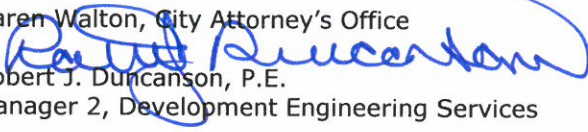




Department of Public Works  
 Right-of-Way Services  
 201 W. Colfax Avenue, Dept. 507  
 Denver, CO 80202  
 720-865-3001  
 www.denvergov.org/survey

**REQUEST FOR ORDINANCE TO RELINQUISH EASEMENT**

**TO:** Karen Walton, City Attorney's Office  
**FROM:**   
 Robert J. Duncanson, P.E.  
 Manager 2, Development Engineering Services  
**PROJECT NO:** 2014-0064-03  
**DATE:** October 14, 2014  
**SUBJECT:** Request for an Ordinance to relinquish certain easements established by:  
**Parkfield Filing No. 10, recorded June 19, 2000 at Reception No. 2000085697**

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

This office has investigated the request of Brian Valentine of Kimley-Horn, dated May 15, 2014, on behalf of Hugo Investments and Rubicon Holdings, LLC for the relinquishment of said easements.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast; the City Councilperson; CPD: Planning Services; Denver Water; Fire Department; Metro Wastewater Reclamation District; Office of Telecommunications; PW: DES Engineering and DES Survey; CenturyLink; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

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

Therefore, you are requested to initiate Council action to relinquish the easements in the following described areas:

**INSERT PARCEL DESCRIPTION ROW 2014-0064-03-001 HERE**  
**INSERT PARCEL DESCRIPTION ROW 2014-0064-03-002 HERE**

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

RJD:aal

- |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>c: Asset Management: Steve Wirth<br/>         City Council: Shelley Smith<br/>         Councilperson and Aides<br/>         Department of Law: Karen Aviles<br/>         Department of Law: Brent Eisen<br/>         Department of Law: Karen Walton<br/>         Department of Law: Shaun Sullivan<br/>         Public Works: Alba Castro<br/>         Public Works: Nancy Kuhn<br/>         Public Works Survey: Paul Rogalla</p> | <p>Property Owner<br/>         Hugo Investments, LLC<br/>         Rubicon Holdings, LLC</p> <p>Agent<br/>         Brian Valentine, P.E.<br/>         Kimley-Horn<br/>         990 South Broadway, Suite 200<br/>         Denver, CO 80209</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Nancy Kuhn at  
Nancy.khun@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: October 20, 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.)*

2014-0064-03 Request to relinquish an easement on Parkfield Filing No. 10, at 49<sup>th</sup> Ave and Memphis St.

**3. Requesting Agency:** Public Works Survey

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

- **Name:** Adrienne Lorantos, AICP
- **Phone:** 720-865-3119
- **Email:** Adrienne.Lorantos@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:**

This is a request to relinquish an easement that was platted as part of the Parkfield subdivision.

**\*\*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:** 49<sup>th</sup> Ave and Memphis St
- d. **Affected Council District:** #11 – Chris Herndon
- 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: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2014-0064-03 Easement Relinquishment at 49<sup>th</sup> Ave and Memphis St.**

**Description of Proposed Project: This is a proposal to relinquish an easement that was platted at part of Parkfield subdivision.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: 49<sup>th</sup> Avenue is in the process of being vacated, therefore the easements that were previously needed to go along with it are no longer necessary.**

**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: A vacation of 49<sup>th</sup> Ave is currently being processed. The DES project number is 2014-0064-02.**

2690

Parkfield #10

Book-33

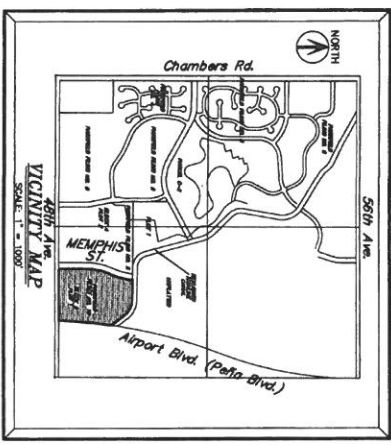
Page-78,

Rhonda Stewart  
Deputy Clerk

2000086887 2000/06/19 15:30:14 1/ 2 P/LT  
DENVER COUNTY CLERK AND RECORDER 20.00

.00 SMP

2690  
851697.001  
33-7  
1/2  
A PARCEL OF LAND BEING A PORTION OF THE SOUTHFIELD FILING NO. 10 PARKFIELD FILING NO. 10 A RESUBDIVISION OF PLOT 1, BLOCK 5 PARKFIELD FILING NO. 5 SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 2



LEGAL DESCRIPTION AND DEFINITION  
KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN REALTY TRUST, INC., A GEORMIA CORPORATION, AS GRANTOR, AND BANK AMERICA NATIONAL ASSOCIATION, AS GRANTEE OF THE PROPERTY HEREIN DESCRIBED, HAVE HEREBY AGREED AS FOLLOWS:

CITY ATTORNEY'S CERTIFICATION  
I HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF TITLE TO THE LAND DESCRIBED HEREIN AND THE TITLE TO THE STRAIGHT MERIDIAN AND THE PUBLIC PLANS TO BE IN THE ABOVE-TITLED RECORDS AND THAT THE PUBLIC PLANS TO BE IN THE ABOVE-TITLED RECORDS ARE CORRECT AND THAT THE CITY AND COUNTY OF DENVER HAS APPROVED THE PUBLIC PLANS TO BE IN THE ABOVE-TITLED RECORDS.  
WITNESSE MY HAND AND SEAL OF OFFICE THIS 5th DAY OF MAY, 1998.  
CITY ATTORNEY

AMERICAN REALTY TRUST, INC., A GEORMIA CORPORATION  
BY: Robert J. [Signature]  
STATE OF COLORADO  
CITY AND COUNTY OF DENVER

APPROVED BY THE PLANNING AND DEVELOPMENT OFFICE  
OF THE CITY AND COUNTY OF DENVER  
DATE: 5/11/98

STATE OF COLORADO  
BY COMMISSIONER EMERSON STINE  
BY COMMISSIONER EMERSON STINE  
BY COMMISSIONER EMERSON STINE

HOLDER OF DEED OF TRUST  
BANK AMERICA NATIONAL ASSOCIATION  
BY: [Signature]  
STATE OF MISSOURI  
CITY OF KANSAS CITY

APPROVED BY THE CHIEF OF PLANNING AND DEVELOPMENT  
OF THE CITY AND COUNTY OF DENVER  
DATE: 5/11/98

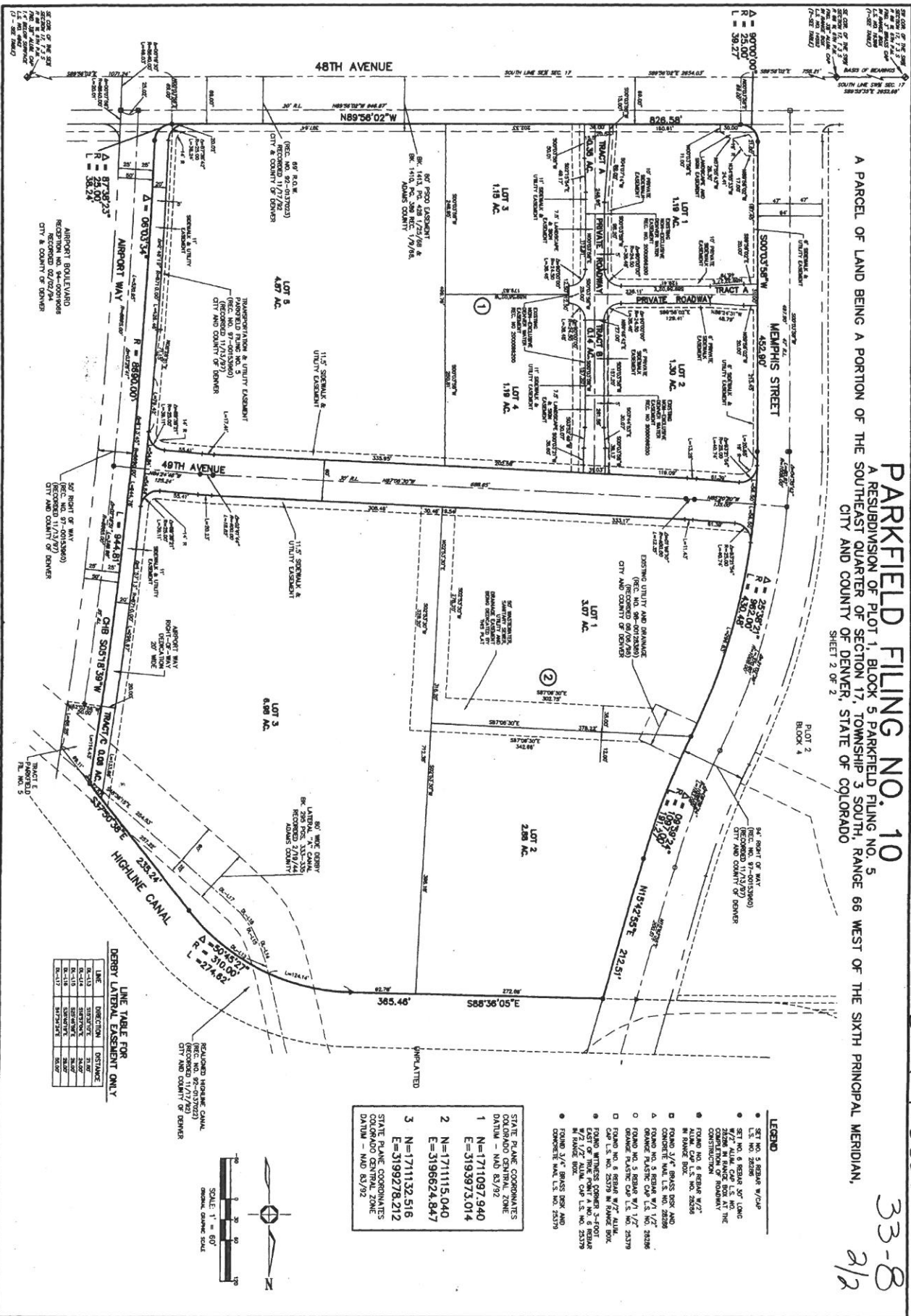
NOTICE  
1. THESE RECORDS HAVE BEEN RECORDED AND FILED WITH THE CLERK OF THE DISTRICT COURT OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, FOR THE PURPOSES OF PUBLIC RECORD.  
2. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
3. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
4. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
5. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
6. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
7. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
8. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
9. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
10. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
11. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
12. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
13. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
14. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
15. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
16. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
17. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
18. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
19. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.  
20. THE PUBLIC USE OF THESE RECORDS IS RESTRICTED TO THE INFORMATION CONTAINED HEREIN.

CLERK & RECORDER'S CERTIFICATION  
STATE OF COLORADO  
CITY AND COUNTY OF DENVER  
I HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN RECORDED IN MY OFFICE AND THE PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND THAT THE INSTRUMENT IS CORRECT AND THAT THE CITY AND COUNTY OF DENVER HAS APPROVED THE INSTRUMENT.  
WITNESSE MY HAND AND SEAL OF OFFICE THIS 5th DAY OF MAY, 1998.  
CLERK & RECORDER

2690

33-8

**PARKFIELD FILING NO. 10**  
 A RESUBDIVISION OF PLOT 1, BLOCK 5 PARKFIELD FILING NO. 5  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 SHEET 2 OF 2



**LEGEND**

- SET NO. 5 REBAR W/CAP
- SET NO. 6 REBAR W/CAP
- SET NO. 6 REBAR W/ LONG W/2" ALUM. CAP U.S. NO. 4 COMPANION OF ROADWAY CONSTRUCTION
- ALUM. CAP & REBAR W/2" ALUM. CAP U.S. NO. 4
- FOUND. 3/4" BRASS DSK AND CONCRETE TIE L.S. NO. 28288
- FOUND. 3/4" BRASS DSK AND CONCRETE TIE L.S. NO. 28286
- FOUND. NO. 3 REBAR W/ 1/2" ALUM. CAP U.S. NO. 25379
- FOUND. NO. 6 REBAR W/ 1/2" ALUM. CAP U.S. NO. 25378
- FOUND. W/2" ALUM. CAP U.S. NO. 25378
- FOUND. W/2" ALUM. CAP U.S. NO. 25379
- FOUND. 3/4" BRASS DSK AND CONCRETE TIE L.S. NO. 25379

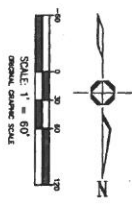
**STATE PLANE COORDINATES**  
 COLORADO CENTRAL ZONE  
 DATUM - NAD 83/92

1	N=1711097.940	E=3193973.014
2	N=1711115.040	E=3196624.847
3	N=1711132.516	E=3199278.212

STATE PLANE COORDINATES  
 COLORADO CENTRAL ZONE  
 DATUM - NAD 83/92

**LINE TABLE FOR**  
 DENBY LATERAL EASEMENT ONLY

LINE	DIRECTION	DISTANCE
D-1-1	SERVICES	24.00'
D-1-2	SERVICES	24.00'
D-1-3	SERVICES	24.00'
D-1-4	SERVICES	24.00'
D-1-5	SERVICES	24.00'
D-1-6	SERVICES	24.00'
D-1-7	SERVICES	24.00'



# EXHIBIT A

2014-0064-03-001

## EASEMENT DESCRIPTION

### PARCEL 1

THE NORTH 11.50 FEET OF LOTS 2, 4 & 5 AND TRACT B, BLOCK 1 TOGETHER WITH THE EAST, SOUTH AND WEST 6.00 FEET OF LOT 2, BLOCK 1 TOGETHER WITH THE WEST 18.50 FEET OF LOT 4, BLOCK 1, PARKFIELD FILING NO. 10, RECORDED JUNE 19, 2000 UNDER RECEPTION NO. 2000085697, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO BEAR NORTH 00°19'45" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 53°16'19" EAST, A DISTANCE OF 913.11 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MEMPHIS STREET AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 962.00 FEET, A CENTRAL ANGLE OF 1°13'48" AND AN ARC LENGTH OF 20.65 FEET, THE CHORD OF WHICH BEARS NORTH 00°40'52" EAST, A DISTANCE OF 20.65 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°21'54" AND AN ARC LENGTH OF 40.74 FEET, THE CHORD OF WHICH BEARS NORTH 47°58'43" EAST, A DISTANCE OF 36.38 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 85°20'20" EAST, A DISTANCE OF 61.39 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 13.28 FEET, THE CHORD OF WHICH BEARS SOUTH 86°13'25" EAST, A DISTANCE OF 13.28 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 87°06'30" EAST, A DISTANCE OF 688.65 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 17.41 FEET, THE CHORD OF WHICH BEARS SOUTH 85°45'38" EAST, A DISTANCE OF 17.40 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 84°24'46" EAST, A DISTANCE OF 55.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 57°18'59" AND AN ARC LENGTH OF 25.01 FEET, THE CHORD OF WHICH BEARS SOUTH 55°45'17" EAST, A DISTANCE OF 23.98 FEET;

THENCE NORTH 84°24'46" WEST, A DISTANCE OF 76.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 358.50 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 16.87 FEET, THE CHORD OF WHICH BEARS NORTH 85°45'38" WEST, A DISTANCE OF 16.86 FEET TO A POINT OF CURVATURE;

THENCE NORTH 87°06'30" WEST, A DISTANCE OF 519.44 FEET;

THENCE SOUTH 00°03'21" WEST, A DISTANCE OF 24.78 FEET;

THENCE SOUTH 03°52'49" WEST, A DISTANCE OF 30.07 FEET;

THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 180.34 FEET TO A POINT ON A NON TANGENT CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 75°49'27" AND AN ARC LENGTH OF 32.42 FEET, THE CHORD OF WHICH BEARS NORTH 37°50'46" WEST, A DISTANCE OF 30.11 FEET TO A POINT OF CURVATURE;

THENCE NORTH 00°03'58" EAST, A DISTANCE OF 157.20 FEET;

THENCE NORTH 03°52'49" EAST, A DISTANCE OF 30.07 FEET;

THENCE NORTH 00°03'21" EAST, A DISTANCE OF 25.08 FEET;

16:35 Dwg Name: P:\4357CLD\dwg\Surv\Final Drawings\Exhibits\_Surv\4357CLD-ESMT.dwg Updated By: B.Pfohl



7442 South Tucson Way, Suite 180A, Centennial, CO 80112 ph:303 708 0500 fx:303 708 0400 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PARKFIELD FILING NO. 10	
CITY AND COUNTY OF DENVER, COLORADO	
EASEMENT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>B.P</u>	<b>1</b> OF <b>6</b>
DATE: <u>05/07/14</u>	
SCALE: <u>N/A</u>	4357CLD 140026

# EXHIBIT A

## EASEMENT DESCRIPTION CONTINUED...

2014-0064-03-001

THENCE NORTH 87°06'30" WEST, A DISTANCE OF 31.03 FEET;  
 THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 26.61 FEET;  
 THENCE SOUTH 03°44'53" EAST, A DISTANCE OF 30.07 FEET;  
 THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 157.20 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 38.48 FEET, THE CHORD OF WHICH BEARS SOUTH 45°03'58" WEST, A DISTANCE OF 34.65 FEET TO A POINT OF CURVATURE;

THENCE NORTH 89°56'02" WEST, A DISTANCE OF 129.41 FEET;  
 THENCE NORTH 86°24'31" WEST, A DISTANCE OF 48.79 FEET;  
 THENCE NORTH 89°56'02" WEST, A DISTANCE OF 20.00 FEET TO SAID EAST RIGHT OF WAY LINE OF MEMPHIS STREET;

THENCE NORTH 00°03'58" EAST, A DISTANCE OF 213.45 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF LOT 2, BLOCK 1, PARKFIELD FILING NO. 10, RECORDED JUNE 19, 2000 UNDER RECEPTION NO. 2000085697, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO BEAR NORTH 00°19'45" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 65°20'31" EAST, A DISTANCE OF 811.61 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°03'58" EAST, A DISTANCE OF 207.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 956.00 FEET, A CENTRAL ANGLE OF 0°53'35" AND AN ARC LENGTH OF 14.90 FEET, THE CHORD OF WHICH BEARS NORTH 00°30'45" EAST, A DISTANCE OF 14.90 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 93°42'07" AND AN ARC LENGTH OF 31.07 FEET, THE CHORD OF WHICH BEARS NORTH 47°48'36" EAST, A DISTANCE OF 27.72 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 85°20'20" EAST, A DISTANCE OF 61.05 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 441.50 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 13.63 FEET, THE CHORD OF WHICH BEARS SOUTH 86°13'25" EAST, A DISTANCE OF 13.63 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 87°06'30" EAST, A DISTANCE OF 113.65 FEET;  
 THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 27.11 FEET;  
 THENCE SOUTH 03°44'53" EAST, A DISTANCE OF 30.07 FEET;  
 THENCE SOUTH 00°03'58" WEST, A DISTANCE OF 157.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 18.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 29.06 FEET, THE CHORD OF WHICH BEARS SOUTH 45°03'58" WEST, A DISTANCE OF 26.16 FEET TO A POINT OF CURVATURE;

THENCE NORTH 89°56'02" WEST, A DISTANCE OF 129.23 FEET;  
 THENCE NORTH 86°24'31" WEST, A DISTANCE OF 48.79 FEET;  
 THENCE NORTH 89°56'02" WEST, A DISTANCE OF 14.18 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING A CALCULATED NET AREA OF 18,401 SQUARE FEET OR 0.4224 ACRES, MORE OR LESS AND ALL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

Dwg Name: P:\4357CLD\dwg\Surv\Final Drawings\Exhibits\_Surv\4357CLD-ESMT.dwg Updated By: BPfchl 16:35



7442 South Tucson Way, Suite 190-A, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

PARKFIELD FILING NO. 10	
CITY AND COUNTY OF DENVER, COLORADO	
EASEMENT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>BP</u>	<b>2</b> OF <b>6</b>
DATE: <u>05/07/14</u>	4357CLD 140026
SCALE: <u>N/A</u>	



# EXHIBIT A

## EASEMENT DESCRIPTION (CONTINUED...)

2014-0064-03-002

### PARCEL 2

THE SOUTH 11.50 FEET OF LOTS 1 & 3, BLOCK 2, PARKFIELD FILING NO. 10, RECORDED JUNE 19, 2000 UNDER RECEPTION NO. 2000085697, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO BEAR NORTH 00°19'45" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 48°14'56" EAST, A DISTANCE OF 997.19 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 85°20'20" EAST, A DISTANCE OF 82.43 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 358.50 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 11.07 FEET, THE CHORD OF WHICH BEARS SOUTH 86°13'25" EAST, A DISTANCE OF 11.07 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 87°06'30" EAST, A DISTANCE OF 688.65 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 441.50 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 20.77 FEET, THE CHORD OF WHICH BEARS SOUTH 85°45'38" EAST, A DISTANCE OF 20.77 FEET TO A POINT OF CURVATURE;

THENCE SOUTH 84°24'46" EAST, A DISTANCE OF 76.45 FEET TO A POINT ON A NON TANGENT CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 57°18'59" AND AN ARC LENGTH OF 25.01 FEET, THE CHORD OF WHICH BEARS SOUTH 66°55'44" WEST, A DISTANCE OF 23.98 FEET TO A POINT OF CURVATURE;

THENCE NORTH 84°24'46" WEST, A DISTANCE OF 55.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 2°41'44" AND AN ARC LENGTH OF 20.23 FEET, THE CHORD OF WHICH BEARS NORTH 85°45'38" WEST, A DISTANCE OF 20.23 FEET TO A POINT OF CURVATURE;

THENCE NORTH 87°06'30" WEST, A DISTANCE OF 688.65 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 1°46'10" AND AN ARC LENGTH OF 11.43 FEET, THE CHORD OF WHICH BEARS NORTH 86°13'25" WEST, A DISTANCE OF 11.43 FEET TO A POINT OF CURVATURE;

THENCE NORTH 85°20'20" WEST, A DISTANCE OF 61.39 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 57°18'59" AND AN ARC LENGTH OF 25.01 FEET, THE CHORD OF WHICH BEARS NORTH 56°40'51" WEST, A DISTANCE OF 23.98 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 9,969 SQUARE FEET OR 0.2289 ACRES, MORE OR LESS AND ALL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, JAMES M. ROAKE, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JAMES M. ROAKE, PLS 37898  
FOR AND ON BEHALF OF  
MANHARD CONSULTING



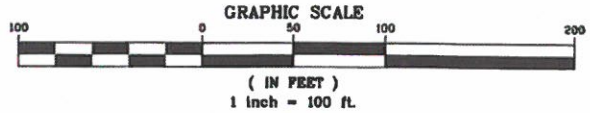
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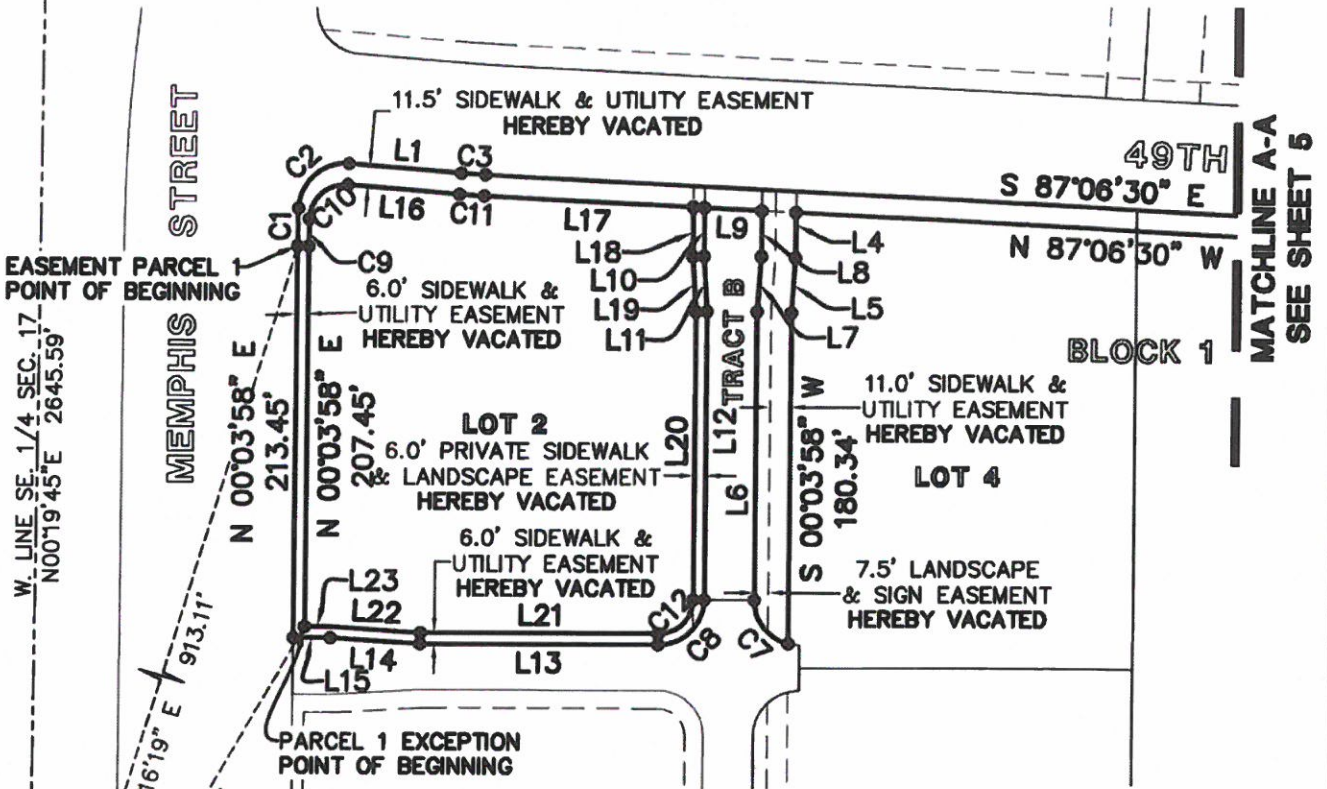
PARKFIELD FILING NO. 10	
CITY AND COUNTY OF DENVER, COLORADO	
EASEMENT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>BP</u>	<b>3</b> OF <b>6</b>
DATE: <u>05/07/14</u>	
SCALE: <u>N/A</u>	4357CLD 140026

# EXHIBIT A - PARCEL 1



NW COR. OF THE SE 1/4 SEC. 17, T  
3 S R 66 W, 6TH P.M. FND. 3.25"  
ALUM. CAP L.S. NO. 23521

2014-0064-03-001



**POINT OF COMMENCING**  
SW COR. OF THE SE 1/4 SEC. 17,  
T 3 S, R 66 W, 6TH P.M.  
FND. 3 3/4" ALUM. CAP IN RANGE BOX L.S. NO. 14592

**NOTE:**  
● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

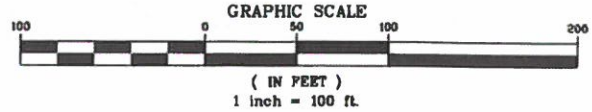
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<b>PARKFIELD FILING NO. 10</b>	
<b>CITY AND COUNTY OF DENVER, COLORADO</b>	
<b>EASEMENT EXHIBIT</b>	
PROJ. MGR.: <u>JMR</u>	SHEET <b>4</b> OF <b>6</b>
DRAWN BY: <u>BP</u>	
DATE: <u>05/07/14</u>	
SCALE: <u>1"=100'</u>	4357CLD 140026

# EXHIBIT A - PARCEL 1



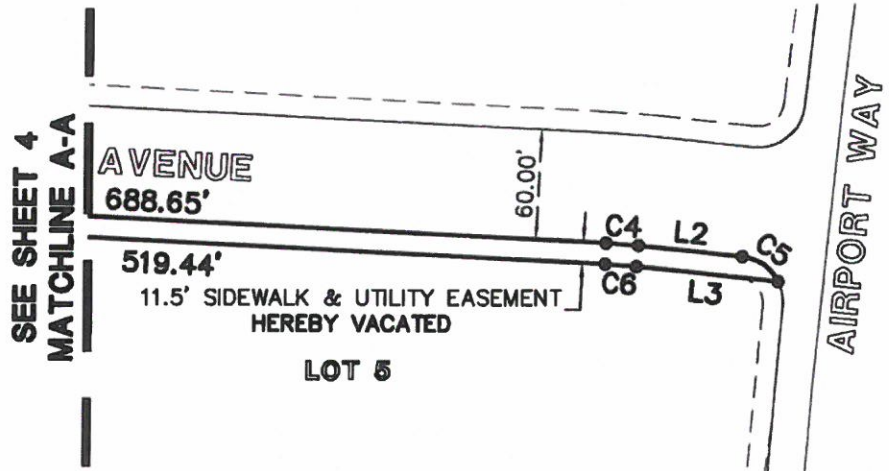
**NOTE:**

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2014-0064-03-001



LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°20'20"E	61.39'
L2	S84°24'46"E	55.41'
L3	N84°24'46"W	76.45'
L4	S00°03'21"W	24.78'
L5	S03°52'49"W	30.07'
L6	N00°03'58"E	157.20'
L7	N03°52'49"E	30.07'
L8	N00°03'21"E	25.08'
L9	N87°06'30"W	31.03'
L10	S00°03'58"W	26.61'
L11	S03°44'53"E	30.07'
L12	S00°03'58"W	157.20'
L13	N89°56'02"W	129.41'
L14	N86°24'31"W	48.79'
L15	N89°56'02"W	20.00'
L16	S85°20'20"E	61.05'
L17	S87°06'30"E	113.65'
L18	S00°03'58"W	27.11'
L19	S03°44'53"E	30.07'
L20	S00°03'58"W	157.00'
L21	N89°56'02"W	129.23'
L22	N86°24'31"W	48.79'
L23	N89°56'02"W	14.18'



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°13'48"	962.00'	20.65'	N00°40'52"E	20.65'
C2	93°21'54"	25.00'	40.74'	N47°58'43"E	36.38'
C3	1°46'10"	430.00'	13.28'	S86°13'25"E	13.28'
C4	2°41'44"	370.00'	17.41'	S85°45'38"E	17.40'
C5	57°18'59"	25.00'	25.01'	S55°45'17"E	23.98'
C6	2°41'44"	358.50'	16.87'	N85°45'38"W	16.86'
C7	75°49'27"	24.50'	32.42'	N37°50'46"W	30.11'
C8	90°00'00"	24.50'	38.48'	S45°03'58"W	34.65'
C9	0°53'35"	956.00'	14.90'	N00°30'45"E	14.90'
C10	93°42'07"	19.00'	31.07'	N47°48'36"E	27.72'
C11	1°46'10"	441.50'	13.63'	S86°13'25"E	13.63'
C12	90°00'00"	18.50'	29.06'	S45°03'58"W	26.16'

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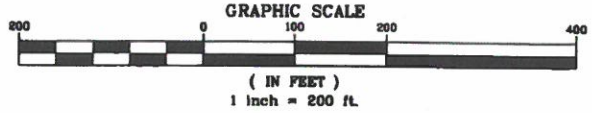


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PARKFIELD FILING NO. 10		SHEET	
CITY AND COUNTY OF DENVER, COLORADO		5 OF 6	
EASEMENT EXHIBIT		4357CLD 140026	
PROJ. MGR:	JMR	DATE:	05/07/14
DRAWN BY:	BJP	SCALE:	1"=100'

# EXHIBIT A - PARCEL 2

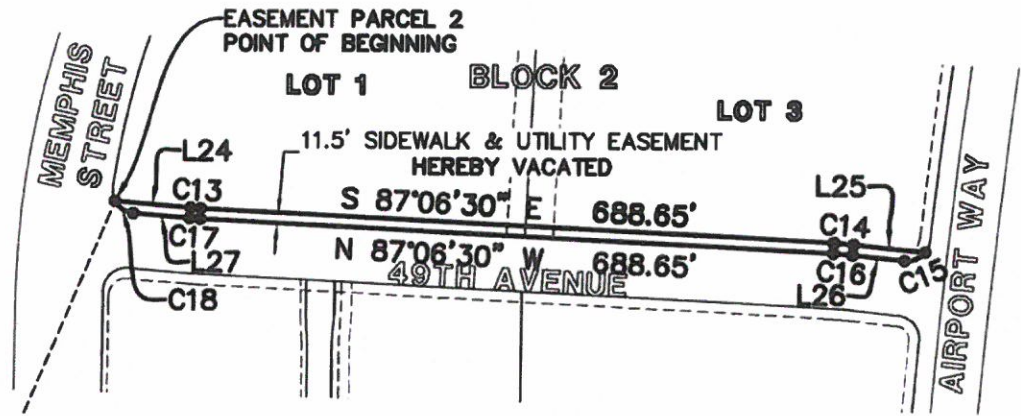
2014-0064-03-002



NW COR. OF THE SE 1/4 SEC. 17, T  
3 S R 66 W, 6TH P.M. FND. 3.25"  
ALUM. CAP L.S. NO. 23521

PARCEL 2 AREA  
±9,969 S.F.  
±0.2289 AC.

LINE TABLE		
LINE	BEARING	LENGTH
L24	S85°20'20"E	82.43'
L25	S84°24'46"E	76.45'
L26	N84°24'46"W	55.41'
L27	N85°20'20"W	61.39'



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	1°46'10"	358.50'	11.07'	S86°13'25"E	11.07'
C14	2°41'44"	441.50'	20.77'	S85°45'38"E	20.77'
C15	57°18'59"	25.00'	25.01'	S66°55'44"W	23.98'
C16	2°41'44"	430.00'	20.23'	N85°45'38"W	20.23'
C17	1°46'10"	370.00'	11.43'	N86°13'25"W	11.43'
C18	57°18'59"	25.00'	25.01'	N56°40'51"W	23.98'

NOTE:  
• DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

W. LINE SE. 1/4 SEC. 17  
N00°19'45"E 2645.59'

N 48°14'56" E 997.19'



POINT OF COMMENCING  
SW COR. OF THE SE 1/4 SEC. 17,  
T 3 S, R 66 W, 6TH P.M.  
FND. 3 3/4" ALUM. CAP IN RANGE BOX L.S. NO. 14592

Dwg Name: P:\4357CLD\Drawings\Exhibits\Surv\4357CLD-ESMT.dwg Updated By: BPfohl



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PARKFIELD FILING NO. 10	
CITY AND COUNTY OF DENVER, COLORADO	
EASEMENT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>BP</u>	<b>6</b> OF <b>6</b>
DATE: <u>05/07/14</u>	4357CLD 140026
SCALE: <u>1"=200'</u>	