

REQUEST FOR VACATION ORDINANCE

TO: Caroline Martin, City Attorney's Office

FROM: Matt R. Bryner, PE *Matt R. Bryner*
Director, Right of Way Services Matt R. Bryner (Apr 1, 2022 08:16 MDT)

ROW #: 2021-VACA-0000006

DATE: April 1, 2022

SUBJECT: Request for an Ordinance to vacate the following locations:

- 1) North Franklin Street - located south of future National Western Drive, south of North Race Court
- 2) 51st Avenue at the southerly end of North Franklin Street
- 3) 48th Avenue the easterly portion of the ROW lying east of the Platte River
- 4) 49th Avenue the easterly portion of the ROW lying east of the Platte River

Without reservations all located within the National Western Center.

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

This office has investigated the request of Kevin Ritter, dated June 21, 2021, on behalf of City and County of Denver for requesting the above requested vacations.

This matter has been coordinated with Asset Management; Colorado Department of Transportation; Comcast; Division of Disability Rights; Community Planning & Development: Building Inspections, Planning and Zoning; Historic Preservation/Landmark; City Councilperson CdeBaca, District #9; Fire Department; Metro Wastewater Reclamation District; Office of Emergency Management; City Forester; Parks & Recreation; DOTI: Construction Engineering, DES Transportation & Wastewater, Survey, Policy and Planning, TES Signing and Striping, Solid Waste, Street Maintenance; CPM Wastewater; CenturyLink; Regional Transportation District; Denver Water Department; Xcel Energy, all of whom have indicated no objection.

As a result of these investigations, it has been determined that there is no objection to vacating said area(s).

Therefore, you are requested to initiate Council action to vacate the following areas:

INSERT PARCEL DESCRIPTION ROW 2021-VACA-0000006-001 HERE
INSERT PARCEL DESCRIPTION ROW 2021-VACA-0000006-002 HERE
INSERT PARCEL DESCRIPTION ROW 2021-VACA-0000006-003 HERE
INSERT PARCEL DESCRIPTION ROW 2021-VACA-0000006-004 HERE

MB: dp

cc: City Councilperson & Aides
City Council Staff – Zach Rothmier
Department of Law – Bradley Beck
Department of Law – Deanne Durfee

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services / Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3003



Department of Law – Maureen McGuire
Department of Law – Martin Plate
DOTI, Manager’s Office – Alba Castro
DOTI, Legislative Services – Jason Gallardo
DOTI, Solid Waste – Mike Lutz
DOTI, Survey – Paul Rogalla
DOTI, Street Maintenance – Brian Roecker

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311 | POCKETGOV.COM | DENVERGOV.ORG | DENVER 8 TV

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@denvergov.org by **12:00pm on Monday**. Contact him with questions.

Date of Request: April 1, 2022

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:

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.)

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Without reservations all located within the National Western Center

3. Requesting Agency: Department of Transportation and Infrastructure; Engineering and Regulatory

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Devin Price	Name: Jason Gallardo
Email: devin.price@denvergov.org	Email: Jason.Gallardo@denvergov.org

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

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Without reservations all located within the National Western Center

6. City Attorney assigned to this request (if applicable): Martin Plate

7. City Council District: Councilperson CdeBaca, District 9

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



VACATION EXECUTIVE SUMMARY

Project Title: 2021-VACA-0000006 - National Western Street Vacation

Requestor's name: Kevin Ritter on behalf of City and County of Denver

Description of Proposed Project:

Request for an Ordinance to vacate the following locations:

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Without reservations all located within the National Western Center.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: National Western Center is being redeveloped and the City will be subdividing the site to consolidate all their properties, as well as six other third party ownership properties, creating new parcels (lots) and street rights of way.

Area of proposed right-of-way vacation in square feet: 23,326 sq. ft.

Number of buildings adjacent to proposed vacation area: 5

Public Notice was posted at the proposed vacation area on: December 8, 2021

Notifications were sent to property owners and Registered Neighborhood Organizations within 200' of the proposed vacation area on: December 8, 2021

The 20-day period for protests expired on: December 28, 2021

Were comments received from the Public and, if so, explain: One comment received from the public, applicant resolved commenter's concern and commenter withdrew their objection to the requested vacation.

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services / Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/dotj
Phone: 720-865-3003

Are all protests containing technical merit resolved to the satisfaction of DOTI: N/A

Will land be dedicated to the City if the vacation is approved: No

Will an easement be placed over a vacated area and, if so, explain: No

Is a request for an easement relinquishment expected at a later date and, if so, explain: No

Background: As a part of the platting process for the redevelopment of the National Western Center, the City will be subdividing the site to consolidate all their properties, as well as six other third party ownership properties, creating new parcels (lots) and street rights of way. There is a street design for the future subdivision that has been approved, and with the new street layout, certain rights of way will no longer be needed. This vacation is one part of what is necessary to allow the realignment of the Campus's street system.

Location Map:



EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 3

ALL THAT PART OF 48TH AVENUE AS LAID OUT IN THE PLAT OF SUBDIVISION OF BLOCK 4 CRANBERRY PLACE, RECORDED JULY 28, 1887 IN MAP BOOK 4, PAGE 40, LYING EASTERLY OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER PER ORDINANCE 33, SERIES 1926, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH-SOUTH CENTERLINE OF SECTION 14 TO BEAR SOUTH 00°20'34" WEST BETWEEN A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14 AND A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 35°00'53" WEST, A DISTANCE OF 3,072.51 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 48TH AVENUE, ALSO BEING THE SOUTHEASTERLY CORNER OF BLOCK 4, CRANBERRY PLACE AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 48TH AVENUE, SOUTH 00°17'24" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 48TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°58'43" WEST, A DISTANCE OF 27.53 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE EASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;

(CONTINUED ON SHEET 2)



JOB NUMBER: 16-67,445
DRAWN BY: J. STEPHENSON
DATE: AUGUST 16, 2021

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



Flatirons, Inc.
Land Surveying Services

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
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SHEET 2 OF 3

(CONTINUED FROM SHEET 1)

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) 20.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 955.37 FEET, AN INCLUDED ANGLE OF 01°12'50" AND SUBTENDED BY A CHORD BEARING NORTH 00°47'51" EAST, A DISTANCE OF 20.24 FEET;
- 2) THENCE NORTH 00°11'26" EAST, A DISTANCE OF 9.76 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF 48TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°58'42" EAST, A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 822 SQ. FT. OR 0.02 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.

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CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 3

POINT OF COMMENCEMENT
CENTER QUARTER CORNER OF
SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 2" BRASS CAP STAMPED "T3S
R68W C 1/4 S14 1996 LS 17650" PER
MONUMENT RECORD DATED 12/15/2009

SUBDIVISION OF
BLOCK 4
CRANBERRY PLACE

N00°11'26"E
9.76'

S89°58'42"E 27.37'

S35°00'53"W
3072.51'

POINT OF BEGINNING

48TH AVENUE
(30' RIGHT-OF-WAY)

PARCEL
822 SQ. FT. OR
0.02 ACRES ±

PARCEL 2
REC. NO. 2006018970

20' RANGE LINE

S00°17'24"W 30.00'

S00°20'34"W 2657.09' (AM)
BASIS OF BEARINGS

N89°58'43"W 27.53'

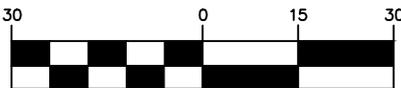
L=20.24'
R=955.37'
Δ=1°12'50"
CH=N0°47'51"E
20.24'

SOUTH QUARTER CORNER OF
SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"COLO DEPT OF TRANSPORTATION T3S
R68W 1/4 S14 S23 1994 PLS 23521" PER
MONUMENT RECORD DATED 1/31/1995

OFFICIAL CHANNEL OF THE
SOUTH PLATTE RIVER
PER ORD. 33, SERIES 1926



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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SHEET 1 OF 3

ALL THAT PART OF 49TH AVENUE AS LAID OUT IN THE PLAT OF CRANBERRY PLACE, RECORDED JULY 28, 1887 IN MAP BOOK 4, PAGE 40, LYING EASTERLY OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER PER ORDINANCE 33, SERIES 1926, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 41°07'22" WEST, A DISTANCE OF 2,676.76 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OF 49TH AVENUE, ALSO BEING THE NORTHEASTERLY CORNER OF BLOCK 4, CRANBERRY PLACE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°58'42" WEST, A DISTANCE OF 8.72 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE EASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;

THENCE ALONG SAID EASTERLY LINE 25.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.37 FEET, AN INCLUDED ANGLE OF 01°33'14" AND SUBTENDED BY A CHORD BEARING NORTH 12°34'02" EAST, A DISTANCE OF 25.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 49TH AVENUE;

(CONTINUED ON SHEET 2)



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DRAWN BY: J. STEPHENSON
DATE: DECEMBER 21, 2020

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SHEET 2 OF 3

(CONTINUED FROM SHEET 1)

THENCE ALONG SAID NORTH LINE, SOUTH 89°57'42" EAST, A DISTANCE OF 3.21 FEET TO A
POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 49TH AVENUE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°17'24" WEST, A DISTANCE OF
25.29 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 153 SQ. FT. OR 0.004 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO
HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION
AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER
MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE
STATUTE.



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SHEET 3 OF 3

OFFICIAL CHANNEL
OF THE SOUTH
PLATTE RIVER
PER ORD. 33, SERIES 1926

POINT OF COMMENCEMENT
CENTER QUARTER CORNER OF
SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 2" BRASS CAP STAMPED "T3S
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MONUMENT RECORD DATED 12/15/2009

UNPLATTED
REC. NO. 1978099688

NORTH LINE OF SE1/4 SW1/4 SW1/4

20' RANGE LINE

L=25.91'
R=955.37'
 $\Delta=1^{\circ}33'14"$
CH=N12°34'02"E
25.91'

49TH AVENUE
(RIGHT-OF-WAY VARIES)

PARCEL
153 SQ. FT.

S41°07'22"W 2676.76'

S00°20'34"W 2657.09' (AM)
BASIS OF BEARINGS

S00°17'24"W 25.29'

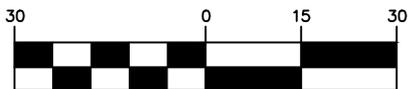
N89°58'42"W
8.72'

SOUTH QUARTER CORNER OF
SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"COLO DEPT OF TRANSPORTATION T3S
R68W 1/4 S14 S23 1994 PLS 23521" PER
MONUMENT RECORD DATED 1/31/1995

POINT OF BEGINNING

BLOCK 4
CRANBERRY PLACE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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EXHIBIT "A"

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CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

A PORTION OF 51ST AVENUE RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 02°15'42" EAST, A DISTANCE OF 660.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°20'34" WEST, A DISTANCE OF 376.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 51ST AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°02'39" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF VACATED 51ST AVENUE PER ORDINANCE NO. 18, SERIES 1919;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°20'34" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 51ST AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°02'39" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°20'34" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

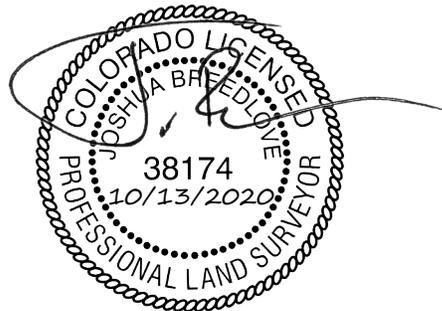
CONTAINING 3,000 SQ. FT. OR 0.07 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.

JOB NUMBER: 16-67,445
DRAWN BY: J. STEPHENSON
DATE: OCTOBER 13, 2020

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FAX: (303) 923-3180

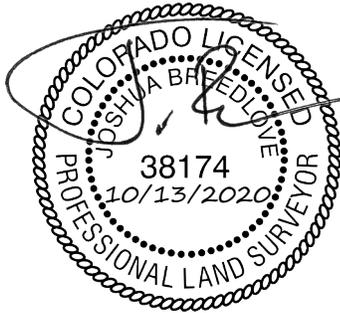
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EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2

POINT OF COMMENCEMENT
CENTER QUARTER CORNER OF
SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 2" BRASS CAP STAMPED "T3S
R68W C 1/4 S14 1996 LS 17650"



S02°15'42"E
660.20'

FRANKLIN STREET
(60' RIGHT-OF-WAY)

UNPLATTED
REC. NO. 2015148689

UNPLATTED
REC. NO. 2004218481

BASIS OF BEARINGS
N00°20'34"E 2657.09'

S00°20'34"W 376.56'

POINT OF BEGINNING

S89°02'39"E
50.00'

S00°20'34"W
60.00'

VACATED 51ST AVENUE
PER ORD. NO. 18, SERIES 1919

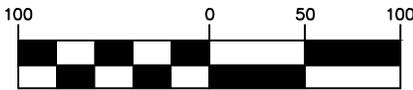
N00°20'34"E
60.00'

PARCEL
3,000 SQ. FT.
OR 0.07 ACRES ±
51ST AVENUE
(60' RIGHT-OF-WAY)

N89°02'39"W
50.00'

SOUTH QUARTER CORNER OF
SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"COLO DEPT OF TRANSPORTATION T3S
R68W 1/4 S14 S23 1994 PLS 23521"

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

JOB NUMBER: 16-67,445
DRAWN BY: J. STEPHENSON
DATE: OCTOBER 13, 2020

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



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EXHIBIT "A"

LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

A PORTION OF FRANKLIN STREET RIGHT-OF-WAY LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE SOUTH 02°15'42" EAST, A DISTANCE OF 660.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°20'34" WEST, A DISTANCE OF 436.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°02'39" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°20'34" EAST, A DISTANCE OF 251.15 FEET TO A POINT OF NON-TANGENT CURVATURE;

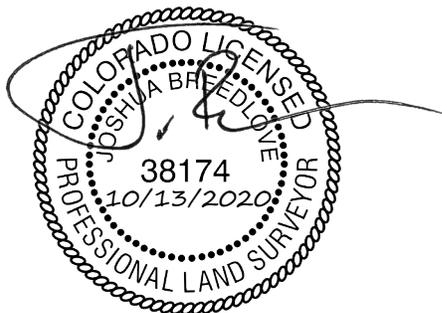
THENCE 195.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 483.00 FEET, AN INCLUDED ANGLE OF 23°12'10" AND SUBTENDED BY A CHORD BEARING NORTH 18°19'59" EAST, A DISTANCE OF 194.26 FEET TO THE POINT OF BEGINNING;

CONTAINING 19,351 SQ. FT. OR 0.44 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.

JOB NUMBER: 16-67,445
DRAWN BY: J. STEPHENSON
DATE: OCTOBER 13, 2020



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BY:JSTEPHENSON FILE:67445-NWC-51ST AND FRANKLIN-C19.DWG DATE:10/13/2020 7:27 AM

EXHIBIT "A"

LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

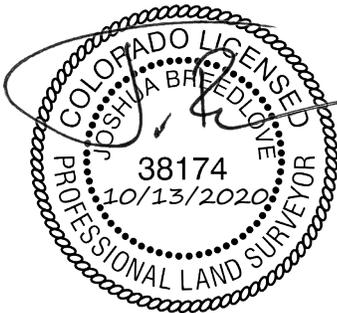
SHEET 2 OF 2

POINT OF COMMENCEMENT
CENTER QUARTER CORNER OF
SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 2" BRASS CAP STAMPED "T3S
R68W C 1/4 S14 1996 LS 17650"

FRANKLIN STREET
(60' RIGHT-OF-WAY)

S02°15'42"E
660.20'

POINT OF
BEGINNING



L=195.60'
R=483.00'
Δ=23°12'10"
CH=N18°19'59"E
194.26'

UNPLATTED
REC. NO. 2015148689

UNPLATTED
REC. NO. 2004218481

N00°20'34"E 251.15'
BASIS OF BEARINGS
N00°20'34"E 2657.09'
S00°20'34"W 436.56'

PARCEL
19,351 SQ. FT.
OR 0.44 ACRES ±

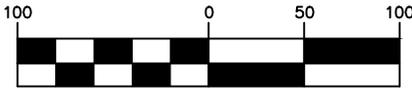
51ST AVENUE
(60' RIGHT-OF-WAY)

VACATED 51ST AVENUE
PER ORD. NO. 18, SERIES 1919

N89°02'39"W
60.00'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SOUTH QUARTER CORNER OF
SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP STAMPED
"COLO DEPT OF TRANSPORTATION T3S
R68W 1/4 S14 S23 1994 PLS 23521"

JOB NUMBER: 16-67,445
DRAWN BY: J. STEPHENSON
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