



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, P.E. Senior Engineering Manager
Right-of-Way Services

DATE: July 18, 2017

ROW #: 2017-Dedication-0000131 **SCHEDULE #:** Portion of 0508200047000 and a
Portion of 0505332016000

TITLE: This request is to dedicate a permanent easement as Public Right of Way as Federal Blvd.
Located at the intersection of Federal Blvd between W. Severn Pl. and W. Barberry Pl.

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 Federal Blvd. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**Expansion of Federal Blvd.**)

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 Federal Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2017-Dedication-0000131-001 and 2017-Dedication-0000131-002) HERE.

A map of the area to be dedicated is attached.

MB/JL/BV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Paul Lopez District # 3
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Angela Casias
Public Works, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Department of Law, Cynthia Devereaux
Public Works Survey, John Lautenschlager
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2017-Dedication-0000131

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@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: July 18, 2017

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

This request is to dedicate a permanent easement as Public Right of Way as Federal Blvd.
Located at the intersection of Federal Blvd between W. Severn Pl. and W. Barberry Pl.

3. **Requesting Agency:** Public Works-Right-of-Way Services
Agency Division: Survey

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** Angela.Casias@denvergov.org

6. **General description/background of proposed ordinance including contract scope of work if applicable:**

Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as Federal Blvd. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**Expansion of Federal Blvd.**)

****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:** Federal Blvd. between W. Severn Pl. and W. Barberry Pl.
- d. **Affected Council District:** Paul Lopez Dist. 3
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

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: 2017-Dedication-0000131, Expansion of Federal Blvd.

Description of Proposed Project: Dedicate a parcel of public right of way as Federal Blvd

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to dedicate as Public Right of Way

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

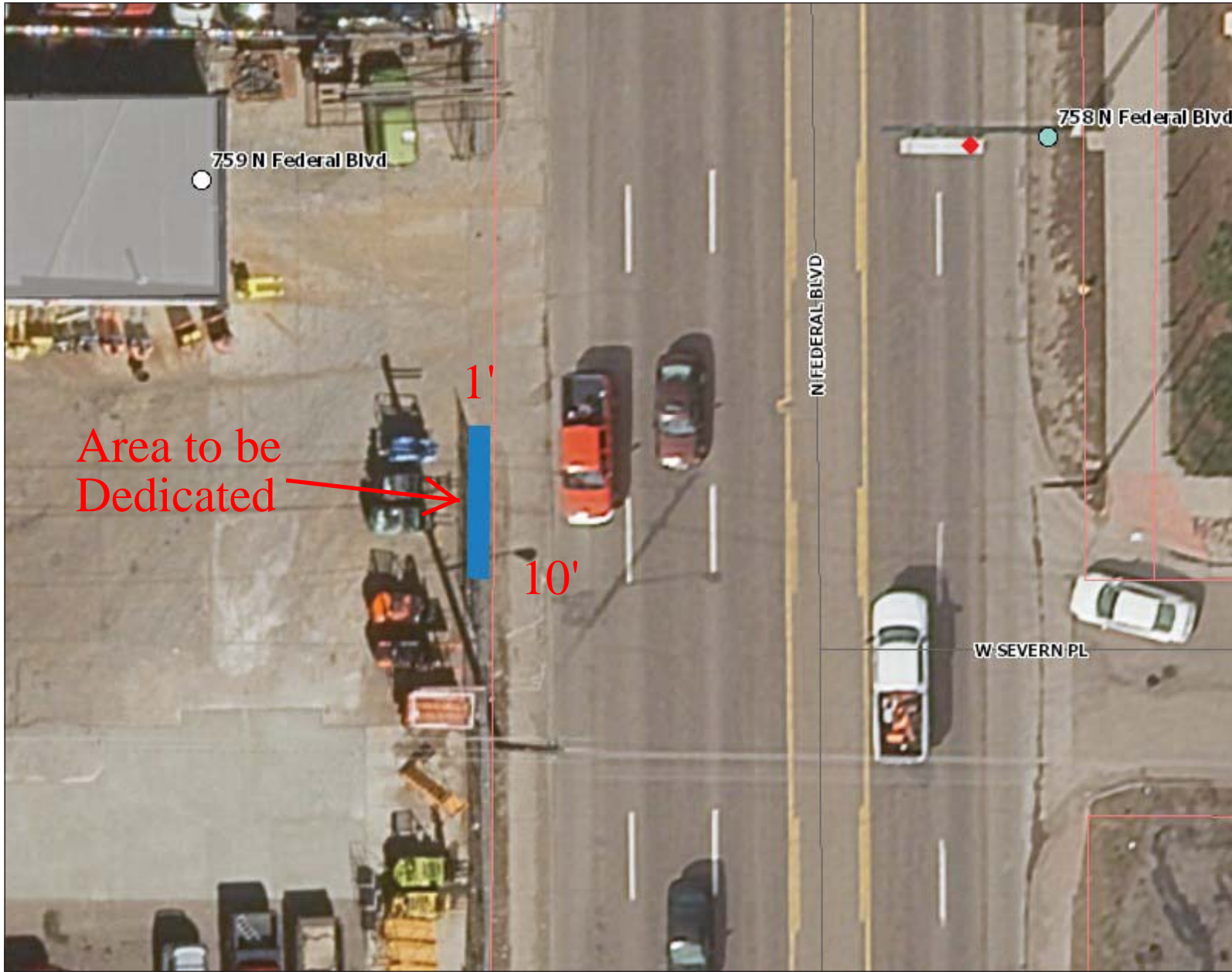
What is the known duration of an MEP: N/A

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

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

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

Additional information: This land was deeded to the City and County of Denver for the purpose to dedicate it as Public Right-of-Way, as a part of a development project called, Expansion of Federal Blvd.



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings 2014
- Streets
- Alleys
- Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
 - All Other Parks; Linear
 - Mountain Parks

38 0 19 38 Feet



2016066953

Page: 1 of 5

05/24/2016 08:04 AM
City & County of Denver

R \$0.00

EAS

D \$0.00

PERMANENT EASEMENT

(Federal Boulevard, 7th Avenue to West Holden Place - PE-8)

THIS PERMANENT EASEMENT ("Easement") is granted as of the Effective Date, by JOSEPH LAWRENCE WEAVER, AKA JOSEPH L. WEAVER, an individual, whose address is 1050 Dudley Street, Lakewood, CO 80226 ("Grantor"), to the CITY AND COUNTY OF DENVER, a municipal corporation and home rule city of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee" or "City").

For and in consideration of ONE HUNDRED THIRTY FIVE AND 00/100 DOLLARS (\$135.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, conveys and warrants unto Grantee, its contractors, subcontractors, and its successors and assigns, an exclusive, perpetual easement in, on, over, under, or through that real property which is legally described and depicted in Exhibit A attached hereto and incorporated herein by this reference (the "Easement Area"), which real property is located in the City and County of Denver, State of Colorado for the purpose of the construction, maintenance, operation, repair, replacement, or reconstruction of a sidewalk and appurtenances within the Easement Area (the "Improvements"). Grantee is not obligated to construct the Improvements, or maintain such Improvements once constructed.

Except to the extent necessary to construct the Improvements and as necessary to achieve the purposes of this Easement, Grantee shall cause the repair and/or restoration of any and all damage caused by Grantee, its agents, contractors, subcontractors, licensees, or invitees to the Easement Area during construction of the Improvements. All obligations of the Grantee are subject to prior appropriation of monies expressly made by City Council and paid into the Treasury of the City. Grantee shall have all rights, privileges and benefits necessary or convenient for the full use and enjoyment of the Easement Area subject to the terms of this Easement. Grantee shall not access any other property of Grantor.

Grantor shall have the right to use and enjoy the Easement Area, subject to the rights herein granted. Grantor agrees not to build, create, construct or permit to be built, created or constructed, any obstruction, building, fence, or other structures over, under, on or across the Easement Area without prior written consent of Grantee's Manager of Public Works. Nothing herein shall impair Grantee's police powers.

Grantor further understands and agrees that with respect to the Easement Area, all laws, ordinances, and regulations pertaining to streets, sidewalks, and public places shall apply so that the public use of the Improvements and the Easement Area is consistent with the use and enjoyment of any dedicated public right-of-way.

PW Parcel Description 2017-Dedication-0000131-002

A Permanent Easement No. PE-15, As recorded 01/15/2016 at Reception No. 2016005301 in the Clerk & Recorder's Office, City and County of Denver, State of Colorado, Contract No.CE71070, Project No. NHPP 2873-172 (PC 19957) containing 24 sq. ft. of land, more or less, being a portion of Lot 33, Block 25 "Villa Park" a subdivision plat recorded in Book 5, Page 38 of the Arapahoe County records, located in the S.W. 1/4 of Section 5, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

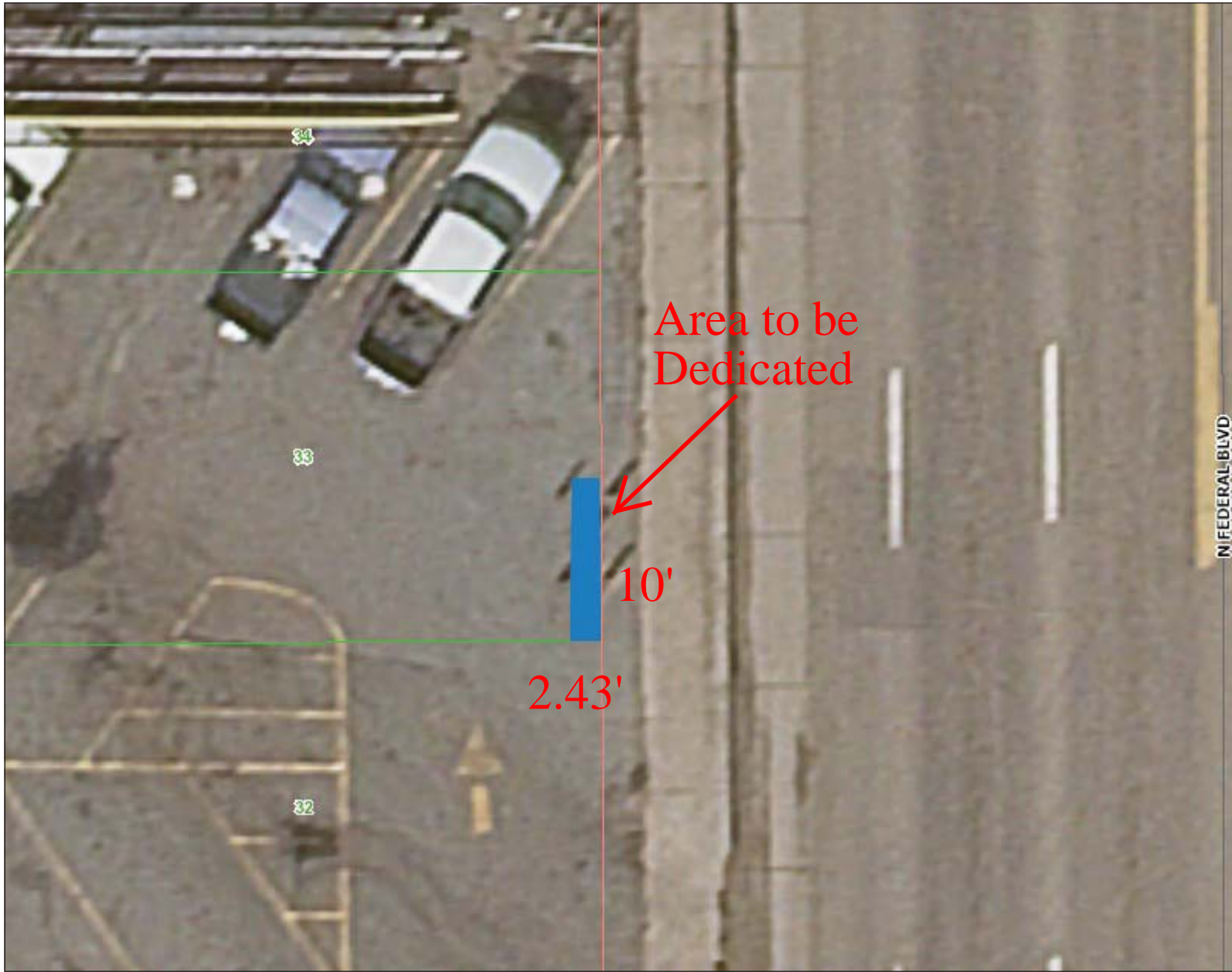
Commencing at the S 1/4 corner of Section 5, (Whence the C-N 1/16 corner of Section 5, bears N. 00°32'51" W., a distance of 3960.79 feet); Thence N. 02°01'20" W., a distance of 1554.36 feet to the existing west right of way line of Federal Boulevard (December, 2011) which was established as being 40 feet west of and parallel with the North-South centerline of Section 5, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 89°07'01" W., a distance of 2.43 feet;
2. Thence N. 00°32'51" W., 42.43 feet west of and parallel with said North-South Centerline of Section 5, a distance of 10.00 feet;
3. Thence N. 89°07'01" E., a distance of 2.43 feet to the existing west right of way line of Federal Boulevard (December, 2011);
4. Thence along said west right of way line of Federal Boulevard (December, 2011), S. 00°32'51" E., a distance of 10.00 feet; to the **TRUE POINT OF BEGINNING**.

The above described Permanent Easement contains 24 sq. ft. of land, more or less.

The purpose of the above-described Permanent Easement is for the construction, access and maintenance of a fire hydrant.

Basis of Bearings: All bearings are based on the line connecting "MOE" to "ALAMEDA" being a **GRID** bearing of **S. 24°42'20" W.** as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said Grid bearing is NAD 83 (1992) Colorado State Plane – Central Zone 502. "MOE" (PID AA7132) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "MOE 1994". "ALAMEDA" (PID KK1393) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "ALAMEDA 1977".



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings 2014
- Streets
- Alleys
- Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Lots/Blocks
- Parks
 - All Other Parks; Linear
 - Mountain Parks





01/15/2018 10:11 AM
City & County of Denver

R \$0.00

EAS

2016005307

Page: 1 of 5

D \$0.00

PERMANENT EASEMENT

(Federal Boulevard, 7th Avenue to West Holden Place – PE-15)

THIS PERMANENT EASEMENT ("Easement") is granted as of the Effective Date, by THE HOPE E. GARCIA FAMILY LIVING TRUST, DATED JANUARY 26, 2012, whose address is 2664 South Raleigh Street, Denver, CO 80219 ("Grantor"), to the CITY AND COUNTY OF DENVER, a municipal corporation and home rule city of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee" or "City").

For and in consideration of **FIVE HUNDRED DOLLARS (\$500.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, conveys and warrants unto Grantee, its contractors, subcontractors, and its successors and assigns, an exclusive, perpetual easement in, on, over, under, or through that real property which is legally described and depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the "Easement Area"), which real property is located in the City and County of Denver, State of Colorado for the purpose of the construction, maintenance, operation, repair, replacement, or reconstruction of a sidewalk and appurtenances within the Easement Area (the "Improvements"). Grantee is not obligated to construct the Improvements, or maintain such Improvements once constructed.

Except to the extent necessary to construct the Improvements and as necessary to achieve the purposes of this Easement, Grantee shall cause the repair and/or restoration of any and all damage caused by Grantee, its agents, contractors, subcontractors, licensees, or invitees to the Easement Area during construction of the Improvements. All obligations of the Grantee are subject to prior appropriation of monies expressly made by City Council and paid into the Treasury of the City. Grantee shall have all rights, privileges and benefits necessary or convenient for the full use and enjoyment of the Easement Area subject to the terms of this Easement. Grantee shall not access any other property of Grantor.

Grantor shall have the right to use and enjoy the Easement Area, subject to the rights herein granted. Grantor agrees not to build, create, construct or permit to be built, created or constructed, any obstruction, building, fence, or other structures over, under, on or across the Easement Area without prior written consent of Grantee's Manager of Public Works. Nothing herein shall impair Grantee's police powers.

The rights granted herein may be assigned in whole or in part, and the terms, conditions, and provisions of this Easement are a covenant running with the land and shall extend to, and be binding upon, the successors and assigns of Grantor and Grantee.

The Effective Date of this Permanent Easement shall be the date set forth on the Grantee's signature page below.

PW Parcel Description 2017-Dedication-0000131-002

A Permanent Easement No. PE-15, As recorded 01/15/2016 at Reception No. 2016005301 in the Clerk & Recorder's Office, City and County of Denver, State of Colorado, Contract No.CE71070, Project No. NHPP 2873-172 (PC 19957) containing 24 sq. ft. of land, more or less, being a portion of Lot 33, Block 25 "Villa Park" a subdivision plat recorded in Book 5, Page 38 of the Arapahoe County records, located in the S.W. 1/4 of Section 5, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of Section 5, (Whence the C-N 1/16 corner of Section 5, bears N. 00°32'51" W., a distance of 3960.79 feet); Thence N. 02°01'20" W., a distance of 1554.36 feet to the existing west right of way line of Federal Boulevard (December, 2011) which was established as being 40 feet west of and parallel with the North-South centerline of Section 5, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 89°07'01" W., a distance of 2.43 feet;
2. Thence N. 00°32'51" W., 42.43 feet west of and parallel with said North-South Centerline of Section 5, a distance of 10.00 feet;
3. Thence N. 89°07'01" E., a distance of 2.43 feet to the existing west right of way line of Federal Boulevard (December, 2011);
4. Thence along said west right of way line of Federal Boulevard (December, 2011), S. 00°32'51" E., a distance of 10.00 feet; to the **TRUE POINT OF BEGINNING**.

The above described Permanent Easement contains 24 sq. ft. of land, more or less.

The purpose of the above-described Permanent Easement is for the construction, access and maintenance of a fire hydrant.

Basis of Bearings: All bearings are based on the line connecting "MOE" to "ALAMEDA" being a **GRID** bearing of **S. 24°42'20" W.** as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said Grid bearing is NAD 83 (1992) Colorado State Plane – Central Zone 502. "MOE" (PID AA7132) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "MOE 1994". "ALAMEDA" (PID KK1393) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "ALAMEDA 1977".

IN WITNESS WHEREOF, the parties have executed the Permanent Easement as of:

12/17/2018



ATTEST

By:

Debra Johnson
Debra Johnson,
Clerk and Recorder, Ex officio
Clerk of the City and County of Denver

CITY AND COUNTY OF DENVER,
a Colorado Municipal Corporation

By:

Michael B. Hancock
Michael B. Hancock, Mayor

APPROVED AS TO FORM:

D. Scott Martinez,
Attorney for the City and County of Denver

By:

[Signature]
Assistant City Attorney

REGISTERED AND COUNTERSIGNED:

By:

[Signature]
Cary Kennedy, Manager of Finance

By:

[Signature]
Timothy O'Brien, Auditor

IN WITNESS WHEREOF, this Easement is executed as set forth below.

THE HOPE E. GARCIA FAMILY LIVING TRUST, DATED JANUARY 26, 2012

By: Hope Esperanza Garcia

Name: Hope Esperanza Garcia

Title: Trustee

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 13th day of October, 2015 by Hope Esperanza Garcia as _____ of The Hope E. Garcia Family Living Trust, dated January 26, 2012.

Witness my hand and official Seal.

My Commission Expires: 12/14/2015
Nicki Simonette

Notary Public

NICKI SIMONETTE
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 12-14-15

EXHIBIT "A"

PROJECT NUMBER: NHPP 2873-172
PERMANENT EASEMENT NUMBER: PE-15
PROJECT CODE: 19957
CITY AND COUNTY OF DENVER CONTRACT NUMBER: CE71070
DATE: MARCH 17, 2015
DESCRIPTION

A Permanent Easement No. PE-15 of the City and County of Denver, State of Colorado, Contract No. CE71070, Project No. NHPP 2873-172 (PC 19957) containing 24 sq. ft. of land, more or less, being a portion of Lot 33, Block 25 "Villa Park" a subdivision plat recorded in Book 5, Page 38 of the Arapahoe County records, located in the S.W. 1/4 of Section 5, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of Section 5, (Whence the C-N 1/16 corner of Section 5, bears N. 00°32'51" W., a distance of 3980.79 feet); Thence N. 02°01'20" W., a distance of 1554.36 feet to the existing west right of way line of Federal Boulevard (December, 2011) which was established as being 40 feet west of and parallel with the North-South centerline of Section 5, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 89°07'01" W., a distance of 2.43 feet;
2. Thence N. 00°32'51" W., 42.43 feet west of and parallel with said North-South Centerline of Section 5, a distance of 10.00 feet;
3. Thence N. 89°07'01" E., a distance of 2.43 feet to the existing west right of way line of Federal Boulevard (December, 2011);
4. Thence along said west right of way line of Federal Boulevard (December, 2011), S. 00°32'51" E., a distance of 10.00 feet; to the TRUE POINT OF BEGINNING.

The above described Permanent Easement contains 24 sq. ft. of land, more or less.

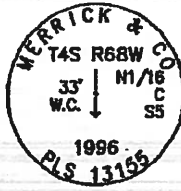
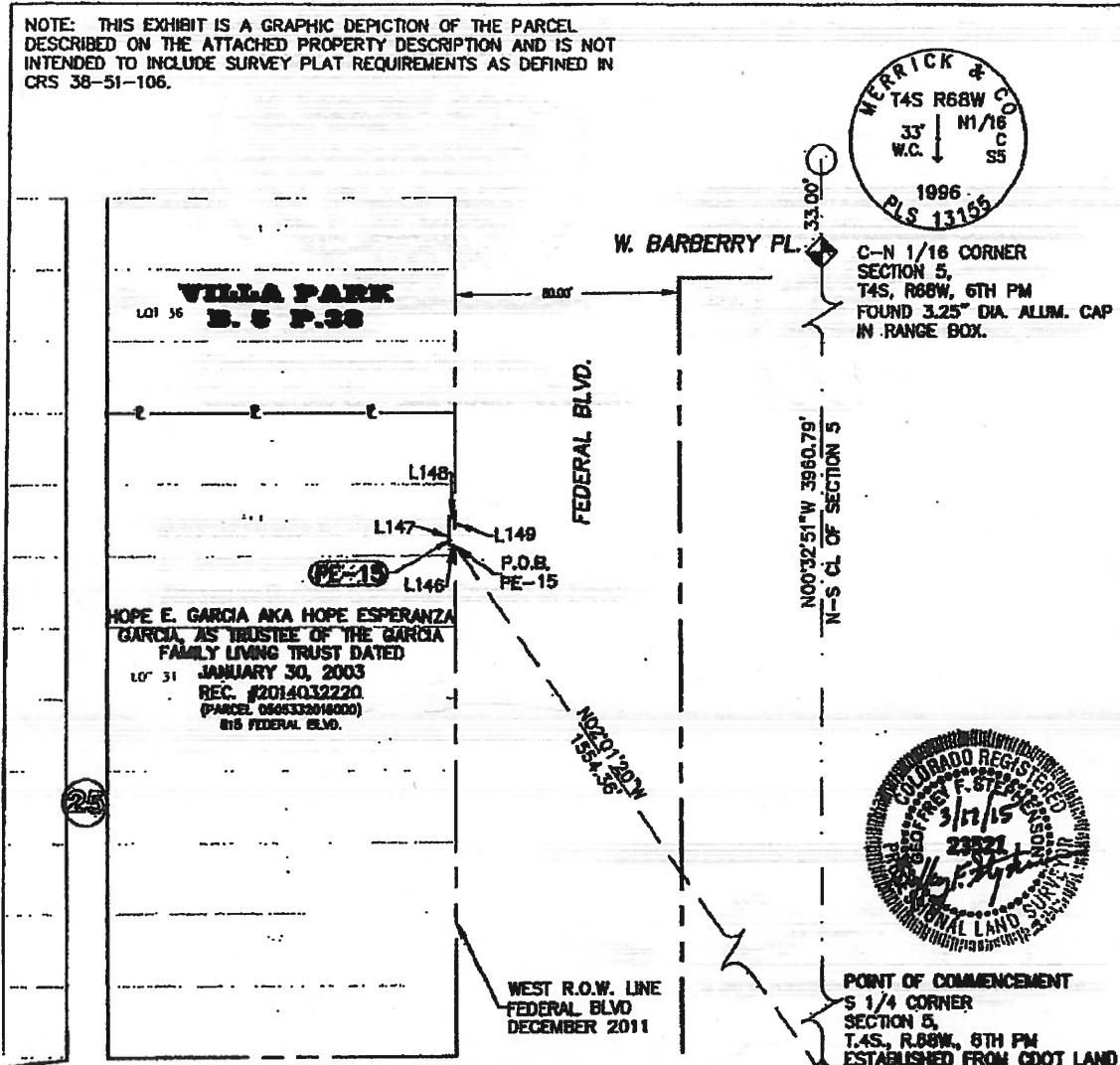
The purpose of the above-described Permanent Easement is for the construction, access and maintenance of a fire hydrant.

Basis of Bearings: All bearings are based on the line connecting "MOE" to "ALAMEDA" being a GRID bearing of ~~S. 24°42'22" W.~~, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said Grid bearing is NAD 83 (1982) Colorado State Plane - Central Zone 502. "MOE" (PID AA7132) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "MOE 1994". "ALAMEDA" (PID KK1393) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "ALAMEDA 1977".

Prepared by: Geoffrey F. Stephenson, PLS 23521
For and on Behalf of
The Lund Partnership, Inc.
12265 West Bayaud Avenue, Suite 130
Lakewood, Colorado 80228



NOTE: THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED PROPERTY DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.



C-N 1/16 CORNER SECTION 5, T4S, R68W, 6TH PM FOUND 3.25" DIA. ALUM. CAP IN RANGE BOX.

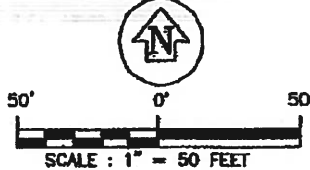


POINT OF COMMENCEMENT S 1/4 CORNER SECTION 5, T.4S., R.68W., 6TH PM ESTABLISHED FROM CDOT LAND SURVEY CONTROL DIAGRAM BOOK 57 PAGE 251 CCD RECORDS

W. 8TH AVE.
SW 1/4
SECTION 5
T 4 S R 68 W

LINE TABLE PE-15

LINE	BEARING	DISTANCE
L146	S89°07'01"W	2.43'
L147	N00°32'51"W	10.00'
L148	N89°07'01"E	2.43'
L149	S00°32'51"E	10.00'



PE-15 CONTAINING 24 S.F. MORE OR LESS

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTIONS

JOB NO.: 548-0201
SCALE: 1" = 50'
DATE: MARCH 17, 2015
PAGE: 2 OF 2
DRAWN BY: GFS

A PART OF THE SW 1/4 OF SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

LUND
PARTNERSHIP
P.303.989.1481 F.303.989.4094
CIVIL ENGINEERING & SURVEYING

FE 8
201626204

The rights granted herein may be assigned in whole or in part, and the terms, conditions, and provisions of this Easement are a covenant running with the land and shall extend to, and be binding upon, the successors and assigns of Grantor and Grantee.

The Effective Date of this Permanent Easement shall be the date set forth on the Grantee's signature page below.

IN WITNESS WHEREOF, this Easement is executed as set forth below.

JOSEPH LAWRENCE WEAVER AKA JOSEPH L. WEAVER:

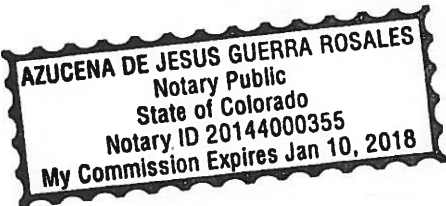
By: Joseph Lawrence Weaver

STATE OF Colorado)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 22 day of December, 2015 by Joseph Lawrence Weaver, aka Joseph L. Weaver.

Witness my hand and official Seal.

My Commission Expires: Jan 10, 2018



[Signature]
Notary Public

IN WITNESS WHEREOF, the parties have executed the Permanent Easement as
of: April 26th, 2016
PE 8 #201626204

ATTEST:



CITY AND COUNTY OF DENVER,
a Colorado Municipal Corporation

By:

Debra Johnson
Debra Johnson,
Clerk and Recorder, Ex officio
Clerk of the City and County of Denver

By:

Michael B. Hancock
Michael B. Hancock, Mayor

APPROVED AS TO FORM:

D. Scott Martinez,
Attorney for the City and County of Denver

By:

[Signature]
Assistant City Attorney

REGISTERED AND COUNTERSIGNED:

By:

Beth Mackinnon for
Cary Kennedy, Manager of Finance

By:

[Signature]
Timothy O'Brien, Auditor

EXHIBIT "A"

PROJECT NUMBER: NHPP 2873-172
PERMANENT EASEMENT NUMBER: PE-8
PROJECT CODE: 19957
CITY AND COUNTY OF DENVER CONTRACT NUMBER: CE71070
DATE: MARCH 17, 2015
DESCRIPTION

A Permanent Easement No. PE-8 of the City and County of Denver, State of Colorado, Contract No. CE71070, ~~Project No. NHPP 2873-172 (PC 19957)~~ containing 10 sq. ft. of land, more or less, being a portion of that tract of land described in the Warranty Deed, recorded February 11, 1974 at Reception No. 58175 in Book 833, Page 153 of the City and County of Denver records, located in the N.E. 1/4 of the S.E. 1/4 of the S.W. 1/4 of Section 5, Township 4 South, Range 68 West, of the 6th Principal Meridian, in the City and County of Denver, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the S 1/4 corner of Section 5, (Whence the C-N 1/16 corner of Section 5, bears N. 00°32'51" W., a distance of 3960.79 feet); Thence N. 02°49'11" W., a distance of 1008.92 feet to the existing west right of way line of Federal Boulevard (December, 2011) which was established as being 40 feet west of and parallel with the North-South centerline of Section 5, said point also being the **TRUE POINT OF BEGINNING**;

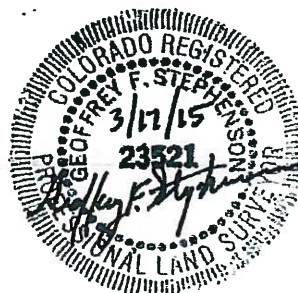
1. Thence along said west right of way line of Federal Boulevard (December, 2011), S. 00°32'51" E., a distance of 10.00 feet;
2. Thence S. 89°27'09" W., a distance of 1.00 feet;
3. Thence N. 00°32'51" W., 41 feet west of and parallel with the North-South centerline of said Section 5, a distance of 10.00 feet;
4. Thence N. 89°27'09" E., a distance of 1.00 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described Permanent Easement contains 10 sq. ft. of land, more or less.

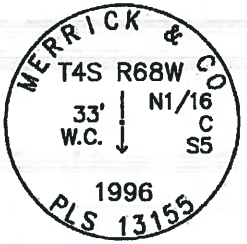
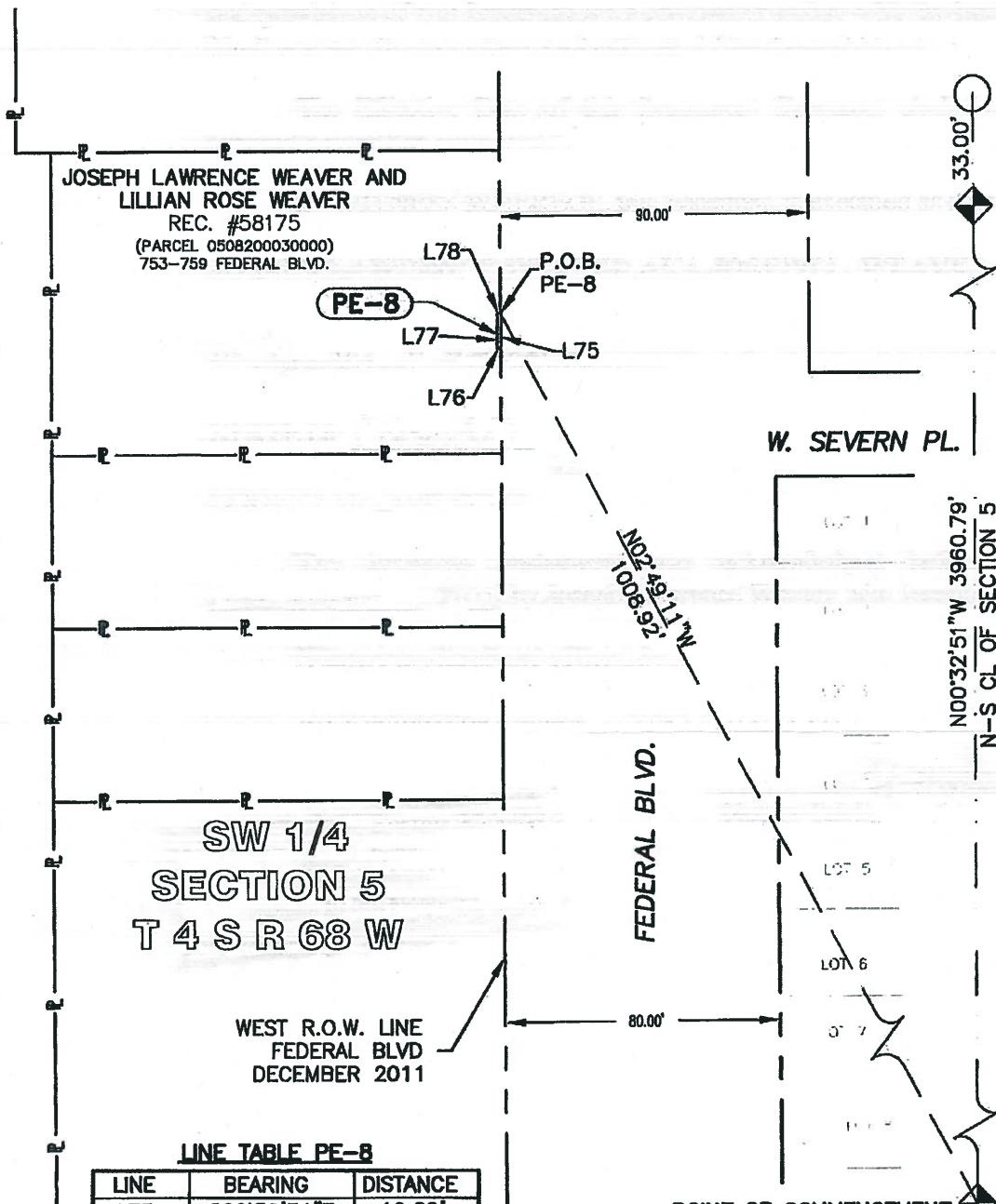
The purpose of the above-described Permanent Easement is for the construction, access and maintenance of a fire hydrant.

Basis of Bearings: All bearings are based on the line connecting "MOE" to "ALAMEDA" being a **GRID** bearing of **S. 24°42'20" W.** as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said Grid bearing is NAD 83 (1992) Colorado State Plane – Central Zone 502. "MOE" (PID AA7132) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "MOE 1994". "ALAMEDA" (PID KK1393) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in concrete, cap stamped in part "ALAMEDA 1977".

Prepared by: Geoffrey F. Stephenson, PLS 23521
For and on Behalf of
The Lund Partnership, Inc.
12265 West Bayaud Avenue, Suite 130
Lakewood, Colorado 80228



NOTE: THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED PROPERTY DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.



C-N 1/16 CORNER SECTION 5, T4S, R68W, 6TH PM FOUND 3.25" DIA. ALUM. CAP IN RANGE BOX.

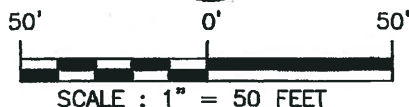
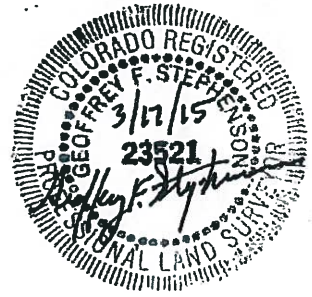
SW 1/4 SECTION 5 T 4 S R 68 W

WEST R.O.W. LINE FEDERAL BLVD DECEMBER 2011

LINE TABLE PE-8

LINE	BEARING	DISTANCE
L75	S00°32'51"E	10.00'
L76	S89°27'09"W	1.00'
L77	N00°32'51"W	10.00'
L78	N89°27'09"E	1.00'

POINT OF COMMENCEMENT S 1/4 CORNER SECTION 5, T.4S., R.68W., 6TH PM ESTABLISHED FROM CDOT LAND SURVEY CONTROL DIAGRAM BOOK 57 PAGE 251 CCD RECORDS



□ PE-8 CONTAINING 10 S.F. MORE OR LESS

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTIONS

JOB NO.: 548-0201
 SCALE: 1" = 50'
 DATE: MARCH 17, 2015
 PAGE: 2 OF 2
 DRAWN BY: GFS

A PART OF THE NE 1/4, SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH P.M. CITY AND COUNTY OF DENVER, COLORADO

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