

# EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO.1

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER AND THE WEST HALF OF SECTION 35.  
 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF PRINCIPAL SIXTH MERIDIAN,  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO

## DEDICATION:

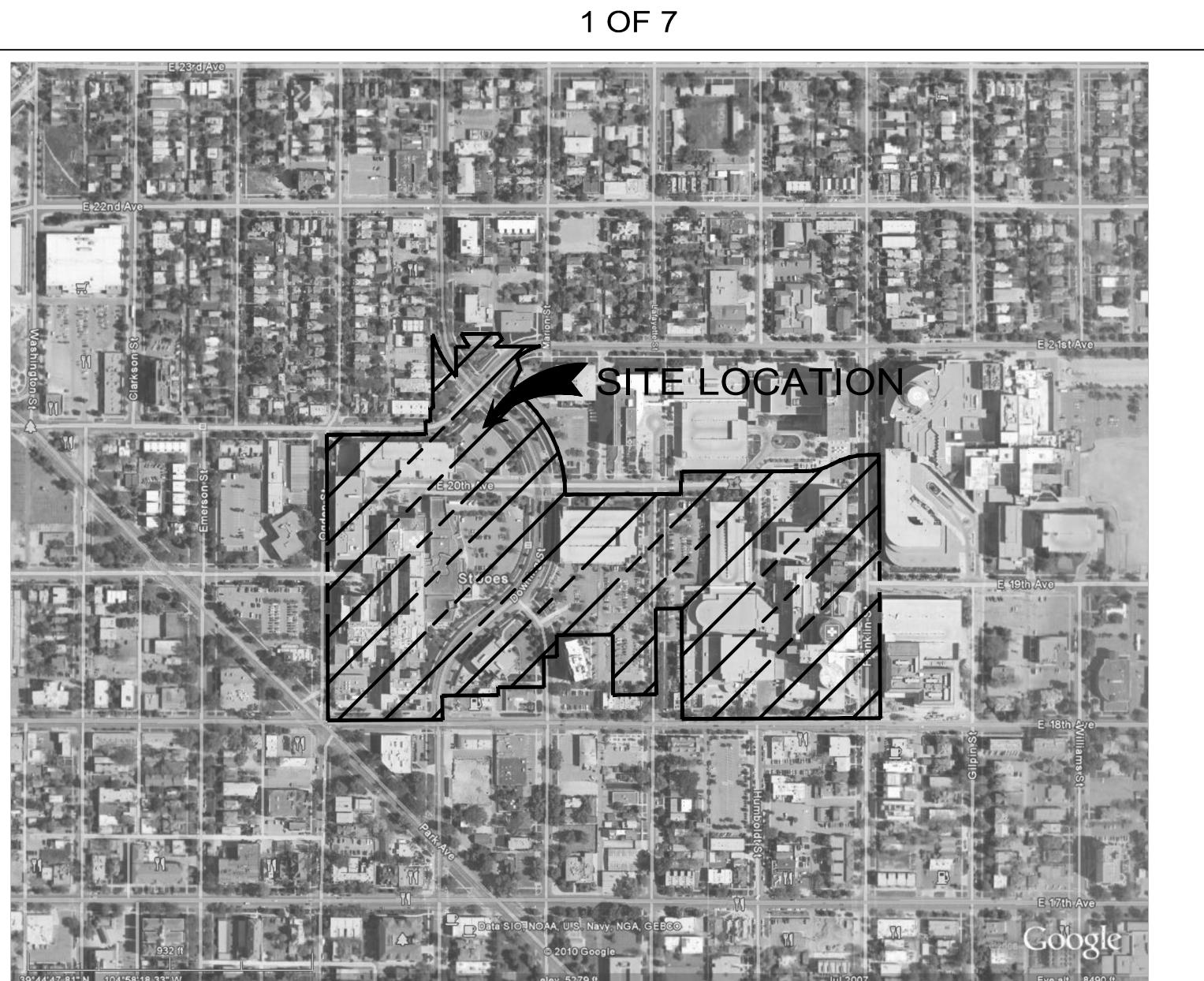
KNOW ALL MEN BY THESE PRESENTS THAT SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM INC, A KANSAS CORPORATION, SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORPORATION, A KANSAS CORPORATION, SAINT JOSEPH HOSPITAL INC., SAINT JOSEPH HOSPITAL FOUNDATION CORPORATION AS OWNERS, AND KAISER FOUNDATION HEALTH PLAN OF COLORADO AS OWNER HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND LOTS, AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE FOLLOWING SUBDIVISIONS INCLUDING THE RIGHT-OF-WAYS AND ALLEYS ENCLOSED IN THE DESCRIPTION BELOW: 1) PARK AVENUE ADDITION TO DENVER, 2) GABATHULERS ADDITION TO DENVER, 3) SCHINNERS ADDITION TO DENVER AND 4) McCULLOUGH HILL AMENDED MAP LOCATED IN THE SOUTHEAST QUARTER AND THE WEST HALF OF SECTION 35, 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:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE S87°54'39"E, 1011.07 FEET NORTHWEST CORNER OF BLOCK 1, PARK AVENUE ADDITION TO DENVER, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°49'44"E ALONG THE NORTHERLY LINE OF SAID BLOCK 1, A DISTANCE OF 305.47 FEET; THENCE N0°17'25"W A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF 20TH ST; THENCE N89°49'44"E ALONG SAID CENTERLINE, A DISTANCE OF 14.40 FEET; THENCE N0°17'25"W A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 16, SAN RAFAEL ADDITION TO DENVER 3RD FILING; THENCE N89°49'44"E ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 16, A DISTANCE OF 8.24; THENCE N0°0'16"50"W A DISTANCE OF 225.00 FEET; THENCE N89°49'44"E A DISTANCE OF 1.13 FEET TO A POINT ON EXISTING RIGHT-OF-WAY OF DOWNING STREET AS ESTABLISHED BY ORDINANCE 408 SERIES 1994; THENCE ALONG SAID RIGHT-OF-WAY OF DOWNING STREET A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 24°18'24" AND A CHORD WHICH BEARS S29°22'08"E A DISTANCE OF 145.27 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 49 SCHINNERS ADDITION TO THE CITY OF DENVER; THENCE N0°17'25"W ALONG SAID WESTERLY LINE, A DISTANCE OF 91.64 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 49; THENCE N89°42'59"E ALONG THE NORTHERLY LINE OF SAID BLOCK 49, A DISTANCE OF 41.15 FEET TO A POINT ON THE EASTERNLY RIGHT-OF-WAY OF DOWNING STREET A DEDICATED BY ORDINANCE 408, SERIES 1994; THENCE ALONG SAID EASTERNLY RIGHT-OF-WAY OF DOWNING STREET, 46.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 299.00 FEET, A CENTRAL ANGLE OF 8°58'18" AND A CHORD WHICH BEARS N31°29'54"W A DISTANCE OF 46.77 FEET TO THE CENTERLINE OF VACATED 21ST AVENUE AS VACATED BY ORDINANCE 385, SERIES 1998; THENCE N89°42'59"E ALONG SAID CENTERLINE A DISTANCE OF 116.16 FEET TO THE EASTERNLY SIDE OF THE THIRD PARCEL IN SAID ORDINANCE 385, SERIES 1998; THENCE ALONG SAID EASTERNLY LINE THE FOLLOWING 3 COURSES: 1) 19.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 12°10'43" AND A CHORD WHICH BEARS S29°32'31"E A DISTANCE OF 19.09 FEET; 2) THENCE S35°37'53"E A DISTANCE OF 1.43 FEET; 3) THENCE 32.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 8°05'09" AND A CHORD WHICH BEARS S47°15'28"W A DISTANCE OF 32.86 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 49; THENCE N89°42'59"E ALONG SAID NORTHERLY LINE A DISTANCE OF 139.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 21ST AVE, AS DEDICATED BY ORDINANCE 794, SERIES 2001; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES 1) 36.23 FEET ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 167.00 FEET, A CENTRAL ANGLE OF 12°25'43" AND A CHORD WHICH BEARS S7°0'10"49"W A DISTANCE OF 36.15; 2) THENCE CONTINUING 42.33 FEET ALONG THE ARC TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 167.00 FEET, CENTRAL ANGLE OF 14°31'24" AND A CHORD WHICH BEARS S56°42'16"W A DISTANCE OF 42.22 FEET; THENCE S15°38'50"E A DISTANCE OF 37.07 FEET; THENCE S29°41'44"W A DISTANCE OF 31.37 FEET; THENCE S21°55'45"E A DISTANCE OF 31.47 FEET TO A POINT ON THE EASTERNLY RIGHT-OF-WAY LINE OF DOWNING ST, AS DEDICATED BY ORDINANCE 408, SERIES 1994; THENCE ALONG SAID EASTERNLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES: 1) S48°33'23"E A DISTANCE OF 42.94 FEET TO A POINT OF CURVATURE; 2) THENCE 259.68 FEET ALONG THE ARC A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET, CENTRAL ANGLE OF 37°40'00", AND A CHORD WHICH BEARS S29°43'23"E A DISTANCE OF 255.03 FEET; 3) THENCE CONTINUING 73.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 10°40'28" AND A CHORD WHICH BEARS S55°33'09"E A DISTANCE OF 73.48 FEET; 4) THENCE S0°12'55"E A DISTANCE OF 6.84 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 63, GABATHULERS ADDITION TO DENVER EXTENDED; THENCE N89°49'00"E ALONG SAID NORTHERLY LINE, A DISTANCE OF 317.76 FEET TO A POINT ON THE CENTERLINE OF VACATED LAFAYETTE STREET; THENCE S0°18'08"E ALONG SAID CENTERLINE, A DISTANCE OF 0.20 FEET; THENCE N89°49'00"E A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF BLOCK 62, GABATHULERS ADDITION TO DENVER; THENCE N0°18'08"W ALONG THE WESTERLY LINE OF SAID BLOCK 62 EXTENDED, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF VACATED 20TH AVENUE; THENCE N89°49'00"E ALONG THE CENTERLINE OF VACATED 20TH AVENUE, A DISTANCE OF 3.00 FEET; THENCE N0°18'08"W, A DISTANCE OF 30.20 FEET; THENCE N89°49'00"E A DISTANCE OF 383.93 FEET; THENCE S82°20 FEET ALONG THE ARC A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 28°53'43" AND A CHORD WHICH BEARS N75°22'09"E A DISTANCE OF 81.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE 117.20 FEET ALONG THE ARC A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 28°49'14" AND A CHORD WHICH BEARS N75°19'55"E A DISTANCE OF 115.97 FEET; THENCE N89°44'32"E A DISTANCE OF 34.03 FEET TO A POINT ON THE WESTERLY LINE OF FRANKLIN STREET; THENCE S0°15'28"E ALONG SAID WESTERLY LINE OF FRANKLIN STREET, A DISTANCE OF 812.90 FEET TO THE SOUTHEAST CORNER OF BLOCK 39, McCULLOUGH HILL AMENDED MAP ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF 18TH AVENUE; THENCE N89°59'11"W ALONG THE SOUTHERLY LINE OF SAID BLOCK 39, A DISTANCE OF 75.19 FEET TO THE SOUTHEAST CORNER OF BLOCK 12, PARK AVENUE ADDITION TO DENVER; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF 18TH AVENUE; THENCE S89°46'36"W ALONG THE NORTHERLY LINE OF 18TH AVENUE, A DISTANCE OF 536.30 FEET TO THE SOUTHWEST CORNER OF BLOCK 11 ALSO BEING THE EASTERNLY RIGHT-OF-WAY LINE OF LAFAYETTE ST., A DISTANCE OF 340.50 FEET; THENCE S89°46'36"W A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERNLY LINE OF BLOCK 10, PARK AVENUE ADDITION TO DENVER; THENCE S0°18'08"E ALONG SAID EASTERNLY LINE, A DISTANCE OF 265.59 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 10, PARK AVENUE ADDITION TO DENVER; THENCE S89°46'36"W ALONG THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 133.07 FEET TO THE CENTERLINE OF THE VACATED ALLEY WITHIN SAID BLOCK 10; THENCE N0°18'15"W ALONG SAID CENTERLINE, A DISTANCE OF 185.59 FEET TO THE NORTHERLY LINE OF SAID BLOCK 10; THENCE S89°46'36"W ALONG SAID NORTHERLY LINE, A DISTANCE OF 173.08 FEET TO A POINT ON THE CENTERLINE OF MARION STREET; THENCE S0°0'18'23"E ALONG SAID CENTERLINE, A DISTANCE OF 67.53 FEET; THENCE S89°46'36"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERNLY LINE OF BLOCK 9, PARK AVENUE ADDITION TO DENVER; THENCE S0°18'23"E ALONG SAID EASTERNLY LINE, A DISTANCE OF 93.06 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 9, PARK AVENUE ADDITION TO DENVER; THENCE S89°46'36"W ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 141.67 FEET TO THE NORTHEAST CORNER OF LOT 20, BLOCK 9 PARK AVENUE ADDITION TO DENVER; THENCE S0°17'54"E ALONG SAID EASTERNLY LINE A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE S89°46'36"W ALONG THE SOUTHERLY LINE OF SAID LOT 20, A DISTANCE OF 172.68 FEET; THENCE S0°17'25"E A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY LINE OF 18TH AVENUE; THENCE S89°46'36"W ALONG THE NORTHERLY LINE OF 18TH AVENUE, A DISTANCE OF 353.14 FEET TO THE SOUTHWEST CORNER OF BLOCK 8, PARK AVENUE ADDITION TO DENVER ALSO BEING THE EASTERNLY LINE OF OGDEN STREET; THENCE N0°14'43"W ALONG SAID EASTERNLY LINE OF OGDEN STREET, A DISTANCE OF 881.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 30.574 ACRES (1,331,838 SQ. FT.), MORE OR LESS.

UNDER THE NAME AND STYLE OF EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, WASTEWATER EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.



1 OF 7

## CITY ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THAT TITLE TO THE STREETS, AVENUES, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE NAMED DEDICATORS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011.  
 FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

BY ASSISTANT CITY ATTORNEY:

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

RICHARD NOBBE, P.L.S.  
 PLS # 23899

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A 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 THIS CERTIFICATION SHOWN HEREON.

## APPROVALS:

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE MANAGER OF PUBLIC WORKS:

MANAGER OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT:

MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE MANAGER OF PARKS AND RECREATION:

MANAGER OF PARKS AND RECREATION \_\_\_\_\_ DATE \_\_\_\_\_

## CITY COUNCIL CERTIFICATE:

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO BY RESOLUTION NO. \_\_\_\_\_ OF THE SERIES OF \_\_\_\_\_

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_\_

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY:  
 DEPUTY CLERK AND RECORDER

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
 CITY AND COUNTY OF DENVER )  
 ) S.S.  
 )

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., 20\_\_\_\_\_,

RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

BY:  
 DEPUTY CLERK AND RECORDER

FEES \_\_\_\_\_

SEPTEMBER 09, 2011

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS  
 124-99 WEST COLFAX AVE.  
 P.O. BOX 151800  
 LAKWOOD, CO 80215  
 303.431.6100  
 FAX 303.431.4028

# EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO.1

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER AND THE WEST HALF OF SECTION 35.

TOWNSHIP 3 SOUTH, RANGE 68 WEST OF PRINCIPAL SIXTH MERIDIAN,

# CITY AND COUNTY OF DENVER,

2 OF 7

## LEGEND

RY LINE  
LINE  
RIGHT-OF-WAY  
ED RIGHT-OF-WAY  
NT LINE  
LINE  
TY LINE  
CORNER  
RY CORNER SET  
AR WITH CAP PLS NO.23899)  
RASS DISH PLS NO. 23899  
NER (NOT MONUMENTED)  
BOX (TO BE SET UPON COMPLETION  
WAY CONSTRUCTION)  
RANGE BOX  
PIN AS DESCRIBED  
R.O.W TO BE VACATED  
R.O.W TO REMAIN

- REBAR

SEPTEMBER 09, 2011

SEPTEMBER 09, 2011

**EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO.1**  
 A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER AND THE WEST HALF OF SECTION 35.  
 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF PRINCIPAL SIXTH MERIDIAN,  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO

3 OF 7

SUBDIVISION BOUNDARY

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	24°18'24"	345.00'	146.36'	S29°22'08"E	145.27'
C2	8°58'18"	299.00'	46.82'	N31°29'54"W	46.77'
C3	12°10'43"	90.00'	19.13'	S29°32'31"E	19.09'
C4	8°05'09"	233.00'	32.88'	S47°15'28"W	32.86'
C5	10°40'28"	395.00'	73.59'	S05°33'09"E	73.48'
C6	28°53'43"	163.00'	82.20'	N75°22'09"E	81.34'
C7	28°49'14"	233.00'	117.20'	N75°19'55"E	115.97'
C8	12°25'43"	167.00'	36.23'	S70°10'49"W	36.15'
C9	14°31'24"	167.00'	42.33'	S56°42'16"W	42.22'
C10	37°40'00"	395.00'	259.68'	S29°43'23"E	255.03'

NUMBER LENGTH DIRECTION

L1	3.00'	N89°49'00"E
L2	30.20'	N00°18'08"W
L3	383.93'	N89°49'00"E
L4	34.03'	N89°44'32"E
L8	812.90'	S00°15'28"E
L9	75.19'	N89°59'11"W
L10	536.30'	S89°46'36"W
L11	340.59'	N00°18'08"W
L12	80.00'	S89°46'36"W
L13	265.59'	S00°18'08"E
L14	133.07'	S89°46'36"W
L15	185.59'	N00°18'15"W
L16	173.08'	S89°46'36"W
L17	67.53'	S00°18'23"E
L18	40.00'	S89°46'36"W
L19	93.06'	S00°18'23"E
L20	141.67'	S89°46'36"W
L21	25.00'	S00°17'54"E
L22	172.68'	S89°46'36"W
L23	75.00'	S00°17'25"E
L24	353.16'	S89°46'36"W
L25	881.92'	N00°14'43"W
L26	305.47'	N89°49'44"E
L27	40.00'	N00°17'25"W
L28	14.40'	N89°49'44"E
L29	40.00'	N00°17'25"W
L30	8.24'	N89°49'44"E
L32	225.00'	N00°16'50"W
L33	1.13'	N89°49'44"E
L35	91.64'	N00°17'25"W
L36	41.15'	N89°42'59"E
L38	116.16'	N89°42'59"E
L40	1.43'	S35°37'53"E
L42	139.37'	N89°42'59"E
L43	37.07'	S15°38'50"E
L44	31.37'	S29°41'44"W
L45	31.47'	S21°55'45"W
L46	42.94'	S48°33'23"E
L48	6.84'	S00°12'55"E
L49	317.76'	N89°49'00"E
L50	0.20'	S00°18'08"E
L51	40.00'	N89°49'00"E
L52	40.00'	N00°18'08"W

R.O.W. AND LOTS

NUMBER	LENGTH	DIRECTION
L3	21.78'	S89°49'44"W
L4	4.00'	N45°10'16"W
L5	464.18'	N00°50'42"E
L6	86.79'	N00°50'42"E
L7	196.34'	S74°09'18"E
L8	62.84'	S89°45'17"W
L9	62.84'	S89°45'17"W
L10	35.68'	N89°49'55"E
L11	10.24'	S00°16'04"E
L12	7.62'	S74°02'29"E
L13	11.49'	S58°04'48"E
L14	112.79'	N74°09'18"W
L15	327.98'	S00°50'42"W
L16	32.04'	S00°16'50"E
L17	119.22'	S89°25'40"W
L18	219.16'	S00°16'50"E
L19	16.77'	S07°26'52"E
L20	109.43'	S00°50'42"W
L21	80.01'	N00°50'42"E
L22	320.33'	N89°49'00"E
L23	328.65'	S89°49'00"W
L24	289.84'	N00°50'42"E
L25	94.21'	N00°50'42"E
L26	235.21'	N00°50'42"E
L27	63.11'	S74°09'18"E
L28	117.03'	S74°09'18"E
L29	29.46'	S61°44'51"E
L30	33.77'	N89°46'36"E
L31	379.82'	N89°46'36"E
L32	67.53'	N00°18'23"W
L33	133.08'	N89°46'36"E
L34	386.79'	N89°49'00"E
L40	29.64'	N89°44'32"E
L43	6.56'	S74°09'18"E
L45	64.47'	N89°45'17"E
L46	15.88'	N00°14'43"W
L47	43.08'	N89°45'17"E
L48	105.90'	S00°14'43"E
L49	43.74'	N89°45'17"E
L50	47.12'	S00°14'43"E
L51	28.34'	S89°45'17"W
L52	79.42'	S00°14'43"E
L53	42.64'	N89°45'17"E
L54	66.54'	S00°14'43"E
L55	165.60'	S89°45'17"W
L56	6.22'	S45°11'00"E
L57	6.09'	N53°20'42"E

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	16°05'26"	234.00'	65.71'	N82°12'00"W	65.50'
C2	16°14'05"	166.00'	47.04'	N82°07'40"W	46.88'
C3	15°50'53"	86.72'	23.99'	N66°07'03"W	23.91'
C4	15°08'41"	114.50'	30.27'	S65°39'09"E	30.18'
C5	22°01'42"	258.34'	99.32'	N78°24'49"E	98.71'
C6	12°24'27"	120.50'	26.09'	N67°57'04"W	26.04'
C7	12°24'27"	79.50'	17.22'	S67°57'04"E	17.18'
C8	16°04'06"	440.00'	123.40'	S82°11'21"E	122.99'
C11	28°49'14"	163.00'	81.99'	S75°19'55"W	81.13'
C12	28°53'43"	233.00'	117.51'	N75°22'09"E	116.26'
C13	16°04'06"	360.00'	100.96'	S82°11'21"E	100.63'

SEPTEMBER 09, 2011



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A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER AND THE WEST HALF OF SECTION 35.

TOWNSHIP 3 SOUTH, RANGE 68 WEST OF PRINCIPAL SIXTH MERIDIAN,

CITY AND COUNTY OF DENVER,

STATE OF COLORADO

5 OF 7

NW COR SEC35  
FOUND 2" BRASS  
CAP PLS# 28668

WEST LINE OF THE NW  
1/4 OF SECTION 35  
N01722" W  
2644.59'

MATCHLINE SEE SHEET 4

LAFAYETTE ST.  
(80' R.O.W.)

VACATED LAFAYETTE ST.

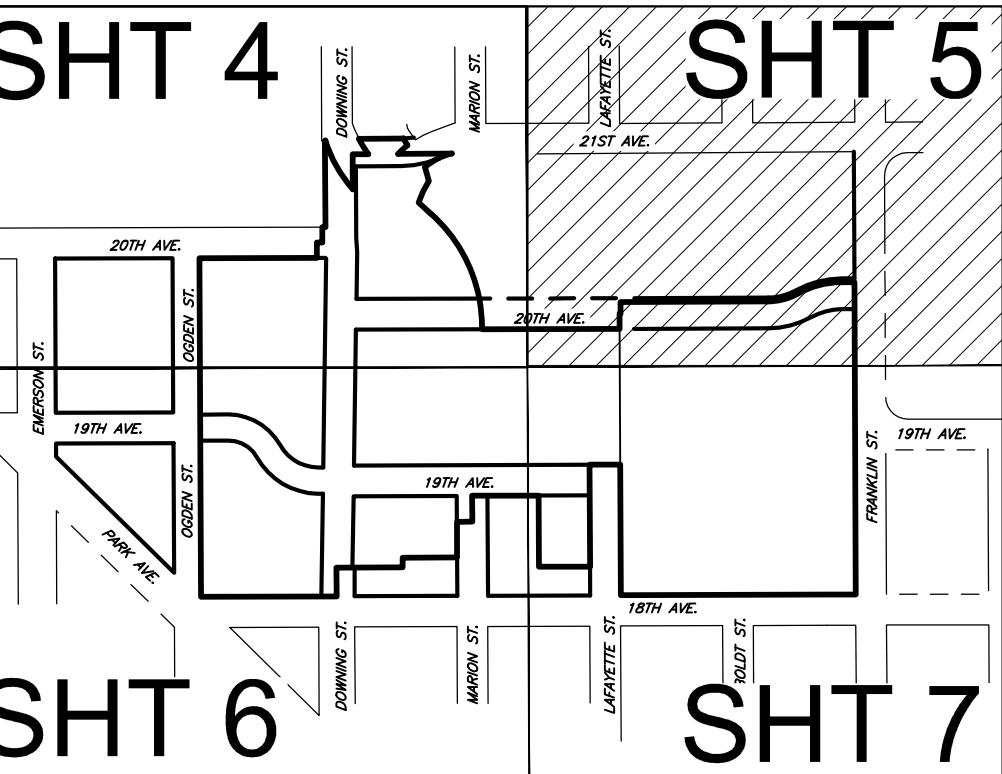
21ST AVE.  
(80' R.O.W.)

HUMBOLDT ST.  
(80' R.O.W.)

FRANKLIN ST.  
(80' R.O.W.)

N1/4 COR SEC35 FOUND  
2-1/2" ALUMINUM CAP  
PLS #35585 53.90" W.C.

FOUND 2-1/4"  
BRASS CAP  
PLS # 10945  
IN CONCRETE



## LEGEND

- BOUNDARY LINE
- RANGE LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- SECTION CORNER
- ◆ BOUNDARY CORNER SET  
(#4 REBAR WITH CAP PLS NO.23899  
OR 1" BRASS DISH PLS NO. 23899)
- LOT CORNER (NOT MONUMENTED)
- RANGE BOX (TO BE SET UPON COMPLETION  
OF ROADWAY CONSTRUCTION)
- EXISTING RANGE BOX
- FOUND PIN AS DESCRIBED
- W/RES

W/RES

WITH RESERVATIONS FOR UTILITIES

50' 25' 0 50' 100'

SCALE 1" = 50'

50 25 0 50 100

SCALE 1" = 50'

50 25 0 50 100

SCALE 1" = 50'

50 25 0 50 100

SCALE 1" = 50'

50 25 0 50 100

SCALE 1" = 50'

50 25 0 50 100

SCALE 1" = 50'

50 25 0 50 100

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# EXEMPLA SAINT JOSEPH HOSPITAL CAMPUS FILING NO.1

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER AND THE WEST HALF OF SECTION 35.

TOWNSHIP 3 SOUTH, RANGE 68 WEST OF PRINCIPAL SIXTH MERIDIAN,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

6 OF 7

WEST 1/4 CORNER  
OF SECTION 35  
(NO MONUMENT FOUND)  
ESTABLISHED FROM CCD  
COORDINATE

