



**Department of Public Works**  
Engineering Regulatory & Analytics  
201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202  
720-865-3001  
[www.denvergov.org/survey](http://www.denvergov.org/survey)

## **REQUEST FOR ORDINANCE TO RELINQUISH EASEMENT**

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt Bryner  
Director, Public Works Right of Way Services

**PROJECT NO:** 2017-RELINQ-0000030

**DATE:** November 19, 2018

**SUBJECT:** Request for an Ordinance to relinquish a portion of the Deed of Easement with Reception No. 9500126670 (in the Clerk and Recorder's System as 1995126670). Located at Alameda Ave and Cherokee St.

**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 Engineering Group, Inc d/b/a Harris Kocher Smith c/o John Stafford, dated December 18, 2017, on behalf of Price Development Group c/o Chris Bennish for the relinquishment of said easements.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast; the City Councilman Jolon Clark – District 7; CPD: Planning Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forestry; Parks and Recreation; Engineering, Regulatory, and Analytics Transportation and Wastewater; Public Works: Construction Engineering; Public Works – Policy and Planning; Metro Wastewater Reclamation District; 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.

Therefore, you are requested to initiate Council action to relinquish the easements in the following described area(s):

**INSERT PARCEL DESCRIPTION 2017-RELINQ-0000030-001 HERE**

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

MB:bp

cc:  
City Councilperson & Aides  
City Council Staff – Zach Rothmier  
Department of Law – Bradley Beck  
Department of Law – Deanne Durfee  
Public Works, Manager's Office – Alba Castro  
Public Works, Legislative Services – Sarah Stanek  
Public Works, Survey – Paul Rogalla

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Sarah Stanek

at [Sarah.Stanek@DenverGov.org](mailto:Sarah.Stanek@DenverGov.org) by **12:00pm on Monday**. Contact her with questions.

Date of Request: November 19, 2018

Please mark one:  **Bill Request** or  **Resolution Request**

**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.)

Harris Kocher Engineering Group, Inc d/b/a Harris Kocher Smith c/o John Stafford on behalf of Price Development Group c/o Chris Bennish, requests for an Ordinance to relinquish a portion of the Deed of Easement with Reception No. 9500126670 (in the Clerk and Recorder's System as 1995126670). Located at Alameda Ave and Cherokee St.

**3. Requesting Agency:** Public Works; Engineering & Regulatory Dept.

**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Brittany Pirtle	Name: Sarah Stanek
Email: Brittany.Pirtle@denvergov.org	Email: Sarah.Stanek@denvergov.org

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

Request for an Ordinance to relinquish a portion of the Deed of Easement with Reception No. 9500126670 (in the Clerk and Recorder's System as 1995126670). Located at Alameda Ave and Cherokee St.

**6. City Attorney assigned to this request (if applicable):** Bradley Beck

**7. City Council District:** District 7 – Councilman Jolon Clark

**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:

Contract control number:

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</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<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

**Project Title:** 2017-RELINQ-0000030 PDG Design District at Cherokee and Alameda

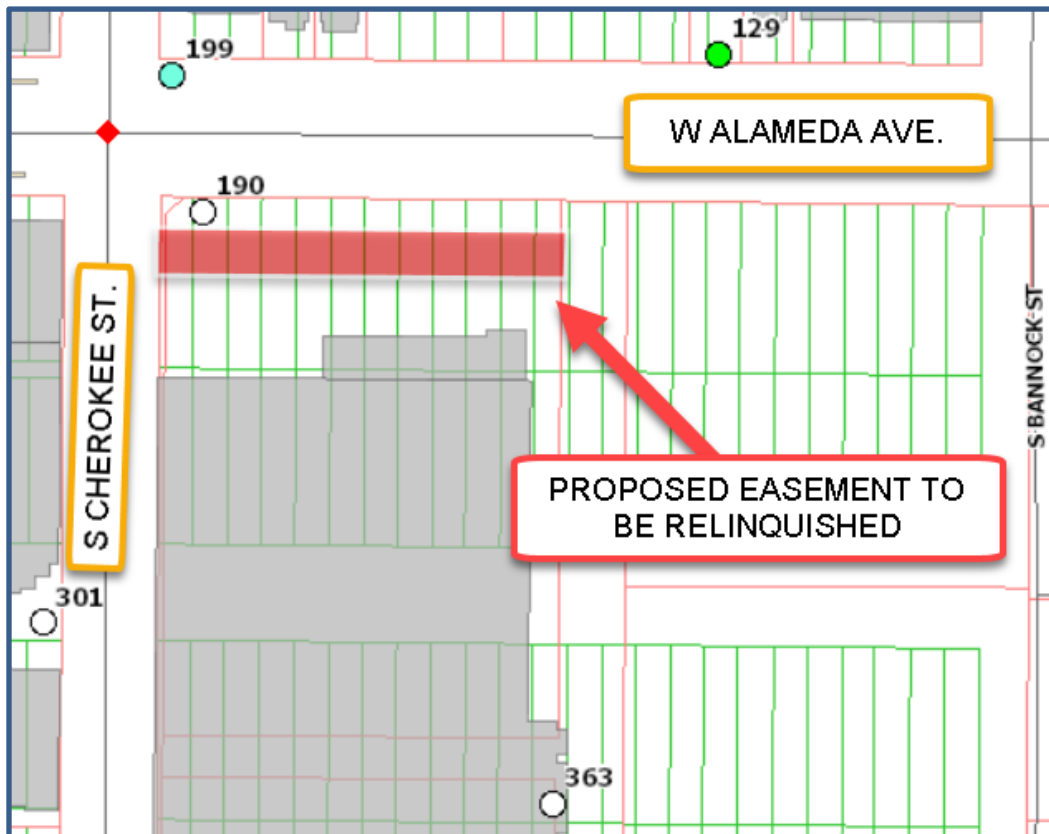
**Owner name:** TI - Grand Crossings, L.L.C. & Price Development Group

**Description of Proposed Project:** Harris Kocher Engineering Group, Inc d/b/a Harris Kocher Smith c/o John Stafford on behalf of Price Development Group c/o Chris Bennish, requests for an Ordinance to relinquish a portion of the Deed of Easement with Reception No. 9500126670 (in the Clerk and Recorder's System as 1995126670). Located at Alameda Ave and Cherokee St.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:**  
Redevelopment

**Background:** N/A

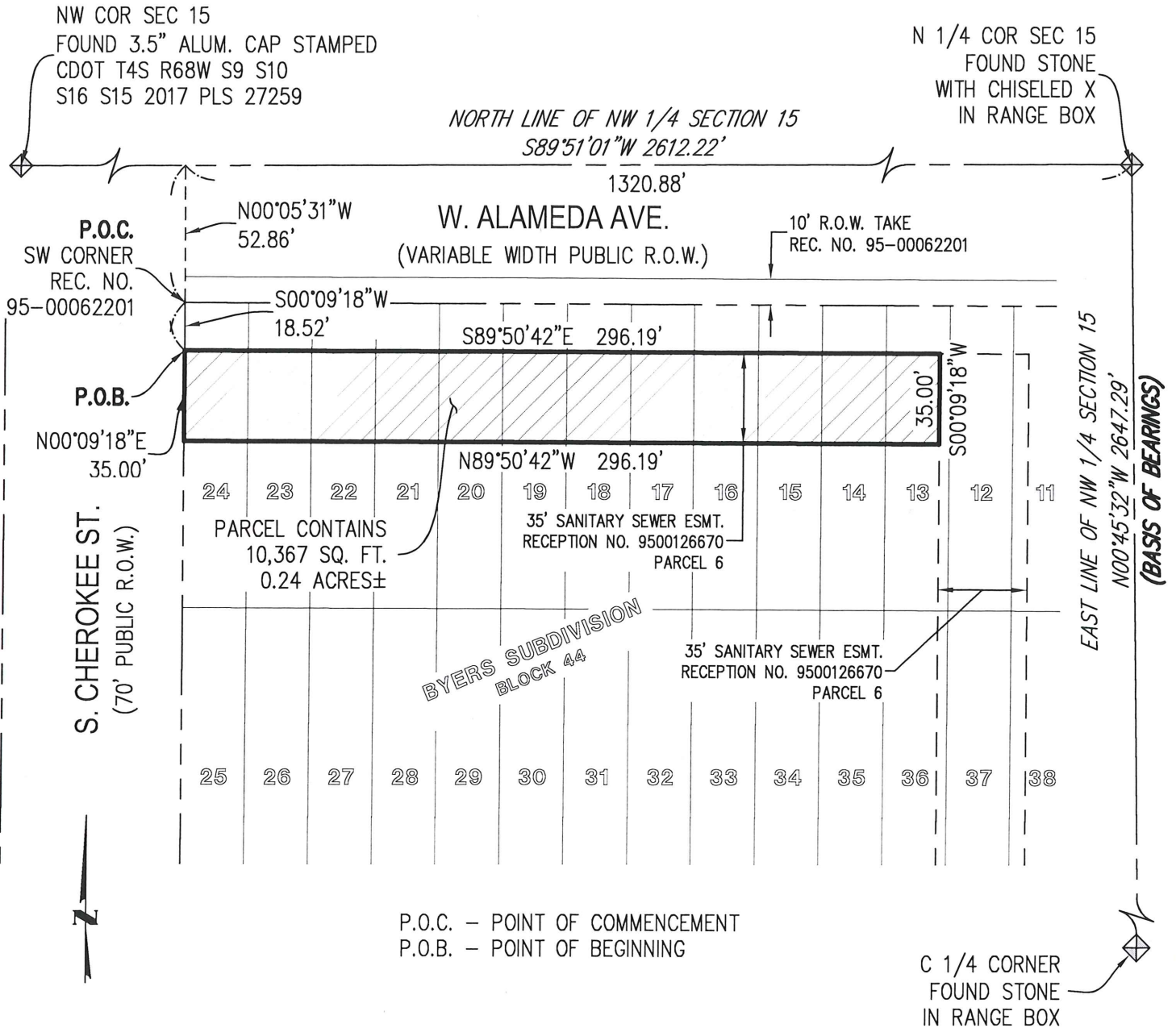
**Location Map:**



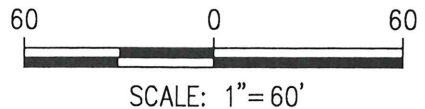


# EXHIBIT

SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



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



FILEPATH: P:\160721\SURVEY\SAN-ESMT-RELDWG LAYOUT: EXH  
1 XREF: 2017/12/24 8:00 AM (R) (C) (S)  
PLOTTED: FR: 12/15/17 2:56:40P BY: RYAN BRYSON

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

ISSUE DATE: 12-15-2017	PROJECT #: 160721
DATE	REVISION COMMENTS

RELINQUISHMENT OF  
SANITARY SEWER EASEMENT

EXHIBIT

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

CHK'D BY: RRB

DRAWN BY: DJH

SHEET NO.

2

2 OF 2

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Homart Development Co.  
55 West Monroe, Suite 2700  
Chicago, Illinois

a corporation duly organized and existing under the laws of the State of Delaware, hereinafter sometimes referred to as "Grantor", for and in consideration of One Dollar (\$1.00), receipt of which is acknowledged, and the prospective benefits to be derived by reason of the locating, establishing and constructing drainage facilities for water and sewage under the supervision of and for the City and County of Denver, and other good and valuable considerations in hand paid, do hereby grant, convey and release to the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado, its successors and assigns, sometimes hereinafter referred to as the "City" or "Grantee", a nonexclusive and perpetual easement and right-of-way for drainage facilities for water and sewage across lands owned by Grantor, and situated in the City and County of Denver, State of Colorado.

Grantor hereby grants to Grantee the perpetual right to enter, re-enter and use the hereinafter described easement to locate, construct, inspect, operate, maintain, repair, remove, replace, relocate and reconstruct drainage facilities for water and sewage, including underground and surface facilities and appurtenances thereto, into, within, over, upon, across, through and under the parcel of land for which the easement and right-of-way is hereby granted, and said parcel of land is more particularly described as follows, to wit:

(Legal Description of land for easement itself)

Ten (10) parcels of land described in Exhibit A attached hereto, which by reference is expressly incorporated herein.

The Grantor hereby warrants that Grantor has full right and lawful authority to make the grant herein contained and that Grantor has fee simple title to the land over which said easement is granted, and more particularly described as follows, to wit:

Land owned by Grantor as described by deeds recorded in the records of the City and County of Denver

on December 21, 1992, at Reception No. R-92-0151489,

on December 21, 1992, at Reception No. R-92-0151495,

on February 8, 1993, at Reception No. R-93- 0016227,

on April 30, 1993, at Reception No. R-93-0054546,

on April 18, 1994, at Reception No. R-94-0066238, and

on December 28, 1994, at Reception No. R-94-00190288.

Grantor reserves the right to relocate, at its expense, such facilities to alternate locations and easements upon the approval of Grantee, which approval shall not be unreasonably withheld.

If ingress to and egress from the parcel of land for which an easement is hereby granted from and to a public road or highway is not available, the Grantor grants to Grantee the right

0122.01A-SE THRU  
0122.01F-SE  
AND  
0122.02A-SE THRU  
WMD NO. 0122.02 D-SE

BROADWAY MARKETPLACE  
SANITARY SEWER

Project No. SP-02-93

WMD NO. \_\_\_\_\_

STORM, SANITARY & SEWERAGE  
5. BROADWAY (W. ALASKA)

80-93

RECORDS SECTION  
LAND OFFICE

AS IS FORM

K. C. C.  
CITY AND COUNTY OF DENVER

of ingress to and egress from said parcel over and across the land owned by Grantor by means of roads and lanes thereon, if such exist, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of said land which is isolated from the strip by any public road or highway now crossing or hereafter crossing said land; and provided further, that if any portion of said land is or shall be subdivided and dedicated roads or highways on such portion shall extend to the strip, the right of ingress and egress on that portion shall be confined to such dedicated roads and highways.

Grantor further grants to Grantee the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the strip which now or hereafter in the opinion of Grantee may be a hazard to the said facilities, or appurtenances thereto, or may interfere with the exercise of Grantee's rights hereunder; provided, however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by Grantee.

Grantor releases the City and County of Denver from any and all claims for damages arising in any way or incident to the construction by Grantor, or his agents, of the said facilities across the described land.

RESERVING, however, to the undersigned and their successors in interest and assigns the right to use and enjoy the above-described premises, PROVIDING such use and enjoyment shall not interfere with the installation, construction, maintenance, repair, inspection, and operation of said facilities installed or permitted to be installed by the City and County of Denver, and PROVIDING FURTHER that the Grantor shall not erect or place any building, tree or other obstruction on the above-described easement and right-of-way and the City shall not be liable for their removal if they are so placed.

Signed and delivered this 5<sup>th</sup> day of September A.D.,  
1995.

Grantor:

HOMART DEVELOPMENT CO.,  
a Delaware corporation

ATTEST:

by

Carol S. Hill  
6557 Secretary

By

Donald L. Chasen  
Donald L. Chasen  
Its Executive Vice President -  
Community Centers

(SEAL)



STATE OF ILLINOIS )  
CITY OF CHICAGO )  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 5th day of SEPTEMBER A.D., 1995, by DONALD L. CHASEN as Secretary and by Donald L. Chasen as Executive President - Community Centers of Homart Development Co., a corporation.

My Commission Expires 2/28/98



Deborah L. Szlak  
Notary Public

LEGAL DESCRIPTIONS

**PARCEL 1 (0122.01A-SE)**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15; THENCE S89°07'30"E, A DISTANCE OF 418.92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST VIRGINIA AVENUE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°45'45"E, A DISTANCE OF 20.00 FEET; THENCE S00°00'80"W, A DISTANCE OF 439.10 FEET; THENCE N89°59'10"W, A DISTANCE OF 20.00 FEET; THENCE N00°00'50"E, A DISTANCE OF 439.01 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8781 SQUARE FEET, MORE OR LESS.

**PARCEL 2 (0122.01B-SE)**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 40, BYER'S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15; THENCE N84°14'48"E, A DISTANCE OF 419.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF A 16 FOOT WIDE VACATED NORTH-SOUTH ALLEY BISECTING BLOCK 40 OF BYER'S SUBDIVISION AND THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST VIRGINIA AVENUE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°58'54"W, A DISTANCE OF 12.67 FEET; THENCE N00°00'50"E, A DISTANCE OF 256.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST ALASKA PLACE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°59'04"E, A DISTANCE OF 12.67 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST ALASKA PLACE AND THE WEST LINE OF A 16 FOOT WIDE VACATED NORTH-SOUTH ALLEY BISECTING BLOCK 40 OF SAID BYER'S SUBDIVISION; THENCE, ALONG SAID WEST LINE OF A 16 FOOT WIDE VACATED NORTH-SOUTH ALLEY, S00°00'50"W, A DISTANCE OF 256.05 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3244 SQUARE FEET, MORE OR LESS.

**PARCEL 3 (0122.01C-SE)**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 40, BYER'S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15; THENCE N09°42'13"W, A DISTANCE OF 101.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF VACATED SOUTH BANNOCK STREET; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, N00°00'50"E, A DISTANCE OF 160.91 FEET; THENCE S01°35'28"E, A DISTANCE OF 91.16 FEET; THENCE S02°08'34"W, A DISTANCE OF 69.83 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 205 SQUARE FEET, MORE OR LESS.

NOTE:  
Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51"W.

*Richard A. Gossett*  
CERTIFICATION: REGISTERED LAND SURVEYOR

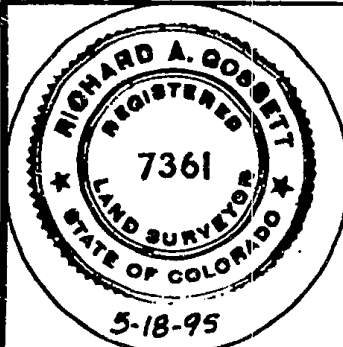


				EXHIBIT "A"			
REVISED	WEM	5-95	PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737			
REVISED	WEM	7-94					
APPROVED							
CHECKED	WEM	7-94	PROJECT	BROADWAY MARKETPLACE SANITARY SEWER			
DRAWN	JGN	5-93					
SURVEYED			LOCATION (M-30)	R68W, T4S, SEC. 15, NW1/4 (684-15.2)			
ACTION	BY	DATE	JOB NO.	PROJECT NO.	TOW FILE NO.	SHEET	
			82-068-00	SP-02-93		1 of 13	

CITY AND COUNTY OF DENVER, DEPARTMENT OF PUBLIC WORKS, WASTEWATER MANAGEMENT DIVISION

LEGAL DESCRIPTIONS

PARCEL 4 (0122.01D-SE)

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 42, BYER'S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15; THENCE N46°42'30"W, A DISTANCE OF 537.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST ALASKA PLACE FROM WHICH POINT THE SOUTHWEST CORNER OF LOT 37 OF SAID BLOCK 42 BEARS S89°59'04"E, A DISTANCE OF 3.81 FEET, MORE OR LESS; THENCE N00°00'50"E, A DISTANCE OF 256.02 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°59'15"E, A DISTANCE OF 3.80 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 12, BLOCK 42 OF SAID BYER'S SUBDIVISION; THENCE, ALONG THE WEST LINE OF SAID LOT 12, S00°00'50"W, A DISTANCE OF 128.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE, ALONG THE SOUTH LINE OF SAID LOT 12, S89°59'09"E, A DISTANCE OF 25.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N00°00'50"E, A DISTANCE OF 128.01 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 12, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°59'15"E, A DISTANCE OF 6.19 FEET; THENCE S00°00'50"W, A DISTANCE OF 256.02 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST ALASKA PLACE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°59'04"W, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5759 SQUARE FEET, MORE OR LESS.

PARCEL 5 (0122.01E-SE)

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 43, BYER'S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15; THENCE N29°22'38"W, A DISTANCE OF 796.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE FROM WHICH POINT THE SOUTHWEST CORNER OF LOT 37 OF SAID BLOCK 43 BEARS S89°59'15"E, A DISTANCE OF 3.80 FEET, MORE OR LESS; THENCE N00°00'50"E, A DISTANCE OF 258.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST NEVADA PLACE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°59'25"E, A DISTANCE OF 35.00 FEET; THENCE S00°00'50"W, A DISTANCE OF 128.01 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 38, BLOCK 43 OF SAID BYER'S SUBDIVISION; THENCE, ALONG THE NORTH LINE OF SAID LOT 38, N 89°59'20"W, A DISTANCE OF 6.19 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 38; THENCE, ALONG THE WEST LINE OF SAID LOT 38, S00°00'50"W, A DISTANCE OF 128.01 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°59'15"W, A DISTANCE OF 28.81 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8108 SQUARE FEET, MORE OR LESS.

PARCEL 6 (0122.01F-SE)

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 44, BYER'S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15; THENCE N19°13'25"W, A DISTANCE OF 1080.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST NEVADA PLACE FROM WHICH POINT THE SOUTHWEST CORNER OF LOT 38 OF SAID BLOCK 44 BEARS N89°59'25"W, A DISTANCE OF 6.19 FEET, MORE OR LESS; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°59'25"W, A DISTANCE OF 35.00 FEET; THENCE N00°00'50"E, A DISTANCE OF 192.48 FEET; THENCE N89°59'10"W, A DISTANCE OF 298.33 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, N00°00'50"E, A DISTANCE OF 35.00 FEET; THENCE S89°59'10"E, A DISTANCE OF 331.33 FEET; THENCE S00°00'50"W, A DISTANCE OF 227.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 18,333 SQUARE FEET, MORE OR LESS.

NOTE:  
Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51"W.

*Richard A. Gossett*  
CERTIFICATION: REGISTERED LAND SURVEYOR



REVISED	WEM	8-95
REVISED	WEM	5-95
REVISED	WEM	7-94
APPROVED		
CHECKED	WEM	7-94
DRAWN	JGN	5-93
SURVEYED		
ACTION	BY #	DATE

EXHIBIT "A"			
PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWAY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737		
PROJECT	BROADWAY MARKETPLACE SANITARY SEWER		
LOCATION (RP-30)	R68W, T4S, SEC. 15, NW1/4 (684-15.2)		
JOB NO.	PROJECT NO.	REV FILE NO.	SHEET
92-088-00	SP-02-93		2 of 18

**LEGAL DESCRIPTIONS**

**PARCEL 4A (0122.02A-SE)**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 42, BYER'S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER SOUTHEAST ONE-QUARTER NORTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE N30°08'42"W, A DISTANCE OF 721.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE AND BEING THE NORTHEAST CORNER OF LOT 12, BLOCK 42 OF SAID BYER'S SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 12, S00°00'50"W, A DISTANCE OF 128.01 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE, ALONG THE SOUTH LINE OF SAID LOT 12, N89°59'09"W, A DISTANCE OF 25.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE WEST LINE OF SAID LOT 12, N00°00'50"E, A DISTANCE OF 128.01 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 12, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°59'15"E, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3202 SQUARE FEET, MORE OR LESS.

**PARCEL 5A (0122.02B-SE)**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 43, BYER'S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER SOUTHEAST ONE-QUARTER NORTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE N27°32'25"W, A DISTANCE OF 783.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE AND BEING THE SOUTHWEST CORNER OF LOT 38, BLOCK 43 OF SAID BYER'S SUBDIVISION; THENCE, ALONG THE WEST LINE OF SAID LOT 38, N00°00'50"E, A DISTANCE OF 128.01 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 38; THENCE ALONG THE NORTH LINE OF SAID LOT 38, S89°59'20"E, A DISTANCE OF 6.19 FEET; THENCE S00°00'50"W, A DISTANCE OF 128.01 FEET, MORE OR LESS, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°59'15"W, A DISTANCE OF 6.19 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 792 SQUARE FEET, MORE OR LESS.

**PARCEL 7 (0122.02C - SE)**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 38 BYER'S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER SOUTHEAST ONE-QUARTER NORTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE N32°42'29"E, A DISTANCE OF 824.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST DAKOTA AVENUE AT THE INTERSECTION WITH THE WEST LINE OF A VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 38; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°59'15"W, A DISTANCE OF 17.49 FEET; THENCE N00°00'50"E, A DISTANCE OF 120.00 FEET; THENCE N89°49'36"W, A DISTANCE OF 17.62 FEET; THENCE N00°00'50"E, A DISTANCE OF 2.88 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF A VACATED EAST-WEST ALLEY IN SAID BLOCK 38; THENCE, ALONG SAID SOUTH LINE, S89°59'20"E, A DISTANCE OF 35.11 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF A VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 38; THENCE, ALONG SAID WEST LINE, S00°00'50"W, A DISTANCE OF 123.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2205 SQUARE FEET, MORE OR LESS.

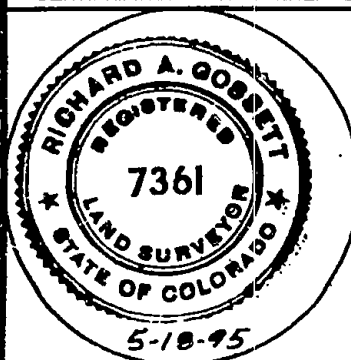
**PARCEL 7A (0122.02D - SE)**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BLOCK 38 BYER'S, SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER SOUTHEAST ONE-QUARTER NORTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE N23°22'35"E, A DISTANCE OF 1035.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST NEVADA PLACE, FROM WHICH POINT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 38 BEARS N89°58'25"W, A DISTANCE OF 2.40 FEET, MORE OR LESS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°59'25"E, A DISTANCE OF 30.00 FEET; THENCE S00°00'50"W, A DISTANCE OF 108.10 FEET; THENCE, S89°49'36"E, A DISTANCE OF 5.11 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF A VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 38; THENCE, ALONG SAID WEST LINE, S00°00'50"W, A DISTANCE OF 18.92 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF A VACATED EAST-WEST ALLEY IN SAID BLOCK 38; THENCE ALONG SAID NORTH LINE, N89°59'20"W, A DISTANCE OF 35.11 FEET; THENCE N00°00'50"E, A DISTANCE OF 123.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3777 SQUARE FEET, MORE OR LESS.

NOTE:  
Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51"W.

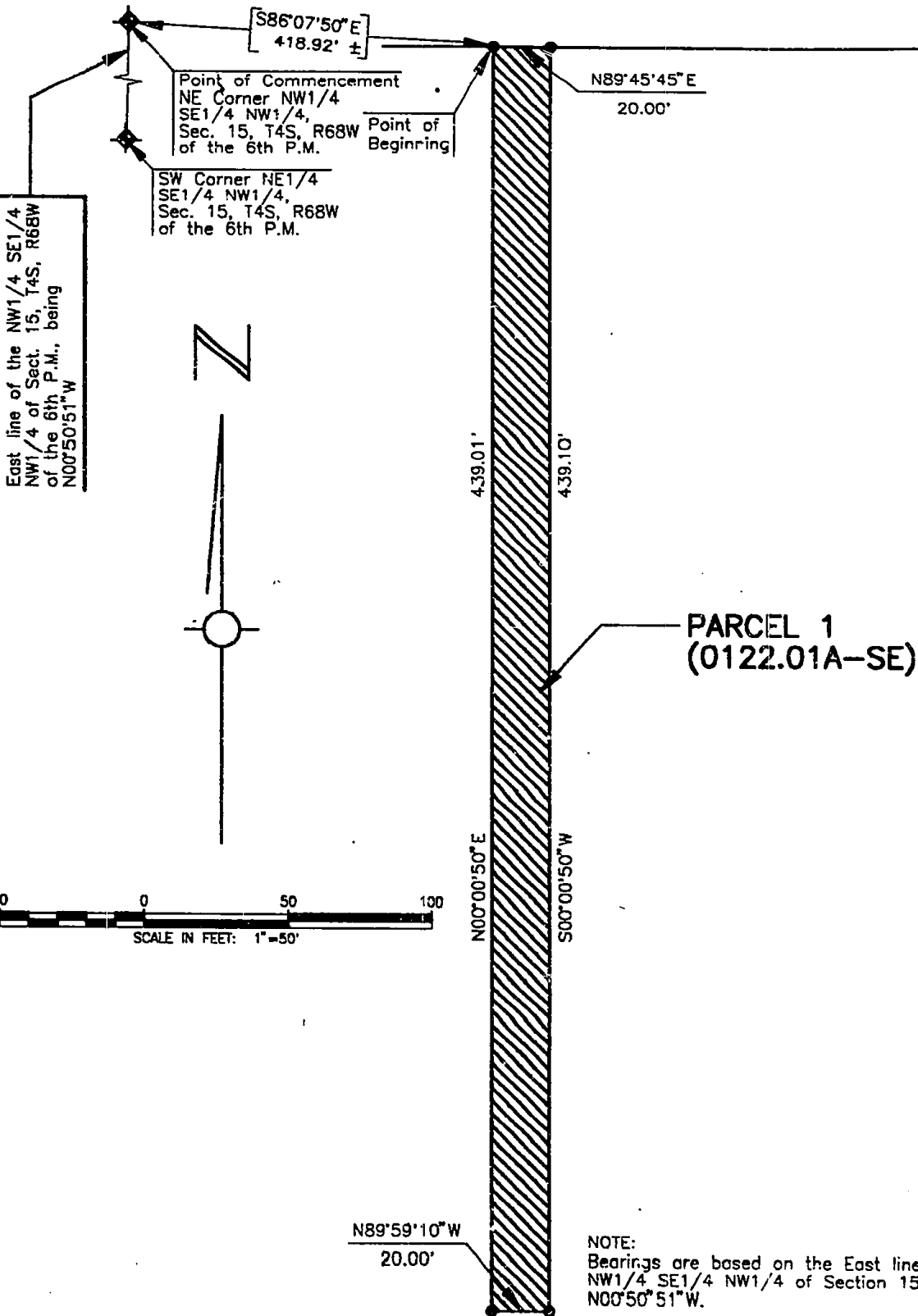
*Richard A. Gobett*  
CERTIFICATION: REGISTERED LAND SURVEYOR



REVISED	WEM	8-95	EXHIBIT "A"	
REVISED	WEM	5-95	PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS
REVISED	WEM	9-94	4882 S. ULSTER ST. PRKWAY, SUITE 1501	
APPROVED			DENVER, COLORADO 80237	
CHECKED	WEM	9-94	PROJECT	BROADWAY MARKETPLACE
DRAWN	JGN	5-93	SANITARY SEWER	
SURVEYED			LOCATION (RT-S)	R88W, T4S, SEC. 15, NW1/4 (884-15.2)
ACTION	BY	DATE	DRAWING NO.	PROJECT NO.
			92-068-00	SP-02-83
			FILE NO.	SHEET
				3 of 13

WEST VIRGINIA AVENUE (VACATED)

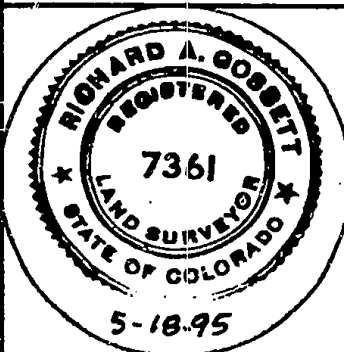
SOUTH BROADWAY



NOTE:  
Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51\"W.

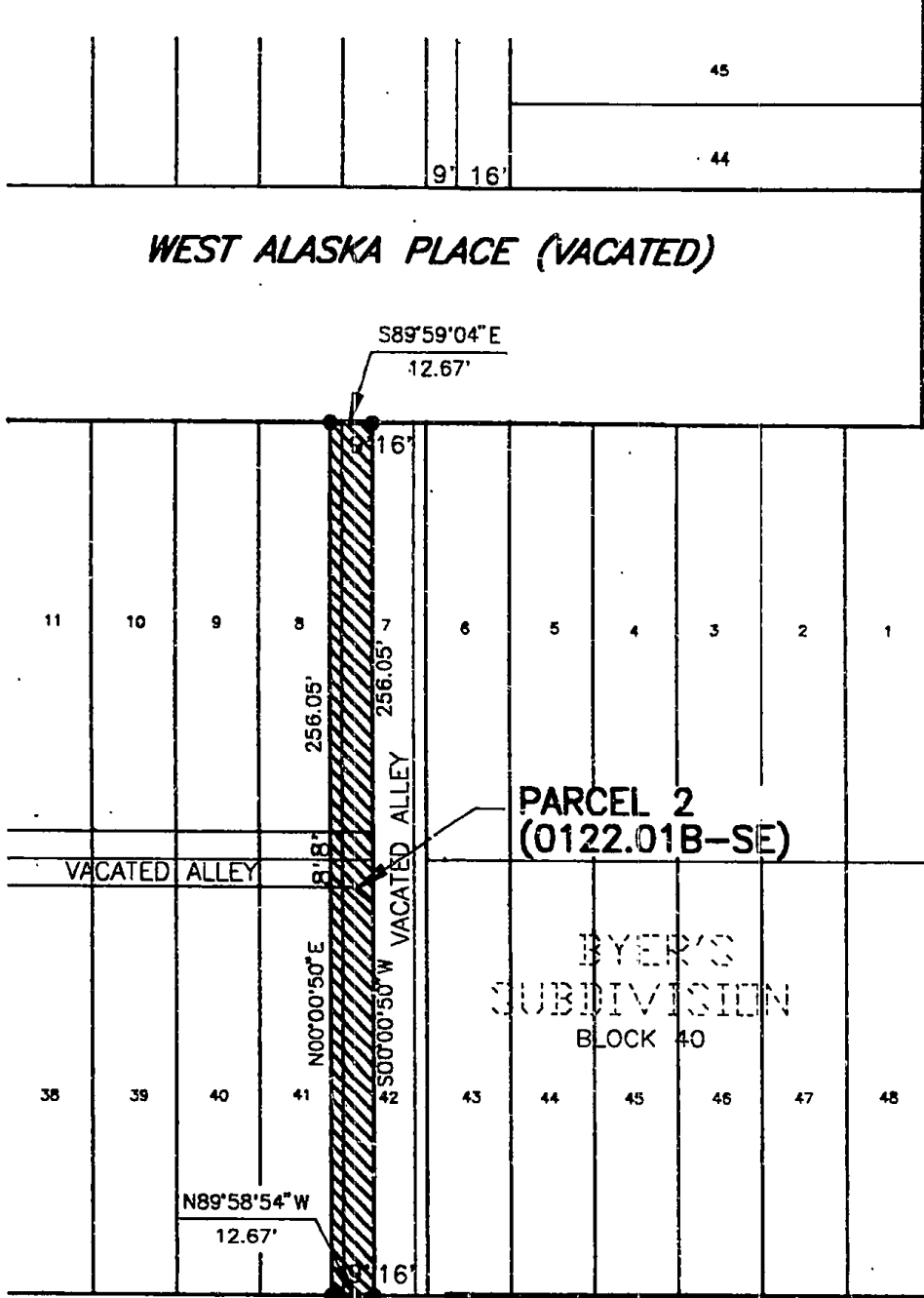
*Richard A. Gobett*  
CERTIFICATION: REGISTERED LAND SURVEYOR

PARCEL NO. 1 CONTAINS 8781 SQ. FT.±



REVISED	WEM	5-95	PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4502 S. ULSTER ST. PRKWY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737		
REVISED	WEM	7-94		PROJECT	BROADWAY MARKETPLACE SANITARY SEWER	
APPROVED			LOCATION (M-30)		R68W, T4S, SEC. 15, NW1/4 (684-15.2)	
CHECKED	WEM	7-94		JOB NO.	PROJECT NO.	NW FILE NO.
DRAWN	JGN	5-93	92-088-00			
SURVEYED						
ACTION	BY	DATE				

CITY AND COUNTY OF DENVER, DEPARTMENT OF PUBLIC WORKS, WASTEWATER MANAGEMENT DIVISION



East line of the NW1/4 SE1/4 NW1/4 of Sect. 15, T4S, R68W of the 6th P.M., being N00°50'51"W

Point of Commencement  
NE Corner NW1/4 SE1/4 NW1/4, Sec. 15, T4S, R68W of the 6th P.M.

SW Corner NE1/4 SE1/4 NW1/4, Sec. 15, T4S, R68W of the 6th P.M.

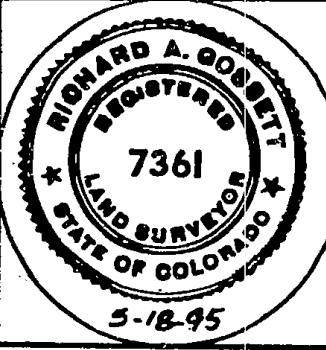
Point of Beginning



NOTE:  
Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51"W.

*Richard A. Gossett*  
CERTIFICATION: REGISTERED LAND SURVEYOR

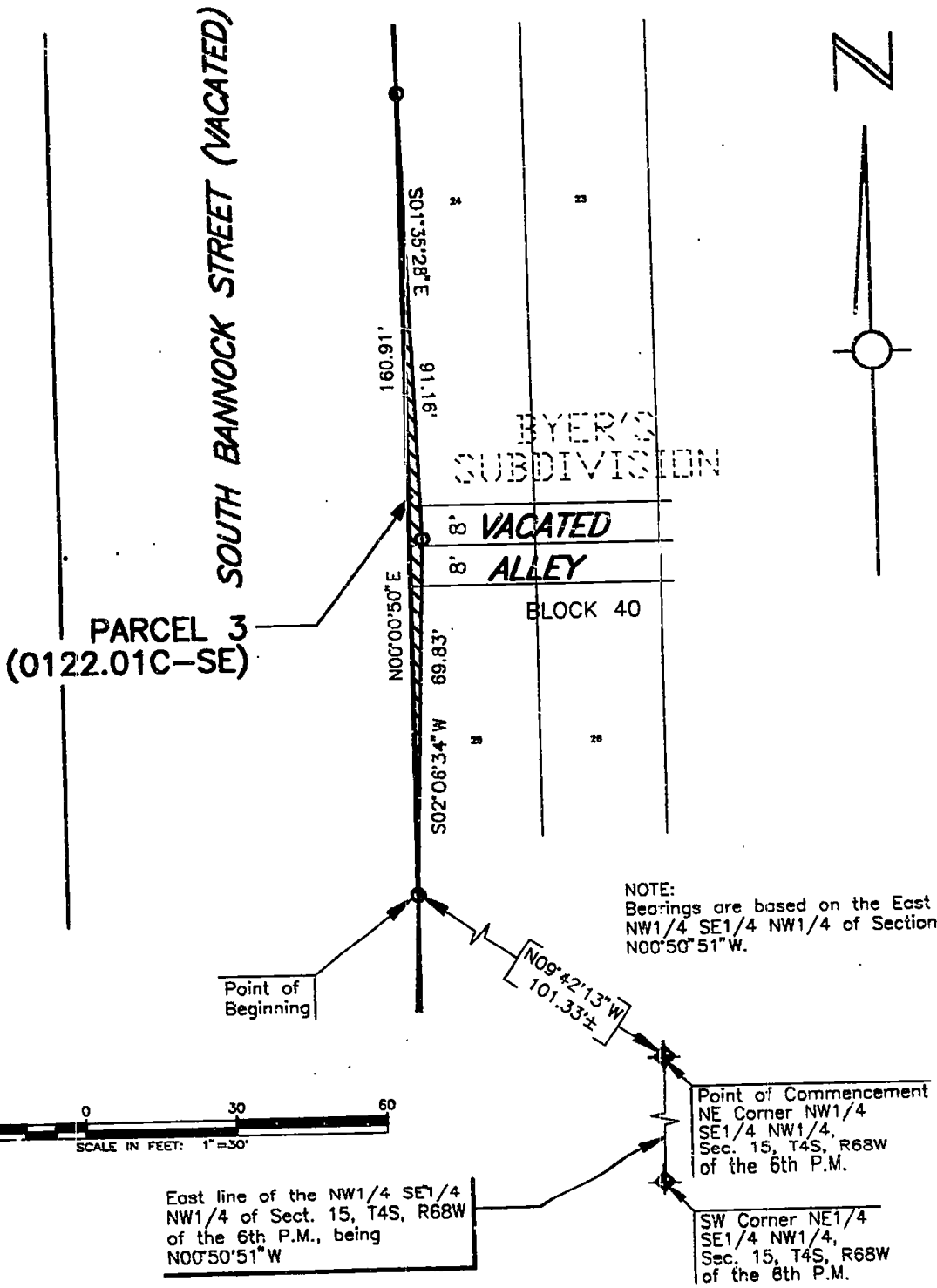
PARCEL NO. 2 CONTAINS 3244 SQ. FT.±



REVISED	WEM	8-95
REVISED	WEM	5-95
REVISED	WEM	7-94
APPROVED		
CHECKED	WEM	7-94
DRAWN	JGN	5-93
SURVEYED		
ACTION	BY	DATE

EXHIBIT "A"			
PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4382 S. ULSTER ST. PRKWY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737		
PROJECT	BROADWAY MARKETPLACE SANITARY SEWER		
LOCATION (PT-30)	R68W, T4S, SEC. 15, NW1/4 (684-15.2)		
JOB NO.	PROJECT NO.	TWP FILE NO.	SHEET
92-088-00	SP-02-93	0122.01B-SE	5 of 13

CITY AND COUNTY OF DENVER, DEPARTMENT OF PUBLIC WORKS, WASTEWATER MANAGEMENT DIVISION



NOTE:  
Bearings are based on the East line of the  
NW1/4 SE1/4 NW1/4 of Section 15 being  
N00°50'51\"W.

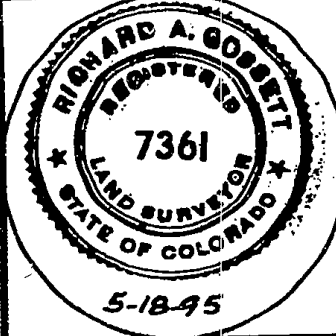
East line of the NW1/4 SE1/4  
NW1/4 of Sect. 15, T4S, R68W  
of the 6th P.M., being  
N00°50'51\"W

Point of Commencement  
NE Corner NW1/4  
SE1/4 NW1/4,  
Sec. 15, T4S, R68W  
of the 6th P.M.

SW Corner NE1/4  
SE1/4 NW1/4,  
Sec. 15, T4S, R68W  
of the 6th P.M.

PARCEL NO. 3 CONTAINS 205 SQ. FT.±

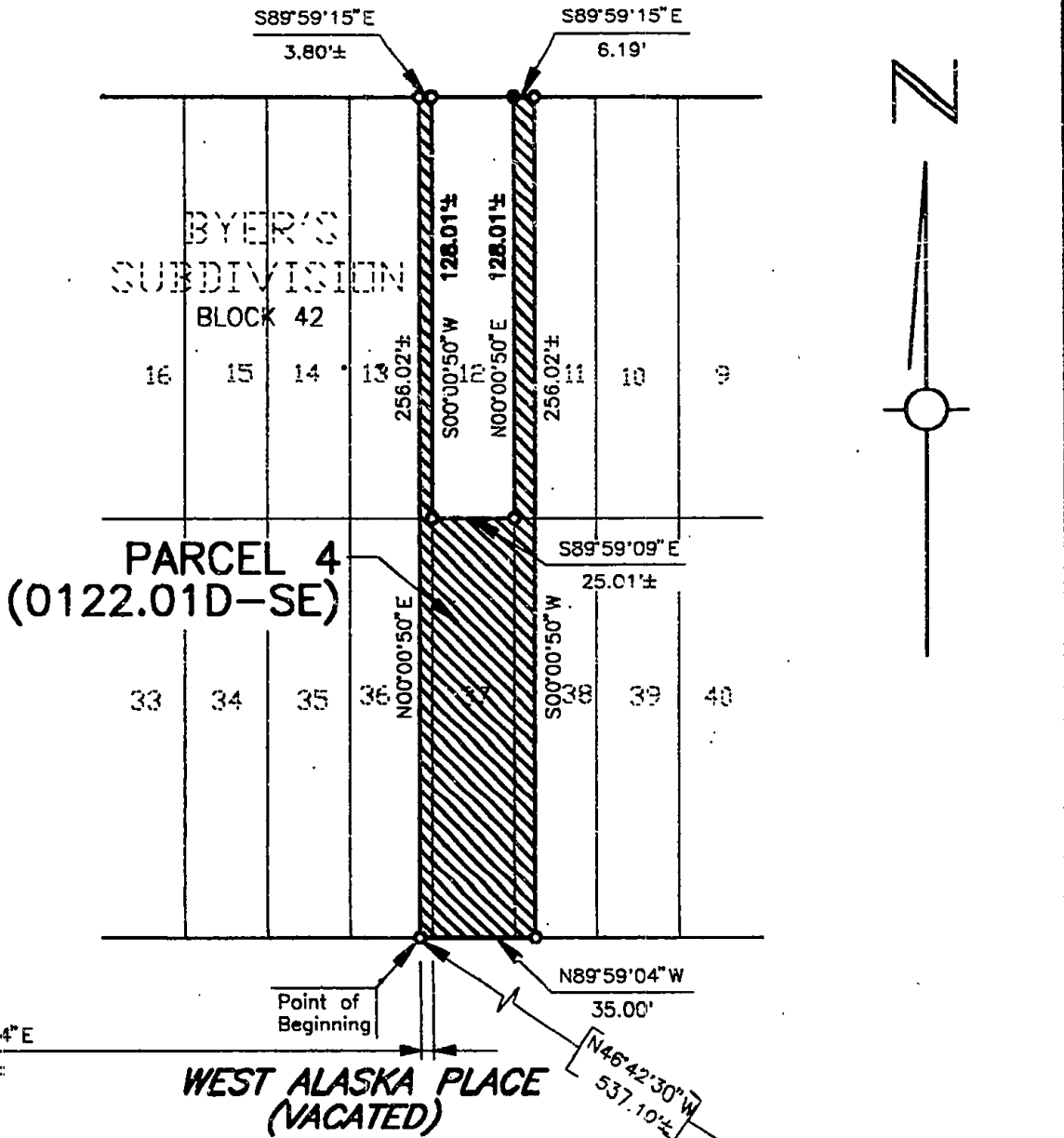
*Richard A. Gossett*  
CERTIFICATION: REGISTERED LAND SURVEYOR



REVISED	WEM	5-95
REVISED	WEM	7-94
APPROVED		
CHECKED	WEM	7-94
DRAWN	JGN	5-93
SURVEYED		
ACTION	BY	DATE

EXHIBIT "A"			
PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWAY, SUITE 1500 DENVER, COLORADO 80237 (303)741-3737		
PROJECT	BROADWAY MARKETPLACE SANITARY SEWER		
LOCATION (AP-50)	R68W, T4S, SEC: 15, NW1/4 (684-15.2)		
JOB NO.	PROJECT NO.	HW FILE NO.	SHEET
82-068-00	SP-02-93	0122.01C-SE	6 of 13

**WEST DAKOTA AVENUE (VACATED)**



NOTE:  
Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51\"W.

PARCEL NO. 4 CONTAINS 5759 SQ. FT.±

*Richard A. Gobett*  
CERTIFICATION: REGISTERED LAND SURVEYOR

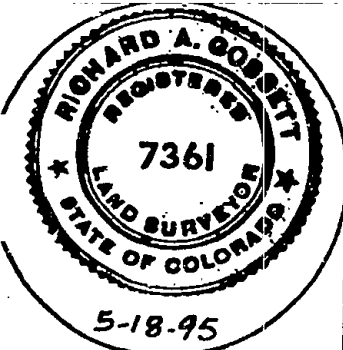
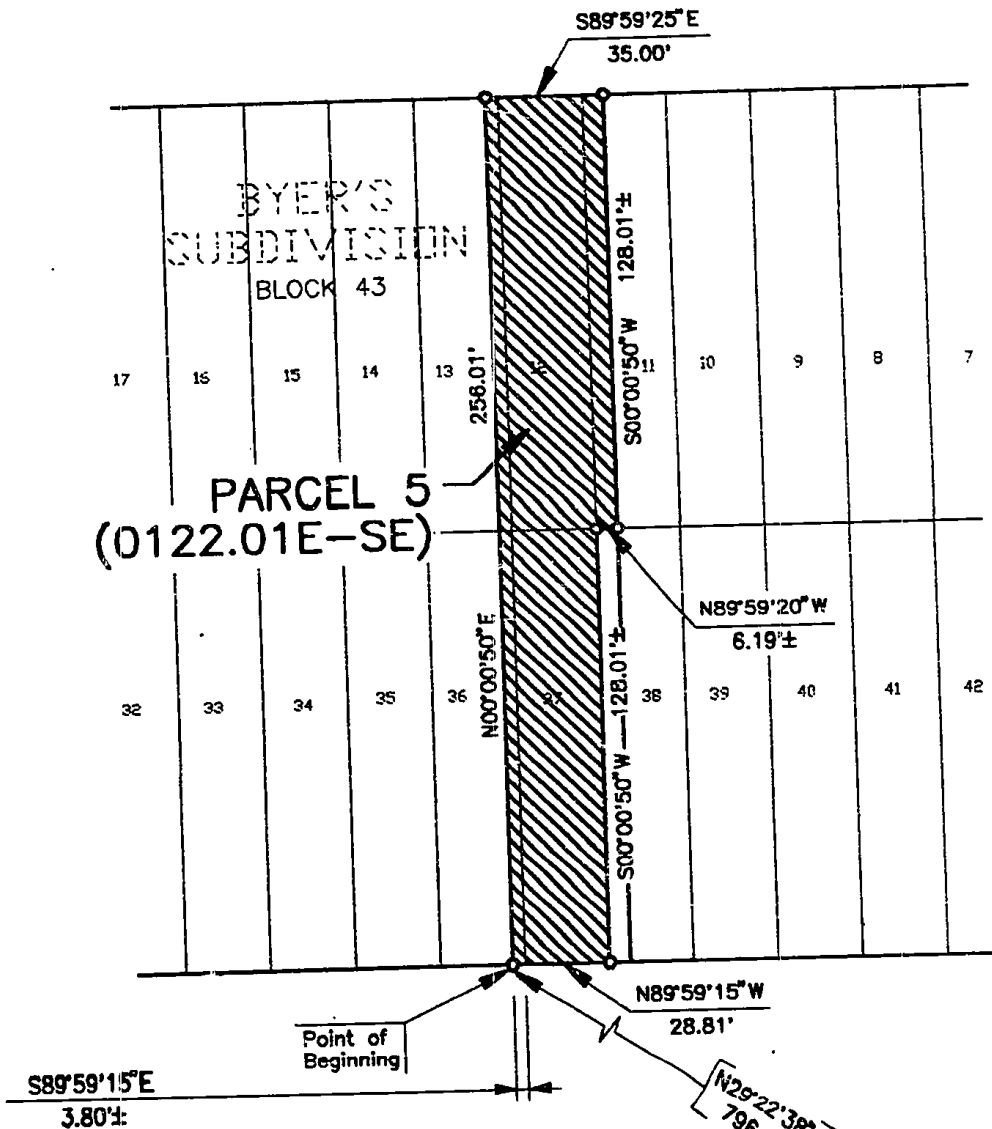


			EXHIBIT "A"			
REVISED	WEM	5-95	PREPARED BY	S.A. MIRC, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737		
REVISED	WEM	7-94				
APPROVED			PROJECT	BROADWAY MARKETPLACE SANITARY SEWER		
CHECKED	WEM	7-94	LOCATION (BY-25)	R68W, T4S, SEC. 15, NW1/4 (684-15.2)		
DRAWN	JGN	5-93				
SURVEYED						
ACTION	BY	DATE	JOB NO.	PROJECT NO.	FILE NO.	SHEET
			92-068-00	SP-C2-93	0122.01D-SE	7 of 13



**WEST NEVADA PLACE (VACATED)**



**WEST DAKOTA AVENUE (VACATED)**

East line of the NW1/4 SE1/4 NW1/4 of Sect. 15, T4S, R68W of the 6th P.M., being N00°50'51"W

Point of Commencement NE Corner NW1/4 SE1/4 NW1/4, Sec. 15, T4S, R68W of the 6th P.M.

SW Corner NE1/4 SE1/4 NW1/4, Sec. 15, T4S, R68W of the 6th P.M.

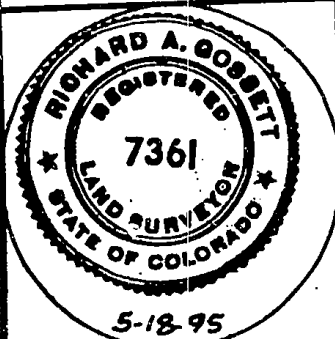


NOTE:  
Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51"W.

N29°22'38"W  
796.77'±

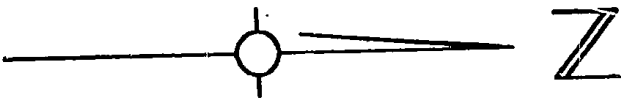
*Richard A. Gobett*  
CERTIFICATION: REGISTERED LAND SURVEYOR

PARCEL NO. 5 CONTAINS 8168 SQ. FT.±



REVISED	WEM	8-95
REVISED	WEM	5-95
REVISED	WEM	7-94
APPROVED		
CHECKED	WEM	7-94
DRAWN	JGN	5-93
SURVEYED		
ACTION	BY	DATE

EXHIBIT "A"			
PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737		
PROJECT	BROADWAY MARKETPLACE SANITARY SEWER		
LOCATION (RT-55)	R68W, T4S, SEC. 15, NW1/4 (684-15.2)		
FILE NO.	PROJECT NO.	RW FILE NO.	SHEET
92-068-00	SP-02-93	0122.01E-SE	8 of 13

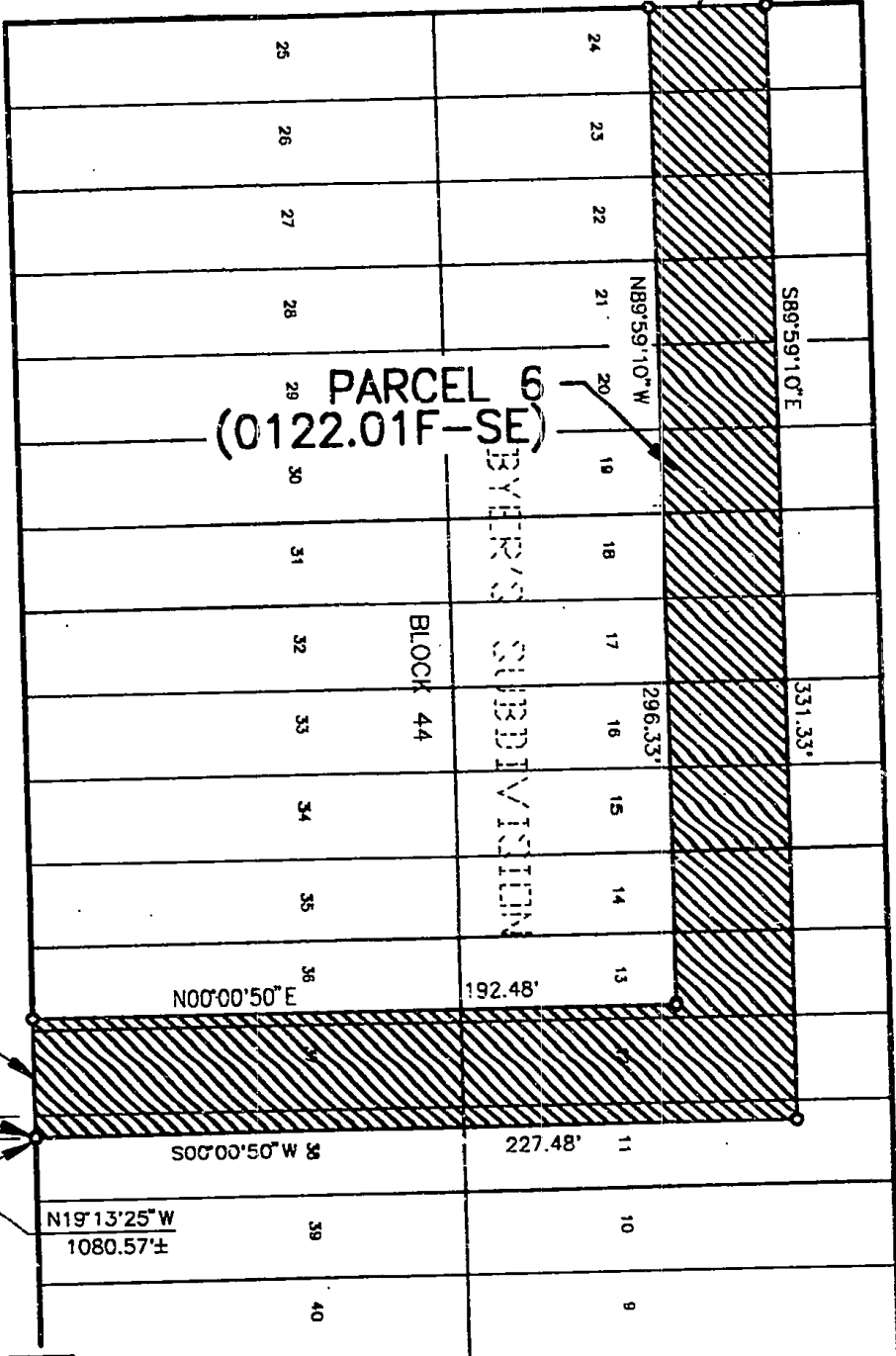


**SOUTH CHEROKEE STREET**

N00°00'50"E  
35.00'

**WEST NEVADA PLACE (VACATED)**

**WEST ALAMEDA AVENUE**



**PARCEL 6  
(0122.01F-SE)**

**BYER'S  
SUBDIVISION**

**BLOCK 44**

East line of the NW1/4 SE1/4  
NW1/4 of Sect. 15, T4S, R68W  
of the 6th P.M., being  
N00°50'51"W  
6.19±

N89°59'25"W  
35.00'  
Point of Beginning

Point of Commencement  
NE Corner NW1/4  
SE1/4 NW1/4,  
Sec. 15, T4S, R68W  
of the 6th P.M.

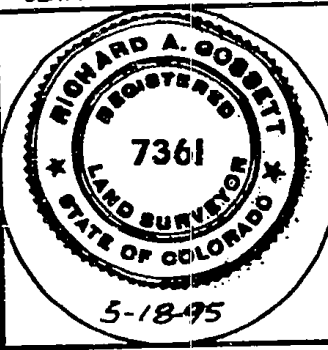
SW Corner NE1/4  
SE1/4 NW1/4,  
Sec. 15, T4S, R68W  
of the 6th P.M.



NOTE:  
Bearings are based on the East line of the  
NW1/4 SE1/4 NW1/4 of Section 15 being  
N00°50'51"W.

PARCEL NO. 6 CONTAINS 18,333 SQ. FT.±

*Richard A. Gossett*  
CERTIFICATION: REGISTERED LAND SURVEYOR

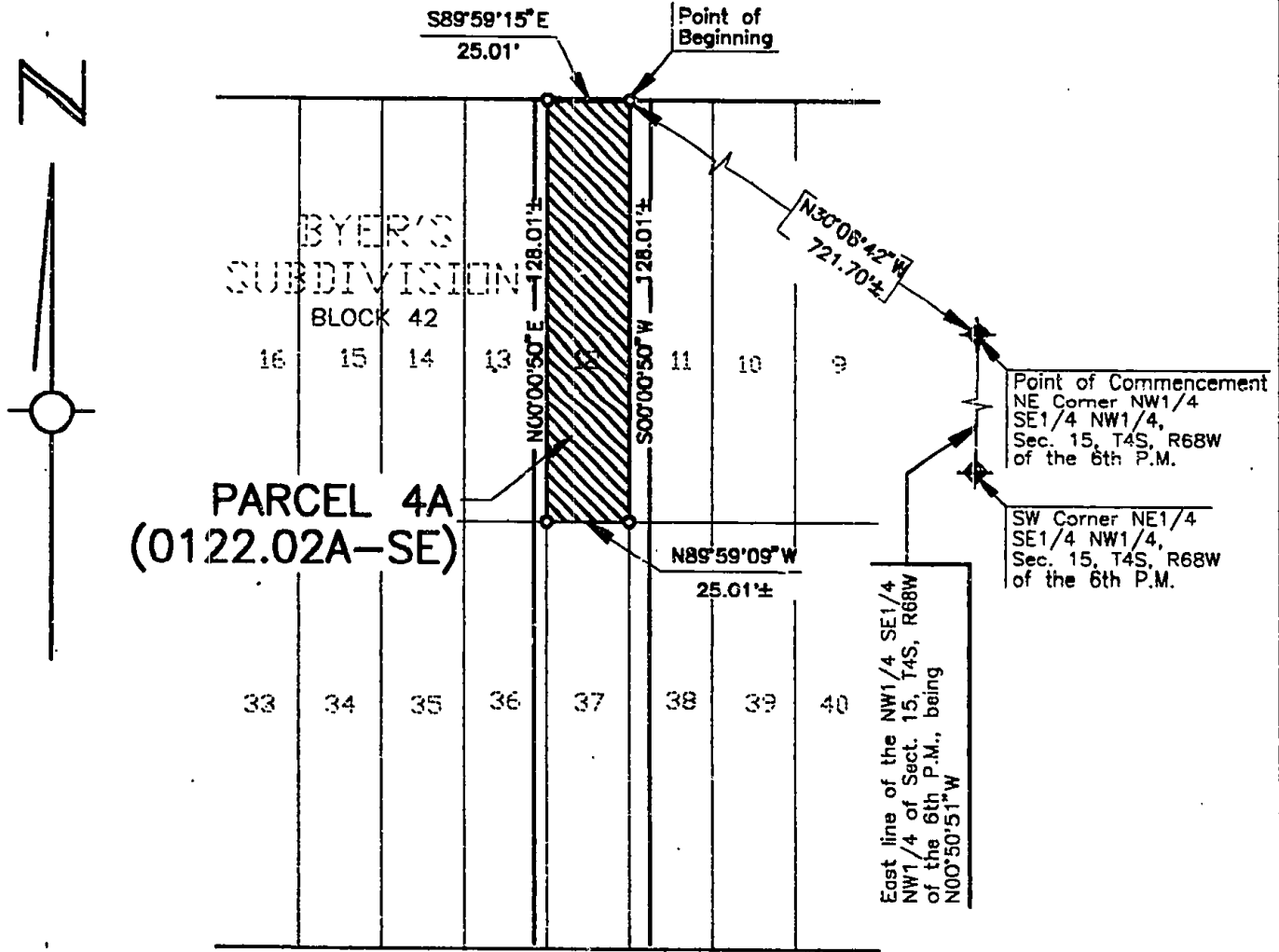


REVISED	WEM	8-95
REVISED	WEM	5-95
REVISED	WEM	7-94
APPROVED		
CHECKED	WEM	7-94
DRAWN	JGN	5-93
SURVEYED		
ACTION	BY	DATE

EXHIBIT "A"			
PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737		
PROJECT	BROADWAY MARKETPLACE SANITARY SEWER		
LOCATION (PT-82)	R68W, T4S, SEC. 15, NW1/4 (884-15.2)		
JOB NO.	PROJECT NO.	NO. FILE NO.	SHEET
92-088-00	SP-02-93	0122.01F-SE	9 of 13

CITY AND COUNTY OF DENVER, DEPARTMENT OF PUBLIC WORKS, WASTEWATER MANAGEMENT DIVISION

**WEST DAKOTA AVENUE (VACATED)**



**WEST ALASKA PLACE (VACATED)**



NOTE:  
Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51"W.

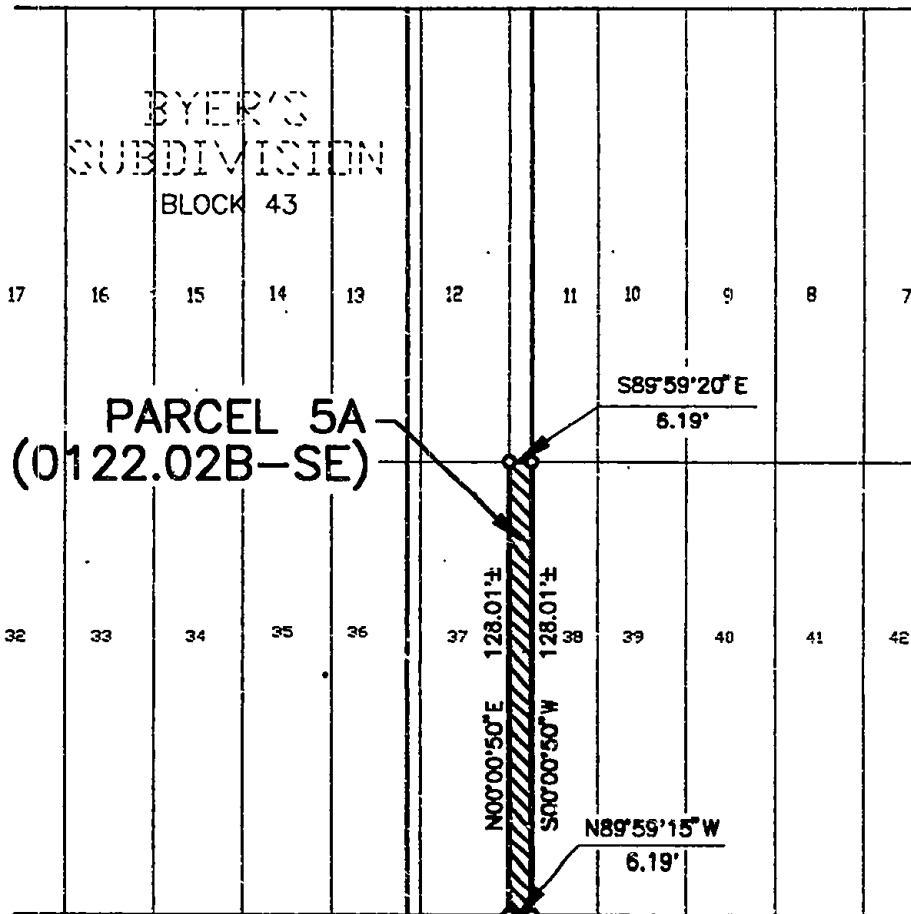
*Richard A. Gobett*  
CERTIFICATION: REGISTERED LAND SURVEYOR

PARCEL NO. 4A CONTAINS 3202 SQ. FT±



REVISED	WEM	8-95	EXHIBIT "A"			
REVISED	WEM	5-95	PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWAY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737		
REVISED	WEM	7-94	PROJECT	BROADWAY MARKETPLACE SANITARY SEWER		
APPROVED			LOCATION (NY-52)	R68W, T4S, SEC. 15, NW1/4 (684-15.2)		
CHECKED	WEM	7-94	JOB NO.	PROJECT NO.	NW FILE NO.	SHEET
DRAWN	JGN	5-93	82-088-00	SP-02-93	0122.02A-SE	10 of 13
SURVEYED						
ACTION	BY	DATE				

WEST NEVADA PLACE (VACATED)



WEST DAKOTA AVENUE (VACATED)

Point of Beginning

N27°32'25\"/>

East line of the NW1/4 SE1/4 NW1/4 of Sect. 15, T4S, R68W of the 6th P.M., being N00°50'51\"/>

Point of Commencement NE Corner NW1/4 SE1/4 NW1/4, Sec. 15, T4S, R68W of the 6th P.M.

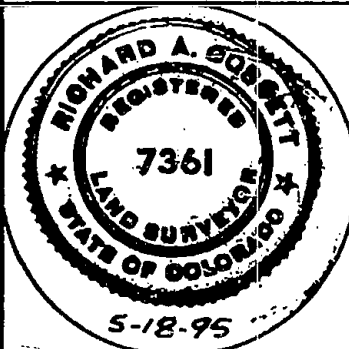
SW Corner NE1/4 SE1/4 NW1/4, Sec. 15, T4S, R68W of the 6th P.M.



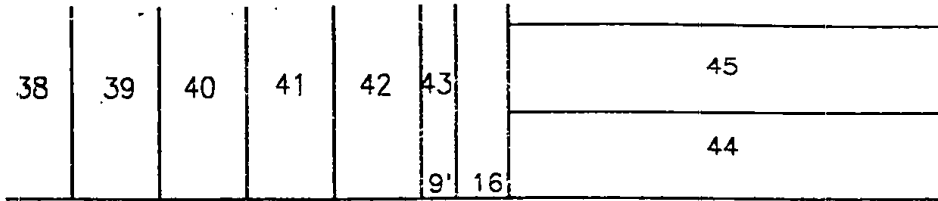
NOTE: Bearings are based on the East line of the NW1/4 SE1/4 NW1/4 of Section 15 being N00°50'51\"/>

PARCEL NO. 5A CONTAINS 792 SQ. FT.±

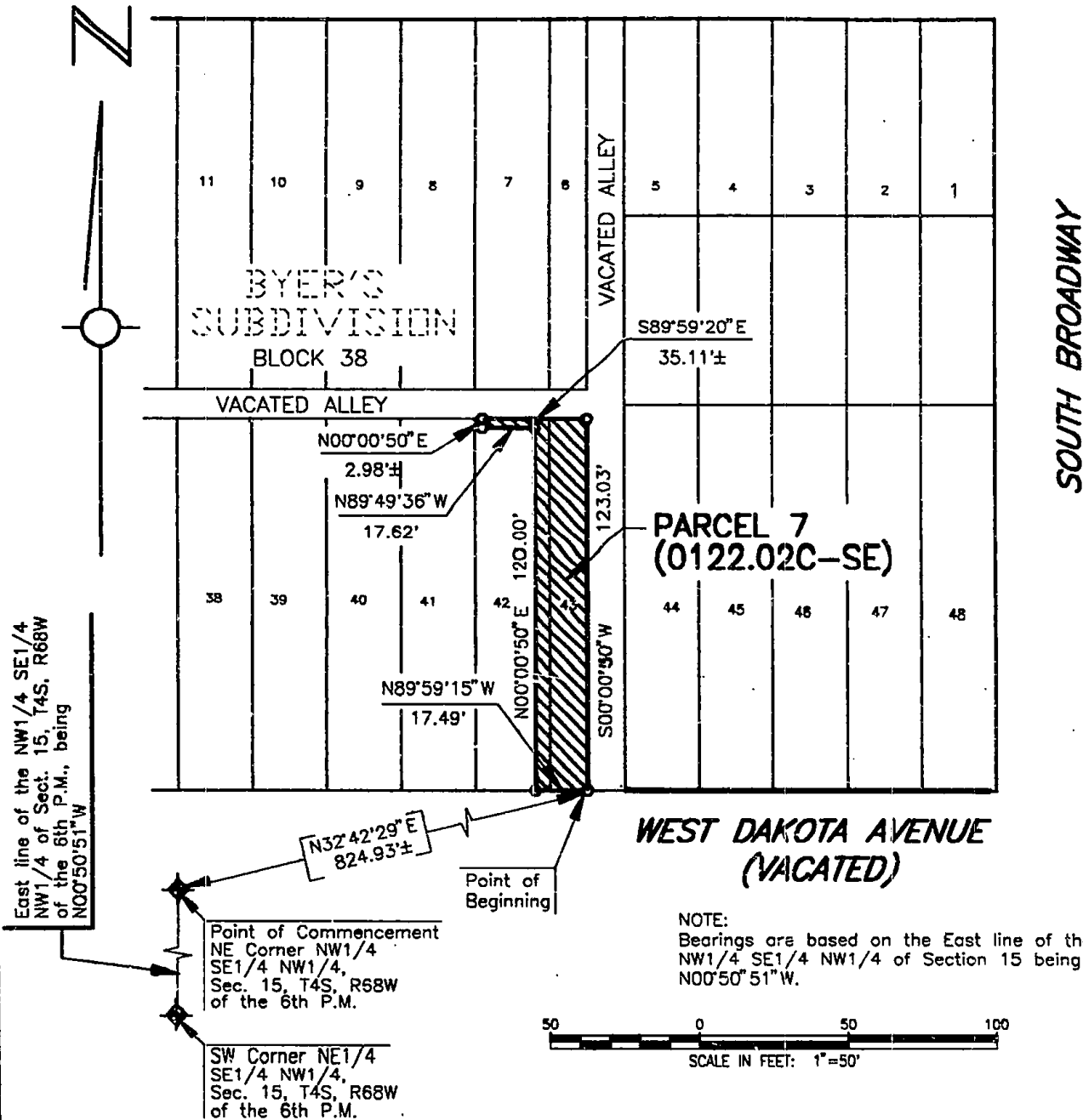
*Richard A. Bobett*  
 CERTIFICATION: REGISTERED LAND SURVEYOR



REVISED	WEM	8-95	EXHIBIT "A"			
REVISED	WEM	5-95	DRAWN BY	S.A. MIRO, INC., CONSULTING ENGINEERS		
REVISED	WEM	7-94		4582 S. ULSTER ST. PRKWY, SUITE 1501		
APPROVED				DENVER, COLORADO 80237		
CHECKED	WEM	7-94	PROJECT	BROADWAY MARKETPLACE		
DRAWN	JGN	5-93		SANITARY SEWER		
SURVEYED			LOCATION (PT-30)	R68W, T4S, SEC. 15, NW1/4 (884-15.2)		
ACTION	BY	DATE	JOB. NO.	PROJECT NO.	HW FILE NO.	SHEET
			92-088-00	SP-02-83	0122.02B-SE	11 of 13

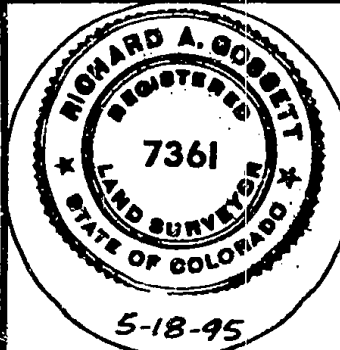


**WEST NEVADA PLACE (VACATED)**

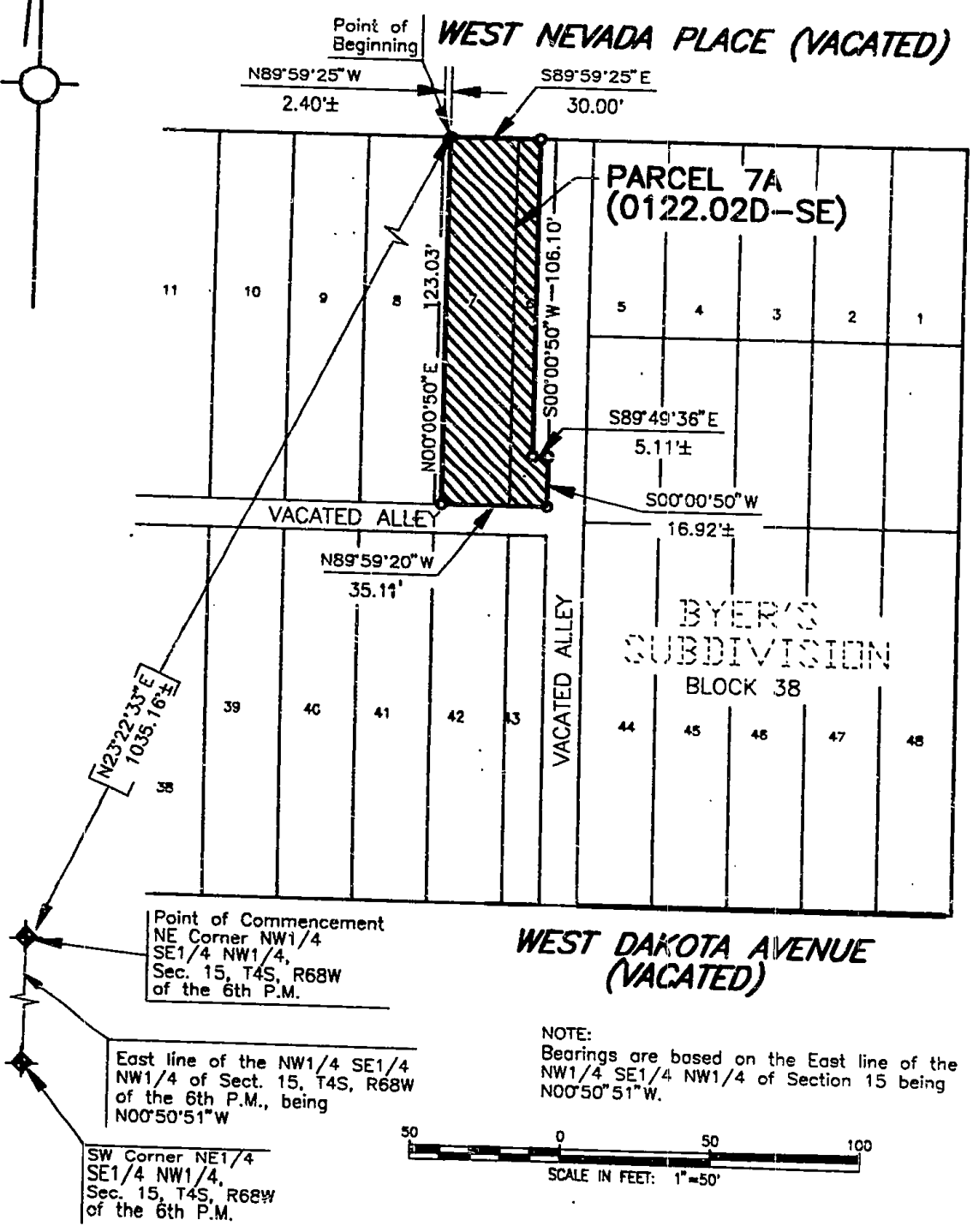
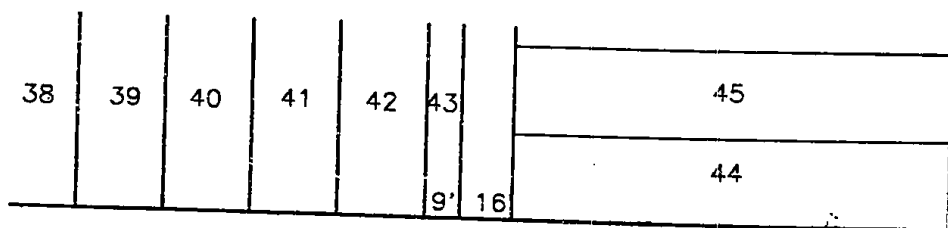


*Richard A. Gobett*  
 CERTIFICATION: REGISTERED LAND SURVEYOR

PARCEL NO. 7 CONTAINS 2205 SQ. FT.±



REVISED	WEM	8-95	EXHIBIT "A"	
REVISED	WEM	5-95	PREPARED BY S.A. MIRC, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWAY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737	
REVISED	WEM	9-94	PROJECT BROADWAY MARKETPLACE SANITARY SEWER	
APPROVED			LOCATION (M-30) R68W, T4S, SEC. 15, NW1/4 (684-15.2)	
CHECKED	WEM	9-94	JOB NO.	PROJECT NO.
DRAWN	JGN	5-93	92-088-00	SP-02-93
SURVEYED			IN FILE NO.	SHEET
ACTION	BY	DATE	0122.02C-SE	12 of 13



N23°22'33"E  
1035.16'

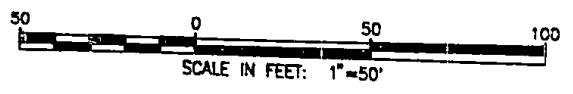
Point of Commencement  
NE Corner NW1/4  
SE1/4 NW1/4,  
Sec. 15, T4S, R68W  
of the 6th P.M.

East line of the NW1/4 SE1/4  
NW1/4 of Sect. 15, T4S, R68W  
of the 6th P.M., being  
N00°50'51"W

SW Corner NE1/4  
SE1/4 NW1/4,  
Sec. 15, T4S, R68W  
of the 6th P.M.

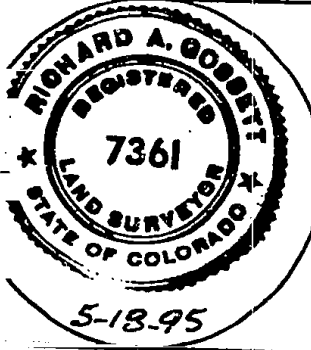
**WEST DAKOTA AVENUE  
(VACATED)**

NOTE:  
Bearings are based on the East line of the  
NW1/4 SE1/4 NW1/4 of Section 15 being  
N00°50'51"W.



*Richard A. Gossett*  
CERTIFICATION: REGISTERED LAND SURVEYOR

PARCEL NO. 7A CONTAINS 3777 SQ. FT.±



REVISED	WEM	8-95	EXHIBIT "A"			
REVISED	WEM	5-95	PREPARED BY	S.A. MIRO, INC., CONSULTING ENGINEERS 4582 S. ULSTER ST. PRKWAY, SUITE 1501 DENVER, COLORADO 80237 (303)741-3737		
REVISED	WEM	9-94				
APPROVED						
CHECKED	WEM	3-94	PROJECT	<b>BROADWAY MARKETPLACE SANITARY SEWER</b>		
DRAWN	JGN	5-93				
SURVEYED			LOCATION (M-38)	R68W, T4S, SEC. 15, NW1/4 (884-15.2)		
ACTION	BY	DATE	JOB NO.	PROJECT NO.	FILE NO.	SHEET
			92-088-00	SP-02-93	0122.02D-SE	13 of 13

CITY AND COUNTY OF DENVER, DEPARTMENT OF PUBLIC WORKS, WASTEWATER MANAGEMENT DIVISION