


## REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

**TO:** Ivone Avila-Ponce, City Attorney's Office

**FROM:** Glen Blackburn, PE, Director, Right of Way Services 

**PROJECT NO:** 2024-RELINQ-0000015

**DATE:** November 25, 2024

**SUBJECT:** Request for an Ordinance to relinquish the turnaround easement No. 16 in the General Notes established in the Denver 60 Filing No. 1 Plat. Located at 4498 North Rifle Street and 4496 North Rifle Street.

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

This office has investigated the request of Harris Kocher Smith, dated September 9, 2024, on behalf of Union at the Park Homes, LLC for the relinquishment of the subject easement.

This matter has been coordinated with Asset Management; City Forester; Comcast; Denver Water; DOTI ROWS Survey; Denver Fire Department; Historic Preservation/Landmark; Metro Water Recovery; Emergency Management; Parks & Recreation; DOTI ROWS Construction Engineering; DOTI Policy and Planning; DOTI Sign & Stripe; CenturyLink; Xcel Energy; City Councilperson Gilmore, District 11; CPD DS Project Coordinator; DOTI ROWS DES Transportation and Wastewater; RTD; and CDOT, all of whom have indicated no objection to the proposed easement relinquishment(s).

As a result of these investigations, it has been determined that there is no objection to relinquishing the subject easement.

Therefore, you are requested to initiate Council action to relinquish the easement in the following described area:

### INSERT PARCEL DESCRIPTION 2024-RELINQ-0000015-001 HERE

A vicinity map of the subject easement area and a copy of the document creating the easement are attached.

GB:je

cc: City Councilperson & Aides  
City Council Staff – Luke Palmisano  
Department of Law – Bradley Beck  
Department of Law – Deanne Durfee  
Department of Law – Maureen McGuire  
Department of Law – Martin Plate  
DOTI, Manager's Office – Alba Castro  
DOTI, Legislative Services – Alaina McWhorter  
DOTI, Survey – Paul Rogalla

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services | Engineering & Regulatory  
201 W Colfax Ave, Dept 507 | Denver, CO 80202  
[www.denvergov.org/rowplanreview](http://www.denvergov.org/rowplanreview)  
Phone: (720) 865-3003

# ORDINANCE/RESOLUTION REQUEST

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

Date of Request: November 25, 2024

Please mark one:  Bill Request or  Resolution Request

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

Yes  No

## 1. Type of Request:

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

Dedication/Vacation  Appropriation/Supplemental  DRMC Change

Other: Easement Relinquishment

2. **Title:** (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request for an Ordinance to relinquish the turnaround easement No. 16 in the General Notes established in the Denver 60 Filing No. 1 Plat. Located at 4498 North Rifle Street and 4496 North Rifle Street.

3. **Requesting Agency:** Department of Transportation & Infrastructure, Right-of-Way Services, Engineering & Regulatory

## 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Jessica Eusebio & Vanessa West	Name: Alaina McWhorter
Email: <a href="mailto:Jessica.Eusebio@denvergov.org">Jessica.Eusebio@denvergov.org</a> & <a href="mailto:Vanessa.west@denvergov.org">Vanessa.west@denvergov.org</a>	Email: <a href="mailto:Alaina.mcwhorter@denvergov.org">Alaina.mcwhorter@denvergov.org</a>

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

Request for an Ordinance to relinquish the turnaround easement No. 16 in the General Notes established in the Denver 60 Filing No. 1 Plat. Located at 4498 North Rifle Street and 4496 North Rifle Street.

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

7. **City Council District:** Councilperson Gilmore, District 11

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

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

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

## Key Contract Terms

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

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

Contract control number (legacy and new):

Location:

Is this a new contract?  Yes  No Is this an Amendment?  Yes  No If yes, how many? \_\_\_\_\_

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

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

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

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

Source of funds:

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

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

Who are the subcontractors to this contract?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

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

## EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

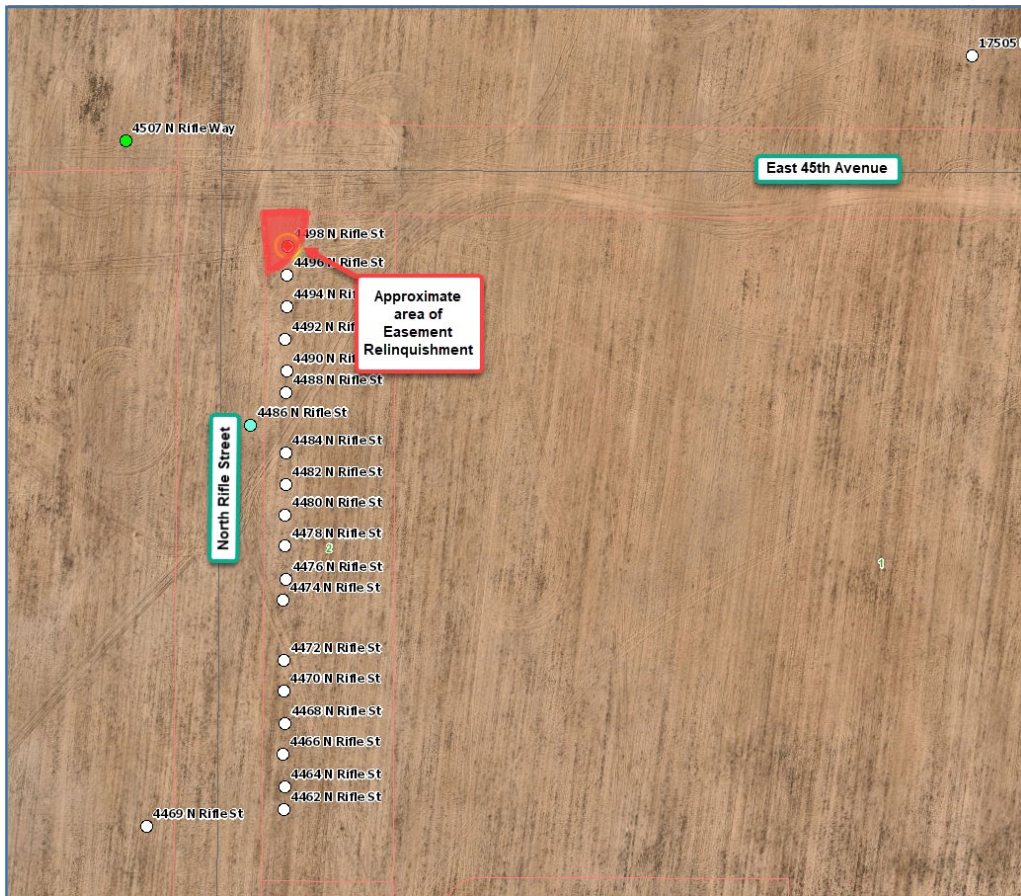
**Application Title:** 2024-RELINQ-0000015 4498 & 4496 N Rifle St Turnaround Easement Relinquishment

**Property Owner:** Union at the Park Homes, LLC

**Description of Proposed Easement Relinquishment:** Request for an Ordinance to relinquish the turnaround easement No. 16 in the General Notes established in the Denver 60 Filing No. 1 Plat. Located at 4498 North Rifle Street and 4496 North Rifle Street.

**Project Background:** The property owner is seeking to relinquish the subject easement to allow for development.

### Location Map:



City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services | Engineering & Regulatory  
201 W Colfax Ave, Dept 507 | Denver, CO 80202  
[www.denvergov.org/rowplanreview](http://www.denvergov.org/rowplanreview)  
Phone: (720) 865-3003

# EXHIBIT A

## LEGAL DESCRIPTION

### SHEET 1 OF 2

A PARCEL OF LAND BEING THE TURNAROUND EASEMENT OVER A PORTION OF LOT 2, BLOCK 6, DENVER 60 FILING NO. 1 RECORDED AT RECEPTION NO. 2023101989, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 21;  
 THENCE NORTH 28°34'50" WEST, A DISTANCE OF 2,654.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF SAID TURNAROUND EASEMENT, AND THE **POINT OF BEGINNING**;  
 THENCE ALONG THE PERIMETER OF SAID TURNAROUND EASEMENT THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 89°56'43" EAST, A DISTANCE OF 34.35 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 69.88 FEET, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 88°58'23", AND A CHORD WHICH BEARS SOUTH 28°50'39" WEST A CHORD DISTANCE OF 63.07 FEET TO A POINT OF REVERSE CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 4.15 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 09°30'08", AND A CHORD WHICH BEARS SOUTH 68°34'46" WEST A CHORD DISTANCE OF 4.14 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;
- 4) NORTH 00°04'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 56.72 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,617 SQUARE FEET OR 0.0371 ACRES, MORE OR LESS.


**BASIS OF BEARINGS:** BEARINGS ARE PLATTED BEARINGS BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS SHOWN ON DENVER 60 FILING NO. 1, MONUMENTED AT THE SOUTH 1/16TH CORNER BY A 3.25" ALUMINUM CAP, STAMPED: CDOT 1994 PLS 23524, IN RANGE BOX, AND MONUMENTED AT THE CENTER SOUTH 1/16TH CORNER BY A 2" ALUMINUM CAP, STAMPED: PLS 38162, FLUSH WITH GROUND, AS BEARING SOUTH 89°47'46" WEST.

PREPARED BY:                   AARON MURPHY  
   PLS 38162

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



Plotted: MON 10/21/24 7:37:19A By: Aaron Murphy Filepath: p:\2020\201008\survey\turn\_vaca\_201008.dwg Layout: layout(1)

 <p style="font-size: small;">1120 Lincoln Street, Suite 1000              Denver, Colorado 80203              P: 303.623.6300 F: 303.623.6311              HarrisKocherSmith.com</p>		PROJECT #: 201008
	DESCRIPTION	CHECKED BY: AWM DRAWN BY: CD
		SHEET NUMBER <b style="font-size: x-large;">1</b> 1 OF 2

# EXHIBIT A

## ILLUSTRATION

### SHEET 2 OF 2



**E 45TH AVE**  
(68' RIGHT-OF-WAY)

**POINT OF BEGINNING**

PARCEL CONTAINS:  
1,617 SQ. FT. OR  
0.0371 ACRES ±

**N RIFLE ST**  
(68' RIGHT-OF-WAY)

N89°56'43"E  
34.35'

N00°04'04"W  
56.72'

L=69.88'  
R=45.00'  
Δ=88°58'23"  
ChB=S28°50'39"W  
ChL=63.07'

L=4.15'  
R=25.00'  
Δ=9°30'08"  
ChB=S68°34'46"W  
ChL=4.14'

N28°34'50"W  
2654.08'(TIE)

LOT 1, BLOCK 5  
C.P. BEDROCK FILING NO. 8

LOT 2, BLOCK 6  
DENVER 60 FILING NO. 1

**BASIS OF BEARINGS**

SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21  
S89°47'46"W 2644.09'

SOUTH 1/16TH CORNER OF SECTION 21  
3.25" ALUMINUM CAP  
STAMPED: CDOT 1994 PLS 23524.  
IN RANGE BOX

**POINT OF COMMENCEMENT**  
CENTER SOUTH 1/16TH CORNER OF SECTION 21  
2" ALUMINUM CAP  
STAMPED: PLS 38162  
FLUSH WITH GROUND.



SCALE: 1" = 40'

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

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

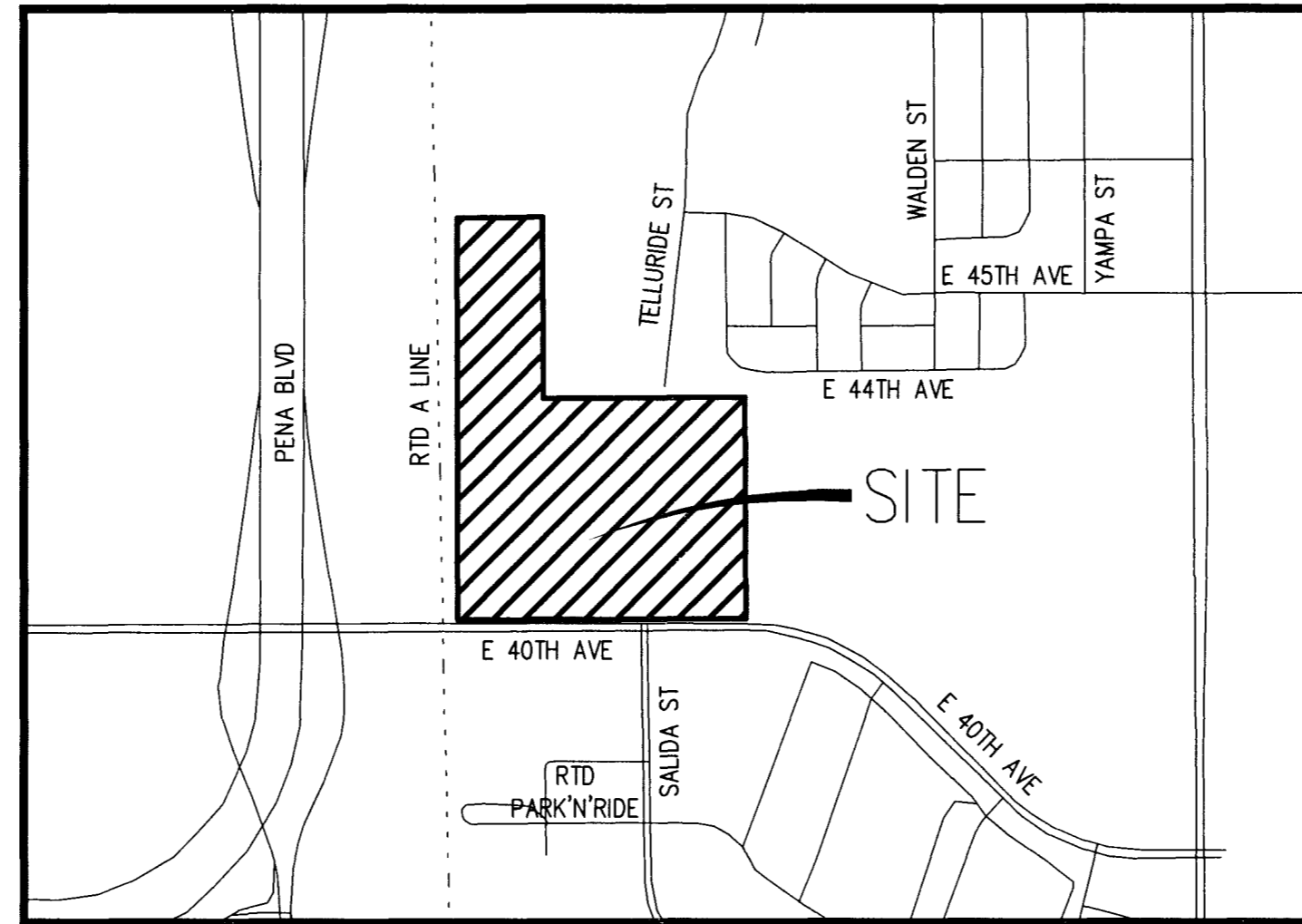
ILLUSTRATION

PROJECT #:	201008
CHECKED BY:	AWM
DRAWN BY:	CD
SHEET NUMBER	2
	2 OF 2

Plotted: MON 10/21/24 7:37:21A By: Aaron Murphy Filepath: p:\2020\201008\survey\turn\_vaca\_201008.dwg Layout: layout(2)

# DENVER 60 FILING NO. 1

SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 3



VICINITY MAP  
SCALE: 1" = 1000'

### DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2003023820, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 21;  
THENCE SOUTH 00°15'27" EAST ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1,271.64 FEET TO A POINT 55.00 FEET NORTH OF THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 21;  
THENCE SOUTH 89°47'46" WEST ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,659.58 FEET TO THE EAST LINE OF THAT LAND DESCRIBED IN BOOK 3896 AT PAGE 549;  
THENCE NORTH 00°04'04" WEST ALONG SAID EAST LINE, A DISTANCE OF 2,310.23 FEET TO THE SOUTH LINE OF THAT LAND DESCRIBED AT RECEPTION NO. 2022109104;  
THENCE ALONG SAID PERIMETER THE FOLLOWING TWO (2) COURSES:  
1) NORTH 89°21'56" EAST, A DISTANCE OF 491.68 FEET;  
2) SOUTH 00°13'16" EAST, A DISTANCE OF 1,043.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;  
THENCE NORTH 89°45'07" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,160.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,620,186 SQUARE FEET OR 60.15 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF DENVER 60 FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

### OWNER CERTIFICATION:

GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

SIGNATURE: [Signature] DATE: 8/18/2023  
NAME: Mike Serra III TITLE: Authorized Signatory

REBECCA TALADAY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2005020360  
MY COMMISSION EXPIRES JULY 14, 2027

STATE OF COLORADO }  
COUNTY OF Denver } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 2023, BY Mike Serra III AS Authorized Signatory OF GATEWAY EAST RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 14, 2027  
NOTARY PUBLIC: [Signature] ADDRESS: 4610 Saint Paul Street #300 Denver, CO 80206

### ACCEPTING CONVEYANCE AND MAINTENANCE RESPONSIBILITY FOR TRACTS A THROUGH D AS SPECIFIED IN PLAT NOTES #7 & #8:

THE DEDICATION OF TRACTS A, B, C AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SAND CREEK METROPOLITAN DISTRICT.

BY: [Signature] DATE: 8/18/2023  
NAME: Mike Serra III TITLE: Secretary and Authorized Signatory

STATE OF COLORADO }  
COUNTY OF Denver } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 2023, BY Mike Serra III AS Secretary and Authorized Signatory OF SAND CREEK METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 14, 2027  
NOTARY PUBLIC: [Signature] ADDRESS: 4610 Saint Paul Street #300 Denver, CO 80206

### APPROVALS:

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

CITY ENGINEER: [Signature] DATE: 9/6/2023

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE: [Signature] DATE: 9/6/2023

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE: [Signature] DATE: 9/6/2023

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT: [Signature] DATE: 8.31.2023

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION: [Signature] DATE: 9/11/2023

EXECUTIVE DIRECTOR OF PARKS AND RECREATION: [Signature] DATE: 9/11/2023

### CITY ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 1st DAY OF September, 2023 AT 5:00 O'CLOCK P. M. FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

BY: [Signature] ASSISTANT CITY ATTORNEY  
Kerry Tipper

### CITY COUNCIL CERTIFICATE:

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. CR23-134 THE SERIES OF 2023

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS 24th DAY OF October, A.D., 2023

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: [Signature] DEPUTY CLERK AND RECORDER  
Bum Caron



### CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:51 O'CLOCK P. M., October 24th, 2023 AND DULY RECORDED UNDER RECEPTION NO. 2023101989

CLERK AND RECORDER: [Signature]  
BY: [Signature] DEPUTY  
DEPUTY: [Signature]  
FEE: \$33.00

### SHEET INDEX:

SHEET 1 - PROPERTY DESCRIPTION / TRACT USE SUMMARY TABLE / CERTIFICATES

SHEET 2 - PLAT SHEET

SHEET 3 - LINE AND CURVE TABLES / LEGEND

### TRACT USE SUMMARY TABLE:

PARCEL	OWNER & MAINTENANCE	PURPOSE
TRACT A	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT B	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT C	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES, AND DRAINAGE
TRACT D	SAND CREEK METROPOLITAN DISTRICT	PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES AND PARK PURPOSES

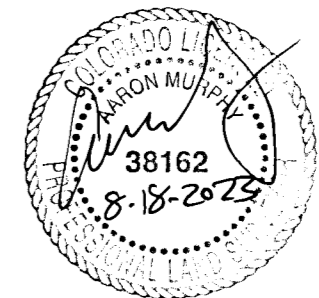
### GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1025058-CO, REVISION NO.: 14 (6/14/2023), ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AND HAVING A COMMITMENT DATE: JUNE 2, 2023 AT 5:00 P.M.
- NOTICE: ACCORDING TO COLORADO LAW 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.
- BASIS OF BEARINGS: BEARINGS ARE ASSUMED BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTH 1/16TH CORNER BY A FOUND 3.25" ALUMINUM CAP, STAMPED: CDOT 1994 PLS 23524, IN RANGE BOX AND MONUMENTED AT THE CENTER SOUTH 1/16TH CORNER BY A SET 2" ALUMINUM CAP, STAMPED: PLS 38162, ON FOUND #6 REBAR, FLUSH WITH GROUND, AS BEARING SOUTH 89°47'46" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- N RIFLE ST, E 41ST AVE, E 43RD PL, E 43RD AVE, E 42ND AVE, E 45TH AVE, N SALIDA WAY, AND N TRUCKEE ST ARE ALL DEDICATED AS PUBLIC RIGHT-OF-WAY HEREON PER THIS PLAT.
- EASEMENTS FOR UTILITIES WILL BE DEDICATED BY SEPARATE DOCUMENT.
- TRACTS A, B, AND C ARE HEREBY CREATED AND CONVEYED TO SAND CREEK METROPOLITAN DISTRICT FOR PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITIES AND DRAINAGE PURPOSES. THESE TRACTS SHALL BE MAINTAINED BY SAND CREEK METROPOLITAN DISTRICT OR ITS DESIGNEE.
- TRACT D IS HEREBY CREATED AND CONVEYED TO SAND CREEK METROPOLITAN DISTRICT FOR PUBLIC ACCESS, LANDSCAPING, TRAILS, FENCES, SIDEWALKS, UTILITY AND PARK PURPOSES. THIS TRACT SHALL BE MAINTAINED BY SAND CREEK METROPOLITAN DISTRICT.
- THERE IS A TOTAL OF 11 LOTS, 7 BLOCKS AND 4 TRACTS.
- AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
- A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND CONDITIONS IN THE TITLE COMMITMENT REFERENCED IN NOTE 1.
- THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS LISTED IN THE TITLE COMMITMENT REFERENCED IN NOTE 1 WHICH CANNOT BE PLOTTED, AND ARE RECORDED IN THE CITY AND COUNTY OF DENVER AT THE FOLLOWING RECEPTION NUMBERS OR BOOK AND PAGES (UNLESS NOTED OTHERWISE): BOOK 2160 AT PAGE 805 (ADAMS COUNTY RECORDS); BOOK 2576 AT PAGE 181 (ARAPAHOE COUNTY RECORDS); BOOK 2786 AT PAGE 382 (ADAMS COUNTY RECORDS); RECEPTION NO. 058080; RECEPTION NO. 058081; RECEPTION NO. 097935; BOOK 3735 AT PAGE 141 (ADAMS COUNTY RECORDS); RECEPTION NO. 9500085835; RECEPTION NO. 098955; RECEPTION NO. 9500085836; RECEPTION NO. 9500085838; RECEPTION NO. C1269163 (ADAMS COUNTY RECORDS); RECEPTION NO. 9700105655; RECEPTION NO. 9700108500; RECEPTION NO. 9800013250; RECEPTION NO. 9800018524; RECEPTION NO. 2001125115; RECEPTION NO. 9900186753; RECEPTION NO. 2002049551; RECEPTION NO. 2002203305; RECEPTION NO. 2005090910; RECEPTION NO. 2014025381; RECEPTION NO. 2014059886; RECEPTION NO. 2003068958; RECEPTION NO. 2018132953; RECEPTION NO. 2018132956; RECEPTION NO. 2018133012; RECEPTION NO. 201300067179 (ADAMS COUNTY RECORDS); RECEPTION NO. 2020079591; RECEPTION NO. 9600030501; BOOK 4640 AT PAGE 166; RECEPTION NO. 9600039036; RECEPTION NO. 2021133078.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.
- THE TURNAROUND EASEMENT IS GRANTED TO THE CITY AND COUNTY OF DENVER FOR THE PURPOSES OF: PASSAGE OF ALL VEHICLES, PEDESTRIANS, UTILITIES, AND DRAINAGE. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT ALLOWS BUT DOES NOT REQUIRE CITY AND COUNTY OF DENVER TO PERFORM REPAIRS AND MAINTENANCE OF THIS EASEMENT.

### SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

AARON MURPHY  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, P.L.S. 38162  
FOR AND BEHALF OF HARRIS KOCHER SMITH

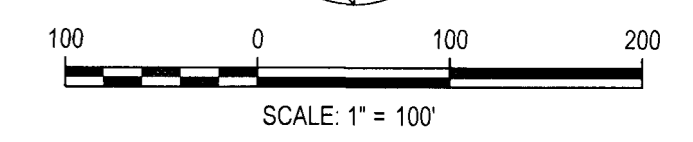
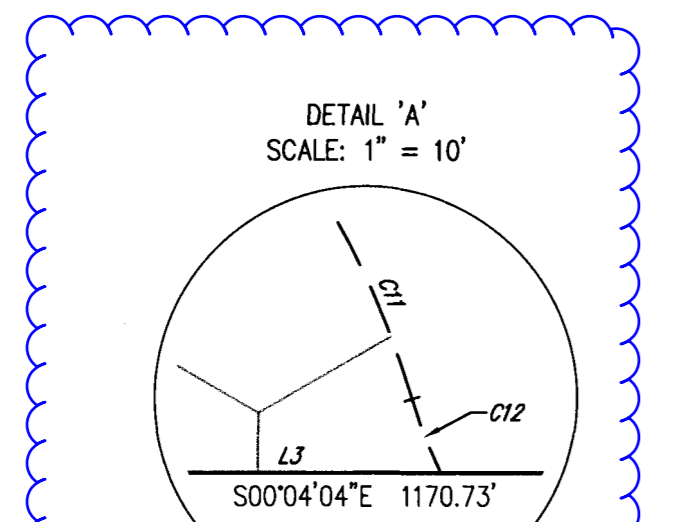
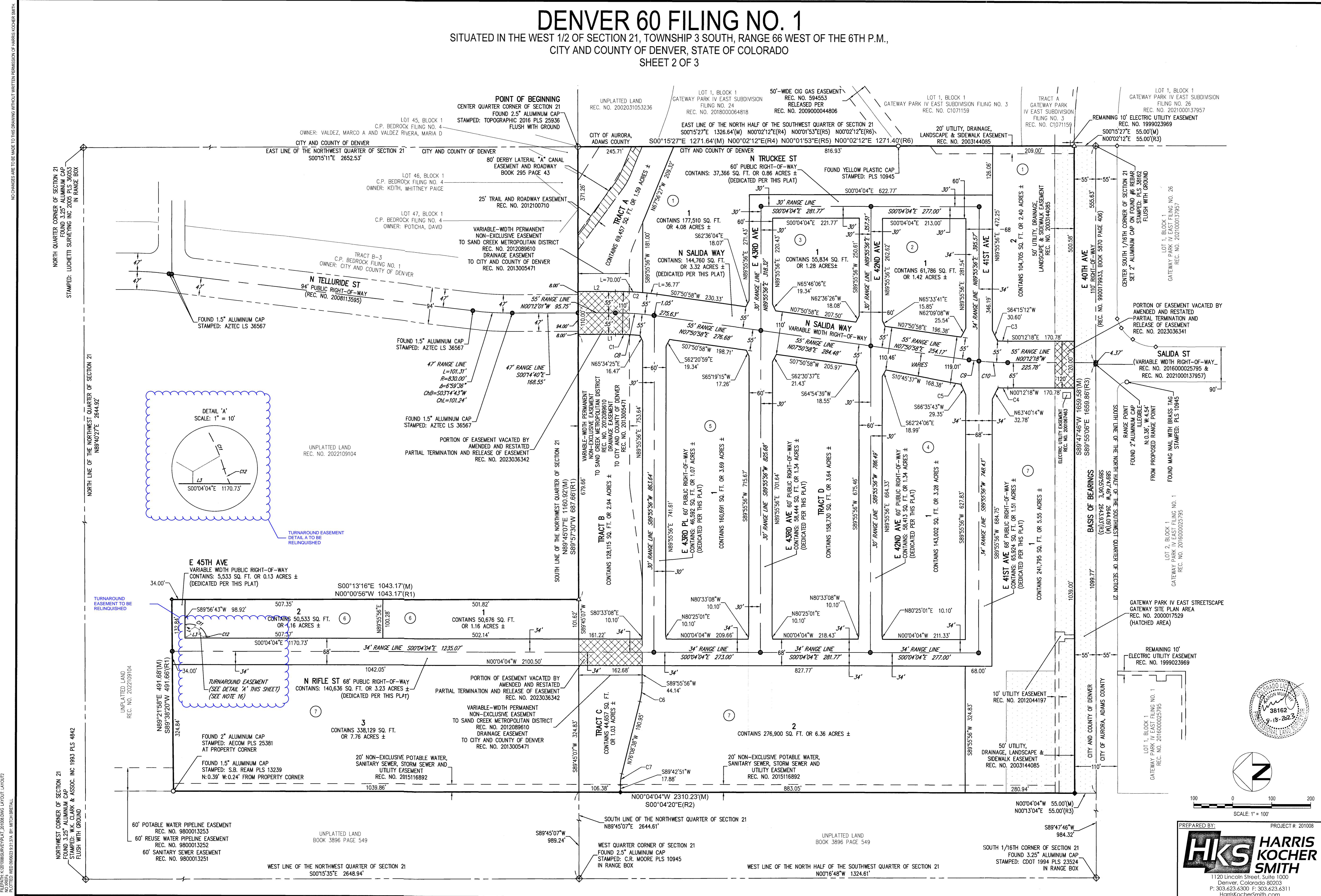


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

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# DENVER 60 FILING NO. 1

SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 2 OF 3



PREPARED BY: **HKS** PROJECT#: 201008  
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 HarrisKocherSmith.com

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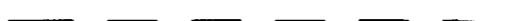
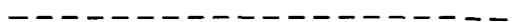


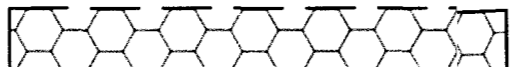
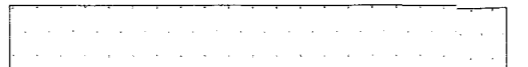









# DENVER 60 FILING NO. 1

SITUATED IN THE WEST 1/2 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 3 OF 3

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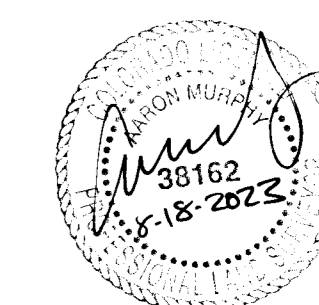
**LEGEND:**

-  FOUND SECTION CORNER AS DESCRIBED
-  SECTION LINE
-  SET 18"X#5 REBAR WITH 1.25" BLUE PLASTIC CAP STAMPED: PLS 38162
-  FOUND MONUMENT AS DESCRIBED
-  FOUND 1.25" BLUE PLASTIC CAP STAMPED: PLS 38162
-  FOUND 1.25" ORANGE PLASTIC CAP STAMPED: TOPOGRAPHIC PLS 25936
-  FOUND MAG. NAIL WITH 1" BRASS TAG STAMPED: PLS 38367
-  FOUND BROKEN 1.25" YELLOW PLASTIC CAP STAMPED: PLS 107???
-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY LINE TO BE DEDICATED PER THIS PLAT
-  RANGE POINT TO BE SET UPON COMPLETION OF ROADWAY CONSTRUCTION, PER CITY OF DENVER STANDARDS PLS 38162 UNLESS OTHERWISE NOTED
-  RANGE LINE
-  PROPERTY BOUNDARY
-  LOT/TRACT/BLOCK LINE
-  EXISTING EASEMENT
-  EASEMENT TO BE DEDICATED PER THIS PLAT
-  BLOCK NUMBER
-  PORTION OF EASEMENT VACATED BY AMENDED AND RE-STATED PARTIAL TERMINATION AND RELEASE OF EASEMENT
-  TURNAROUND EASEMENT DEDICATED PER THIS PLAT (SEE NOTE 16)
-  GATEWAY PARK IV EAST STREETSCAPE GATEWAY SITE PLAN AREA RECEPTION NO. 2000017529
-  MEASURED AND TITLE DIMENSIONS
-  RECORD DIMENSION PER SPECIAL WARRANTY DEED RECEPTION NO. 2022109104
-  RECORD DIMENSION PER ORDER FOR IMMEDIATE POSSESSION BOOK 3896 PAGE 549
-  RECORD DIMENSION PER WARRANTY DEED BOOK 5870 PAGE 406
-  RECORD DIMENSION PER GATEWAY IV EAST SUBDIVISION FILING NO. 3 RECEPTION NO. C1071159
-  RECORD DIMENSION PER GATEWAY IV EAST SUBDIVISION FILING NO. 24 RECEPTION NO. 2018000064818
-  RECORD DIMENSION PER WARRANTY DEED RECEPTION NO. C1053236


LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°12'01"W	95.70'
L2	S00°12'01"E	95.79'
L3	N00°04'04"W	56.72'
L4	N89°56'43"E	34.35'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	650.00'	5°32'56"	62.95'	N02°34'27"E	62.93'
C2	760.00'	8°02'59"	106.77'	S03°49'29"W	106.69'
C3	650.00'	2°18'19"	26.15'	S00°56'52"W	26.15'
C4	770.00'	1°52'10"	25.12'	N00°43'47"E	25.12'
C5	770.00'	2°03'08"	27.58'	S09°44'03"W	27.58'
C6	200.00'	13°55'26"	48.60'	N83°06'21"W	48.48'
C7	120.00'	14°08'31"	29.62'	N83°12'53"W	29.54'
C8	705.00'	8°02'59"	99.05'	N03°49'29"E	98.97'
C9	705.00'	2°04'03"	25.44'	N06°48'56"E	25.44'
C10	705.00'	5°59'13"	73.67'	N02°47'18"E	73.63'
C11	45.00'	88°58'23"	69.88'	S28°50'39"W	63.07'
C12	25.00'	9°30'08"	4.15'	S68°34'46"W	4.14'

FILE PATH: K:\2018SURVEY\PLAT\_2018DENVER LAYOUT LAYOUT3  
NO. 38162  
PLOTTED: THU 07/21/2023 11:02:00 BY: CESAR DIPALLO



PREPARED BY: PROJECT #: 201008



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