



# APPLICATION SUBMITTAL CHECKLIST

## FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

Any Easement Relinquishment Application submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete. Download and fill-out this checklist and submit along with the Application and supporting documentation to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org).

### 1. Easement Relinquishment Application

Easement Relinquishment Application completed and signed by property owner or a vested party

### 2. Copy of Easements to be Relinquished

Original holding document(s) of easement(s) to be relinquished, e.g. Ordinance, PNEE, Subdivision plat, etc.

Clerk and Recorder's Book and Page and/or Recordation Number(s)

### 3. Land Descriptions (select one)

Not applicable for Easements relinquished in their entirety

Land description(s) prepared by a Professional Land Surveyor licensed in the State of Colorado for the portion of easement to be relinquished prepared in accordance with [DOTI Survey Land Description Requirements](#)

PDF format stamped and signed by Professional Land Surveyor

Text only in Microsoft Word format

### 4. Site Plan

#### ACCURATELY, LABELED ENGINEERED DRAWINGS TO INCLUDE THE FOLLOWING:

Numerical and Bar Scale (scale no smaller than 1:40)

North Arrow

Legend

Plan date and revision number, if applicable

Easement in its entirety

Portion of easement to be relinquished

Newly proposed easements to be granted, if applicable

Property lines,

Right-of-way lines

Label property addresses and street names

Existing improvements within easement

Proposed improvements in easement relinquishment area

All existing, abandoned, and relocated utilities

Aerial imagery can be used, but does not replace the required accurately engineered drawings

### 5. Fees

#### EASEMENT RELINQUISHMENT FEES MUST BE PAID IMMEDIATELY AFTER ER PROVIDES AN INVOICE

Initial Processing Fee = \$1,000.00 (non-refundable)

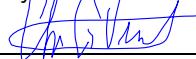
Survey Land Description Review Fee = \$500 (non-refundable)

Ordinance Fee = \$300 (non-refundable)

### Property Owner or Authorized Application Representative:

By signing below, I certify that all above information has been incorporated in our application submittal.

SIGNATURE:



DATE:

\_\_\_\_\_

PRINT NAME:

\_\_\_\_\_

PHONE:

\_\_\_\_\_

EMAIL:

\_\_\_\_\_

COMPANY:

\_\_\_\_\_

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)

[DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org)

(720) 865-3003



# APPLICATION

## FOR CITY & COUNTY OF DENVER EASEMENT RELINQUISHMENT

To apply for an Ordinance to Relinquish an Easement held by the City and County of Denver, complete this application and submit together with the Submittal Checklist and required application materials in accordance with the [Easement Relinquishment Application Requirements](#) to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org). Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or this process can be sent to [DOTI.ER@denvergov.org](mailto:DOTI.ER@denvergov.org).

### PROPERTY OWNER:

Company Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### PRIMARY CONTACT: *Check if the same as Adjacent Property Owner*

Company Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### PROJECT INFORMATION:

Project Name: \_\_\_\_\_  
Address of Property  
Containing Easement: \_\_\_\_\_

Is this project associated with a **LAND DEVELOPMENT REVIEW**?

Yes  No  If 'Yes', provide Project Master, Concept or Site Development Plan Project Numbers:

---

### REASON FOR EASEMENT RELINQUISHMENT:

Describe why you are requesting this relinquishment and why the easement(s) are no longer needed.



## EASEMENT RELINQUISHMENT INFORMATION:

Quantity of easements to be relinquished: \_\_\_\_\_

List all easements to be relinquished:

*Original holding document  
that reserves or grants the easement:* *Portion of the easement to be relinquished:*

No.	Clerk & Recorder Recordation No(s).	Ordinance No(s). if applicable	Relinquish in its Entirety:	Partially relinquish as described in attached land description(s):
1			<input type="checkbox"/>	<input type="checkbox"/>
2			<input type="checkbox"/>	<input type="checkbox"/>
3			<input type="checkbox"/>	<input type="checkbox"/>
4			<input type="checkbox"/>	<input type="checkbox"/>
5			<input type="checkbox"/>	<input type="checkbox"/>

Describe the status of the Easement(s):

*In the space below, describe each easement status. Include why the easement was originally granted and any additional relevant information*

Are there utilities are in the Easement(s)? Yes  No

*If yes, list each utility and identify utility owner, utility type, and size (e.g. CCD 8-inch Sanitary Sewer); whether it will be removed, relocated, or abandoned in-place; and, expected schedule.*

## APPLICANT SIGNATURE:

By signing below, I certify that I am the owner or vested party of the real property that is the subject of this Easement Relinquishment application and the information contained herein is accurate and complete:

SIGNATURE:  DATE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_ COMPANY: \_\_\_\_\_

## KIBLER ADDITION FILING NO. 2

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KRF ARKANSAS LLC, A COLORADO LIMITED LIABILITY COMPANY, AND KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNERS, AND FIRSTBANK, AS HOLDER OF DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND A TRACT AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

ALL OF THAT LAND DESCRIBED AS PARCEL 1 AND PARCEL 2 IN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2019089561 AND QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019089560; TOGETHER WITH ALL OF THAT LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120; AND BEING A PORTION OF BLOCK 1, ALL OF BLOCKS 2 AND 3, AND A PORTION OF BLOCK 4, KIBLER ADDITION; IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 AND IS CONSIDERED TO BEAR S00°22'51"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "EHRHART, T4S, R67W, S13/S18, S24/S19, 2021, LS 2941" AND ON THE SOUTH END OF THE LINE BY A CALCULATED POINT FOR THE 1/16 CORNER FOR SECTION 19, AS DETERMINED BY EXISTING REFERENCE TIES PER MONUMENT RECORD DATED NOVEMBER 30, 2011; A 2" ALUM. CAP STAMPED, "CALVADA, T4S, N1/16, R67W/R67W, S24/S19, RM, 2010, PLS 36580", A DISTANCE OF 45.58 FEET; A NAIL AND BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 80.90 FEET; AND A NAIL & BRASS TAG STAMPED, "LS 11434", A DISTANCE OF 110.55 FEET.

COMMENCING AT SAID NORTHWEST 1/16 CORNER FOR SECTION 19;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, S00°22'51"E, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID SECTION LINE, N89°27'03"E, A DISTANCE OF 80.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S. COLORADO BLVD. AND THE SOUTH RIGHT OF WAY LINE OF E. LOUISIANA AVE., AND BEING A POINT ON THE NORTH LINE OF SAID KIBLER ADDITION;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE, N89°27'03"E, A DISTANCE OF 94.84 FEET TO A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, BLOCK 4, SAID KIBLER ADDITION, BEING THE NORTHEAST CORNER OF SAID PARCEL 1, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE, N89°27'03"E, A DISTANCE OF 876.94 FEET TO THE NORTHEAST CORNER OF PARCEL 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 201908809, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF SAID PARCEL 3, S00°25'19"E, A DISTANCE OF 224.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE WITH THE SOUTH LINE OF SAID PARCEL 3, N89°29'34"E, A DISTANCE OF 185.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S. BIRCH ST. AND BEING A POINT ON THE EAST LINE OF SAID KIBLER ADDITION;

THENCE WITH SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE, S00°25'19"E, A DISTANCE OF 52.33 FEET TO THE NORTHEAST CORNER OF QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE AND WITH THE NORTH LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, S89°29'34"W, A DISTANCE OF 148.00 FEET;

THENCE WITH THE WEST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2019091660, S00°25'19"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4 OF SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION AT RECEPTION NO. 201908809;

THENCE WITH THE NORTH LINE OF SAID PARCEL 4, S89°29'34"W, A DISTANCE OF 80.32 FEET TO THE NORTHEAST CORNER OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE WITH THE EAST LINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120, S00°25'19"E, A DISTANCE OF 168.22 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2022123120;

THENCE WITH THE SOUTHLINE OF SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 2022123120 AND A POINT ON THE WEST LINE OF SAID PARCEL 4;

THENCE WITH THE WEST LINE OF SAID PARCEL 4, S00°25'19"E, A DISTANCE OF 95.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. ARKANSAS AVE. AND BEING A POINT ON THE SOUTHLINE OF SAID KIBLER ADDITION;

THENCE WITH SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE, S89°26'57"W, A DISTANCE OF 623.04 FEET TO THE SOUTHEAST CORNER OF GENERAL WARRANTY DEED RECORDED AT RECEPTION NO. 2015029392 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER OFFICE;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID GENERAL WARRANTY DEED, N00°30'34"W, A DISTANCE OF 350.69 FEET TO THE NORTHEAST CORNER OF SAID GENERAL WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID GENERAL WARRANTY DEED, S89°29'09"W, A DISTANCE OF 202.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, AND BEING A POINT 31 FEET WEST OF THE NORTHEAST CORNER OF LOT 11, BLOCK 4, SAID KIBLER ADDITION;

THENCE WITH THE WEST LINE OF SAID PARCEL 1 AND WITH A LINE 31 FEET WEST OF THE EAST LINE OF LOTS 1-10, BLOCK 4, SAID KIBLER ADDITION, N00°24'06"W, A DISTANCE OF 250.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS TOGETHER CONTAIN A MEASURED TOTAL OF 10.46 ACRES (455,708 SQUARE FEET), MORE OR LESS.

UNDER THE NAME AND STYLE OF KIBLER ADDITION FILING NO. 2, 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:

KRF ARKANSAS LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
SS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D.

BY \_\_\_\_\_  
OF KRF ARKANSAS LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## OWNER:

KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
SS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D.

BY \_\_\_\_\_  
OF KRF SMOKY HILL, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

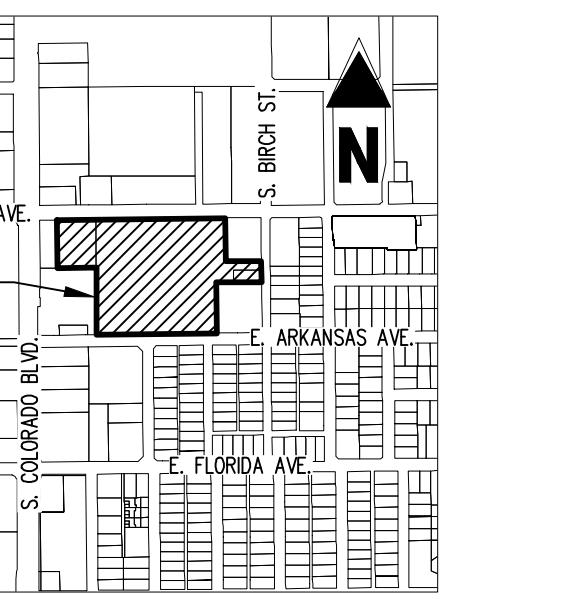
NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## A RESUBDIVISION OF A PART OF BLOCKS 1, 2, 3, &amp; 4, KIBLER ADDITION,

AND ADJOINING VACATED STREETS AND ALLEYS,

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.



VICINITY MAP

1" = 1000'

## PLAT NOTES:

- 1) THERE ARE MULTIPLE POINTS OF PHYSICAL/APARENT ACCESS TO THE PROPERTY VIA E. LOUISIANA AVE. AND E. ARKANSAS AVE. ACCESS TO S. BIRCH ST. IS ACROSS ADJACENT PROPERTIES.
- 2) FIELD WORK WAS COMPLETED ON: SEPTEMBER 20, 2023.
- 3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAPS NO. 0800460204H AND 0800460208H, HAVING REVISION DATES OF SEPTEMBER 4, 2020, INDICATE THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 4) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STAMENT BY THE SURVEYOR.
- 5) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 6) 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. C.R.S. 13-80-105(3)(A).
- 7) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. 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 THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 100-N0039107-020-CN1, AMENDMENT NO. 11, WITH A COMMITMENT DATE OF JANUARY 3, 2024.
- 8) THE PROPERTY IS SUBJECT TO THE FOLLOWING (AS NOTED IN THE TITLE COMMITMENT LISTED ABOVE):
  - 8A) EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO, PURPOSE: ELECTRIC TRANSMISSION, DISTRIBUTION AND SERVICE LINES, RECORDING DATE: MARCH 15, 1955, RECORDING NO.: BOOK 7641 AT PAGE 244, QUIT CLAIM DEED RELEASING EASEMENT RECORDED JANUARY 12, 2024 AT RECEPTION NO. 2024002826.
  - 8B) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM AS SET FORTH BELOW: RECORDING DATE: DECEMBER 4, 2018; RECORDING NO.: RECEPTION NO. 2018154530.
  - 8C) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORNANCE NO. 201810720 REGARDING CHANGES IN ZONING CLASSIFICATION, AS SET FORTH BELOW: RECORDING DATE: DECEMBER 5, 2018; RECORDING NO.: RECEPTION NO. 2018155038.
  - 8D) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM AS SET FORTH BELOW: RECORDING DATE: JANUARY 25, 2019; RECORDING NO.: RECEPTION NO. 201908809.
  - 8E) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, HEIGHTS, WIDTH AND DIRECTION RESTRICTIONS AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019, RECORDING NO.: RECEPTION NO. 2019089556.
  - 8F) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF TENANCY IN COMMON AGREEMENT AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019; RECORDING NO.: RECEPTION NO. 2019089564.
  - 8G) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE 4201 ARKANSAS METROPOLITAN DISTRICTS NO. 1 AND 2, AS EVIDENCED BY INSTRUMENT(S) RECORDED OCTOBER 7, 2019 AT RECEPTION NO. 2019139082.
- 9) THERE ARE TWO (2) LOTS, TWO (2) BLOCKS, AND ONE (1) TRACT IN KIBLER ADDITION FILING NO. 2.
- 10) A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- 11) 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 PLATED PROPERTY.
- 12) THE OWNER OF LOT 1, BLOCK 1, KIBLER ADDITION FILING NO. 2 WILL OWN AND MAINTAIN TRACT A. TRACT A IS INTENDED TO BE USED FOR LANDSCAPING AND GREEN SPACE.
- 13) THE PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENT THAT IS NOT FOUND IN THE LISTED TITLE COMMITMENT: EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO; PURPOSE: CONTINUED MAINTENANCE, REPAIR, REPLACEMENT AND USE OF ANY SEWER, WATER, GAS, ELECTRIC, OR PHONE LINES OR SIMILAR UTILITIES; RECORDING DATE: MAY 26, 1953; RECORDING NO.: BOOK 808 AT PAGE 385.
- 14) THE PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENT THAT IS NOT FOUND IN THE LISTED TITLE COMMITMENT: A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS, AND PROVISIONS SET FORTH THEREIN AS EVIDENCED BY A SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AS FOLLOWS: LESSOR: DILLON COMPANIES, LLC, A KANSAS LIMITED LIABILITY COMPANY; LESSEE: DILLON COMPANIES, LLC A KANSAS LIMITED LIABILITY COMPANY; RECORDING DATE: JULY 28, 2022; RECORDING NO.: RECEPTION NO. 202209953.

## HOLDER OF DEED OF TRUST:

SECURITY BANK OF KANSAS

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
SS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D.

BY \_\_\_\_\_  
OF SECURITY BANK OF KANSAS ' \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ATTORNEY'S CERTIFICATION:

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 DEDICATORS

THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M.  
FREE AND CLEAR OF ENCUMBRANCES EXCEPT THOSE AS SHOWN OR LISTED HEREIN.

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

ASSISTANT CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

## 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 \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE:

EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

EXECUTIVE DIRECTOR COMMUNITY PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

EXECUTIVE DIRECTOR OF PARKS AND RECREATION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. \_\_\_\_\_ OF THE SERIES OF 20\_\_\_\_\_.

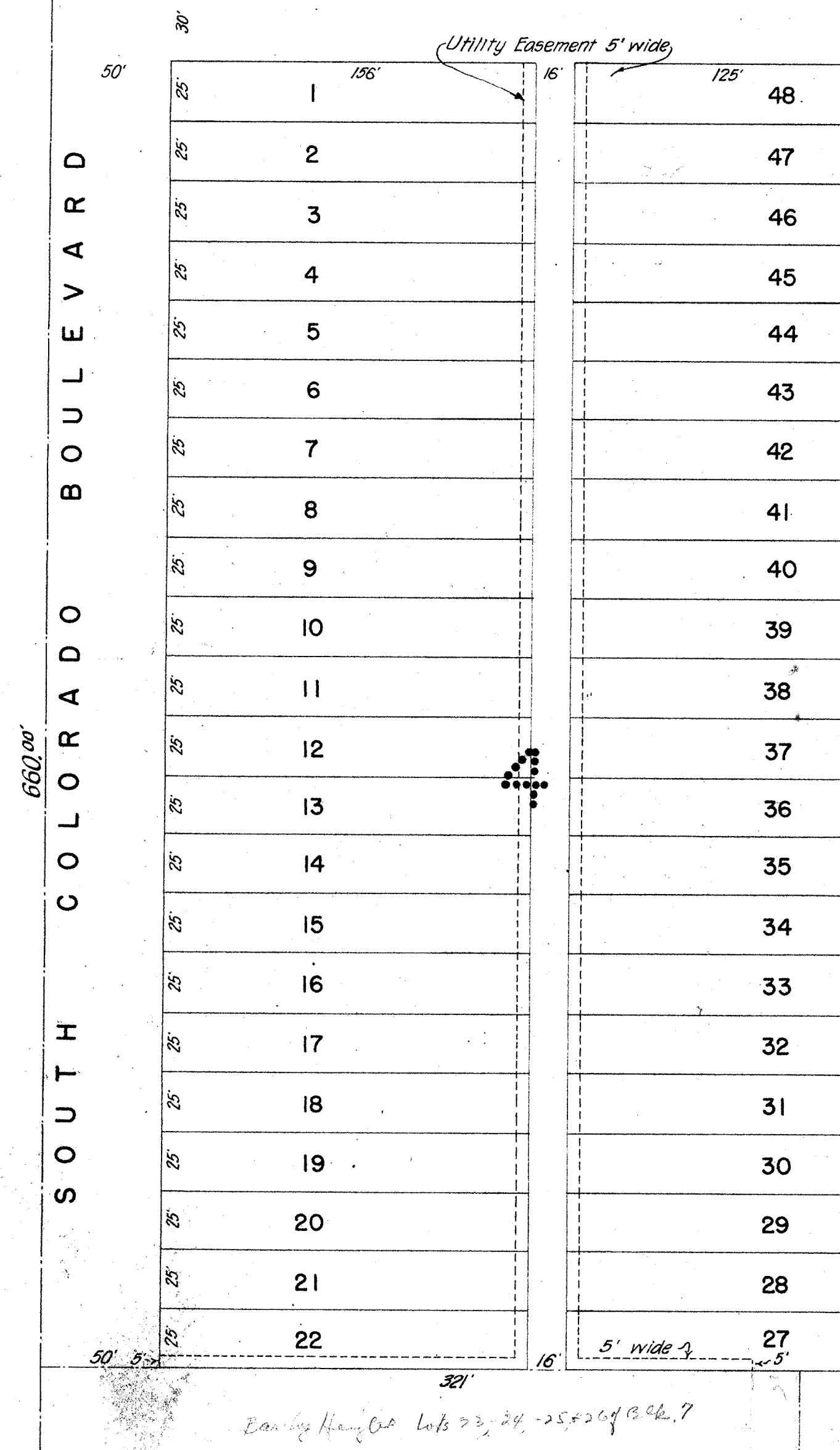
WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_



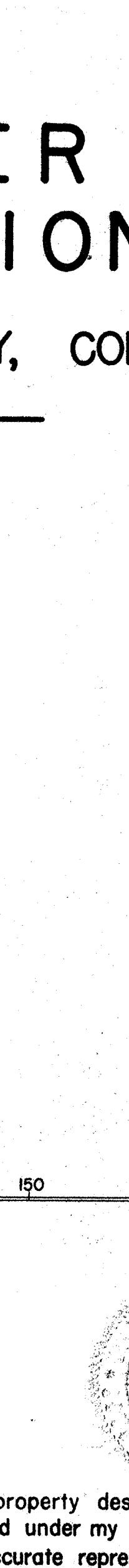
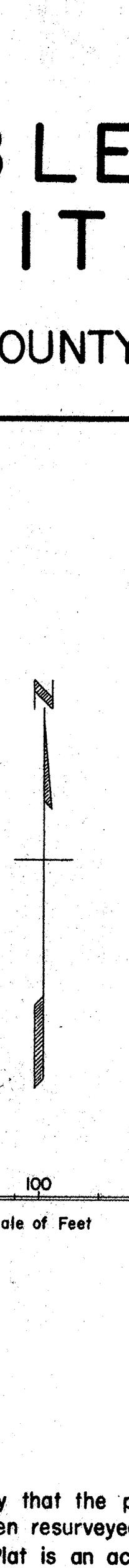
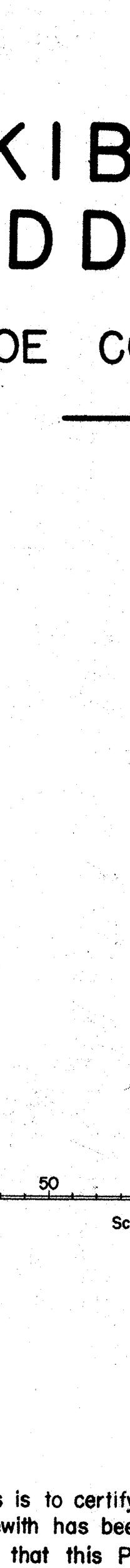
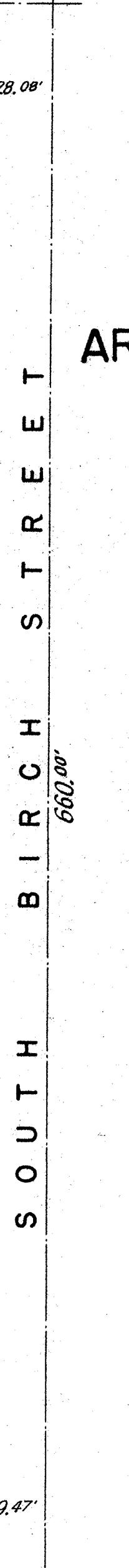
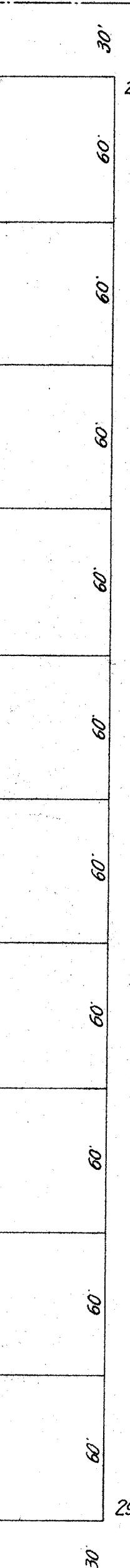
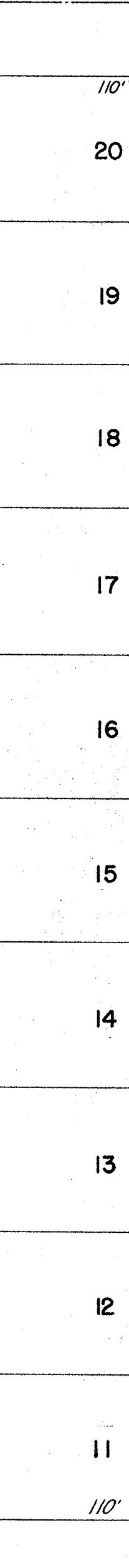
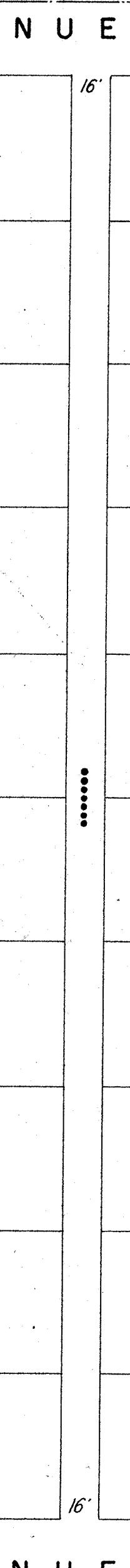
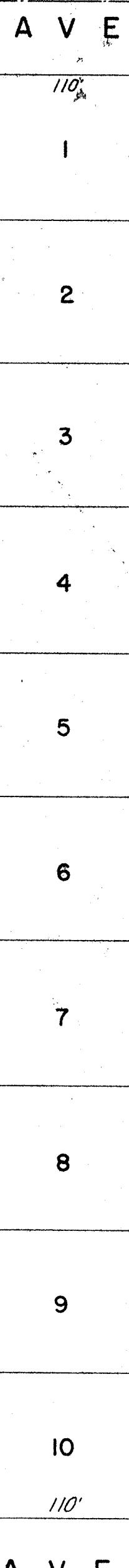
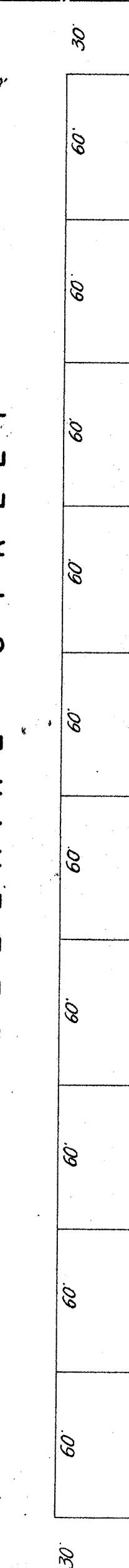
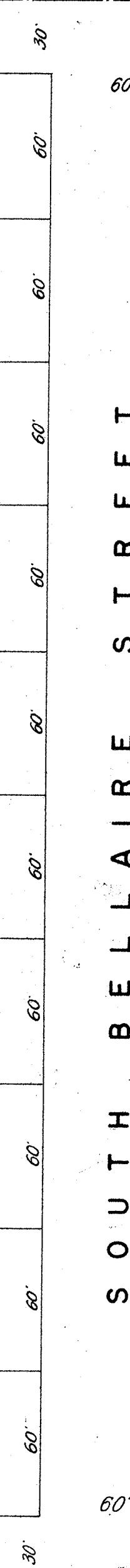
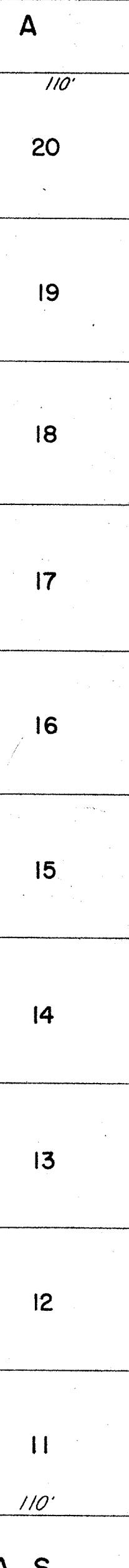
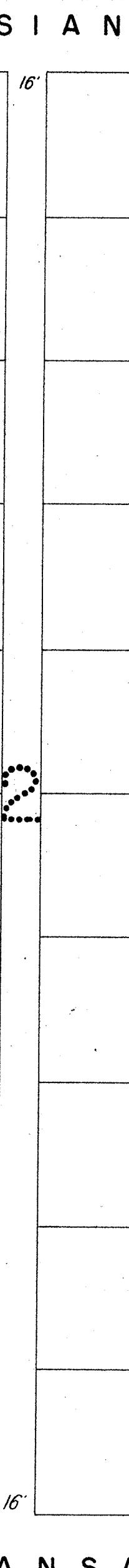
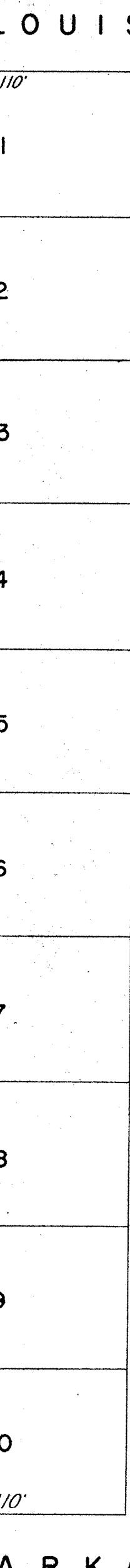
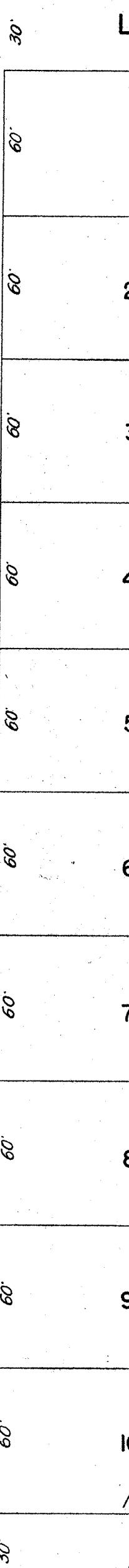
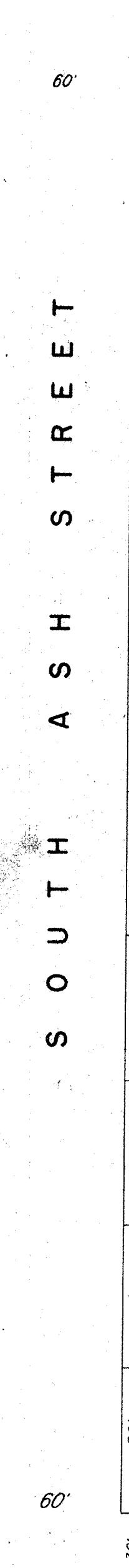
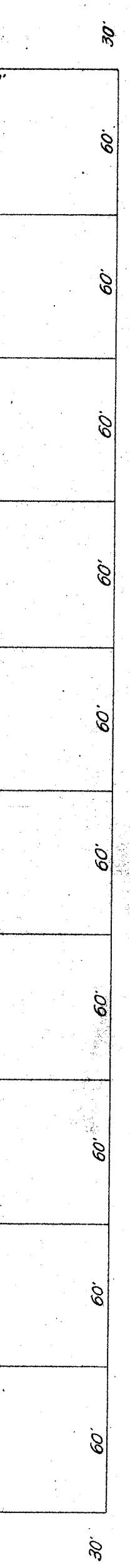
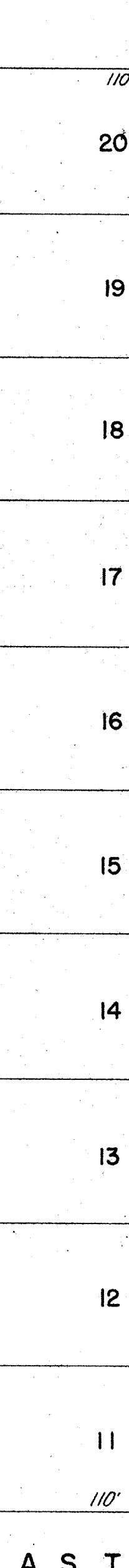
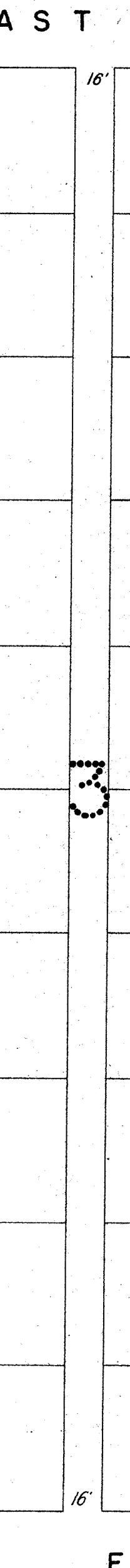
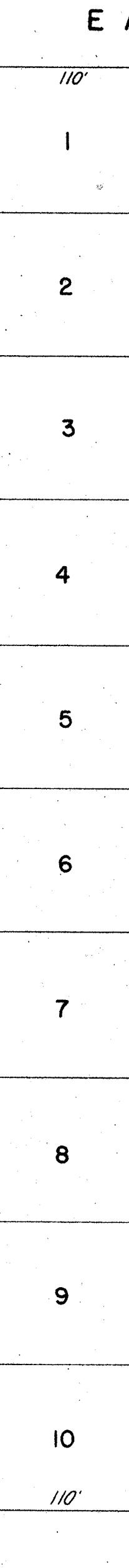
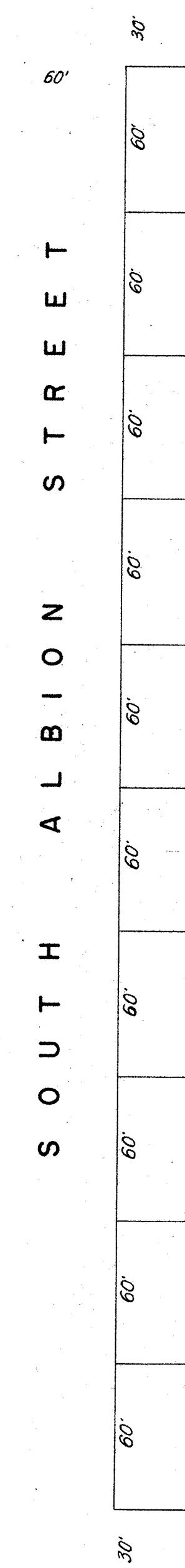
621

NW cor. SW 1/4 NW 1/4 Sec. 19 T4S R67W 6TH P.M.

## SOUTH COLORADO BOULEVARD

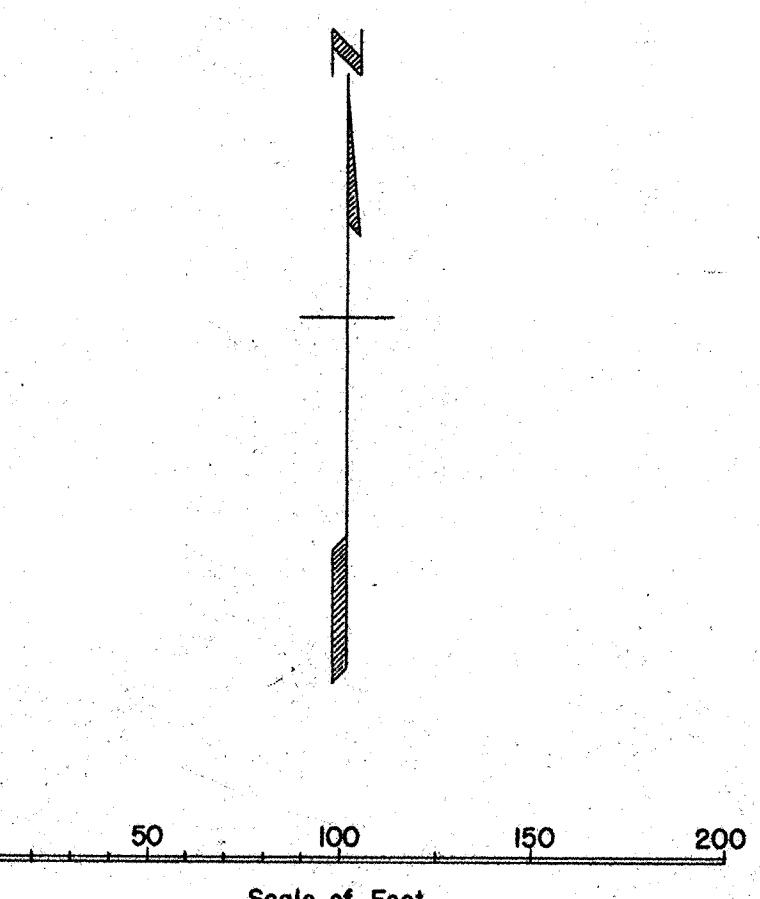


## SOUTH ALBION STREET



## KIBLER ADDITION

ARAPAHOE COUNTY, COLORADO



This is to certify that the property described herewith has been resurveyed under my direction and that this Plat is an accurate representation thereof.

Martin Philip Capp  
Registered Engineer

This Plat approved by the Arapahoe County Planning Commission this 7 day of March, 1950.

John Danner  
Chairman

This Plat approved by the Board of County Commissioners of Arapahoe County this 14 day of March, 1950

Leonard J. Grant  
Chairman

State of Colorado  
County of Arapahoe  
SS: 433417

I hereby certify that this Plat was filed in my office on the 14 day of March, 1950, and was recorded in Plat Book at page at 11:45 o'clock a.m.

Earl K. Downing  
Clerk and Recorder

By Marjorie Page  
Deputy

550

KNOW ALL MEN BY THESE PRESENTS: That MARTHA K. DEEDS is the owner of the following described tract of land: Beginning at the northwest corner of the SW 1/4 of the NW 1/4 of Sec. 19, T4S, R67W of the Sixth Principal Meridian; thence East along the north line of said SW 1/4 a distance of 1262.64 feet to the northeast corner of said SW 1/4; thence South along the east line of said SW 1/4 a distance of 660.00 feet; thence West along the line between the north and south one-halves of said SW 1/4 a distance of 943.54 feet; thence North along a line parallel to the west line of said SW 1/4 a distance of 80.00 feet; thence West along a line parallel to said one-half line a distance of 321.00 feet to a point on the west line of said Sec. 19; thence North along the west line of said Sec. 19 a distance of 580.00 feet to the point of beginning. This tract comprises all of Blocks 21, 22, & 23, and a part of Block 24, in the subdivision formerly known as Cherry Creek Gardens, together with certain street dedications of thirty feet along the north side of said Blocks 21, 22, 23, and 24, and fifteen feet along the east side of said Block 21, all situated in the County of Arapahoe, State of Colorado. The said tract lies in the N 1/2 of the SW 1/4, NW 1/4, Sec. 19, T4S, R67W, 6th P.M., and contains 18.59 acres, more or less.

NOW THEREFORE the said Martha K. Deeds has caused the above-described tract of land to be laid out, subdivided, and platted in lots as shown herein under the name and style of KIBLER ADDITION, and does hereby dedicate to the perpetual use of the public the streets and alleys as shown herein.

All dwellings erected within this Addition shall have a minimum floor area of 800 square feet and shall conform with the Tri-County Building Code. Easements for utilities are hereby granted as shown herein.

WITNESS our hand and seal this 7th day of March, A.D. 1950.

Subscribed and sworn before me  
this 7th day of March, A.D. 1950.

Elizabeth Hartman  
Notary Public  
Seal:

550



## Comment Report

Department of Public Works  
Engineering, Regulatory, & Analytics  
201 W. Colfax Ave., Dept. 507  
Denver, Colorado 80202-5304  
(720) 865-3003  
[denver.pwera@denvergov.org](mailto:denver.pwera@denvergov.org)

Page 1 of 5

### 4201 E Arkansas Ave.

05/06/2024

**Master ID:** 2022-PROJMSTR-0000604      **Project Type:** ROW Relinquishment  
**Review ID:** 2024-RELINQ-0000005      **Review Phase:**  
**Location:** 4201 E Arkansas Avenue      **Review End Date:** 04/04/2024

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 w/Conditions

Reviewers Name: Kathryn Spritzer  
Reviewers Email: kathryn.spritzer@denvergov.org

Status Date: 03/20/2024  
Status: Approved w/Conditions  
Comments: Approved with condition that approval is subject to approval by Utility companies; relinquishment relinquishes third party (utility provider) rights.

Reviewing Agency: City Forester Review      Review Status: Approved

Reviewers Name: Eric Huetig  
Reviewers Email: Eric.Huetig@denvergov.org  
  
Status Date: 04/01/2024  
Status: Approved  
Comments: 2024-RELINQ-0000005 – 4201 E Arkansas Easement Relinquish  
OCF Comments 4-1-24  
1. Relinquishment is approved.

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

Status Date: 04/05/2024  
Status: Approved - No Response  
Comments:

Reviewing Agency: Denver Water Referral      Review Status: Approved

Status Date: 04/05/2024  
Status: Approved  
Comments: PWPRS Project Number: 2024-RELINQ-0000005 - 4201 E Arkansas Relinquishment  
Reviewing Agency/Company: Denver Water  
Reviewers Name: Gina Begly  
Reviewers Phone: 303-628-6219  
Reviewers Email: gina.begly@denverwater.org  
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review      Review Status: Approved

Reviewers Name: Brian Pfohl  
Reviewers Email: Brian.Pfohl@denvergov.org

Status Date: 05/06/2024

2024-RELINQ-0000005

# Comment Report

Page 2 of 5

## 4201 E Arkansas Ave.

05/06/2024

**Master ID:** 2022-PROJMSTR-0000604      **Project Type:** ROW Relinquishment  
**Review ID:** 2024-RELINQ-0000005      **Review Phase:**  
**Location:** 4201 E Arkansas Avenue      **Review End Date:** 04/04/2024

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

Status: Approved  
Comments: PWPRS Project Number: 2024-RELINQ-0000005 - 4201 E Arkansas Relinquishment  
Reviewing Agency/Company: DOTI-ROWS Survey  
Reviewers Name: Brian Pfohl  
Reviewers Phone: 630.202.6564  
Reviewers Email: brian.pfohl@denvergov.org  
Approval Status: Approved

Comments: Approved description & illustration are in the Legal Descriptions - APPROVED folder

Status Date: 04/03/2024  
Status: Denied  
Comments: Comments in project folder

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

Reviewers Name: Jessica Eusebio  
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 04/05/2024  
Status: Comments Compiled  
Comments:  
Status Date: 03/26/2024  
Status: Confirmation of Payment  
Comments:

Reviewing Agency: Denver Fire Department Review      Review Status: Approved - No Response

Reviewers Name: Adam Grier  
Reviewers Email: Adam.Grier@denvergov.org  
Status Date: 04/01/2024  
Status: Approved - No Response  
Comments:

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

Status Date: 03/14/2024  
Status: Approved - No Response  
Comments:  
Status Date: 03/13/2024  
Status: Approved - No Response  
Comments:

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

# Comment Report

Page 3 of 5

## 4201 E Arkansas Ave.

05/06/2024

**Master ID:** 2022-PROJMSTR-0000604      **Project Type:** ROW Relinquishment  
**Review ID:** 2024-RELINQ-0000005      **Review Phase:**  
**Location:** 4201 E Arkansas Avenue      **Review End Date:** 04/04/2024

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

Status Date: 04/05/2024  
Status: Approved - No Response  
Comments:

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

Status Date: 04/05/2024  
Status: Approved - No Response  
Comments:

Reviewing Agency: Parks and Recreation Review      Review Status: Approved

Reviewers Name: Jennifer Cervera  
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 04/03/2024  
Status: Approved  
Comments:

Reviewing Agency: Construction Engineering Review      Review Status: Approved

Reviewers Name: Kim Blair  
Reviewers Email: Kim.Blair@denvergov.org

Status Date: 03/18/2024  
Status: Approved  
Comments: NO OBJECTION.

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

Reviewers Name: Jennifer Hillhouse  
Reviewers Email: Jennifer.Hillhouse@denvergov.org

Status Date: 04/05/2024  
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: 04/05/2024  
Status: Approved - No Response  
Comments:

Reviewing Agency: CenturyLink Referral      Review Status: Approved

Status Date: 04/05/2024  
Status: Approved  
Comments: PWPRS Project Number: 2024-RELINQ-0000005 - 4201 E Arkansas Relinquishment

2024-RELINQ-0000005

# Comment Report

Page 4 of 5

## 4201 E Arkansas Ave.

05/06/2024

**Master ID:** 2022-PROJMSTR-0000604      **Project Type:** ROW Relinquishment  
**Review ID:** 2024-RELINQ-0000005      **Review Phase:**  
**Location:** 4201 E Arkansas Avenue      **Review End Date:** 04/04/2024

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

Reviewing Agency/Company: CenturyLink/Lumen  
Reviewers Name: Varina Hoopes  
Reviewers Phone: 6812097308  
Reviewers Email: Varina.Hoopes@lumen.com  
Approval Status: Approved

Comments:

ENGINEER COMMENTS: Lumen has no issue with this request. The existing building has been demolished and any cables were cut dead. The only thing I see is an existing cable TV line running North to South on the west property line.

Reviewing Agency: Xcel Referral	Review Status: Approved
---------------------------------	-------------------------

Status Date: 04/05/2024  
Status: Approved  
Comments: PWPRS Project Number: 2024-RELINQ-0000005 - 4201 E Arkansas Relinquishment  
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy  
Reviewers Name: Donna George  
Reviewers Phone: 3035713306  
Reviewers Email: Donna.L.George@xcelenergy.com  
Approval Status: Approved

Comments:

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

Status Date: 04/05/2024  
Status: Approved - No Response  
Comments:

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

Reviewers Name: James Larsen  
Reviewers Email: James.Larsen@denvergov.org

Status Date: 03/14/2024  
Status: Approved - No Response  
Comments:

Reviewing Agency: DES Transportation Review	Review Status: Approved
---	-------------------------

Reviewers Name: Melissa Woods  
Reviewers Email: Melissa.Woods@denvergov.org

Status Date: 04/02/2024  
Status: Approved  
Comments:

Reviewing Agency: DES Wastewater Review	Review Status: Approved
---	-------------------------

# Comment Report

Page 5 of 5

## 4201 E Arkansas Ave.

05/06/2024

<b>Master ID:</b> 2022-PROJMSTR-0000604	<b>Project Type:</b> ROW Relinquishment
<b>Review ID:</b> 2024-RELINQ-0000005	<b>Review Phase:</b>
<b>Location:</b> 4201 E Arkansas Avenue	<b>Review End Date:</b> 04/04/2024

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

Reviewers Name: Chris Brinker  
Reviewers Email: Christopher.Brinker@denvergov.org  
  
Status Date: 04/05/2024  
Status: Approved  
Comments: PWPRS Project Number: 2024-RELINQ-0000005 - 4201 E Arkansas Relinquishment  
Reviewing Agency/Company: Department of Transportation and Infrastructure  
Reviewers Name: Chris Brinker  
Reviewers Phone: 7204450193  
Reviewers Email: christopher.brinker@denvergov.org  
Approval Status: Approved

Comments:  
Status Date: 04/04/2024  
Status: Approved - No Response  
Comments:

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

Status Date: 04/05/2024  
Status: Approved  
Comments: PWPRS Project Number: 2024-RELINQ-0000005 - 4201 E Arkansas Relinquishment  
Reviewing Agency/Company: RTD  
Reviewers Name: clayton s woodruff  
Reviewers Phone: 303-299-2943  
Reviewers Email: Clayton.woodruff@rtd-denver.com  
Approval Status: Approved

Comments:

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

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

Status Date: 04/05/2024  
Status: Approved  
Comments: PWPRS Project Number: 2024-RELINQ-0000005 - 4201 E Arkansas Relinquishment  
Reviewing Agency/Company: cdot  
Reviewers Name: Eric B Vossenkemper  
Reviewers Phone: 3037579921  
Reviewers Email: eric.vossenkemper@state.co.us  
Approval Status: Approved

Comments:  
Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.