


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

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

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services 

DATE: September 29, 2023

ROW #: 2023-DEDICATION-0000062 **SCHEDULE #:** Adjacent to 1) 0506416028000 and 2) 0506416030000 and 3) 0506415031000 and 4) 0506415031000 and 5) 0506415030000

TITLE: This request is to dedicate five City-owned parcels of land as Public Right-of-Way as 1) West 12th Avenue located near the intersection of West 12th Avenue and North Meade Street, 2) North Meade Street located at the intersection of North Meade Street and West 12th Avenue, 3) West 12th Avenue located at the intersection of West 12th Avenue and North Meade Street, 4) West 12th Avenue located near the intersection of West 12th Avenue and North Meade Street and 5) West 12th Avenue located at the intersection of West 12th Avenue and North Newton Street.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) West 12th Avenue, 2) North Meade Street, 3) West 12th Avenue, 4) West 12th Avenue, and 5) West 12th Avenue. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "1077 N Meade St."

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

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) West 12th Avenue, 2) North Meade Street, 3) West 12th Avenue, 4) West 12th Avenue, and 5) West 12th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000062-001, 002, 003, 004, 005) HERE.

A map of the area to be dedicated is attached.



MB/DS /DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Joann Tristani
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000062

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@DenverGov.org by **12:00 pm 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: September 29, 2023

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:** This request is to dedicate five City-owned parcels of land as Public Right-of-Way as 1) West 12th Avenue located near the intersection of West 12th Avenue and North Meade Street, 2) North Meade Street located at the intersection of North Meade Street and West 12th Avenue, 3) West 12th Avenue located at the intersection of West 12th Avenue and North Meade Street, 4) West 12th Avenue located near the intersection of West 12th Avenue and North Meade Street and 5) West 12th Avenue located at the intersection of West 12th Avenue and North Newton Street.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

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

- **Name:** Dalila Gutierrez
- **Phone:** 720-865-3207
- **Email:** Dalila.Gutierrez@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:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** Jason.Gallardo@denvergov.org

6. **General description/background of proposed resolution including contract scope of work if applicable:** This project proposes to build multiple single-family residences with accessory dwelling units in the rear. The developer was asked to dedicate five parcels as 1) West 12th Avenue, 2) North Meade Street, 3) West 12th Avenue, 4) West 12th Avenue and 5) West 12th Avenue.

****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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** Near the intersections of W. 12th Ave. between N. Newton St. and N. Lowell St.
- d. **Affected Council District:** Jamie Torres District # 3
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this resolution?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000062

Description of Proposed Project: This project proposes to build multiple single-family residences with accessory dwelling units in the rear. The developer was asked to dedicate five parcels as 1) West 12th Avenue, 2) North Meade Street, 3) West 12th Avenue, 4) West 12th Avenue and 5) West 12th Avenue.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) West 12th Avenue, 2) North Meade Street, 3) West 12th Avenue, 4) West 12th Avenue and 5) West 12th Avenue.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

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

Will an easement be placed over a vacated area, and if so explain: N/A

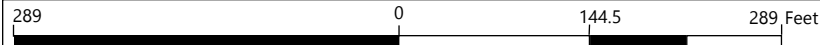
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) West 12th Avenue, 2) North Meade Street, 3) West 12th Avenue, 4) West 12th Avenue and 5) West 12th Avenue, as part of a development project called, "1077 N Meade St."



Legend

-  Streets
-  Alleys
-  Parcels
-  Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-001:

LAND DESCRIPTION - STREET PARCEL #1:

PARCEL 1 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 1 THROUGH 7, BLOCK 16, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 16°29'20" WEST A DISTANCE OF 629.63 FEET TO A POINT ON THE EAST LINE OF LOT 2 AND THE POINT OF BEGINNING;
THENCE SOUTH 38°24'14" WEST A DISTANCE OF 167.46 FEET;
THENCE NORTH 31°33'32" EAST A DISTANCE OF 8.15 FEET;
THENCE NORTH 34°51'10" EAST A DISTANCE OF 31.80 FEET;
THENCE NORTH 37°09'34" EAST A DISTANCE OF 25.75 FEET;
THENCE NORTH 38°49'03" EAST A DISTANCE OF 47.71 FEET;
THENCE NORTH 37°54'41" EAST A DISTANCE OF 40.09 FEET;
THENCE NORTH 43°16'29" EAST A DISTANCE OF 16.80 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 00°19'54" WEST ALONG THE EAST LINES OF SAID LOTS 1 AND 2 A DISTANCE OF 3.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 485 SQUARE FEET, 0.011 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-002:

LAND DESCRIPTION - STREET PARCEL #2:

PARCEL 2 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 8 AND 9, BLOCK 16, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 35°16'34" WEST A DISTANCE OF 527.62 FEET TO A POINT ON THE WEST LINE OF LOT 9 AND THE POINT OF BEGINNING;
THENCE NORTH 00°19'54" EAST ALONG THE WEST LINES OF SAID LOTS 8 AND 9 A DISTANCE OF 1.72 FEET;
THENCE NORTH 24°06'43" EAST A DISTANCE OF 5.90 FEET;
THENCE 7.50 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 128.00 FEET, A DELTA OF 03°21'29", AND A CHORD WHICH BEARS SOUTH 18°48'29" WEST A DISTANCE OF 7.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1.77 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000065-003:

LAND DESCRIPTION - STREET PARCEL #3:

PARCEL 3 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOT 42, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 38°43'48" WEST A DISTANCE OF 609.30 FEET TO THE POINT OF BEGINNING;
THENCE 32.90 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 05°00'22", AND A CHORD WHICH BEARS SOUTH 80°45'23" WEST A DISTANCE OF 32.88 FEET;
THENCE NORTH 75°04'20" EAST A DISTANCE OF 32.73 FEET;
THENCE SOUTH 14°50'01" EAST A DISTANCE OF 3.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 45.4 SQUARE FEET, 0.001 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-004:

LAND DESCRIPTION - STREET PARCEL #4:

PARCEL 4 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 IN THE CITY AND

COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 41 AND 42, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 48°07'50" WEST A DISTANCE OF 664.24 FEET TO A POINT ON THE WEST LINE OF LOT 41 AND THE POINT OF BEGINNING;
THENCE NORTH 00°19'54" EAST ALONG THE WEST LINE OF SAID LOT 41 A DISTANCE OF 3.43 FEET;
THENCE 29.97 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DELTA OF 06°14'41", AND A CHORD WHICH BEARS NORTH 71°57'00" EAST A DISTANCE OF 29.96 FEET;
THENCE NORTH 75°04'20" EAST A DISTANCE OF 12.52 FEET;
THENCE 43.63 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 06°38'25" AND A CHORD WHICH BEARS SOUTH 68°34'15" WEST A DISTANCE OF 43.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 69 SQUARE FEET, 0.002 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-005:

LAND DESCRIPTION - STREET PARCEL #5:

PARCEL 5 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 8 THROUGH 11, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE NORTH 49°27'20" WEST A DISTANCE OF 670.72 FEET TO A POINT ON THE EAST LINE OF LOT 8 AND THE POINT OF BEGINNING;
THENCE 86.02 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 13°05'27", AND A CHORD WHICH BEARS SOUTH 56°09'27" WEST A DISTANCE OF 85.83 FEET;

THENCE SOUTH 49°36'44" WEST A DISTANCE OF 46.05 FEET TO THE SOUTH LINE OF SAID LOT 11;
THENCE NORTH 89°39'59" WEST ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 5.33 FEET;
THENCE 8.84 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A
DELTA OF 06°45'05", AND A CHORD WHICH BEARS NORTH 46°14'11" EAST A DISTANCE OF 8.83 FEET;
THENCE NORTH 49°36'44" EAST A DISTANCE OF 54.56 FEET;
THENCE 75.87 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DELTA
OF 15°48'25", AND A CHORD WHICH BEARS NORTH 57°30'56" EAST A DISTANCE OF 75.63 FEET TO A
POINT ON THE EAST LINE OF LOT 8;
THENCE SOUTH 00°19'54" WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 4.47 FEET TO THE
TRUE POINT OF BEGINNING.

CONTAINING: 587 SQUARE FEET, 0.013 ACRES OF LAND, MORE OR LESS.



08/01/2023 12:44 PM
City & County of Denver

R \$0.00

WD

2023071525

Page: 1 of 12

D \$0.00

After signing, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000062
Asset Mgmt No.: 23-176

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 1st day of August, 2023, by **HABITAT FOR HUMANITY OF METRO DENVER, INC.**, a Colorado Nonprofit Corporation, whose address is 7535 E Hampden Ave, STE 600, Denver, CO 80231, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein (“Property”);

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

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

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

ATTEST:

HABITAT FOR HUMANITY OF METRO DENVER, INC., a Colorado Nonprofit Corporation

By: Jaime G. Gomez

Name: Jaime G. Gomez

Its: CEO

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 1st day of August, 2023 by Jaime G Gomez, as CEO of **HABITAT FOR HUMANITY OF METRO DENVER, INC.**, a Colorado Nonprofit Corporation

Witness my hand and official seal.

My commission expires: August 13, 2024

Sarah Reiter
Notary Public



EXHIBIT "A" LAND DESCRIPTION

PARCEL 1


A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 1 THROUGH 7, BLOCK 16, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 16°29'20" WEST A DISTANCE OF 629.63 FEET TO A POINT ON THE EAST LINE OF LOT 2 AND THE POINT OF BEGINNING;

THENCE SOUTH 38°24'14" WEST A DISTANCE OF 167.46 FEET;
 THENCE NORTH 31°33'32" EAST A DISTANCE OF 8.15 FEET;
 THENCE NORTH 34°51'10" EAST A DISTANCE OF 31.80 FEET;
 THENCE NORTH 37°09'34" EAST A DISTANCE OF 25.75 FEET;
 THENCE NORTH 38°49'03" EAST A DISTANCE OF 47.71 FEET;
 THENCE NORTH 37°54'41" EAST A DISTANCE OF 40.09 FEET;
 THENCE NORTH 43°16'29" EAST A DISTANCE OF 16.80 FEET TO THE EAST LINE OF SAID LOT 1;
 THENCE SOUTH 00°19'54" WEST ALONG THE EAST LINES OF SAID LOTS 1 AND 2 A DISTANCE OF 3.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 485 SQUARE FEET, 0.011 ACRES OF LAND, MORE OR LESS.


 PREPARED BY: JEFFEREY J. MACKENNA P. 2783 34183 DATE: 06/06/2023
 FOR FALCON SURVEYING, INC. 9940 WEST 25TH AVENUE
 LAKEWOOD COLORADO, 80215
 (303)202-1560

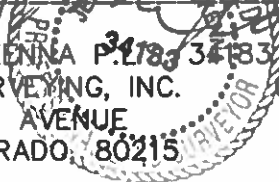
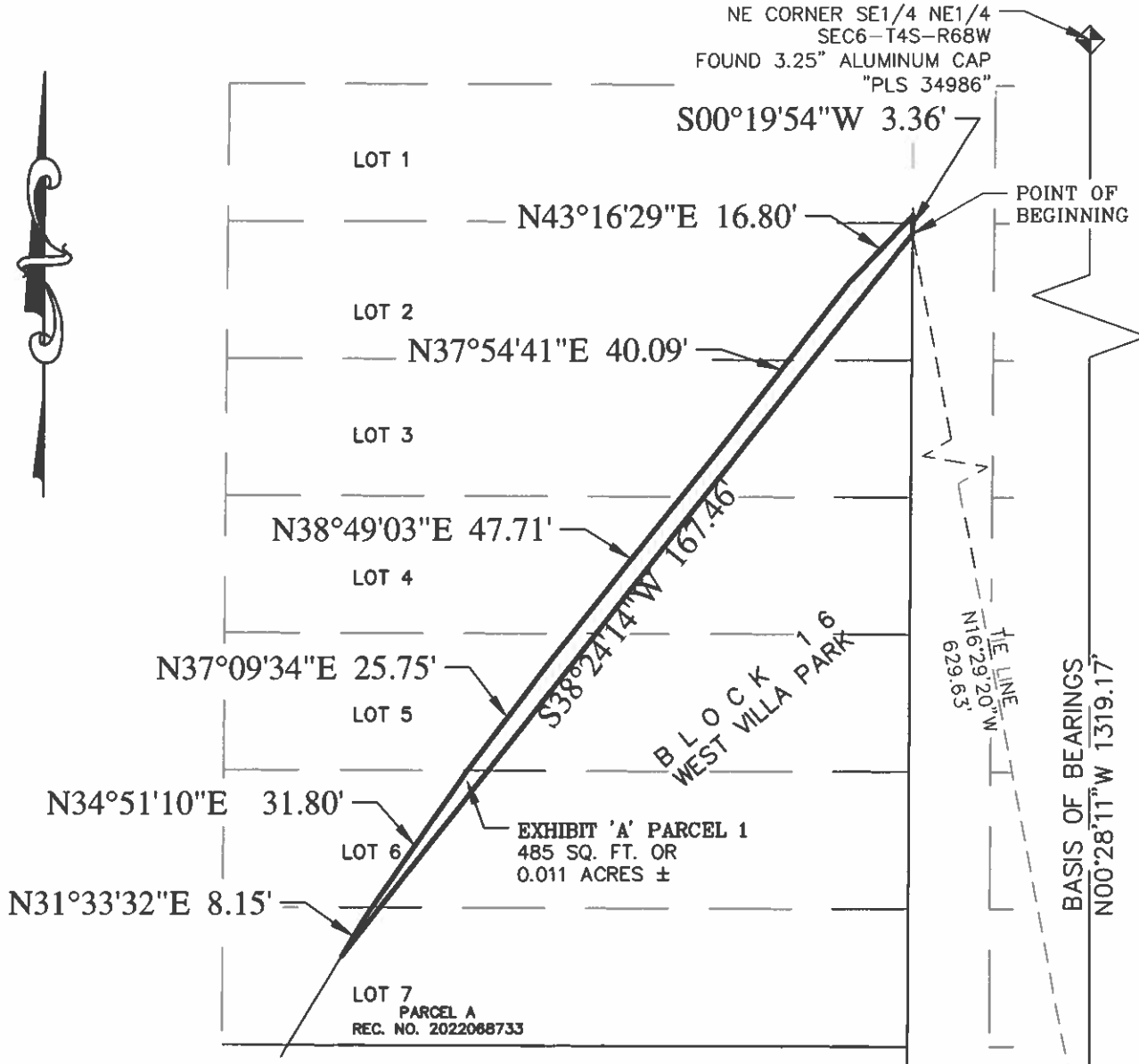


EXHIBIT "A"

NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



PREPARED BY:
JEFFREY J. MACKENNA P. 1783 34183 DATE: 06/06/2023
FOR FALCON SURVEYING, INC.
9940 WEST 25TH AVENUE
LAKEWOOD COLORADO, 80215
(303)202-1560

POINT OF COMMENCEMENT
EAST 1/4 SEC6-T4S-68W
FOUND 3.25" ALUMINUM CAP
"PLS 20699"

SCALE: 1" = 30'

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

EXHIBIT "A" LAND DESCRIPTION

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 8 AND 9, BLOCK 16, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 35°16'34" WEST A DISTANCE OF 527.62 FEET TO A POINT ON THE WEST LINE OF LOT 9 AND THE POINT OF BEGINNING;

THENCE NORTH 00°19'54" EAST ALONG THE WEST LINES OF SAID LOTS 8 AND 9 A DISTANCE OF 1.72 FEET;

THENCE NORTH 24°06'43" EAST A DISTANCE OF 5.90 FEET;

THENCE 7.50 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 128.00 FEET, A DELTA OF 03°21'29", AND A CHORD WHICH BEARS SOUTH 18°48'29" WEST A DISTANCE OF 7.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1.77 SQUARE FEET, MORE OR LESS.



 PREPARED BY: JEFFREY J. MACKENNA P. 2183 34183 DATE: 06/06/2023
 FOR FALCON SURVEYING, INC. 9940 WEST 25TH AVENUE
 LAKEWOOD COLORADO, 80215
 (303)202-1560

EXHIBIT "A"

NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



NE CORNER SE1/4 NE1/4
SEC6-T4S-R68W
FOUND 3.25" ALUMINUM CAP
"PLS 34986"

LOT 7

PARCEL B
RECEPTION NO. 2022068733

LOT 8

EXHIBIT 'A' PARCEL 2
2 SQ. FT. ±

N24°06'43"E 5.90'
N00°19'54"E 1.72'

$\Delta=3^{\circ}21'29''$
R=128.00'
L=7.50'
CHB=S18°48'29"W
CHL=7.50'

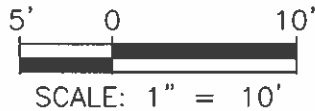
POINT OF BEGINNING

BLOCK 16
WEST VILLA PARK

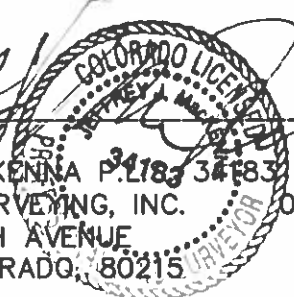
LOT 9

TIE LINE
N35°16'34"W
527.82'

BASIS OF BEARINGS
N00°28'11"W 1319.17'



PREPARED BY:
JEFFREY J. MACKENNA P.1783 34183 DATE: 06/06/2023
FOR FALCON SURVEYING, INC.
9940 WEST 25TH AVENUE
LAKEWOOD COLORADO, 80215
(303)202-1560



POINT OF COMMENCEMENT

EAST 1/4 SEC6-T4S-68W
FOUND 3.25" ALUMINUM CAP
"PLS 20699"

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

EXHIBIT "A" LAND DESCRIPTION

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOT 42, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 38°43'48" WEST A DISTANCE OF 609.30 FEET TO THE POINT OF BEGINNING;

THENCE 32.90 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 05°00'22", AND A CHORD WHICH BEARS SOUTH 80°45'23" WEST A DISTANCE OF 32.88 FEET;

THENCE NORTH 75°04'20" EAST A DISTANCE OF 32.73 FEET;

THENCE SOUTH 14°50'01" EAST A DISTANCE OF 3.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 45.4 SQUARE FEET, 0.001 ACRES OF LAND, MORE OR LESS.


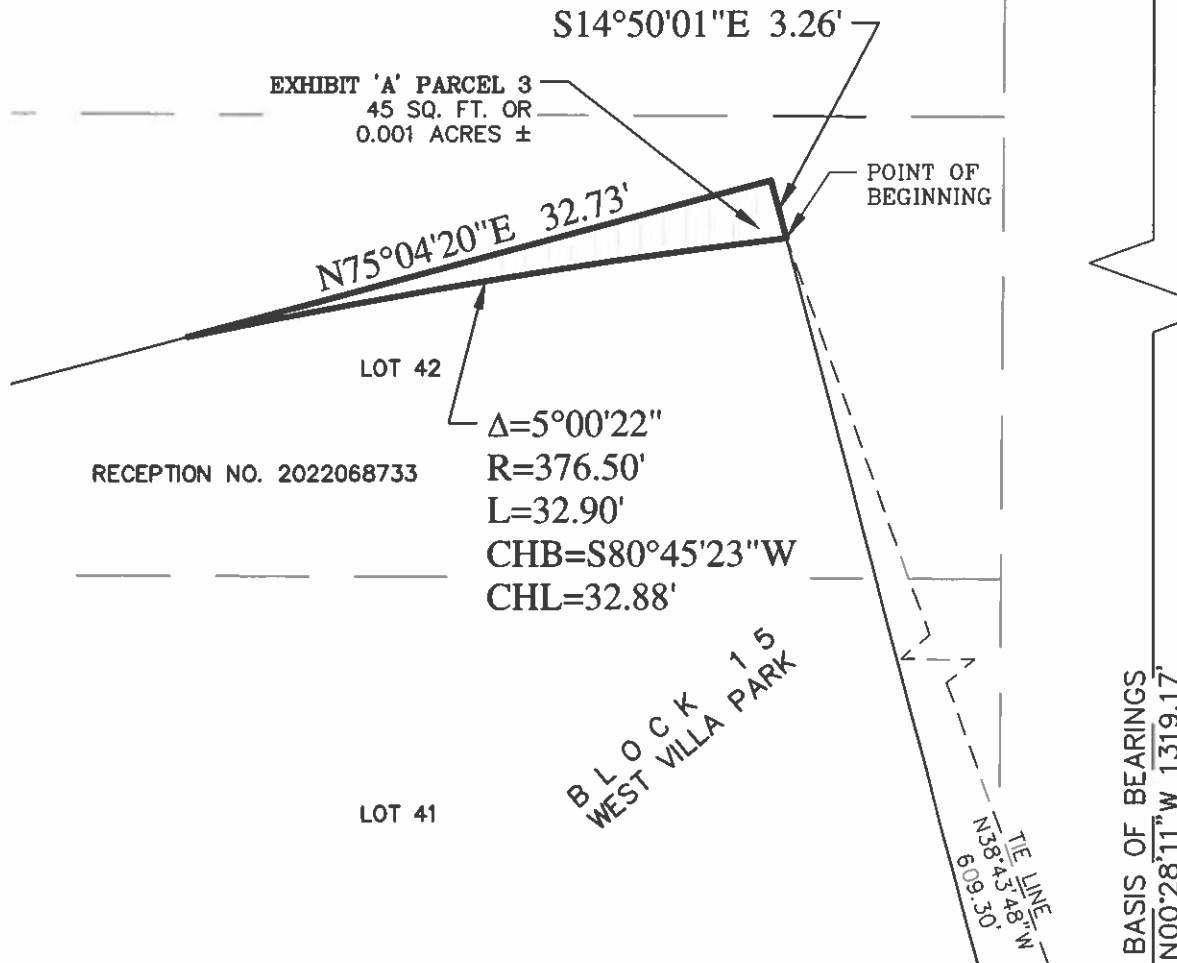

 PREPARED BY: JEFFREY J. MACKENNA P.L.S. 34183 34183 DATE: 06/06/2023
 FOR FALCON SURVEYING, INC. 9940 WEST 25TH AVENUE
 LAKEWOOD COLORADO, 80215
 (303)202-1560

EXHIBIT "A"

NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

NE CORNER SE1/4 NE1/4
SEC6-T4S-R68W
FOUND 3.25" ALUMINUM CAP
"PLS 34986"

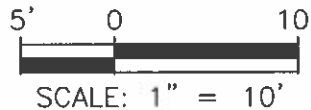



RECEPTION NO. 2022068733

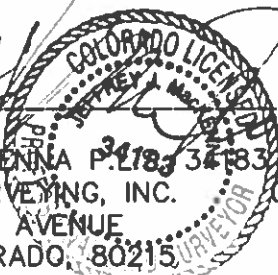
$\Delta=5^{\circ}00'22''$
R=376.50'
L=32.90'
CHB=S80°45'23"W
CHL=32.88'

BLOCK 15
WEST VILLA PARK

BASIS OF BEARINGS
N00°28'11"W 1319.17'




 PREPARED BY: JEFFEREY J. MACKENNA P. 2783 34783 DATE: 06/06/2023
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 (303)202-1560



POINT OF COMMENCEMENT
 EAST 1/4 SEC6-T4S-68W
 FOUND 3.25" ALUMINUM CAP
 "PLS 20699"

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EXHIBIT "A" LAND DESCRIPTION

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 41 AND 42, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 48°07'50" WEST A DISTANCE OF 664.24 FEET TO A POINT ON THE WEST LINE OF LOT 41 AND THE POINT OF BEGINNING;

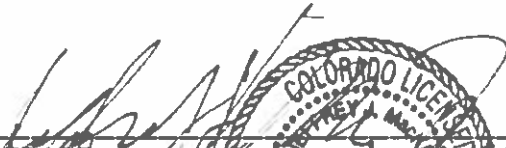
THENCE NORTH 00°19'54" EAST ALONG THE WEST LINE OF SAID LOT 41 A DISTANCE OF 3.43 FEET;

THENCE 29.97 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DELTA OF 06°14'41", AND A CHORD WHICH BEARS NORTH 71°57'00" EAST A DISTANCE OF 29.96 FEET;

THENCE NORTH 75°04'20" EAST A DISTANCE OF 12.52 FEET;

THENCE 43.63 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 06°38'25" AND A CHORD WHICH BEARS SOUTH 68°34'15" WEST A DISTANCE OF 43.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 69 SQUARE FEET, 0.002 ACRES OF LAND, MORE OR LESS.


 PREPARED BY: JEFFREY J. MACKENNA P. 2183 34183 DATE: 06/06/2023
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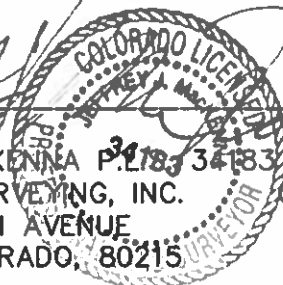


EXHIBIT "A"

NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

NE CORNER SE1/4 NE1/4
SEC6-T4S-R68W
FOUND 3.25" ALUMINUM CAP
"PLS 34986"

BLOCK 15
WEST VILLA PARK

LOT 42

$\Delta=6^{\circ}14'41''$
 $R=275.00'$
 $L=29.97'$
CHB= $N71^{\circ}57'00''E$
CHL= $29.96'$

$N75^{\circ}04'20''E$ 12.52'

$N00^{\circ}19'54''E$ 3.43'

EXHIBIT 'A' PARCEL 4
69 SQ. FT. OR
0.002 ACRES \pm

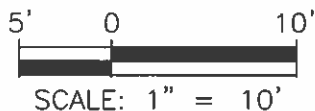
LOT 41

$\Delta=6^{\circ}38'25''$
 $R=376.50'$
 $L=43.63'$
CHB= $S68^{\circ}34'15''W$
CHL= $43.61'$

POINT OF BEGINNING

RECEPTION NO. 2022068733

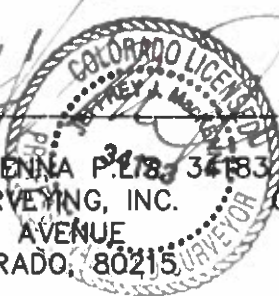
BASIS OF BEARINGS
 $N00^{\circ}28'11''W$ 1319.17'



TIE LINE
 $N48^{\circ}07'50''W$
664.24'

LOT 40

PREPARED BY:
JEFFREY J. MACKENNA P.L.S. 34183 DATE:
FOR FALCON SURVEYING, INC. 06/06/2023
9940 WEST 25TH AVENUE
LAKEWOOD COLORADO, 80215
(303)202-1560



POINT OF COMMENCEMENT
EAST 1/4 SEC6-T4S-68W
FOUND 3.25" ALUMINUM CAP
"PLS 20699"

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EXHIBIT "A" LAND DESCRIPTION

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A PORTION OF LOTS 8 THROUGH 11, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25" ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 49°27'20" WEST A DISTANCE OF 670.72 FEET TO A POINT ON THE EAST LINE OF LOT 8 AND THE POINT OF BEGINNING;

THENCE 86.02 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 376.50 FEET, A DELTA OF 13°05'27", AND A CHORD WHICH BEARS SOUTH 56°09'27" WEST A DISTANCE OF 85.83 FEET;

THENCE SOUTH 49°36'44" WEST A DISTANCE OF 46.05 FEET TO THE SOUTH LINE OF SAID LOT 11;

THENCE NORTH 89°39'59" WEST ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 5.33 FEET;

THENCE 8.84 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DELTA OF 06°45'05", AND A CHORD WHICH BEARS NORTH 46°14'11" EAST A DISTANCE OF 8.83 FEET;

THENCE NORTH 49°36'44" EAST A DISTANCE OF 54.56 FEET;

THENCE 75.87 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A DELTA OF 15°48'25", AND A CHORD WHICH BEARS NORTH 57°30'56" EAST A DISTANCE OF 75.63 FEET TO A POINT ON THE EAST LINE OF LOT 8;

THENCE SOUTH 00°19'54" WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 4.47 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 587 SQUARE FEET, 0.013 ACRES OF LAND, MORE OR LESS.

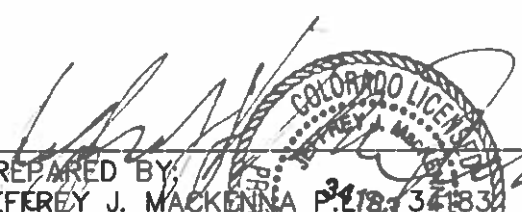
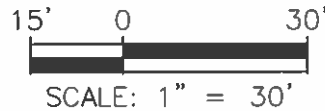
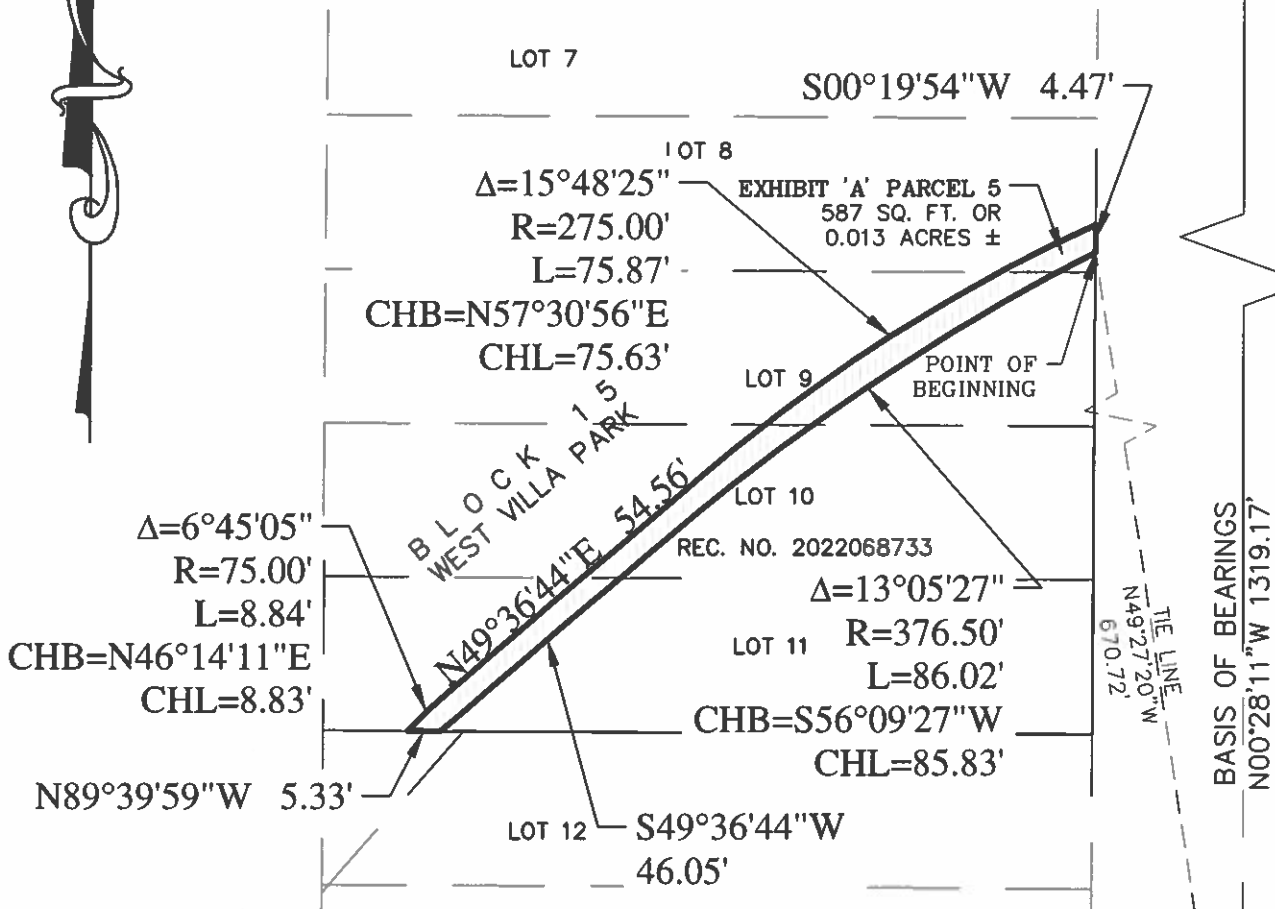

 PREPARED BY: JEFFREY J. MACKENNA P. 2183 34183 DATE: 06/06/2023
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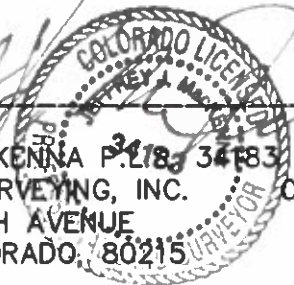
EXHIBIT "A"

NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

NE CORNER SE1/4 NE1/4
SEC6-T4S-R68W
FOUND 3.25" ALUMINUM CAP
"PLS 34986"



PREPARED BY:
JEFFREY J. MACKENNA P. 218, 34183 DATE:
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(303)202-1560



POINT OF COMMENCEMENT
EAST 1/4 SEC6-T4S-68W
FOUND 3.25" ALUMINUM CAP
"PLS 20699"

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