




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services 

DATE: July 15th, 2021

ROW #: 2020-DEDICATION-0000028 **SCHEDULE #:** All three parcels are adjacent to 0527202029000

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) W. Jewell Ave., located at the intersection of S. Acoma St. and W. Jewell Ave., 2) S. Acoma St., located at the intersection of S. Acoma St. and W. Jewell Ave., and 3) Public Alley, bounded by W. Asbury Ave., S. Bannock St., W. Jewell Ave., and S. Acoma St.

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) W. Jewell Ave., 2) S. Acoma St., and 3) Public Alley. 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, "Hanover 19-30."

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 Public Right-of-Way. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000028-001-002-003) HERE.

A map of the area to be dedicated is attached.

MB/TB/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Jolon Clark District #7
Councilperson Aide, Tate Carpenter
Councilperson Aide, Maggie Thompson
Councilperson Aide, Anita Banuelos
City Council Staff, Zach Rothmier
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Rachonda Dixon
DOTI Survey, Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000028

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

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@DenverGov.org by **12:00 pm on Monday.**

****All fields must be completed.****

Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: July 15th, 2021

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) W. Jewell Ave., located at the intersection of S. Acoma St. and W. Jewell Ave., 2) S. Acoma St., located at the intersection of S. Acoma St. and W. Jewell Ave., and 3) Public Alley, bounded by W. Asbury Ave., S. Bannock St., W. Jewell Ave., and S. Acoma St.

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

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

- **Name:** Rebecca Long
- **Phone:** 720-547-5344
- **Email:** Rebecca.Long@denvergov.org

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

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

6. **General description/background of proposed resolution including contract scope of work if applicable:** 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) W. Jewell Ave., 2) S. Acoma St., and 3) Public Alley. 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, "Hanover 19-30."

****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:** Located at the intersection of S. Acoma St. and W. Jewell Ave and bounded by W. Asbury Ave., S. Bannock St., W. Jewell Ave., and S. Acoma St.
- d. **Affected Council District:** Jolon Clark District #7
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

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

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2020-DEDICATION-0000028

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as 1) W. Jewell Ave., 2) S. Acoma St., and 3) Public Alley

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) W. Jewell Ave., 2) S. Acoma St., and 3) Public Alley

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

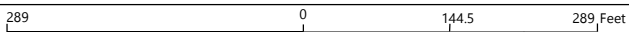
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) W. Jewell Ave., 2) S. Acoma St., and 3) Public Alley as part of a development project called, "Hanover 19-30."



Legend

- ▲ Well Restrictions
- Barrier Restrictions
- Area Restrictions
 - Liner
 - Sheet Pile Wall Area
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- 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



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 2,257

Map Generated 7/8/2021

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000028-001:**LAND DESCRIPTION - STREET PARCEL #1:**

PARCEL 1 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169057 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 39 THROUGH 48, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 2;
THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 1.50 FEET;
THENCE SOUTH 89°49'25" WEST PARALLEL WITH AND 1.50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 133.09 FEET;
THENCE NORTH 00°00'44" WEST PARALLEL WITH AND 8.00 FEET WEST OF THE EAST LINE OF SAID VACATED ALLEY, A DISTANCE OF 1.50 FEET TO A POINT ON THE NORTH LINE OF LOT 48 EXTENDED WESTERLY;
THENCE NORTH 89°49'25" EAST ALONG SAID NORTH LINE AND EXTENSION, A DISTANCE OF 133.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 CONTAINS 200 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000028-002:**LAND DESCRIPTION - STREET PARCEL #2:**

PARCEL 2 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169057 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 39 THROUGH 48, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 2;
THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°00'00" EAST CONTINUING ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 248.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 39;
THENCE SOUTH 89°48'11" WEST ALONG THE SOUTH LINE OF SAID LOT 39, A DISTANCE OF 4.00 FEET;
THENCE NORTH 00°00'00" EAST PARALLEL WITH AND 4.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 248.50 FEET TO A POINT 1.50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2;
THENCE NORTH 89°49'25" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 2 CONTAINS 994 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000028-003:

LAND DESCRIPTION - ALLEY PARCEL:

PARCEL 3 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020169057 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 39 THROUGH 48, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 39;
THENCE NORTH 00°00'44" WEST ALONG THE WEST LINE OF SAID LOT 39, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF SAID VACATED ALLEY;
THENCE SOUTH 89°48'18" WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;
THENCE NORTH 00°00'44" WEST ALONG SAID CENTERLINE, A DISTANCE OF 7.00 FEET;
THENCE NORTH 89°48'11" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°00'44" EAST, A DISTANCE OF 32.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 39;
THENCE SOUTH 89°48'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 3 CONTAINS 120 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.



10/14/2020 09:22 AM
City & County of Denver

R \$0.00

WD

2020169057
Page: 1 of 8
D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2020-Dedication-0000028
Asset Mgmt No.: 20-140

**CORRECTIVE SPECIAL WARRANTY DEED
(To Correct Reception No. 2020145928 Legal Description)**

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 6th day of October, 2020, by **SOBO VILLAGE III, LLC**, a Colorado limited liability company, whose address is 2700 Broadway, Ste. 300, Denver, CO 80113, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

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

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

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

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

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

ATTEST:

SOBO VILLAGE III, LLC, a Colorado Limited Liability Company

By: Jon Cook

Name: Jon C. Cook

Its: mgr.

STATE OF CO)

COUNTY OF Apache) ss.

The foregoing instrument was acknowledged before me this 6th day of October, 2020 by Jon C Cook, as Manager of SOBO VILLAGE III, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 10-28-23

TRINA JONES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194041025
MY COMMISSION EXPIRES OCT 28, 2023

Trina Jones
Notary Public

EXHIBIT A LAND DESCRIPTION

2019PM0000513
2020-DEDICATION-0000028

SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

THREE PARCELS OF LAND BEING A PORTION OF LOTS 39 THROUGH 48, INCLUSIVE, AND A PORTION OF THAT ALLEY VACATED PER ORDINANCE NO. 368 SERIES OF 1970, BLOCK 2, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 2;
THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 1.50 FEET;
THENCE SOUTH 89°49'25" WEST PARALLEL WITH AND 1.50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 133.09 FEET;
THENCE NORTH 00°00'44" WEST PARALLEL WITH AND 8.00 FEET WEST OF THE EAST LINE OF SAID VACATED ALLEY, A DISTANCE OF 1.50 FEET TO A POINT ON THE NORTH LINE OF LOT 48 EXTENDED WESTERLY;
THENCE NORTH 89°49'25" EAST ALONG SAID NORTH LINE AND EXTENSION, A DISTANCE OF 133.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 200 SQUARE FEET MORE OR LESS.

PARCEL TWO:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 2;
THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°00'00" EAST CONTINUING ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 248.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 39;
THENCE SOUTH 89°48'11" WEST ALONG THE SOUTH LINE OF SAID LOT 39, A DISTANCE OF 4.00 FEET;
THENCE NORTH 00°00'00" EAST PARALLEL WITH AND 4.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 248.50 FEET TO A POINT 1.50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2;
THENCE NORTH 89°49'25" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 994 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

PARCEL THREE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 39;
THENCE NORTH 00°00'44" WEST ALONG THE WEST LINE OF SAID LOT 39, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF SAID VACATED ALLEY;
THENCE SOUTH 89°48'18" WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;
THENCE NORTH 00°00'44" WEST ALONG SAID CENTERLINE, A DISTANCE OF 7.00 FEET;
THENCE NORTH 89°48'11" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°00'44" EAST, A DISTANCE OF 32.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 39;
THENCE SOUTH 89°48'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 120 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "2003 23521" AND AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PREPARED BY: AARON MURPHY
PLS 38162
ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



THIS PLAN IS THE PROPERTY OF HARRIS KOCHER SMITH AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

ISSUE DATE	7-2-2020	PROJECT #	190815					
DATE	REVISION COMMENTS			1926 S. BANNOCK ST.	DESCRIPTION	 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P 303.623.6300 F 303.623.6311 HarrisKocherSmith.com	CHK'D BY	AVM
7-24-2020	ADDRESS COMMENTS						DRAWN BY	JAF
							SCALE	1
							SHEET	1
							DATE	

EXHIBIT A ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



PARCEL ONE CONTAINS
200 SQ. FT. ±

W JEWELL AVE
(60' R.O.W.)

POINT OF BEGINNING

1.5'

N89°49'25"E 133.09'

S89°49'25"W 133.09'

S00°00'00"E 1.50'

N00°00'44"W 1.50'

BASIS OF BEARINGS N00°00'00"E 20' RANGE LINE

16.0' ALLEY VACATED WITH RESERVATIONS
PER ORD. NO. 368
SERIES OF 1970
RECORDED IN
BK. 228 PG. 523

S ACOMA ST
(60' R.O.W.)

W ASBURY AVE
(60' R.O.W.)



SCALE: 1" = 20'

NOTE:

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

ISSUE DATE	7/2/2020	PROJECT #	190815
DATE		REVISION	COMMENTS
7/4/20		ADDRESS	COMMENTS

1926 S. BANNOCK ST.

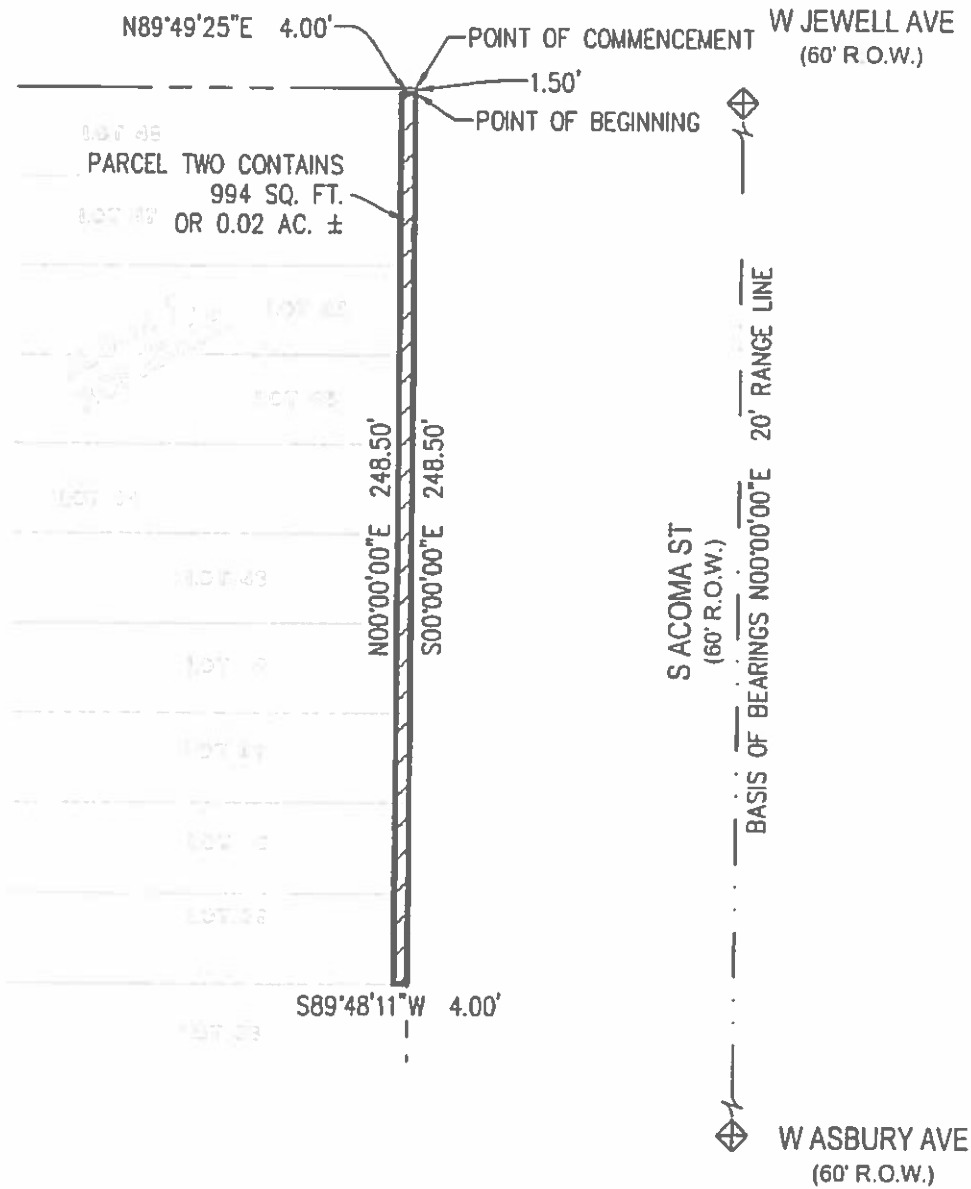
ILLUSTRATION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 2000
Denver, Colorado 80203
P 303 623 6300 F 303 623 6311
HarrisKocherSmith.com

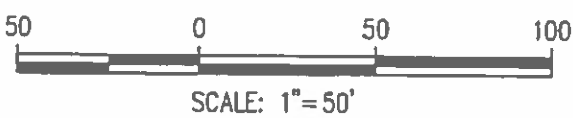
CHECKED BY	AWM
DRAWN BY	JAF
SHEET NO.	2
TOTAL SHEETS	1

EXHIBIT A ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



PARCEL TWO CONTAINS
994 SQ. FT.
OR 0.02 AC. ±



NOTE:
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ISSUE DATE	PROJECT #
7/24/2020	192615
DATE	REVISION COMMENTS
7/24/2020	ADDRESS CORRECTIONS

1926 S. BANNOCK ST.

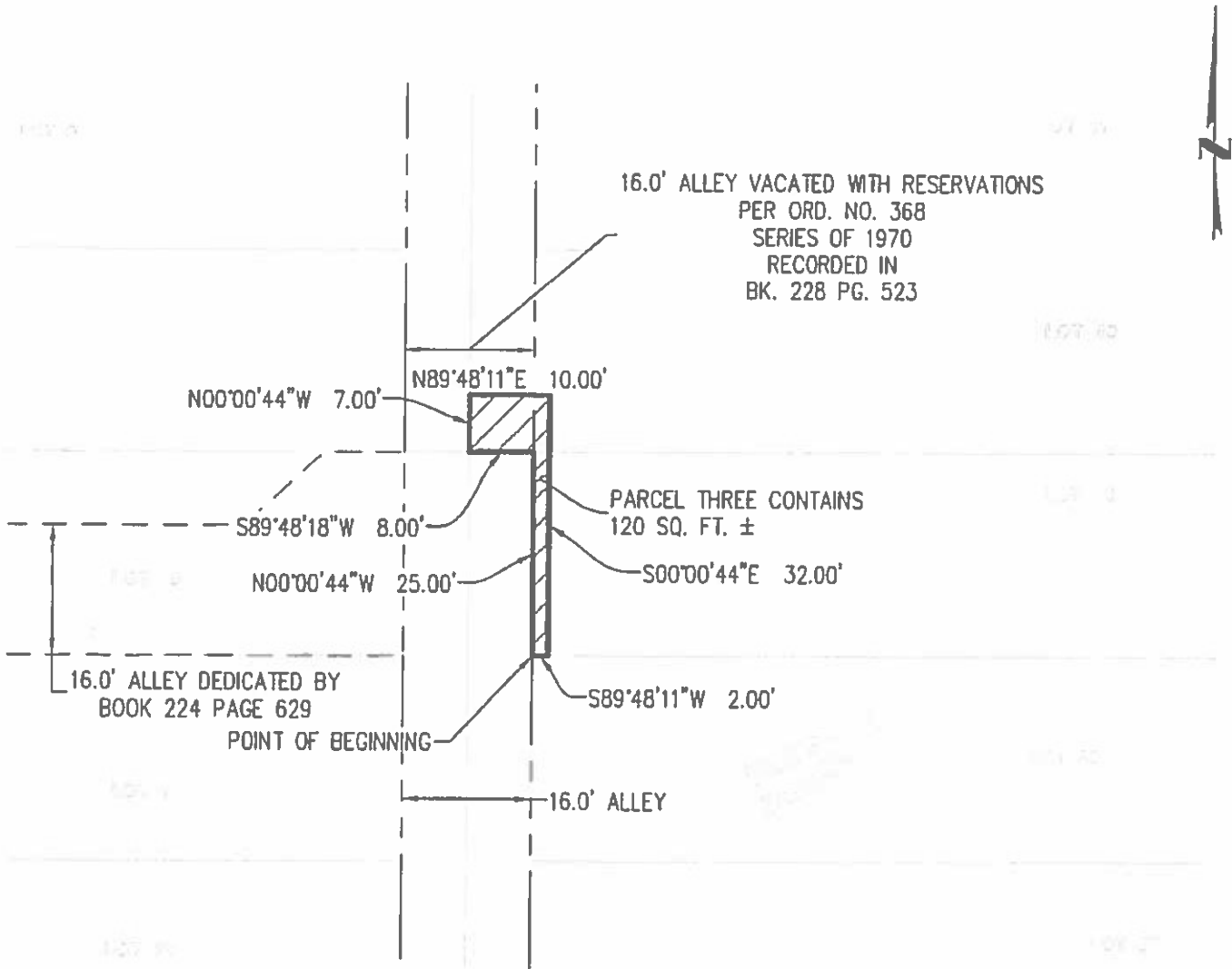
ILLUSTRATION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CH'D BY	AV/24
DRAWN BY	JAF
3	

EXHIBIT A ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



NOTE:
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IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

ISSUE DATE	7/2/2020	PROJECT #	190015
DATE		REVISION COMMENTS	
7/24/2020		ADDRESS COMMENTS	

1926 S. BANNOCK ST.

ILLUSTRATION

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P 303.623.8300 F 303.623.8311
HarrisKocherSmith.com

CHK'D BY	AVM
DRAWN BY	JAF
SHEET NO.	4