


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: February 24, 2025

ROW #: 2023-DEDICATION-0000154 **SCHEDULE #:** Adjacent to 1) 0525101015000 and
2) 0525101015000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Colorado Boulevard, located at the intersection of South Colorado Boulevard and East Buchtel Boulevard, and 2) East Buchtel Boulevard, located at the intersection of East Buchtel Boulevard and South Colorado Boulevard.

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) South Colorado Boulevard, and 2) East Buchtel Boulevard. 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, “1975 S Colorado 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 1) South Colorado Boulevard, and 2) East Buchtel Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000154-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/BP/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Paul Kashmann District #6
Councilperson Aide, Elise Bupp
Councilperson Aide, Masha Lior
Councilperson Aide, Claire Kelly
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager’s Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Matthew Mulbarger
Department of Law, Katherine Ehlers
Department of Law, Mar’quasa Maes
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000154

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 the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: February 24, 2025

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

1. Type of Request:

Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment

Dedication/Vacation Appropriation/Supplemental DRMC Change

Other:

2. **Title:** Dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Colorado Boulevard, located at the intersection of South Colorado Boulevard and East Buchtel Boulevard, and 2) East Buchtel Boulevard, located at the intersection of East Buchtel Boulevard and South Colorado Boulevard.

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Proposing scrape off existing motel and restaurant and build a new apartment structure. The developer was asked to dedicate two parcels of land as 1) South Colorado Boulevard, and 2) East Buchtel Boulevard.

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

7. **City Council District:** Paul Kashmann, District # 6

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 (including any dba's):

Contract control number (legacy and new):

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: _____

EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000154

Description of Proposed Project: Proposing scrape off existing motel and restaurant and build a new apartment structure. The developer was asked to dedicate two parcels of land as 1) South Colorado Boulevard, and 2) East Buchtel Boulevard.

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) South Colorado Boulevard, and 2) East Buchtel Boulevard.

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) South Colorado Boulevard, and 2) East Buchtel Boulevard, as part of the development project called, "1975 S Colorado Blvd."

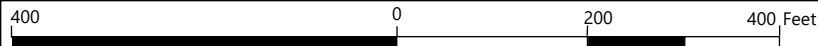


Parcel 001 to be dedicated

Parcel 002 to be dedicated

Legend

-  Streets
-  Alleys
-  County Boundary
-  Parcels



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000154-001:

LEGAL DESCRIPTION – STREET PARCEL # 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF JANUARY, 2025, AT RECEPTION NUMBER 2025005022 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN BLOCK 16 PER THE UNIVERSITY PARK AMENDED MAP, IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ASSUMING THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 25, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 23524" AND AT THE EAST QUARTER CORNER BY A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 11434" ASSUMED TO BEAR SOUTH 00°22'19" EAST, A DISTANCE OF 2643.56 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 25:

THENCE SOUTH 00°22'19" EAST ON SAID EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 668.43 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND PER RECEPTION NO. 2022144128, ALSO BEING THE NORTHEAST CORNER OF PARCEL 'I' AS SHOWN ON THE BUCHTEL CORRIDOR IMPROVEMENT SURVEY PLAT, RECEPTION NO. L000988;

THENCE NORTH 79°38'11" WEST A DISTANCE OF 110.48 FEET ON THE NORTH LINE OF SAID PARCEL PER REC NO. 2022144128, ALSO BEING THE NORTH LINE OF SAID PARCEL 'I', TO THE **POINT OF BEGINNING**;

THENCE NORTH 79°38'11" WEST ON SAID NORTH LINE, A DISTANCE OF 10.83 FEET TO A NON-TANGENT CURVE;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT 42.11 FEET, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A DELTA OF 60°19'02", AND BEING SUBTENDED BY A CHORD BEARING NORTH 29°47'12" EAST A DISTANCE OF 40.19 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°22'19" WEST, A DISTANCE OF 211.65 FEET TO THE NORTH LINE OF A PARCEL OF LAND PER RECEPTION NO. 2022102632;

THENCE SOUTH 40°20'54" WEST ON SAID NORTH LINE OF A PARCEL OF LAND PER REC NO. 2022102632 TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER PER REC NO. 2007024845, A DISTANCE OF 14.01 FEET;

THENCE SOUTH 00°22'19" WEST ON THE WEST LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER TO THE SOUTH LINE OF SAID BLOCK 16, A DISTANCE OF 208.11 FEET;

THENCE SOUTH 31°43'25" WEST ON SAID WEST LINE OF A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER, A DISTANCE OF 34.91 FEET TO SAID NORTH LINE

OF SAID PARCEL PER REC NO. 2022144128 AND PARCEL 'I', SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 2,147 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000154-002:

LEGAL DESCRIPTION – STREET PARCEL # 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF JANUARY, 2025, AT RECEPTION NUMBER 2025005022 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE PARCEL OF LAND DESCRIBED IN REC. NO. 2022144128 IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ASSUMING THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 25, BEING MONUMENTED AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 23524" AND AT THE EAST QUARTER CORNER BY A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 11434" TO BEAR SOUTH 00°22'19" EAST, A DISTANCE OF 2643.56 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 25:

THENCE SOUTH 00°22'19" EAST ON SAID EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 668.43 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND PER RECEPTION NO. 2022144128, ALSO BEING THE NORTHEAST CORNER OF PARCEL 'I' AS SHOWN ON THE BUCHTEL CORRIDOR IMPROVEMENT SURVEY PLAT, RECEPTION NO. L000988;

THENCE NORTH 79°38'11" WEST A DISTANCE OF 110.48 FEET ON THE NORTH LINE OF SAID PARCEL PER REC NO. 2022144128, ALSO BEING THE NORTH LINE OF SAID PARCEL 'I', TO THE **POINT OF BEGINNING**;

THENCE ON THE BOUNDARY OF A PARCEL OF LAND PER RECEPTION NO. 1998171709, THE FOLLOWING EIGHT COURSES:

1. SOUTH 44°37'08" WEST A DISTANCE OF 16.94 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°00'01", A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 11.39 FEET, THE CHORD OF WHICH BEARS SOUTH 67°07'09" WEST A DISTANCE OF 11.10 FEET TO A POINT OF TANGENCY;
3. SOUTH 89°37'09" WEST A DISTANCE OF 199.55 FEET TO A POINT OF CURVATURE;
4. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°44'40", A RADIUS OF 566.02 FEET, AN ARC LENGTH OF 106.14 FEET, THE CHORD OF WHICH BEARS NORTH 85°00'31" WEST A DISTANCE OF 105.99 FEET TO A POINT OF TANGENCY;

5. NORTH 79°38'11" WEST A DISTANCE OF 38.24 FEET;
6. SOUTH 60°38'46" WEST A DISTANCE OF 7.50 FEET;
7. SOUTH 79°38'11" EAST A DISTANCE OF 412.28 FEET;
8. NORTH 00°23'26" WEST A DISTANCE OF 73.29 FEET TO THE NORTH LINE OF SAID PARCEL 'I';

THENCE SOUTH 79°38'11" EAST ON SAID NORTH LINE OF PARCEL 'I', A DISTANCE OF 76.28 FEET TO THE SAID EAST LINE OF SECTION 25;

THENCE SOUTH 00°22'19" EAST ON SAID EAST LINE OF SECTION 25, A DISTANCE OF 101.78 FEET TO THE SOUTH LINE OF SAID PARCEL 'I';

THENCE NORTH 79°38'11" WEST ON SAID SOUTH LINE OF PARCEL 'I', A DISTANCE OF 520.91 FEET TO THE WEST LINE OF SAID PARCEL OF LAND PER REC. NO. 2022144128;

THENCE NORTH 10°25'18" EAST A DISTANCE OF 47.79 FEET TO A POINT ON SAID WEST LINE, SAID POINT LIES SOUTH 10°25'18" WEST A DISTANCE OF 52.21 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL OF LAND PER REC. NO. 2022144128;

THENCE SOUTH 79°38'11" A DISTANCE OF 71.02 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°44'40", A RADIUS OF 551.02 FEET, AN ARC LENGTH OF 103.33 FEET, THE CHORD OF WHICH BEARS NORTH 85°00'31" WEST A DISTANCE OF 103.18 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°22'51" EAST A DISTANCE OF 2.00 FEET;

THENCE NORTH 89°37'09" EAST A DISTANCE OF 191.34 FEET TO A POINT OF CURVATURE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29°40'26", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 20.72 FEET, THE CHORD OF WHICH BEARS NORTH 74°46'56" EAST A DISTANCE OF 20.49 FEET TO A POINT OF NON-TANGENCY ON THE NORTH LINE OF SAID PARCEL 'I';

THENCE SOUTH 79°38'11" EAST ON SAID NORTH LINE OF PARCEL 'I', A DISTANCE OF 10.83 FEET; TO THE **POINT OF BEGINNING**.

SAID DESCRIBED PARCEL OF LAND CONTAINS 25,607 SQ. FT. OR 0.59 ACRES, MORE OR LESS.



01/22/2025 08:07 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000154
Asset Mgmt No.: 25-013

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 16th day of January, 2025, by **COLORADO MT 2ND LEVEL, LLC**, a Colorado limited liability company, whose address is 240 Saint Paul Street Suite 400, Denver, CO 80206, 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.

2022-PROJMSTR-0000175-ROW

EXHIBIT A**PARCEL 1 DESCRIPTION
SHEET 1 OF 8**

A PARCEL OF LAND LOCATED IN BLOCK 16 PER THE UNIVERSITY PARK AMENDED MAP, IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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2022-PROJMSTR-0000175-ROW

EXHIBIT A**PARCEL 1 DESCRIPTION
SHEET 2 OF 8**

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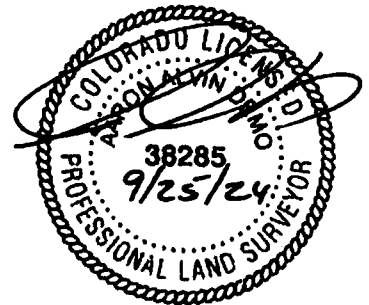
SAID PARCEL OF LAND CONTAINS 2,147 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

I, DUNCAN B. HOTCHKISS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

DUNCAN HOTCHKISS, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38861
FOR AND ON BEHALF OF BASELINE CORPORATION

4862 INNOVATION DRIVE, SUITE 100
FORT COLLINS, COLORADO 80525
(970) 353-7600



2022-PROJMSTR-0000175 ROW

EXHIBIT A**PARCEL 2 DESCRIPTION
SHEET 3 OF 8**

A PARCEL OF LAND LOCATED IN THE PARCEL OF LAND DESCRIBED IN REC. NO. 2022144128 IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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2022 PROJMSR-0000175 ROW

EXHIBIT A**PARCEL 2 DESCRIPTION
SHEET 4 OF 8**

5. NORTH 79°38'11" WEST A DISTANCE OF 38.24 FEET;
6. SOUTH 60°38'46" WEST A DISTANCE OF 7.50 FEET;
7. SOUTH 79°38'11" EAST A DISTANCE OF 412.28 FEET;
8. NORTH 00°23'26" WEST A DISTANCE OF 73.29 FEET TO THE NORTH LINE OF SAID PARCEL 'I';

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2022-PROJMSTR 0000175 ROW

EXHIBIT A**PARCEL 2 DESCRIPTION
SHEET 5 OF 8**

THENCE SOUTH 79°38'11" EAST ON SAID NORTH LINE OF PARCEL 'I', A DISTANCE OF 10.83 FEET; TO THE **POINT OF BEGINNING**.

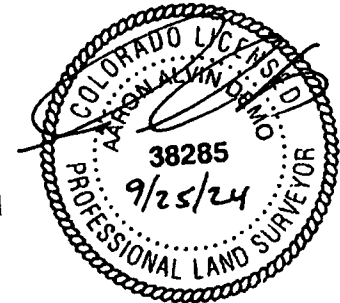
SAID DESCRIBED PARCEL OF LAND CONTAINS 25,607 SQ. FT. OR 0.59 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

I, DUNCAN B. HOTCHKISS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

DUNCAN HOTCHKISS, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38861
FOR AND ON BEHALF OF BASELINE CORPORATION

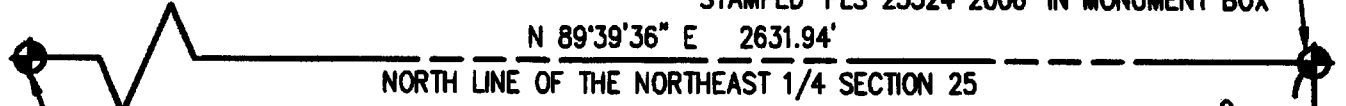
4862 INNOVATION DRIVE, SUITE 100
FORT COLLINS, COLORADO 80525
(970) 353-7600



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

EXHIBIT A PARCEL 1 ILLUSTRATION SHEET 6 OF 8

POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 25, T4S, R68W
FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP
STAMPED 'PLS 23524 2006' IN MONUMENT BOX



NORTH 1/4 CORNER SECTION 25, T4S, R68W
FOUND 3" ALUMINUM CAP STAMPED 1999
LS 23521 IN MONUMENT BOX

INTERSTATE 25
ORD. NO. 003, SERIES 1962
WARRANTY DEED
REC. NO. 1953226128



LEGEND

- ALIQUOT CORNER AS DESCRIBED
- PARCEL 1

REC. NO. 2018016541

REC. NO. 2022102632

BLOCK 16
UNIVERSITY PARK
AMENDED MAP

PARCEL 1
2,147 SQ. FT.
0.05 ACRES

PARCEL CONVEYED TO CITY
AND COUNTY OF DENVER
REC. NO. 2007024845

S 00°22'19" E 2643.56'
BASIS OF BEARINGS
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, T4S, R68W

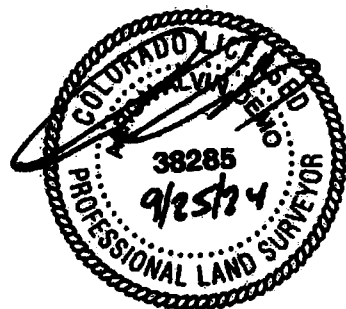
NORTH LINE PARCEL '1'

L=42.11', R=40.00',
Δ=60°19'02"
CH=N 29°47'12" E
40.19'

REC. NO. 2022144128

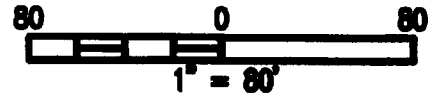
N 79°38'11" W 10.85'
ORD. NO. 716, SERIES 1998
ORD. NO. 1998181709

POINT OF BEGINNING



BUCHTEL BLVD.

EAST 1/4 CORNER
SECTION 25, T4S, R68W
FOUND 3-1/4" BRASS CAP
STAMPED 'PLS 11434 1991'
IN MONUMENT BOX



DUNCAN B. HOTCHKISS, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38861
FOR AND ON BEHALF OF BASELINE CORPORATION



FDG PROJECT MANAGEMENT SERVICES, LLC
CITY AND COUNTY OF DENVER
PARCEL 1 ILLUSTRATION
1995 S. COLORADO BLVD.

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
AAD	06

\\ca-15557-1995 S Colorado\Drawings\Legal Description\15557 - CONVEYANCE EXHIBIT.dwg, 8/19/2024 1:26:35 PM, Darry Miller

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

EXHIBIT A PARCEL 2 ILLUSTRATION SHEET 7 OF 8

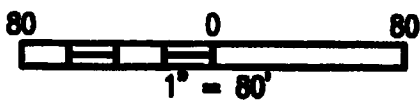
POINT OF COMMENCEMENT

NORTHEAST CORNER SECTION 25, T4S, R68W
FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP
STAMPED 'PLS 23524 2006' IN MONUMENT BOX

N 89°39'36" E 2631.94'

NORTH LINE OF THE NORTHEAST 1/4 SECTION 25

NORTH 1/4 CORNER SECTION 25, T4S, R68W
FOUND 3" ALUMINUM CAP STAMPED 1999
LS 23521 IN MONUMENT BOX



INTERSTATE 25
ORD. 003, SERIES 1962
WARRANTY DEED
REC. NO. 1933226128

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- PARCEL 2

REC. NO. 2018016541
BLOCK 15
UNIVERSITY PARK
AMENDED MAP

REC. NO. 2022102632

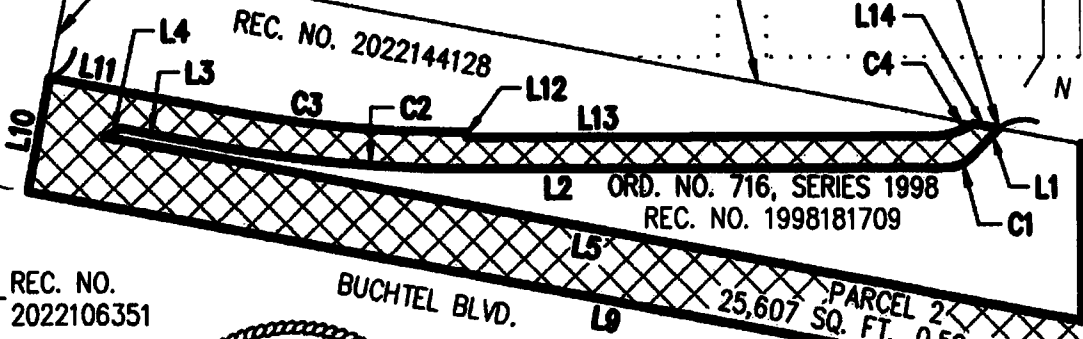
BLOCK 16
UNIVERSITY PARK
AMENDED MAP

REC. NO. 2007024845

N 10°25'18" E
52.21'

NORTH LINE PARCEL '1'
L000988

POINT OF BEGINNING



REC. NO. 2022144128

ORD. NO. 716, SERIES 1998
REC. NO. 1998181709

N 79°38'11" W
110.48

REC. NO. 2022106351

BUCHTEL BLVD.

25,607 SQ. FT., 0.59 ACRES
PARCEL 2

SOUTH LINE PARCEL '1'

668.43'

S. COLORADO BLVD.

S 00°22'19" E 2643.56'

BASIS OF BEARINGS

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, T4S, R68W

NORTHEAST CORNER
PARCEL '1' L000988

EAST 1/4 CORNER
SECTION 25, T4S, R68W
FOUND 3-1/4" BRASS CAP
STAMPED 'PLS 11434 1991'
IN MONUMENT BOX



DUNCAN B. HOTCHKISS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38861
FOR AND ON BEHALF OF BASELINE CORPORATION



FDG PROJECT MANAGEMENT SERVICES, LLC

CITY AND COUNTY OF DENVER

PARCEL 2 ILLUSTRATION
1995 S. COLORADO BLVD.

DESIGNED BY	DATE: 08/21/24
DRAWN BY	SCALE: 1" = 80'
DBH	DATE: 08/21/24
CHECKED BY	DATE: 08/21/24
AAD	DATE: 07/27/24
	07

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

EXHIBIT A PARCEL 2 ILLUSTRATION SHEET 8 OF 8

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 44°37'08" W	16.94'
L2	S 89°37'09" W	199.55'
L3	N 79°38'11" W	38.24'
L4	S 60°38'46" W	7.50'
L5	S 79°38'11" E	412.28'
L6	N 00°23'26" W	73.29'
L7	S 79°38'11" E	76.28'
L8	S 00°22'19" E	101.78'
L9	N 79°38'11" W	520.91'
L10	N 10°25'18" E	47.79'
L11	S 79°38'11" E	71.02'
L12	S 00°22'51" E	2.00'
L13	N 89°37'09" E	191.34'
L14	S 79°38'11" E	10.83'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.39'	14.50'	45°00'01"	S 67°07'09" W	11.10'
C2	106.14'	566.02'	10°44'40"	N 85°00'31" W	105.99'
C3	103.33'	551.02'	10°44'40"	S 85°00'31" E	103.18'
C4	20.72'	40.00'	29°40'26"	N 74°46'56" E	20.49'

DUNCAN B. HOTCHKISS, PLS
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38861
 FOR AND ON BEHALF OF BASELINE CORPORATION



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BASELINE
 Engineering - Planning - Surveying
 4007 S. LINCOLN AVENUE, SUITE 405 - LOVELAND, COLORADO 80537
 P. 970.553.7800 - F. 970.579.4864 - www.baselinesurvey.com

FDG PROJECT MANAGEMENT SERVICES, LLC
 CITY AND COUNTY OF DENVER
PARCEL 2 ILLUSTRATION
 1995 S. COLORADO BLVD.

DESIGNED BY	AAD	DATE	12/29/22	SHEET	08
DRAWN BY	DBH	DATE	07/24/22	SHEET	08
CHECKED BY	AAD	DATE	08/07/22	SHEET	08