

DOTI| Right-of-WayServices

Engineering and Regulatory Office 201 W. Colfax Avenue, Dept. 507 Denver, CO 80202 P: 720-865-3003

DOTI.ER@denvergov.org

Easement Relinquishment Submittal Checklist

Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.

Easement Relinquishment submittal documents will include the following:

	Applicat	tion (Page 2&3 of this document) - Must be signed by owner, or a vested party	0
Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:			
		Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.	
	A Legal	Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original	
	documer	nt. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional L	and
	Surveyor	r (PLS), licensed in the State of Colorado:	
	•	PDF format (must be PLS signed and stamped) and	
	•	Word format (Does not need to be PLS signed and stamped)	
	Site Plan	- accurately engineered drawings to include:	
		Numerical and Bar Scale (Scale not to exceed 1:40)	
		North arrow	
		Legend	
		Vicinity map, if necessary	
		Plan set date and revision number (if applicable)	
		Call out the location of the easement proposed to be relinquished and hatch area	
		Call out the location if new easement will be conveyed (if applicable)	
		Property lines	
		Right-of-Way width	
		Edge of Pavement and/or Curb and Gutter	
		Sidewalks	
		Trees and landscaping in the ROW	
		Nearby driveways and alleys	
		Street names	
		Aerial imagery is allowed, but does not replace the required Engineered drawings	
FE	ES:		
		nmediately after project is logged in and a project number is provided by your Coordinator along	
with	the projec	t invoice.	

I hereby attest that all above information has been incorporated into our plan submittal.

Owner/Vested Party/Applicant Signature

Date

DENVER
TRANSPORTATION &
INFRASTRUCTURE

Initial Processing Fee = \$1,000.00 (Non-Refundable) Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)



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APPLICATION EASEMENT RELINQUISHMENT

Please complete this application to apply for an ordinance to relinquish easements held by the City in the Public Right of Way. Please reference <u>Rules and Regulations for Easement Relinquishments</u> for more details on the relinquishment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. Submit the complete application electronically to: <u>DOTI.ER@denvergov.org</u>.

DATE: <u>4/24/2022</u>	
PROJECT NAME: 1800 21st Street- Light Bulb Supply Building- Ordinance Partial Easement Relinquishment	<u>-</u>
IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No X	
If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development project nu	ımbers:
ADDRESS (approx.) OF EASEMENT: Adjacent to 1800 21st Street along Delgany Street.	_
APPLICANT:	
Name: Fred Schultz	
Company (if applicable):Title: Development Manag	er
Address: 1720 Wazee Street, Unit 2D, Denver CO, 80202	
Telephone number: 303-501-9358 Email address: fschultz7448@icloud.com	
PROPERTY OWNER (where the easement is located): Check if the same as Applicant	
Company: Light Bulb Supply Building, LLC, 22 Jackson Street LLC and Lebaron LLC, as Tenants in Co	mmon_
Owner: Phil Bangerter	
Address: 299 Milwaukee Street, 3rd Floor, Denver, CO 80206	
Telephone Number: 303-588-7840 Email address: phil.bangerter@sentinel-advisors.co	<u>m</u>
ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:	
Title of document: A Bill-For an ordinance vacating a portion of an alley in Block 1, Gerspach's First Ac	ddition to
Denver; a portion of the alley in Block 2, Gerspach's First Addition to Denver; and a portion of Delga	ny Street
lying between 20th and 21st Street.	
Clerk & Recorder Recordation Number: Recordation #2001-059787	
Ordinance Number (if applicable): 340	
PORTION OF EASEMENT IF BEING RELINQUISHED:	
Easement in its entirety A portion of the easement (as described in the legal description)	





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APPLICATION EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED:1	
asement Groupings if submitting with multiple easements:	
DESCRIBE THE CURRENT STATE OF THE EASEMENT(S): In the space below, please describe what the easement was granted for, if it is a partial relinquishment or belinquished in its entirety and any addition background information	being .
The original vacation (Rec. #2001-059787) by Ordinance 340 reserves the right to install lines and other dry utilities. The applicant requests a portion of the easement area be relinquished. Existing terms and condeside Agreement will remain in effect.	
EXISTING UTILITIES: If there are existing utilities in the easement, please explain how these utilities will be accommodated and emoved or relocated. If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or	
Currently, there exists water, sewer, gas and electrical utilities in the original easement area. N will need to be modified or relocated except for an overhead electrical service. This service we underground as part of the proposed new construction. Relinquishment of the easement area we clearances to the existing utility lines.	ill be re-routed
	:
 Denver can meet current public services requirements without the continuance of the entire Partial relinquishment allows for the use of the site area without interfering with the existing 	
Currently, there exists water, sewer, gas and electrical utilities in the original easement area. Now will need to be modified or relocated except for an overhead electrical service. This service we underground as part of the proposed new construction. Relinquishment of the easement area we clearances to the existing utility lines. EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED Please explain why the easement needs to be relinquished. 1. Denver can meet current public services requirements without the continuance of the entired	None of these utilit ill be re-routed vill not affect prop

THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS

APPLICATION IS TRUE AND COMPLETE.

(Owner/Vested Party Signature)

TRANSPORTATION &

1	2110	BY AUTHURITY	
2	ORDINANCE NO. 340		COUNCIL BILL NO. 295
3	SERIES OF 2001		COMMITTEE OF REFERENCE:
4		A BILL	PUBLIC WORKS
5 6 7 8 9	Addition to Denver; a portio	n of the alley in Block	in Block 1, Gerspach's First c 2, Gerspach's First Addition between 20 th Street and 21 st
10	WHEREAS, the Manager of F	Public Works of the City	and County of Denver has found and
11	determined that the public use, conv	enience and necessity	no longer require those certain areas
12	in the system of thoroughfares of the	e municipality hereinaft	ter described and, subject to approva
13	by ordinance, has vacated the same	with the reservations	hereinafter set forth;
14 15 16	NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL	L OF THE CITY AND	COUNTY OF DENVER:
17	Section 1. That the action of	of the Manager of Pu	blic Works in vacating the following
18	described areas in the City and Coul	nty of Denver and Stat	te of Colorado, to wit:
19	BLOCK 1, GERS	PACH'S FIRST ADDIT	TION TO DENVER

A PARCEL OF LAND BEING PART OF THE 8 FOOT WIDE ALLEY LOCATED IN BLOCK 1, GERSPACH'S FIRST ADDITION TO DENVER IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE 8 FOOT ALLEY LOCATED IN BLOCK 1, GERSPACH'S FIRST ADDITION TO DENVER, BOUND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 6, SAID BLOCK 1 AND BOUND ON THE NORTH BY THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST 30^{TH} AVENUE.

2001059787 2001/04/20 12:51:08 1/ 4 OND DENVER COUNTY CLERK AND RECORDER .00 .00 SMF

BLOCK 2, GERSPACH'S FIRST ADDITION TO DENVER

THAT PORTION OF AN 8 FOOT WIDE ALLEY ADJACENT TO LOTS 1
THROUGH 5, INCLUSIVE IN BLOCK 2, GERSPACH'S FIRST ADDITION
DENVER, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPIAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 2; THENCE S00°01'58"E, ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID BLOCK 2; THENCE S89°58'52"W, ON A PROLONGATION OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 8.00 FEET; THENCE N00°01'58"W, ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 125.00 FEET; THENCE N89°58'52"E, ALONG THE PROLONGATION OF THE NORTH LINE OF AFOREMENTIONED LOT 5, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.023 ACRES MORE OR LESS.

1

DELGANY STREET

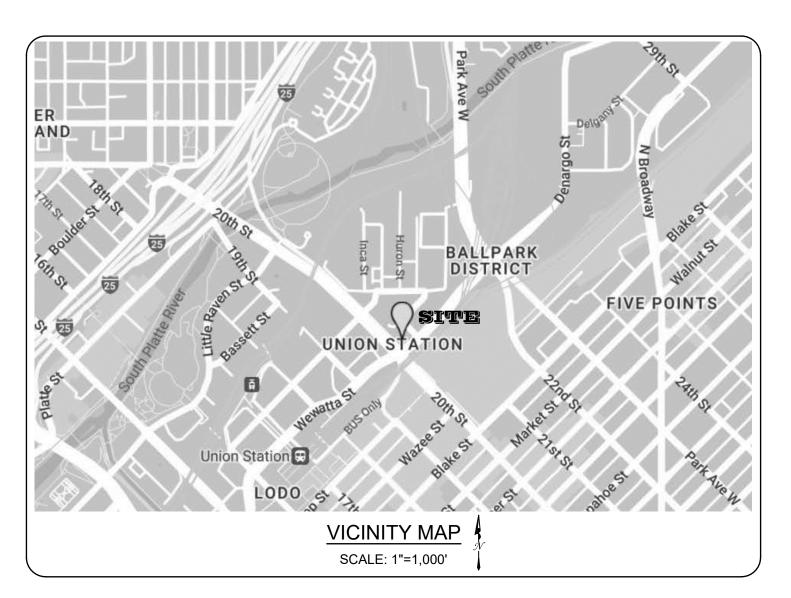
1

AN 80 FOOT STRIP OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 28 AND THE SOUTHWEST ONE-QUARTER OF SECTION 27, ALL IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPIAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF AN 80 FOOT STRIP OF LAND BOUND ON THE NORTHEASTERLY BY A LINE DRAWN BETWEEN THE NORTHERN MOST CORNER OF LOT 8, BLOCK 9, GASTON'S ADDITION TO DENVER, AND THE EASTERN MOST CORNER OF LOT 25, BLOCK 12, SAID GASTON'S ADDITION TO DENVER; BOUND ON THE SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID BLOCK 9; BOUND ON THE SOUTHWESTERLY BY A LINE DRAWN BETWEEN THE NORTHERN MOST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 94-00185506, AND THE EASTERN MOST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 94-00185505; BOUND ON THE NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF SAID BLOCK 12, GASTON'S ADDITION TO DENVER.

2	be and the same is hereby approved and the described areas are hereby vacated and declared					
3	vacated; PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:					
4	That a full width easement be and is hereby retained for utility purposes including power					
5	lines, telephone lines, gas lines, and cable television lines, and no trees, structures, or					
6	retaining walls are allowed over, across, or below the easement limits and access for utility					
7	purposes will not be denied or restricted for any reason.					
8	PASSED BY THE COUNCIL April 16 2001					
9	Samona Ellastere 11 - PRESIDENT					
10	APPROVED: WELL SWIT - MAYOR APAIL 2001					
11 12 13 14	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER					
15 16	PUBLISHED IN THE DAILY JOURNAL Apr. 13, 2001 Apr. 20, 2001					
17 18 19 20 21 22 23 24 25 26	The Manager of Public Works has made the findings and determinations as set forth in the above and foregoing draft or form of a proposed bill for an ordinance, and subject to approval by ordinance, has vacated and does hereby vacate those described areas subject to certain reservations and requests the Council of the City and County of Denver to approve such vacation subject to certain reservations, by the enactment of an appropriate ordinance. The Manager of Public Works approves said draft or form of a proposed bill for an ordinance and recommends the introduction and passage thereof.					
27	PREPARED BY KAREN A. AVILES, ASSISTANT CITY ATTORNEY 4/3/01					
28	REVIEWED BY: 45 2001					
29	SPONSORED BY COUNCIL MEMBER(S)					





IMPROVEMENT SURVEY PLAT

A PART OF BLOCK 9, GASTON'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 27 & THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO

CERTIFICATION

MP

JOB NO.: 22023 DRAWN: ALB CHECKED: REH FIELD: **JK**

FILE: 22023 ISP

SUE DATE: 3/4/2022 SCALE: N/A

EXISTING LAND DESCRIPTION (PER REC. #2016061169 & ORDER #ABD70480863-8)

PARCEL A:

LOTS 8 THROUGH 13, BLOCK 9, GASTON'S ADDITION TO THE CITY OF DENVER, EXCEPT THAT PORTION OF LOT 13 CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT IN THE WARRANTY DEED RECORDED APRIL 15, 1993 UNDER RECEPTION NO. 9300478952, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND TOGETHER WITH THE SOUTHEAST 1/2 OF VACATED DELGANY STREET ADJACENT THERETO, AS CONTAINED IN VACATION ORDINANCE #340 SERIES OF 2001 RECORDED APRIL 20, 2001 UNDER RECEPTINO NO. 2001059787, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND TOGETHER WITH THE NORTHWEST 1/2 OF VACATED ALLEY ADJACENT TO SAID LOTS, VACATED BY ORDINANCE NO. 619, SERIES OF 2006, RECORDED SEPTEMBER 27, 2006 UNDER RECEPTION NUMBER 2006155052.

PARCEL B:

LOT 14, BLOCK 9, GASTON'S ADDITION TO THE CITY OF DENVER, EXCEPT THAT PORTION OF LOT 14, CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT IN THE WARRANTY DEED RECORDED APRIL 15, 1993 UNDER RECEPTION NO. 930047852, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND TOGETHER WITH THE NORTHWEST 1/2 OF VACATED ALLEY ADJACENT TO SAID LOT, VACATED BY ORDINANCE NO. 619, SERIES OF 2006, RECORDED SEPTEMBER 27, 2006 UNDER RECEPTION NO. 2006155052.

SCHEDULE B - SECTION II EXCEPTION NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON LAND TITLE GUARANTEE COMANY ORDER NUMBER ABD70480863-8, EFFECTIVE DATE 04/29/2016, 5:00 P.M. FOR THIS INFORMATION.

SCHEDULE B - SECTION 2 EXCEPTIONS, UNDERLINED NUMBERS CORRESPOND WITH EXCEPTION NUMBER AND SURVEYOR'S NOTE CONCERNING EACH EXCEPTION ADDRESSED. ITEMS 1-8, 13 & 14 ARE GENERAL EXCEPTIONS AND NOT ASSOCIATED WITH RECORDED DOCUMENTS AND ARE NOT ADDRESSED. THESE ITEMS SHOULD BE REVIEWED BY LEGAL COUNSEL AND MAY AFFECT THE SUBJECT PROPERTY.

9 ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED MAY 06, 1977, IN BOOK 1433 AT PAGE 680, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

MINERAL RIGHTS RESERVED OVER LOTS 14-16, BLOCK 9 AS SHOWN AND LABELED HEREON. AFFECTS SUBJECT PARCEL B,

10 UTILITY EASEMENTS RESERVED IN VACATION ORDINANCE #340 SERIES OF 2001 RECORDED APRIL 20, 2001 UNDER RECEPTION NO. 2001059787.

UTILITY EASEMENTS ARE RESERVED OVER THE PORTION OF DELGANY STREET VACATED BY ORDINANCE AS SHOWN AND LABELED HEREON.

11 EASEMENT GRANTED TO CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, FOR WATER PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 09, 2002, UNDER RECEPTION NO.

EASEMENT SHOWN AND LABELED HEREON. CLIENT IS PROPOSING TO VACATE THE SOUTHEASTERLY 15' OF EASEMENT AS SHOWN AND LABELED HEREON.

12 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERPETUAL, NON-EXCLUSIVE EASEMENT RESERVED BY THE CITY AND COUNTY OF DENVER BY ORDINANCE #619, SERIES OF 2006, RECORDED SEPTEMBER 27, 2006 UNDER RECEPTION NO. 2006155052.

UTILITY EASEMENTS ARE RESERVED OVER THE PORTION OF ALLEY VACATED BY ORDINANCE AS SHOWN AND LABELED

- 13 (ITEM INTENTIONALLY DELETED)
- 14 (ITEM INTENTIONALLY DELETED)
- 15 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 05, 2016 PREPARED BY MANHARD CONSULTING LTD, JOB #WIL.DEC017: SAID DOCUMENT STORED AS OUR ESI 27282762.

LAND SURVEY PLATS SHOWN ON SURVEY WERE NOT FOUND IN DENVER'S ON-LINE RECORDS (RECORD #L001141 AND #L016568).

A. THE ENCROACHMENT OF A CONCRETE RAMP LOCATED AT THE NORTHWEST CORNER OF THE BUILDING ONTO THE

CONCRETE RAMP SHOWN AND LABELED AS AREA OF CONCERN #1.

B. VIEW PLANE RESTRICTION AS SET FORTH IN "GENERAL NOTES" 8.

PER CLIENT, ELEVATIONS WERE NOT A PART OF THIS SURVEY.

GENERAL SURVEY NOTES

- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 2. THIS LAND SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS
- BASIS OF BEARING: 20' RANGE LINE IN DELGANY STREET BETWEEN W. 28TH AVE. AND VACATED 21ST AVENUE IS ASSUMED TO BEAR S44°50'41"W, MONUMENTED AS SHOWN AND LABELED HEREON.
- 4. CLIENT ONLY REQUESTED WATER LINE IN VACATED DELGANY TO BE LOCATED. NOT ALL UTILITIES ARE SHOWN.

THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS, ABOVE GROUND EVIDENCE AND MAPS AVAILABLE FROM THE CITY OF DENVER. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE ARE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

- 5. DATE OF FIELD WORK: 1/21/22, 1/31/22, 2/4/22, 2/18/22 & 2/24/22.
- 6. DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- BY GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 0800460088H. BEARING A MAP REVISION DATE OF NOVEMBER 20, 2013.
- 8. THE WORD "CERTIFY" USED IN CERTIFICATE BELOW MEANS AN EXPRESSION OF THE PROFESSIONAL LAND SURVEYOR BELOW AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATE

I, ROBERT E HARRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY SPECIFICALLY AND ONLY TO FRED SCHULTZ, THAT IN FEBRUARY 2022, A PROPERTY SURVEY WAS MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY, ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE ENCROACHMENTS, EASEMENTS, RIGHT OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS NOT EXPRESSED OR IMPLIED AS A GUARANTY OR WARRANTY. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN; THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS; NOR EASEMENTS OF RECORD.

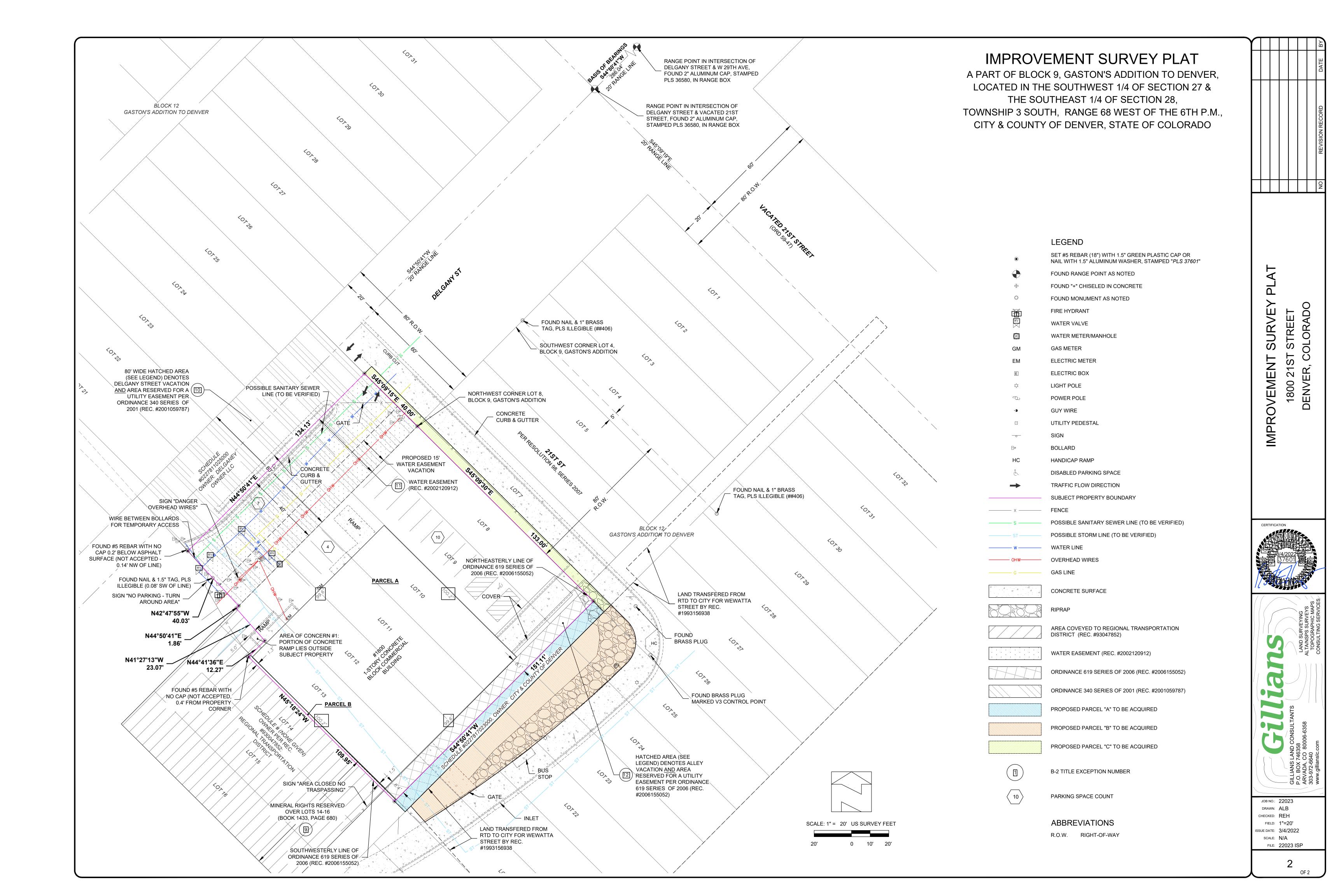
> ROBERT E. HARRIS COLORADO P.L.S. 37601 FOR & ON BEHALF OF **GILLIANS LAND CONSULTANTS** rharris@gillianslc.com



INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF _ OF THE COUNTY SURVEYOR'S LAND , M., IN BOOK SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) , RECEPTION NUMBER

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR



10:53am

2023

26,

EXHIBIT

The Southeasterly 15 feet of Vacated Delgany Street Adjoining the Northwest Lines of Lots 8 through 13, Block 9, GASTON'S ADDITION TO THE CITY OF DENVER

Description (See sheet 2 for Map)

DESCRIPTION OF SOUTHEASTELRY 15 FEET OF VACATED DELGANY STREET

A Tract of land being the southeasterly 15.00 feet of the vacated Delgany Street adjoining the Northwest lines of Lots 8 through 12, inclusive, and part of Lot 13, Block 9, GASTON'S ADDITION TO THE CITY OF DENVER, a subdivision of land in the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, the plat of said subdivision recorded in Book 1 at Page 49 in the Office of the Clerk and Recorder of the City and County of Denver (also filed in Book 1 at Page 27A of Engineering Images), said Delgany Street being vacated by City and County of Denver Ordinance Number 340, Series 2001 and recorded April 20, 2001 as Reception Number 2001059787 in said Clerk and Recorder's Office, said Tract more particularly described as follows:

BEGINNING at the North corner of said Lot 8, also being the East corner of said vacated Delgany Street and monumented by a nail and brass tag marked "LS 38567" set in pavement; Thence South 44° 55' 28" West 137.63 feet on the Northwest line of said Block 9 as monumented from said North corner of Lot 8 to a point on the Northwest line of said Lot 13, 12.63 feet southwesterly of (as measured along said Northwest line) the North corner of said Lot 13, being the basis of bearings of the this description and all bearings herein are relative thereto, said Northwest line also being coterminous with the Southeast line of said vacated Delgany Street; Thence North 41° 23' 15" West 15.03 feet on the Southwest line of said vacated Delgany Street; Thence North 44° 55' 28" East 136.66 feet parallel with and 15.00 feet northwesterly of (as measured perpendicular to) said Northwest line of Block 9 to the Northeast line of said vacated Delgany Street; Thence South 45° 04' 32" East 15.00 feet on said Northeast line to the POINT OF BEGINNING, said Tract containing 2,057 square feet or 0.047 acre.

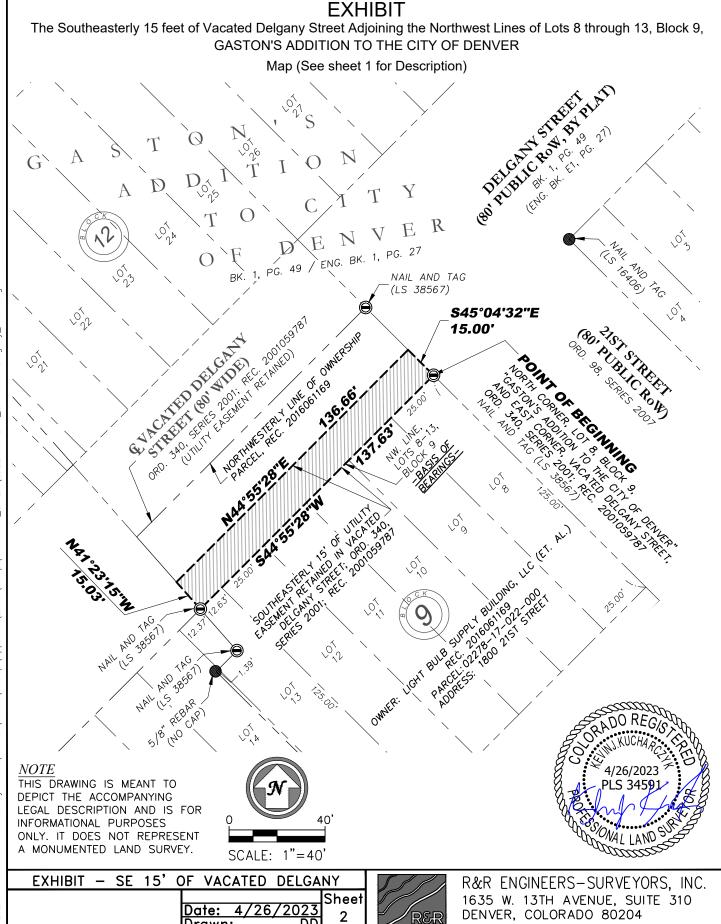


EXHIBIT - SE 15' OF VACATED DELGANY

Date: 4/26/2023
Drawn: DD
Checked: MAG
Job No.: LB22043



R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 Ph. 303-753-6730



2

of

2

ENGINEERS SURVEYORS

PH: 303-753-6730

WWW.RRENGINEERS,COM

DD

KJK

Drawn:

<u>Checked:</u>

Job No.: LB22043

C: \Users\ddelap\AppData\Local\Temp\AcPublish_21124\LB22043-EXH_EsmtVac-Delgany_Rev1.dwg ddelap ь У: 2023 26,



Department of Public Works Engineering, Regulatory, & Analytics

> 201 W. Colfax Ave., Dept. 507 Denver, Colorado 80202-5304 (720) 865-3003

denver.pwera@denvergov.org

Page 1 of 7

1800 21st Street LBSB Partial Easement

05/25/2023

Master ID: 2022-PROJMSTR-0000191 Project Type: ROW Relinquisment

Review ID: 2022-RELINQ-0000011 Review Phase:

Location: 1800 21st Street **Review End Date:** 05/20/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review Review Review Status: Approved

Reviewers Name: Jason Clements

Reviewers Email: Jason.Clements@denvergov.org

Status Date: 05/04/2022 Status: Approved

Comments:

Reviewing Agency: City Forester Review Review Review Status: Approved

Reviewers Name: Nick Evers

Reviewers Email: Nick.Evers@denvergov.org

Status Date: 05/20/2022 Status: Approved

Comments: Approved. No expected PRW tree conflict.

Reviewing Agency: Comcast Referral Review Status: Approved - No Response

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved w/Conditions

Status Date: 05/23/2022

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: Denver Water

Reviewers Name: Gina Begly Reviewers Phone: 13036286219

Reviewers Email: gina.begly@denverwater.org Approval Status: Approved with conditions

Comments:

see uploaded documents

Attachment: 2002120912.pdf

Status Date: 05/23/2022

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: Denver Water

Reviewers Name: Gina Begly

Page 2 of 7

1800 21st Street LBSB Partial Easement

05/25/2023

Master ID: 2022-PROJMSTR-0000191 Project Type: ROW Relinquisment

Review ID: 2022-RELINQ-0000011 Review Phase:

Location: 1800 21st Street Review End Date: 05/20/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Phone: 13036286219

Reviewers Email: gina.begly@denverwater.org Approval Status: Approved with conditions

Comments:

We have no objection to the relinquishment of reserved easement at Rec# 2001-059787 by Ordinance 340.

Denver Water will not agree to release our easement in the same area at Rec#2002120912, (uploaded). This easement is needed for

an existing waterline.

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

REDLINES uploaded to E-review webpage

Reviewing Agency: Survey Review Review Review Status: Approved

Reviewers Name: Thomas Savich

Reviewers Email: Thomas.Savich@denvergov.org

Status Date: 05/05/2023 Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: DOTI/ROWS/SURVEY

Reviewers Name: Thomas Savich Reviewers Phone: 818.809.8753

Reviewers Email: thomas.savich@denvergov.org

Approval Status: Approved

Comments:

Attachment: 2022RELINQ1_Land Description-001.docx-23-05-04-15-37.docx

Attachment: 2022RELINQ1_Land Descr and Illus-001.pdf

Status Date: 05/23/2022
Status: Denied
Comments: Denied

Survey comments are in the Comments folder.

Status Date: 05/23/2022 Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: CDOT Region 1 ROW/survey

Reviewers Name: dane courville Reviewers Phone: 7206720231

Reviewers Email: dane.courville@state.co.us

Approval Status: Approved

Comments:

Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.

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1800 21st Street LBSB Partial Easement

05/25/2023

Master ID: 2022-PROJMSTR-0000191 Project Type: ROW Relinquisment

Review ID: 2022-RELINQ-0000011 Review Phase:

Location: 1800 21st Street Review End Date: 05/20/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 05/17/2022 Status: Denied

Comments: Survey comments are in the Comments folder.

REDLINES uploaded to E-review webpage

Review Status: Comments Compiled

Reviewing Agency: Case Manager Review/Finalize

Reviewers Name: Jessica Eusebio

Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 05/23/2022

Status: Comments Compiled

Comments:

Status Date: 05/11/2022

Status: Confirmation of Payment

Comments:

Reviewing Agency: Denver Fire Department Review Review Review Status: Approved

Reviewers Name: Richard Tenorio

Reviewers Email: richard.tenorio@denvergov.org

Status Date: 05/23/2022

Approved

Status: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Comments: Reviewing Agency/Company: DFD / Fire Prevention Division

Reviewers Name: Rich Tenorio Reviewers Phone: 7206333222

Reviewers Email: richard.tenorio@denvergov.org

Approval Status: Approved

Comments:

Denver Fire Dept. Approved - RT

Status Date: 05/20/2022 Status: Approved

Comments: Denver Fire Dept. Approved - RT

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Reviewers Name: Rebecca Dierschow

Reviewers Email: becca.dierschow@denvergov.org

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved

Status Date: 05/23/2022 Status: Approved

2022-RELINQ-0000011

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1800 21st Street LBSB Partial Easement

05/25/2023

Master ID: 2022-PROJMSTR-0000191 Project Type: ROW Relinquisment

Review ID: 2022-RELINQ-0000011 Review Phase:

Location: 1800 21st Street Review End Date: 05/20/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: Metro Water Recovery

Reviewers Name: Myles Howard Reviewers Phone: 7207033627

Reviewers Email: MHoward@metrowaterrecovery.com

Approval Status: Approved

Comments:

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Jennifer Cervera

Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 05/03/2022 Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Hudson Land

Reviewers Email: Hudson.Land@denvergov.org

Status Date: 05/02/2022 Status: Approved

Comments:

Reviewing Agency: Policy and Planning Review Review Status: Approved - No Response

Reviewers Name: Emily Gloeckner

Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: TES Sign and Stripe Review Review Review Status: Approved - No Response

Reviewers Name: Brittany Price

Reviewers Email: Brittany.Price@denvergov.org

2022-RELINQ-0000011

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1800 21st Street LBSB Partial Easement

05/25/2023

Master ID: 2022-PROJMSTR-0000191 Project Type: ROW Relinquisment

Review ID: 2022-RELINQ-0000011 Review Phase:

Location: 1800 21st Street Review End Date: 05/20/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved - No Response

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 05/25/2023 Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy

Reviewers Name: Donna George Reviewers Phone: 3035713306

Reviewers Email: donna.l.george@xcelenergy.com

Approval Status: Approved

Comments:

Status Date: 05/23/2022 Status: Denied

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy

Reviewers Name: Donna George Reviewers Phone: 13035713306

Reviewers Email: donna.l.george@xcelenergy.com

Approval Status: Denied

Comments:

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Please be aware PSCo has existing overhead electric distribution facilities within the easement area proposed to be relinquished.

These facilities must be relocated prior to approval of the relinquishment by submitting an application via

xcelenergy.com/InstallAndConnect.

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: City Councilperson and Aides Referral Review Status: Approved - No Response

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: DS Project Coordinator Review Review Review Status: Approved w/Conditions

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1800 21st Street LBSB Partial Easement

05/25/2023

Master ID: 2022-PROJMSTR-0000191 Project Type: ROW Relinquisment

Review ID: 2022-RELINQ-0000011 Review Phase:

Location: 1800 21st Street Review End Date: 05/20/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Sarah Kaplan

Reviewers Email: Sarah.Kaplan@denvergov.org

Status Date: 05/23/2022

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: Development Services, CPD

Reviewers Name: Sarah Kaplan Reviewers Phone: 7208652991

Reviewers Email: sarah.kaplan@denvergov.org Approval Status: Approved with conditions

Comments:

Project Coordinator does not take exception with proposed RELINQUISHMENT. However, any proposed redevelopment of 1800 21st Street will require a Site Development Plan review coordinated and approved by Development Services. Applicant is

encouraged to submit a Concept Plan SDP through E-Permits for initial review and comment from City agencies.

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: DES Transportation Review Review Review Status: Approved

Reviewers Name: Mindy Christensen

Reviewers Email: mindy.Christensen@denvergov.org

Status Date: 05/20/2022

Status Date: Approved

Status: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Comments: Reviewing Agency/Company: City & County of Denver/DOTI DES Transportation

Reviewers Name: Mindy Decker Reviewers Phone: 7208653216

Reviewers Email: mindy.decker@denvergov.org

Approval Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review Review Review Status: Approved

Reviewers Name: Jack Kasprzak

Reviewers Email: Jack.Kasprzak@denvergov.org

Status Date: 03/28/2023 Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: DES Wastewater

Reviewers Name: Jack Kasprzak Reviewers Phone: 720-913-4533

Reviewers Email: jack.kasprzak@denvergov.org

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1800 21st Street LBSB Partial Easement

05/25/2023

Master ID: 2022-PROJMSTR-0000191 Project Type: ROW Relinquisment

Review ID: 2022-RELINQ-0000011 Review Phase:

Location: 1800 21st Street Review End Date: 05/20/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: Approved

Comments:

Previous conditions for approval have been satisfied.

Status Date: 05/03/2022

Status: Approved w/Conditions

Comments: There is an existing 24 inch Public storm sewer located in this easement. Reserve a permanent hard surface 20' wide easement over

Public storm sewer. The City will reserve this as part of the relinquishment process so there is a way to access this portion of the

storm sewer at all times.

Redlines located here:

\Nas01p\shared dirs\Public Works\PWDES\PROJECT\2020s\2022\RELINQUISHMENT\2022-RELINQ-0000011 - 1800 21st

Street LBSB Partial Easement\Comments

Reviewing Agency: RTD Referral Review Status: Approved - No Response

Status Date: 05/23/2022

Status: Approved - No Response

Comments:

Reviewing Agency: CDOT Referral Review Status: Approved

Status Date: 05/23/2022 Status: Approved

Comments: PWPRS Project Number: 2022-RELINQ-0000011 - 1800 21st Street LBSB Partial Easement

Reviewing Agency/Company: CDOT Region 1 ROW/survey

Reviewers Name: dane courville Reviewers Phone: 7206720231

Reviewers Email: dane.courville@state.co.us

Approval Status: Approved

Comments:

Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.

Status Date: 05/23/2022

Status: Approved - No Response

Comments: