



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

**TO:** Karen Walton, City Attorney's Office

**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services

**DATE:** December 1, 2014

**ROW #:** 2011-0571-05      **SCHEDULE #:** Adjacent to Parcels 0515203035333, 0515204049000, 0515204050000, 0515204047000, 0515205015000, 0515205027000, 0515205026000 and 0515206034000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as W. Dakota Ave. Located at the intersection of W. Dakota between S. Broadway and S. Cherokee.

**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 W. Dakota Ave. 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 (**West Dakota Outfall Project**)

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 W. Dakota Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2011-0571-05-001) HERE.**

A map of the area to be dedicated is attached.

RD/JL/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Chris Nevitt District # 7  
City Council Staff, Gretchen Williams  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Nancy Kuhn  
Public Works, Right-of-Way Engineering Services, Rob Duncanson  
Department of Law, Karen Aviles  
Department of Law, Brent Eisen  
Department of Law, Karen Walton  
Public Works Survey, Ron Ellis  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2011-0571-05

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at  
[Nancy.Kuhn@Denvergov.org](mailto:Nancy.Kuhn@Denvergov.org) by **NOON 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: December 1, 2014

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, amendment, municipal code change, supplemental request, etc.)

This request is to dedicate a parcel of land as Public Right of Way as W. Dakota Ave.  
Located at the intersection of W. Dakota between S. Broadway and S. Cherokee.

3. **Requesting Agency:** PW Right of Way Engineering Services

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** [Barbara.valdez@denvergov.org](mailto: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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** [Nancy.Kuhn@denvergov.org](mailto:Nancy.Kuhn@denvergov.org)

6. **General description 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 W. Dakota Ave. 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 (West Dakota Outfall Project)

**\*\*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.)

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** W. Dakota Ave. between S. Broadway and S. Cherokee St.
- d. **Affected Council District:** Chris Nevitt Dist. 7
- e. **Benefits:** N/A
- f. **Costs:** N/A

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: \_\_\_\_\_



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2011-0571-05 Dedication, West Dakota Outfall Project**

**Description of Proposed Project: Dedicate a parcel of public right of way as W. Dakota Ave.**

**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**

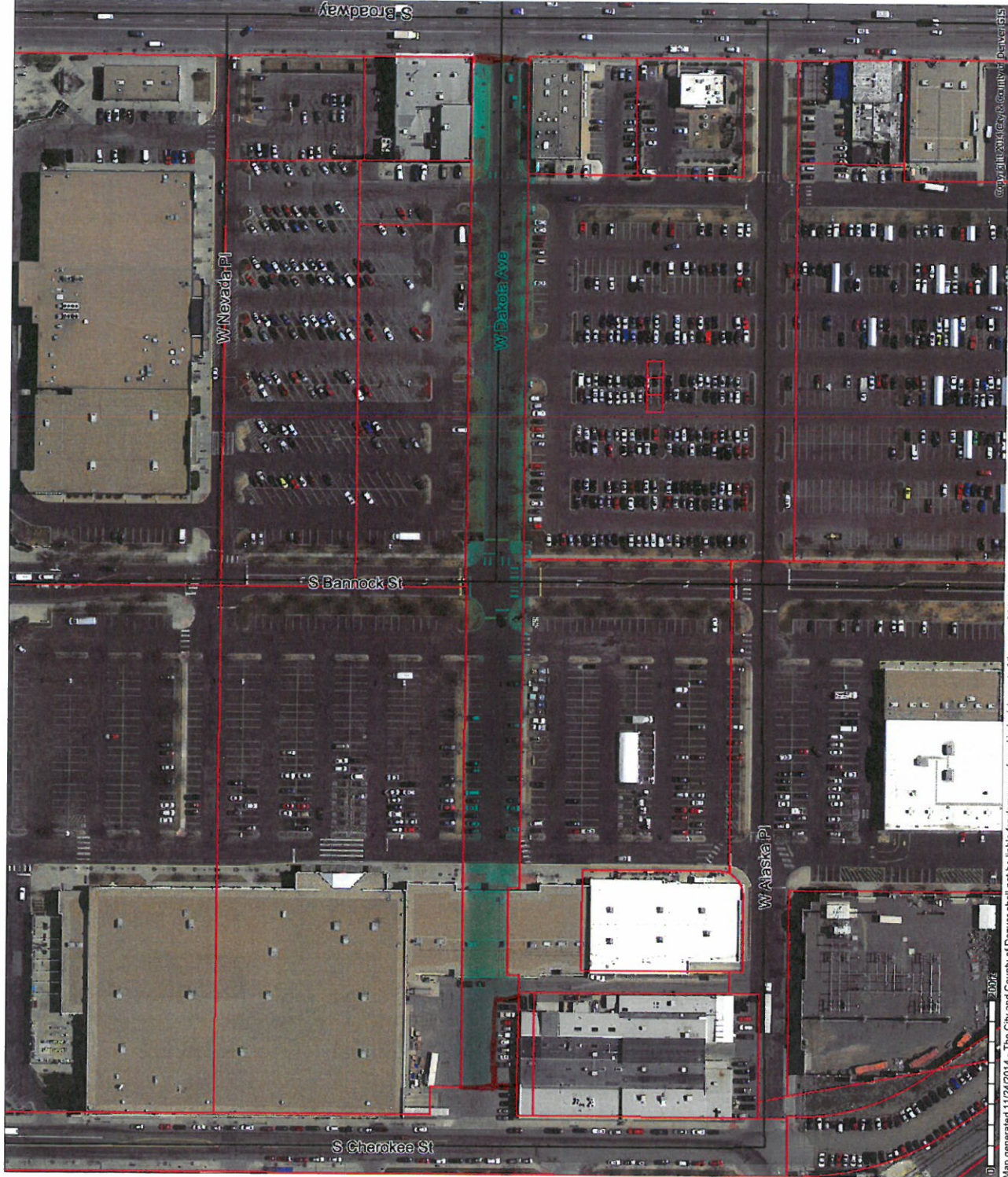
**Will land be dedicated to the City if the vacation goes through: N/A**

**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, (West Dakota Outfall Project)**

# W. Dakota Ave Parcel 1



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels mask
- 2012\_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 11/24/2014 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

# W. Dakota Ave Parcel 1



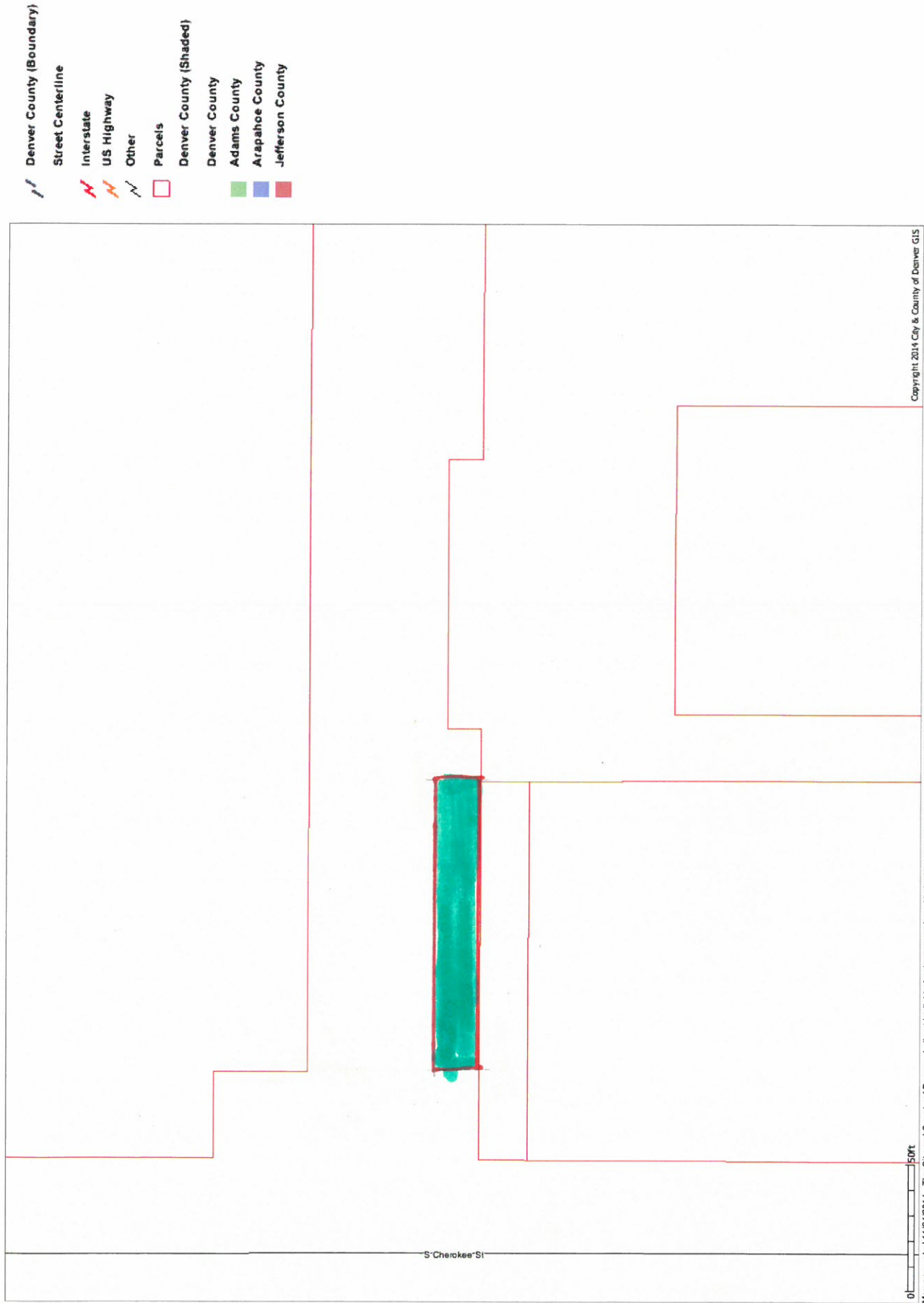
# W. Dakota Ave Parcel 2



Map generated 11/24/2014 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

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# W. Dakota Ave Parcel 2



PW LEGAL DESCRIPTION 2011-0571-05-001

LEGAL DESCRIPTION:

TWO PARCELS OF LAND CONVEYED BY QUIT CLAIM DEED TO THE CITY AND COUNTY OF DENVER BY QUIT CLAIM DEED ON 11/14/2014 BY RECEPTION NUMBER 2014139293, CITY AND COUNTY OF DENVER, COLORADO RECORDS; SITUATED IN THE NW ¼ OF SECTION 15, T.4S., R.68W., OF THE 6<sup>TH</sup> P.M., BEING A PART OF BLOCKS 38, 39 42 & 43, BYERS SUBDIVISION AND A PART OF VACATED WEST DAKOTA AVENUE (ORD. NO. 279-1995), CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NW CORNER OF SAID SECTION 15, WHENCE THE WEST ¼ CORNER OF SAID SECTION 15 BEARS S00°39'22"E A DISTANCE OF 2641.18 FEET; THENCE S63°13'29"E A DISTANCE OF 1485.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2013121196, CITY AND COUNTY OF DENVER, COLORADO RECORDS, SAID CORNER LYING ON THE EASTERLY R.O.W. LINE OF WEST DAKOTA AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°00'50"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 52.02 FEET; THENCE S89°59'53"E A DISTANCE OF 1060.37 FEET; THENCE S00°00'45"W A DISTANCE OF 1.21 FEET; THENCE S89°59'15"E ALONG THE SOUTHERLY LINE OF A PARCEL RECORDED AT RECEPTION NO. 1996176151, CITY AND COUNTY OF DENVER, COLORADO RECORDS, EXTENDED WESTERLY AND ALONG SAID SOUTHERLY LINE A DISTANCE OF 174.17 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL AND THE WESTERLY R.O.W. LINE OF SOUTH BROADWAY; THENCE S00°00'50"W ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 70.00 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL RECORDED AT RECEPTION NO. 1996133705, CITY AND COUNTY OF DENVER, COLORADO RECORDS; THENCE N89°59'08"W ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 140.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE N89°38'10"W A DISTANCE OF 34.16 FEET; THENCE S00°00'07"W A DISTANCE OF 1.00 FEET; THENCE N89°59'53"W A DISTANCE OF 807.96 FEET; THENCE N00°00'07"E A DISTANCE OF 1.00 FEET; THENCE N89°59'53"W A DISTANCE OF 11.86 FEET; THENCE N00°00'07"E A DISTANCE OF 13.00 FEET; THENCE N89°59'53"W A DISTANCE OF 105.56 FEET; THENCE S00°00'07"W A DISTANCE OF 13.00 FEET; THENCE N89°59'53"W A DISTANCE OF 20.59 FEET TO THE SOUTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NO. 2013121196, CITY AND COUNTY OF DENVER, COLORADO RECORDS; THENCE N00°00'50"E ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 18.96 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE N89°59'15"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 114.41 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (84,740 SQUARE FEET) 1.9454 ACRES.



PARCEL 2

COMMENCING AT THE NW CORNER OF SAID SECTION 15, WHENCE THE WEST ¼ CORNER OF SAID SECTION 15 BEARS S00°39'22"E A DISTANCE OF 2641.18 FEET; THENCE S63°13'29"E A DISTANCE OF 1485.00 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF WEST DAKOTA AVENUE AND THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2013121196, CITY AND COUNTY OF DENVER, COLORADO, RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°59'15"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 114.41 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°00'50"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 18.96 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N89°59'53"W A DISTANCE OF 114.41 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND SAID EASTERLY R.O.W. LINE; THENCE N00°00'50"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 18.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (2,170 SQUARE FEET) 0.0498 ACRES.

BEARINGS ARE BASED ON THE WEST LINE OF THE NW ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°39'22"E, MONUMENTED BY A FOUND CHISELED "+" ON A STONE IN A RANGE BOX AT THE NW CORNER OF SECTION 15 AND A FOUND 3 ¼" ALUMINUM CAP L.S. NO. 7735 AT THE WEST ¼ CORNER OF SECTION 15.

After recording return to:  
Karen A. Aviles  
City Attorney's Office  
201 W. Colfax Avenue, Dept 1207  
Denver, Colorado 80202



2014139293  
Page: 1 of 7  
D \$0.00

**QUITCLAIM DEED**  
(Dakota Avenue Fee Parcels)

**THIS DEED** ("Deed"), made as of this 7th day of November, 2014, by BMP METROPOLITAN DISTRICT NO. 1 ("Grantor") to the City and County of Denver, a Colorado municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, sold and quitclaimed unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein (the "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 the 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 the Grantee, and its successors and assigns forever.

No separate bill of sale with respect to the improvements on the Property will be executed.

**IN WITNESS WHEREOF**, the Grantor has executed this Deed on the date set forth above.

**GRANTOR:**

BMP METROPOLITAN DISTRICT NO. 1, a  
quasi-municipal corporation and political subdivision  
of the State of Colorado

By:   
Daniel Cohen, President

STATE OF COLORADO )  
CITY AND )ss  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 7th day of November, 2014, by Daniel Cohen, as President of the BMP Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 8/22/2015



Jennifer S. Henry  
Notary Public

PARCEL 1

2011-0571-04-001

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NW ¼ OF SECTION 15, T.4S., R.68W., OF THE 6<sup>TH</sup> P.M., BEING A PART OF BLOCKS 38, 39 42 & 43, BYERS SUBDIVISION AND A PART OF VACATED WEST DAKOTA AVENUE (ORD. NO. 279-1995), CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS (84,740 SQUARE FEET) 1.9454 ACRES.

BEARINGS ARE BASED ON THE WEST LINE OF THE NW ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°39'22"E, MONUMENTED BY A FOUND CHISELED "+" ON A STONE IN A RANGE BOX AT THE NW CORNER OF SECTION 15 AND A FOUND 3 ¼" ALUMINUM CAP L.S. NO. 7735 AT THE WEST ¼ CORNER OF SECTION 15.

DATE PREPARED: February 22, 2013  
DATE OF LAST REVISION: July 31, 2014  
PREPARED BY: CHARLES N. BECKSTROM, PLS NO. 33202  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
PHONE: (303) 337-1393



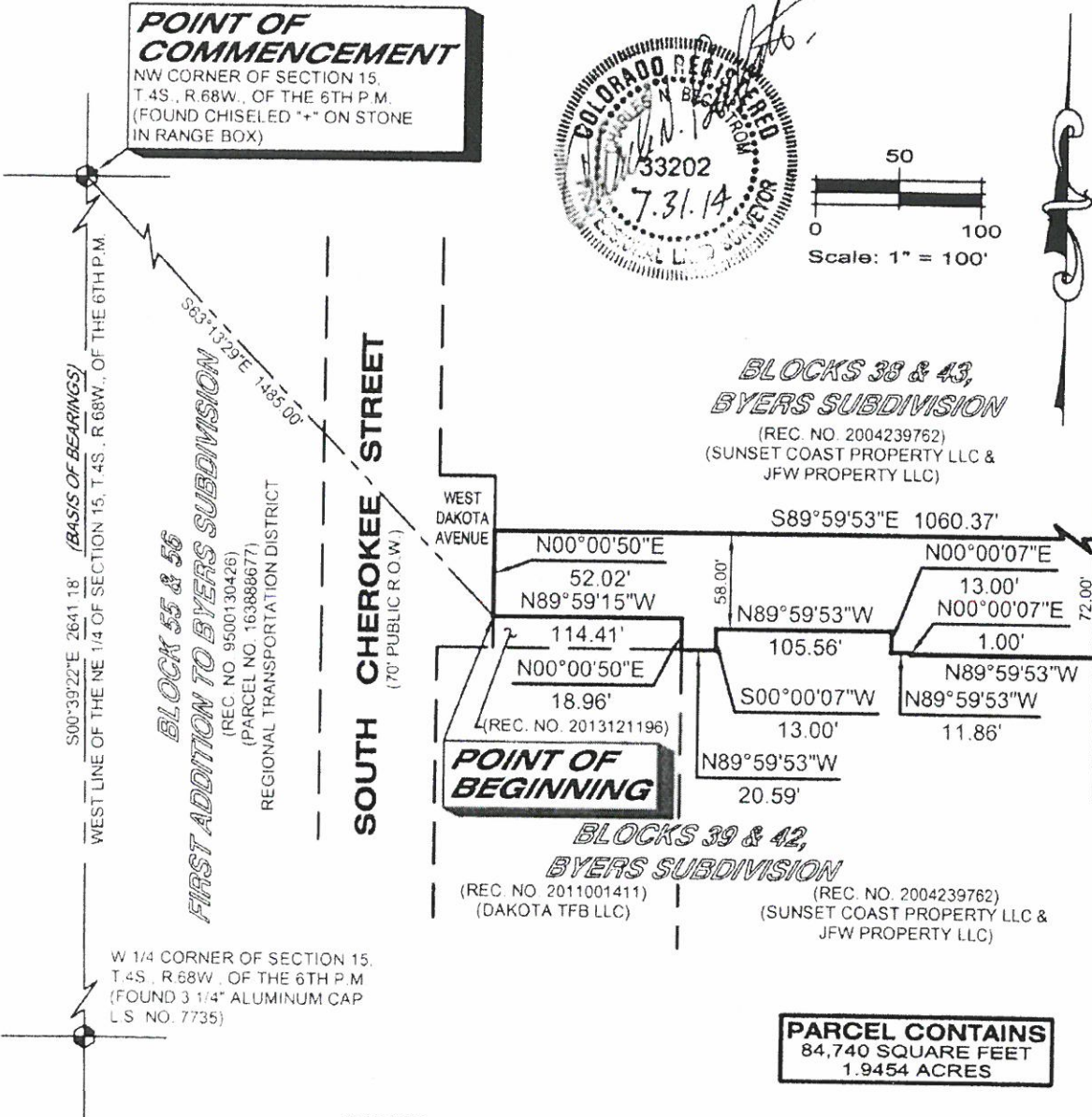
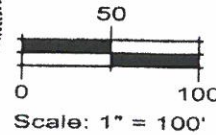
PARCEL 1

2011-0571-04-001

# ILLUSTRATION FOR "EXHIBIT A"

SHEET 1 OF 2

**POINT OF COMMENCEMENT**  
 NW CORNER OF SECTION 15,  
 T.4S., R.68W., OF THE 6TH P.M.  
 (FOUND CHISELED "\*" ON STONE  
 IN RANGE BOX)



MATCH LINE ~ SEE SHEET 2 OF 2

**PARCEL CONTAINS**  
 84,740 SQUARE FEET  
 1.9454 ACRES

**OWNER:**  
**BMP METROPOLITAN DISTRICT NO. 1**  
 595 SOUTH BROADWAY, #200  
 DENVER, COLORADO 80209

**PREPARED BY:**  
**ENGINEERING SERVICE COMPANY**  
 1300 SOUTH POTOMAC STREET, SUITE 126  
 AURORA, COLORADO 80012

**CITY AND COUNTY OF DENVER**

## PUBLIC RIGHT-OF-WAY

A PART OF BYERS SUBDIVISION  
 SITUATED IN THE NW 1/4 OF SECTION 15,  
 T.4S., R.68W., OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

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

DRAWN BY: SAM	SCALE: 1" = 100'	R.O.W. FILE#
CHECKED BY: CNB	DATE: 07/21/13	

PARCEL 1

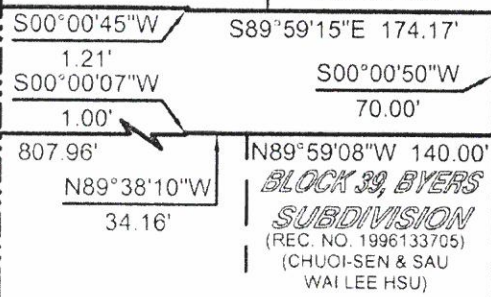
2011-0571-04-001

# ILLUSTRATION FOR "EXHIBIT A"

SHEET 2 OF 2



MATCH LINE ~ SEE SHEET 1 OF 2

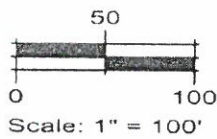


**SOUTH BROADWAY**  
(PUBLIC R.O.W. VARIES)

**BLOCK 6**  
**GALLUPS SOUTH**  
**BROADWAY SUBDIVISION**

**DAKOTA AVENUE**  
(70' PUBLIC R.O.W.)

**BLOCKS 1-4**  
**POMEROYS SOUTH**  
**BROADWAY SUBDIVISION**



**PARCEL CONTAINS**  
84,740 SQUARE FEET  
1.9454 ACRES

OWNER:

**BMP METROPOLITAN DISTRICT NO. 1**  
595 SOUTH BROADWAY, #200  
DENVER, COLORADO 80209

PREPARED BY:

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1300 SOUTH POTOMAC STREET, SUITE 126  
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## CITY AND COUNTY OF DENVER

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## PUBLIC RIGHT-OF-WAY

A PART OF BYERS SUBDIVISION  
SITUATED IN THE NW 1/4 OF SECTION 15,  
T.4S., R.68W., OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 2

2011-0571-04-002

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NW ¼ OF SECTION 15, T.4S., R.68W., OF THE 6<sup>TH</sup> P.M., BEING A PART OF VACATED DAKOTA AVENUE (ORD. NO. 279-1995), ALSO BEING THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2013121196, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 15, WHENCE THE WEST ¼ CORNER OF SAID SECTION 15 BEARS S00°39'22"E A DISTANCE OF 2641.18 FEET; THENCE S63°13'29"E A DISTANCE OF 1485.00 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF WEST DAKOTA AVENUE AND THE NORTHWESTERLY CORNER OF A PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2013121196, CITY AND COUNTY OF DENVER, COLORADO, RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°59'15"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 114.41 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°00'50"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 18.96 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N89°59'53"W A DISTANCE OF 114.41 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND SAID EASTERLY R.O.W. LINE; THENCE N00°00'50"E ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 18.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (2,170 SQUARE FEET) 0.0498 ACRES.

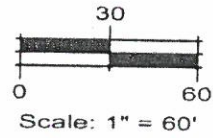
BEARINGS ARE BASED ON THE WEST LINE OF THE NW ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°39'22"E, MONUMENTED BY A FOUND CHISELED "+" ON A STONE IN A RANGE BOX AT THE NW CORNER OF SECTION 15 AND A FOUND 3 ¼" ALUMINUM CAP L.S. NO. 7735 AT THE WEST ¼ CORNER OF SECTION 15.

DATE PREPARED: February 22, 2013  
DATE OF LAST REVISION: July 31, 2014  
PREPARED BY: CHARLES N. BECKSTROM, PLS NO. 33202  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
PHONE: (303) 337-1393



# ILLUSTRATION FOR EXHIBIT "A"

**POINT OF COMMENCEMENT**  
 NW CORNER OF SECTION 15,  
 T.4S., R.68W., OF THE 6TH P.M.  
 (FOUND CHISELED "\*" ON STONE  
 IN RANGE BOX)



S00°39'22"E 2641.18' (BASIS OF BEARINGS)  
 WEST LINE OF THE NE 1/4 OF SECTION 15, T.4S., R.68W., OF THE 6TH P.M.

BLOCK 55 & 56  
 FIRST ADDITION TO BYERS SUBDIVISION  
 (REC. NO. 9503130426)  
 (PARCEL NO. 163889677)  
 REGIONAL TRANSPORTATION DISTRICT

SOUTH CHEROKEE STREET  
 (70' PUBLIC R.O.W.)

BLOCK 43,  
 BYERS SUBDIVISION  
 (REC. NO. 2004239762)  
 (SUNSET COAST PROPERTY LLC &  
 JFW PROPERTY LLC)

**POINT OF BEGINNING**

N00°00'50"E 18.98'  
 S89°59'15"E 114.41'  
 S00°00'50"W 18.96'  
 (REC. NO. 2013121196)

WEST DAKOTA AVENUE

VACATED WEST DAKOTA AVENUE

N89°59'53"W 114.41'

BLOCK 42,  
 BYERS SUBDIVISION  
 (REC. NO. 2011001411)  
 (DAKOTA TFB LLC)

(REC. NO. 2004239762)  
 (SUNSET COAST PROPERTY LLC &  
 JFW PROPERTY LLC)

W 1/4 CORNER OF SECTION 15,  
 T.4S., R.68W., OF THE 6TH P.M.  
 (FOUND 3 1/4" ALUMINUM CAP  
 L.S. NO. 7735)



**PARCEL CONTAINS**  
 2,170 SQUARE FEET  
 0.0498 ACRES

OWNER:

**BMP METROPOLITAN DISTRICT NO. 1**  
 595 SOUTH BROADWAY, #200  
 DENVER, COLORADO 80209

PREPARED BY:

**ENGINEERING SERVICE COMPANY**  
 1300 SOUTH POTOMAC STREET, SUITE 126  
 AURORA, COLORADO 80012

**CITY AND COUNTY OF DENVER**

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DRAWN BY: SAM	SCALE: 1"=60'	R.O.W. FILE#
CHECKED BY: CNB	DATE: 07/21/14	

**PUBLIC RIGHT-OF-WAY**

A PART OF BYERS SUBDIVISION  
 SITUATED IN THE NW 1/4 OF SECTION 15,  
 T.4S., R.68W., OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO