved
Comments: Denver Fire Dept. Approved - RT

Comment Report

2099 Chestnut Pl

09/22/2021

Master ID: 2016-PROJMSTR-0000782 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000016 **Review Phase:**
Location: 2099 Chestnut Pl **Review End Date:** 09/02/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Reviewers Name: Becca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org

Status Date: 09/03/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 09/03/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 09/03/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 09/03/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Greg Neitzke
Reviewers Email: Greg.Neitzke@denvergov.org

Status Date: 08/13/2021
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Joe Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 09/01/2021
Status: Approved
Comments:

Reviewing Agency: Policy and Planning Review Review Status: Approved - No Response

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 09/03/2021

Comment Report

2099 Chestnut Pl

09/22/2021

Master ID: 2016-PROJMSTR-0000782 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000016 **Review Phase:**
Location: 2099 Chestnut Pl **Review End Date:** 09/02/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status: Approved - No Response
Comments:

Reviewing Agency: TES Sign and Stripe Review Review Status: Approved - No Response

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 09/03/2021
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 09/03/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: CenturyLink
Reviewers Name: LISA A GALLEGOS-THOMPSON
Reviewers Phone: 4064430583
Reviewers Email: lisa.gallegos@lumen.com
Approval Status: Approved

Comments:
No Comments or reservations.

Attachment: Vacate No reservation.pdf

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 09/13/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 13035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Status Date: 09/03/2021
Status: Denied
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 13035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Denied

Comment Report

2099 Chestnut PI

09/22/2021

Master ID: 2016-PROJMSTR-0000782 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000016 **Review Phase:**
Location: 2099 Chestnut PI **Review End Date:** 09/02/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments:

Please be aware PSCo has two (2) electric switching cabinets nearby and it is requested that the developer contact Matt Hayden, Designer, in order to discuss this matter prior to the easement relinquishment. He can be reached via: jm.hayden@xcelenergy.com

Reviewing Agency: City Councilperson and Aides Referral Review Status: Approved - No Response

Status Date: 09/03/2021
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Sarah Kaplan
Reviewers Email: Sarah.Kaplan@denvergov.org

Status Date: 09/03/2021
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Mindy Decker
Reviewers Email: Mindy.Decker@denvergov.org

Status Date: 09/03/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: City & County of Denver/DOTI DES
Reviewers Name: Mindy Decker
Reviewers Phone: 7208653216
Reviewers Email: mindy.decker@denvergov.org
Approval Status: Approved

Comments:

Status Date: 09/01/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: City & County of Denver/DOTI DES
Reviewers Name: Mindy Decker
Reviewers Phone: 7208653216
Reviewers Email: mindy.decker@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Comment Report

2099 Chestnut Pl

09/22/2021

Master ID: 2016-PROJMSTR-0000782 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000016 **Review Phase:**
Location: 2099 Chestnut Pl **Review End Date:** 09/02/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Kelsey Kijowski
Reviewers Email: Kelsey.Kijowski@denvergov.org
Status Date: 08/31/2021
Status: Approved
Comments: No storm or sanitary facilities are located within this easement.

Reviewing Agency: ERA Transportation Review **Review Status:** Approved

Reviewers Name: Brent McMurtrie
Reviewers Email: Brent.McMurtrie@denvergov.org
Status Date: 09/02/2021
Status: Approved
Comments:

Reviewing Agency: ERA Wastewater Review **Review Status:** Approved

Reviewers Name: Mike Sasarak
Reviewers Email: Mike.Sasarak@denvergov.org
Status Date: 08/19/2021
Status: Approved
Comments: No storm or sanitary facilities located in easement.

Reviewing Agency: RTD Referral **Review Status:** Approved

Status Date: 09/03/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: RTD
Reviewers Name: Clayton Scott Woodruff
Reviewers Phone: 3032992943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Reviewing Agency: CDOT Referral **Review Status:** Approved

Status Date: 09/03/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000016- 2099 Chestnut
Reviewing Agency/Company: CDOT Region 1 Right of Way
Reviewers Name: Mitchell Olson
Reviewers Phone: 3037579917
Reviewers Email: m.john.olson@state.co.us
Approval Status: Approved

Comments:

Comment Report

2099 Chestnut Pl

09/22/2021

Master ID:	2016-PROJMSTR-0000782	Project Type:	ROW Relinquishment
Review ID:	2021-RELINQ-0000016	Review Phase:	
Location:	2099 Chestnut Pl	Review End Date:	09/02/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

This parcel is outside CDOT ROW and right of way has no comments or concerns with the proposed relinquishment of the existing utility easement

ALTA/NSPS LAND TITLE SURVEY

BEING A PORTION OF LOTS 10-15 AND A PORTION OF THE SOUTH 20 FEET OF VACATED 29TH AVENUE, BLOCK 6, HOYT & ROBINSON'S ADDITION TO DENVER, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL I

A PARCEL OF LAND NO. TK 2278-09-03A REV.1 OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, REGIONAL TRANSPORTATION DISTRICT NO. 32-UT-101, BEING A PORTION OF LOTS 10 THROUGH 15, AND A PORTION OF THE SOUTH 20 FEET OF VACATED 29TH AVENUE, BLOCK 6, HOYT & ROBINSON'S ADDITION TO DENVER PER THE PLAT WHICH IS ON FILE WITH THE CLERK AND RECORDER'S OFFICE, RECORDED IN BOOK 1 AT PAGE 26A ON MARCH 11, 1875, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;
THENCE ALONG THE EASTERLY LINE OF SAID LOT THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 14°20'10" EAST, A DISTANCE OF 82.12 FEET;
2. THENCE SOUTH 44°50'58" WEST, A DISTANCE OF 43.82 FEET;

THENCE NORTH 45°10'45" WEST A DISTANCE OF 185.51 FEET TO THE NORTH LINE OF SAID SOUTH 20.00 FEET OF VACATED 29TH AVENUE PER ORDINANCE NO. 207, SERIES OF 1960, RECORDED AUGUST 8, 1960 IN BOOK 8549 AT PAGE 361, RECORDS OF SAID CITY AND COUNTY;
THENCE SOUTH 89°56'31" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 122.17 FEET;
THENCE SOUTH 00°03'29" WEST, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID BLOCK;
THENCE SOUTH 89°56'31" EAST, ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: SOUTH 68°44'39" EAST ALONG THE LINE FROM GPS POINT NO. 25-1 (A 3 1/4" ALUMINUM CAP IN A RANGE BOX), TO CONTROL POINT NO. 101 (AN ALLOY CAP SET ON A NO. 5 REBAR), A DEPICTED ON COLORADO DIVISION OF HIGHWAYS RIGHT OF WAY PLAN FEDERAL AND PROJECT NO. IR-25-2(198) PREPARED BY MCCLANAHAN SURVEYING INC.,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCEL II

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THAT PARCEL OF LAND VACATED BY ORDINANCE NO. 355, SERIES OF 2000, RECORDED MAY 12, 2000 AT RECEPTION NO. 2000067344, SAID VACATED PARCEL BEING DESCRIBED AS:

A PARCEL OF LAND BEING A PART OF THE WEST 29TH AVENUE ADJACENT TO BLOCK 8, HOYT AND ROBINSON'S ADDITION TO DENVER AND BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 8, WHICH POINT IS THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INCA STREET AND THE NORTH RIGHT-OF-WAY LINE OF WEST 29TH AVENUE, FROM WHICH POINT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28 BEARS SOUTH 84°07'14" EAST, 423.96 FEET;
THENCE SOUTH 00°08'30" EAST, A DISTANCE OF 60.22 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 29TH AVENUE;
THENCE NORTH 89°56'31" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 101.48 FEET;
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE NORTH 28°59'41" WEST, A DISTANCE OF 77.21 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID BLOCK 8, WHICH POINT IS ON THE NORTH RIGHT-OF-WAY LINE OF WEST 29TH AVENUE;
THENCE NORTH 89°57'27" EAST ALONG THE SOUTH LINE OF SAID BLOCK 8 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 149.92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER,
STATE OF COLORADO

TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE FILE NO. 17000310466, PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED MAY 16TH, 2017 AT 5:30 P.M.

THE FOLLOWING COMMENTS ARE IN REGARDS TO THE ABOVE-REFERENCED TITLE FILE. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN THE TITLE FILE.

SCHEDULE A

ITEM COMMENT

1. NOTED ABOVE.
- 2., 3., 4. JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THESE ITEMS.
5. THE LEGAL DESCRIPTION OF THE LAND SURVEYED IS SHOWN PER THIS COMMITMENT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

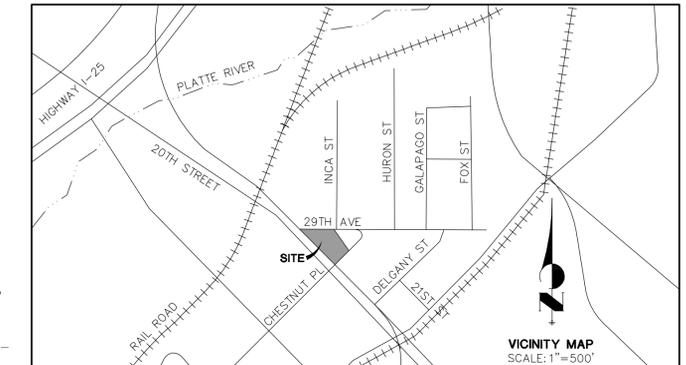
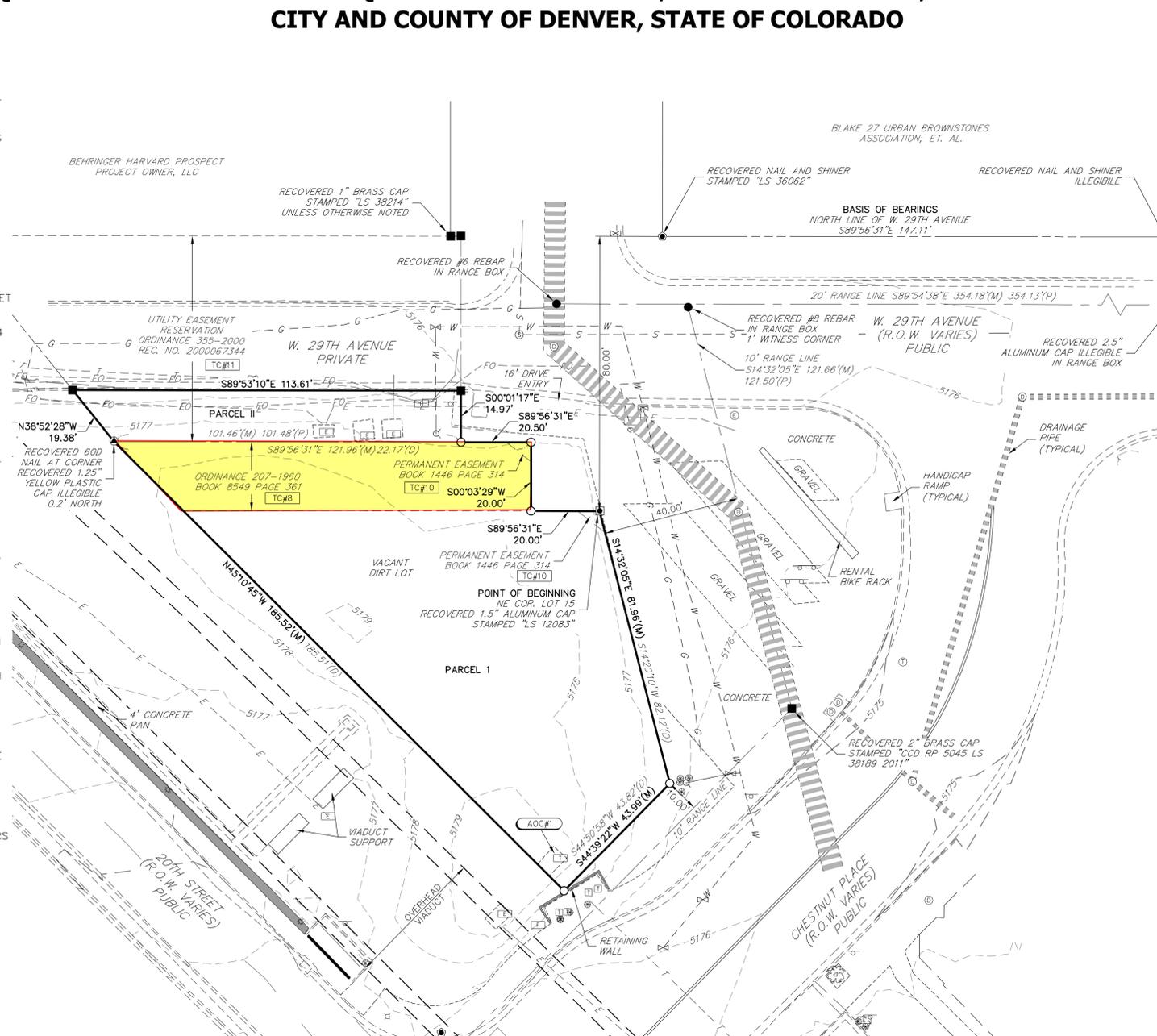
SCHEDULE B - SECTION 1 (REQUIREMENTS)

JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THESE ITEMS.

SCHEDULE B - SECTION 2 (EXCEPTIONS)

ITEM COMMENT

1. VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
2. VISIBLE AND APPARENT EVIDENCE OF EASEMENTS OR CLAIMS OF EASEMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
3. VISIBLE AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- 4., 5., 6., 7., 8. JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS ITEMS.
9. ORDINANCE NO. 207, SERIES OF 1960 RECORDED IN BOOK 8549 AT PAGE 361 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
10. THE PERMANENT EASEMENT RECORDED IN BOOK 1446 AT PAGE 314 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
11. THE EASEMENT RESERVATION AS NOTED IN ORDINANCE NO. 355 SERIES OF 2000, RECORDED UNDER RECEPTION NO. 2000067344 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
12. THE FIRST RIGHT OF REFUSAL AGREEMENT RECORDED UNDER RECEPTION NO. 2002082168, JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM EXCEPT TO DETERMINE THAT THE SUBJECT PROPERTY IS AFFECTED.
13. JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.



GENERAL NOTES:

1. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO.
4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
5. BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE OR RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
6. THE BASIS OF BEARINGS IS THE NORTHERLY LINE OF W. 29TH AVENUE, MONUMENTED BY A NAIL AND SHINER STAMPED "LS 36062" AT THE WEST END AND A NAIL AND SHINER ILLEGIBLE AT THE EAST END. SAID LINE BEING ASSUMED TO BEAR S89°56'31"E.
7. THE LAST FIELD INSPECTION OF THIS SITE WAS ON JANUARY 19TH, 2016.
8. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
9. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF DENVER, COLORADO, MAP NUMBER 0800460088H REVISED DATE NOVEMBER 20, 2013.
10. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
11. ALL TIES TO RECORD TITLE LINES FROM THE BUILDING CORNERS OR OTHER IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINE.
12. THERE IS NO DESIGNATED PARKING AREAS ON THE SUBJECT PROPERTY.
13. PARCEL I CONTAINS A CALCULATED AREA OF 10,573 SQUARE FEET OR 0.2416 ACRES. PARCEL II CONTAINS A CALCULATED AREA OF 1,615 SQUARE FEET OR 0.0371 ACRES.
14. THE BENCHMARK USED FOR THIS SITE IS: CITY AND COUNTY OF DENVER BENCHMARK 486 MONUMENTED BY A 3" BRASS CAP IN SOUTH SIDE OF CONCRETE TRANSFORMER PAD LOCATED 230 FEET SOUTHEAST OF THE INTERSECTION OF ROCKMONT DRIVE AND 19TH STREET. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 5183.01' NAVD88.

SURVEYOR'S STATEMENT:

TO STEWART TITLE GUARANTY COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11 AND 13 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 19, 2017

DATE OF MAP OR PLAT

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC
JADAMS@JRENGINEERING.COM



INDEXING STATEMENT:

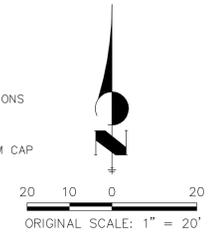
DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF THE COUNTY SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____

ALTA/NSPS LAND TITLE SURVEY			
4			
3			
2			
1	REVISE PER UPDATED COMMITMENT	JAA	5/26/17
NO.	REVISION	BY	DATE
DWN. BY TC		CHK. BY JA	
SCALE 1" = 20'		DATE 01-23-2017	
JOB NO. 15914.00		SHT. 1 OF 1	

AREAS OF CONCERN NOTES:

JR ENGINEERING, LLC FOR THE BENEFIT OF THE PARTY REQUESTING THE SURVEY, NOTES THE FOLLOWING MATTERS, WHICH MAY AFFECT THE STATUS OF TITLE TO THE SURVEYED PROPERTY. JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD DO NOT WARRANT OR REPRESENT THAT ALL MATTERS THAT MAY AFFECT TITLE ARE NOTED BELOW. THE NUMBERS IN THE FOLLOWING COMMENTS CORRESPOND TO THE NUMBERS SHOWN ON OUR ALTA/NSPS LAND TITLE SURVEY.

1. A TELECOMMUNICATIONS FEATURE SHOWN HEREON, LIES WITHIN THE RECORD TITLE LINES. JR ENGINEERING, LLC WAS NOT PROVIDED WITH AND DID NOT RESEARCH ANY PUBLIC DOCUMENTS DEFINING OR GRANTING THIS USE, CREATING AN AREA OF CONCERN.



LEGEND

⊙	DRAINAGE MANHOLE	— G —	GAS LINE
⊙	SANITARY SEWER MANHOLE	— W —	WATER LINE
□	TELECOMMUNICATION FACILITY	— E —	ELECTRIC LINE
□	ELECTRIC FACILITY	— T —	TELECOMMUNICATION LINE
□	FIBER OPTIC FACILITY	— FO —	FIBER OPTIC LINE
⊕	WATER VALVE	(AOC#1)	AREA OF CONCERN
⊕	FIRE HYDRANT	(TC#9)	PER TITLE COMMITMENT B-2 EXCEPTIONS
⊙	BOLLARD	(D)	PER DEED DESCRIPTION
⊕	SIGN	○	SET #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
(M)	AS MEASURED/CALCULATED FOR THIS SURVEY		
(P)	AS PLATTED		

NOTICE:

PER C.R.S. 13-80-105, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. JR ENGINEERING, LLC AND/OR THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON OR IN OUR FILE BY SIGNED AUTHORIZATION. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY THE CLIENT TO ALL TERMS STATED HEREON.