

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:

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- 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 document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (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**

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

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



Owner/Vested Party/Applicant Signature **1/24/2023**
Date



DENVER
THE MILE HIGH CITY

DOTI | Right-of-Way Services
Engineering and Regulatory Office
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202 P: 720-865-3003
DOTI.ER@denvergov.org

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 [Rules and Regulations for Easement Relinquishments](#) 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: DOTI.ER@denvergov.org.

DATE: 1/24/2023

PROJECT NAME: Sun Valley Redevelopment easement relinquishment

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development project numbers:

2020-SSPR-0000194 , 2020-SSPR-0000195 , 2021-TRAN-0000018/2019-PM-0000673

ADDRESS (approx.) OF EASEMENT: 999 North Clay Way

APPLICANT:

Name: Erin Clark
Company (if applicable): Denver Housing Authority Title: _____
Address: 1035 Osage Street, 11th Floor, Denver, CO 80204
Telephone number: 303-519-2772 Email address: eclark@denverhousing.org

PROPERTY OWNER (where the easement is located): Check if the same as Applicant

Company: Housing Authority of the City and County of Denver
Owner Contact: Erin Clark
Address: c/o Denver Housing Authority, 1035 Osage Street, 11th Floor, Denver, CO 80204
Telephone Number: 303-519-2772 Email address: eclark@denverhousing.org

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: CB22-0396 and CB22-1517
Clerk & Recorder Recordation Number: 2022064272 and 2022150049
Ordinance Number (if applicable): 20220396 and 202215717

PORION 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: 3

Easement Groupings if submitting with multiple easements: 2

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 being relinquished in it's entirety and any addition background information

As part of an ordinance vacating West Mulberry Place, North Alcott Way, a portion of West 10th Avenue, and a portion of North Bryant Street bounded by West 9th Avenue, West 11th Avenue and North Decatur Street, and an ordinance vacating the N Clay ROW located near 999 N Clay Way, easements were imposed on these areas of former ROW for the purposes of maintaining existing utilities. At this time we are seeking to relinquish the easements as there are no public utilities in these areas.

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

The only portion of the easement area that has a utility in it is a portion of the former N Bryant (cutting through what is now called Sun Valley Filing 3, Block 1, aka DHA's Sol affordable housing project) where a storm sewer is still active, and a single storm inlet near 10th and Clay Way. Construction of the new storm in 10th Ave is underway and once complete (mid-February 2023) the existing storm in the easement area and inlet will be abandoned. In a 1/4/23 email from Eric Osmundsen he recommended that we start the relinquishment process now, knowing that it can't be completed until this final storm sewer utility is abandoned.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

DHA is actively redeveloping the entire ~20-acre Sun Valley neighborhood. As part of this all the former streets and utilities will be demolished and replaced with new streets and utilities. In addition to plan approval for all this work, all the former ROWs had to be vacated, and now that the utilities are also removed, the next step in the process is to relinquish the easements imposed during the vacation process.

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.



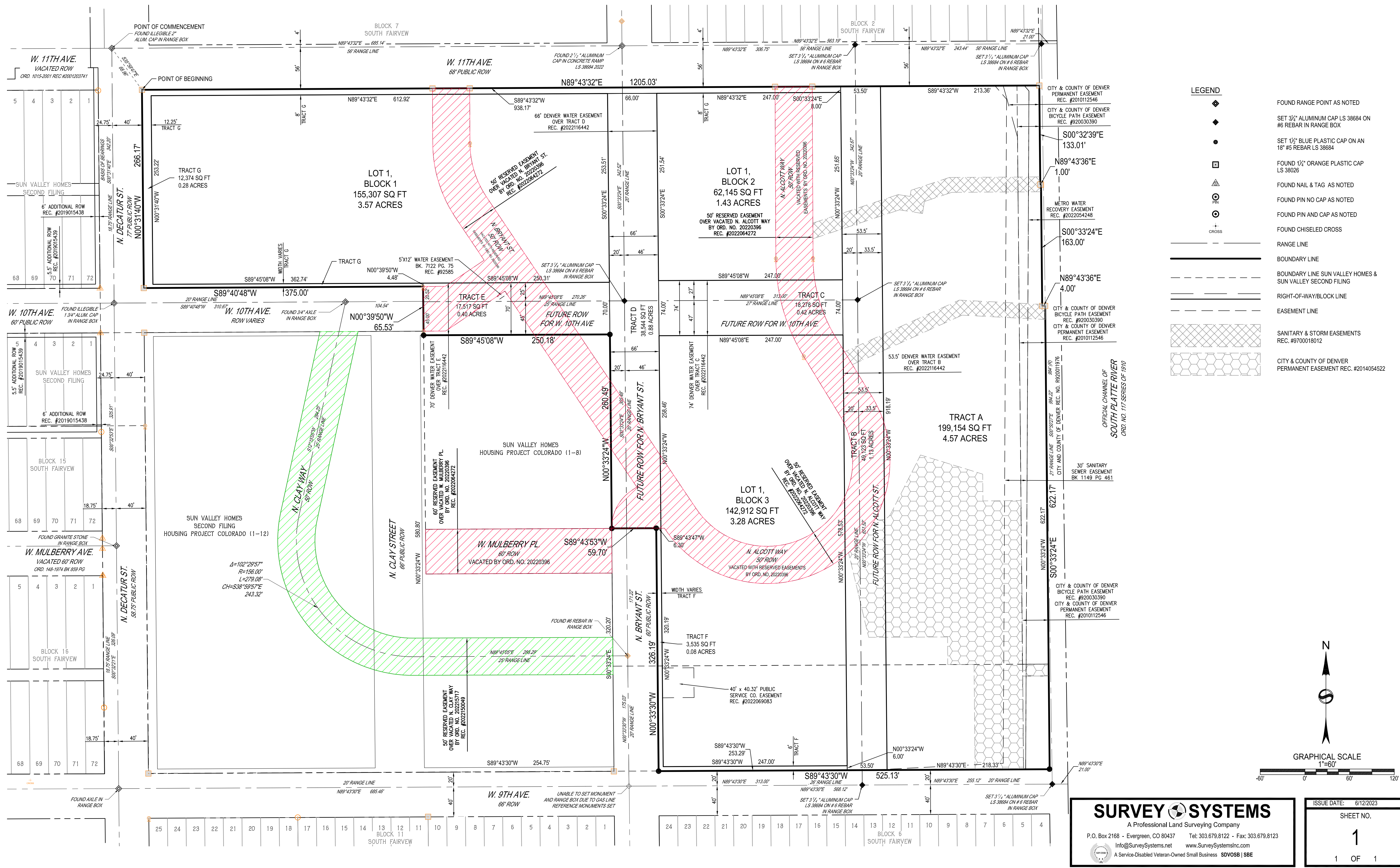
(Owner/Vested Party Signature)

January 24, 2023
DATE



SUN VALLEY HOMES THIRD & FOURTH FILINGS

A RESUBDIVISION OF PORTIONS OF SUN VALLEY HOMES HOUSING PROJECT COLORADO (1-8) AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12)
SITUATED IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO



SURVEY SYSTEMS
A Professional Land Surveying Company
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Info@SurveySystems.net www.SurveySystemsInc.com
A Service-Disabled Veteran-Owned Small Business SDVOB | SBE

ISSUE DATE: 6/12/2023
SHEET NO.
1
1 OF 1

EXHIBIT A

2023-RELINQ-000002-002

LAND DESCRIPTION

A PARCEL OF LAND AS DESCRIBED IN ORDINANCE NO. 20220396, RECORDED MAY 11, 2022 AT RECEPTION NO. 2022064272, BEING THE RIGHTS-OF-WAY FOR ALCOTT WAY, BRYANT STREET AND W. 10TH AVENUE AS SHOWN ON THE PLAT OF SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, AND SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 4 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 RANGE POINT LOCATED AT THE INTERSECTION OF WEST 11TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT W. 10TH AVENUE AND DECATUR STREET BEARS SOUTH 00°31'40" EAST 342.20 FEET AND UPON WHICH ALL BEARINGS HEREIN ARE BASED;

THENCE SOUTH 35°58'47" EAST A DISTANCE OF 68.96 FEET TO THE NORTHWEST CORNER OF SAID SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8);

THENCE NORTH 89°43'32" EAST, ALONG THE NORTH LINE OF SAID SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), AND THE SOUTH RIGHT-OF-WAY LINE OF W. 11TH AVENUE, A DISTANCE OF 390.14 FEET TO A POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BRYANT STREET AND SAID W. 11TH AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°43'32" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF BRYANT STREET, A DISTANCE OF 50.00 FEET TO A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID BRYANT STREET AND W. 11TH AVENUE;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY RIGHT-OF-WAY OF BRYANT STREET AND ALCOTT WAY THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°15'44" EAST A DISTANCE OF 73.94 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°40'04", A RADIUS OF 130.00 FEET AND AN ARC LENGTH OF 76.39 FEET (CHORD BEARS SOUTH 17°05'46" EAST, 75.30 FEET) TO A POINT;
3. SOUTH 33°55'49" EAST A DISTANCE OF 504.27 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 177°33'08", A RADIUS OF 115.00 FEET AND AN ARC LENGTH OF 356.37 FEET (CHORD BEARS NORTH 57°17'38" EAST, 229.95 FEET) TO A POINT;
5. NORTH 31°28'56" WEST A DISTANCE OF 93.83 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°13'02", A RADIUS OF 254.00 FEET AND AN ARC LENGTH OF 138.39 FEET (CHORD BEARS NORTH 15°52'25" WEST, 136.68 FEET) TO A POINT;
7. NORTH 00°15'44" WEST A DISTANCE OF 230.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W. 11TH AVENUE AND THE NORTH LINE OF SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8);

THENCE NORTH 89°43'32" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ALCOTT WAY AND W. 11TH AVE.;

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF ALCOTT WAY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°15'44" EAST A DISTANCE OF 230.55 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°13'02", A RADIUS OF 204.00 FEET AND AN ARC LENGTH OF 111.15 FEET (CHORD BEARS SOUTH 15°52'25" EAST, 109.78 FEET) TO A POINT;
3. SOUTH 31°28'56" EAST A DISTANCE OF 93.83 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 177°33'08", A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 511.31 FEET (CHORD BEARS SOUTH 57°17'38" WEST, 329.92 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRYANT STREET;

THENCE NORTH 33°55'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.78 FEET TO A POINT;

THENCE SOUTH 89°43'53" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8);

THENCE SOUTH 89°43'53" WEST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF BRYANT STREET AND ALONG SAID SOUTHERLY LINE OF SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRYANT STREET;

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: 2/27/2023	
DATE	REVISION COMMENTS

EXHIBIT A



SURVEY SYSTEMS
A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com

 A Service-Disabled Veteran-Owned Small Business **SDVOSB | SBE**

CHECKED BY: CH DRAWN BY: CH JOB #: 2018-238-01-031 CLIENT CODE: DHCC30
SHEET NO. 1
1 OF 3

EXHIBIT A

2023-RELINQ-000002-002

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BRYANT STREET THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56°18'32", A RADIUS OF 61.06 FEET AND AN ARC LENGTH OF 60.01 FEET (CHORD BEARS NORTH 27°53'22" EAST, 57.62 FEET) TO A POINT;
2. NORTH 56°02'38" EAST A DISTANCE OF 8.30 FEET TO A POINT;
3. NORTH 33°55'49" WEST A DISTANCE OF 317.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. 10TH AVENUE;

THENCE SOUTH 56°00'43" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 95.95 FEET TO A POINT;

THENCE SOUTH 89°40'48" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 29.71 FEET TO A POINT ON THE WESTERLY LINE OF SAID SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8);

THENCE NORTH 00°39'50" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE OF SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID W. 10TH AVENUE;

THENCE NORTH 89°40'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 29.96 FEET TO A POINT;

THENCE NORTH 56°00'43" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 62.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRYANT STREET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRYANT STREET THE FOLLOWING THREE (3) COURSES:

1. NORTH 33°55'49" WEST A DISTANCE OF 68.77 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°40'04", A RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 105.77 FEET (CHORD BEARS NORTH 17°05'46" WEST, 104.26 FEET) TO A POINT;
3. NORTH 00°15'44" WEST A DISTANCE OF 73.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 85,734 SQUARE FEET OR 1.968 ACRES, MORE OR LESS.



PREPARED BY: CHARLES KELLER HARTOG, PLS
 PLS 38684
 ON BEHALF OF: SURVEY SYSTEMS, INC.
 P.O. BOX 2168
 EVERGREEN, CO 80437
 (303)679-8122

FILEPATH: M:\2018-238-01-031 DHOC30\03_TECHNICAL\01_SURVEY DRAWINGS\SUN VALLEY PLAT\SM VACATION RELEASE.DWG LAYOUT: LGL (2)
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ISSUE DATE: 2/27/2023	
DATE	REVISION COMMENTS

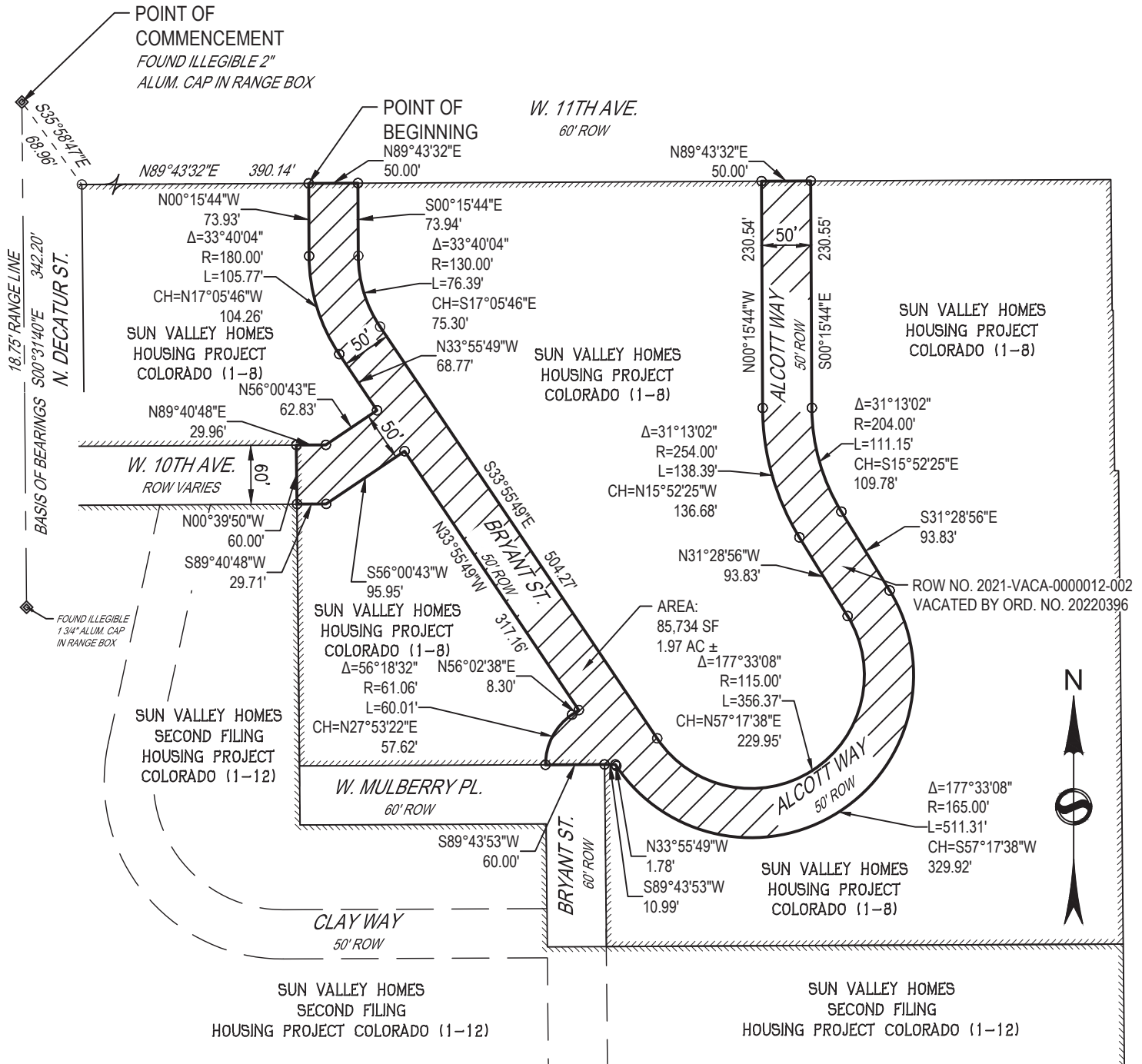
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SHEET NO. 2
2 OF 3

EXHIBIT A

2023-RELINQ-000002-002



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



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SHEET NO. 3
3 OF 3

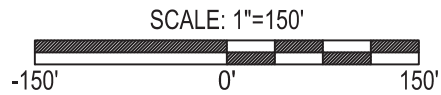


EXHIBIT A

2023-RELINQ-000002-003

LAND DESCRIPTION

A PARCEL OF LAND AS DESCRIBED IN ORDINANCE NO. 202215717, RECORDED DECEMBER 16, 2022 AT RECEPTION NO. 2022150049, BEING THAT PORTION OF CLAY WAY BETWEEN W. 10TH AVE. AND BRYANT ST. AS SHOWN ON SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12), RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 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 RANGE POINT LOCATED AT THE INTERSECTION OF W. 11TH AVE. AND DECATUR ST. FROM WHENCE THE RANGE POINT AT W. 10TH AVE. AND DECATUR ST. BEARS SOUTH 00°31'40" EAST 342.20 FEET AND UPON WHICH ALL BEARINGS HEREIN ARE BASED;

THENCE SOUTH 36°17'25" EAST A DISTANCE OF 472.24 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAY WAY AND THE SOUTH RIGHT-OF-WAY LINE OF W. 10TH AVE.;

THENCE NORTH 89°40'48" EAST, DEPARTING SAID SOUTHWESTERLY INTERSECTION OF CLAY WAY AND W. 10TH AVE., A DISTANCE OF 51.23 FEET TO A POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLAY WAY AND W. 10TH AVE.;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CLAY WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 12°15'05" WEST A DISTANCE OF 258.84 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 102°29'57", A RADIUS OF 131.00 FEET AND AN ARC LENGTH OF 234.35 FEET (CHORD BEARS SOUTH 38°59'57" EAST, 204.33 FEET) TO A POINT;
3. NORTH 89°45'05" EAST A DISTANCE OF 268.16 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BRYANT ST.;

THENCE SOUTH 00°33'30" EAST, DEPARTING THE NORTHWEST INTERSECTION OF THE RIGHTS-OF-WAY OF CLAY WAY AND BRYANT ST., A DISTANCE OF 50.00 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAY WAY AND SAID WEST RIGHT-OF-WAY LINE OF BRYANT ST.;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLAY WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°45'05" WEST A DISTANCE OF 268.43 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 102°29'57", A RADIUS OF 181.00 FEET AND AN ARC LENGTH OF 323.80 FEET (CHORD BEARS NORTH 38°59'56" WEST, 282.32 FEET) TO A POINT;
3. NORTH 12°15'05" EAST A DISTANCE OF 247.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,032 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.



PREPARED BY: CHARLES KELLER HARTOG, PLS
 PLS 38684
 ON BEHALF OF: SURVEY SYSTEMS, INC.
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 EVERGREEN, CO 80437
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FILEPATH: M:\2018-238-01-031 DHOC30\03_TECHNICAL\01_SURVEY DRAWINGS\SUN VALLEY PLAT\CLAY VACATION RELEASE.DWG LAYOUT: LGL
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ISSUE DATE: 2/27/2023	
DATE	REVISION COMMENTS

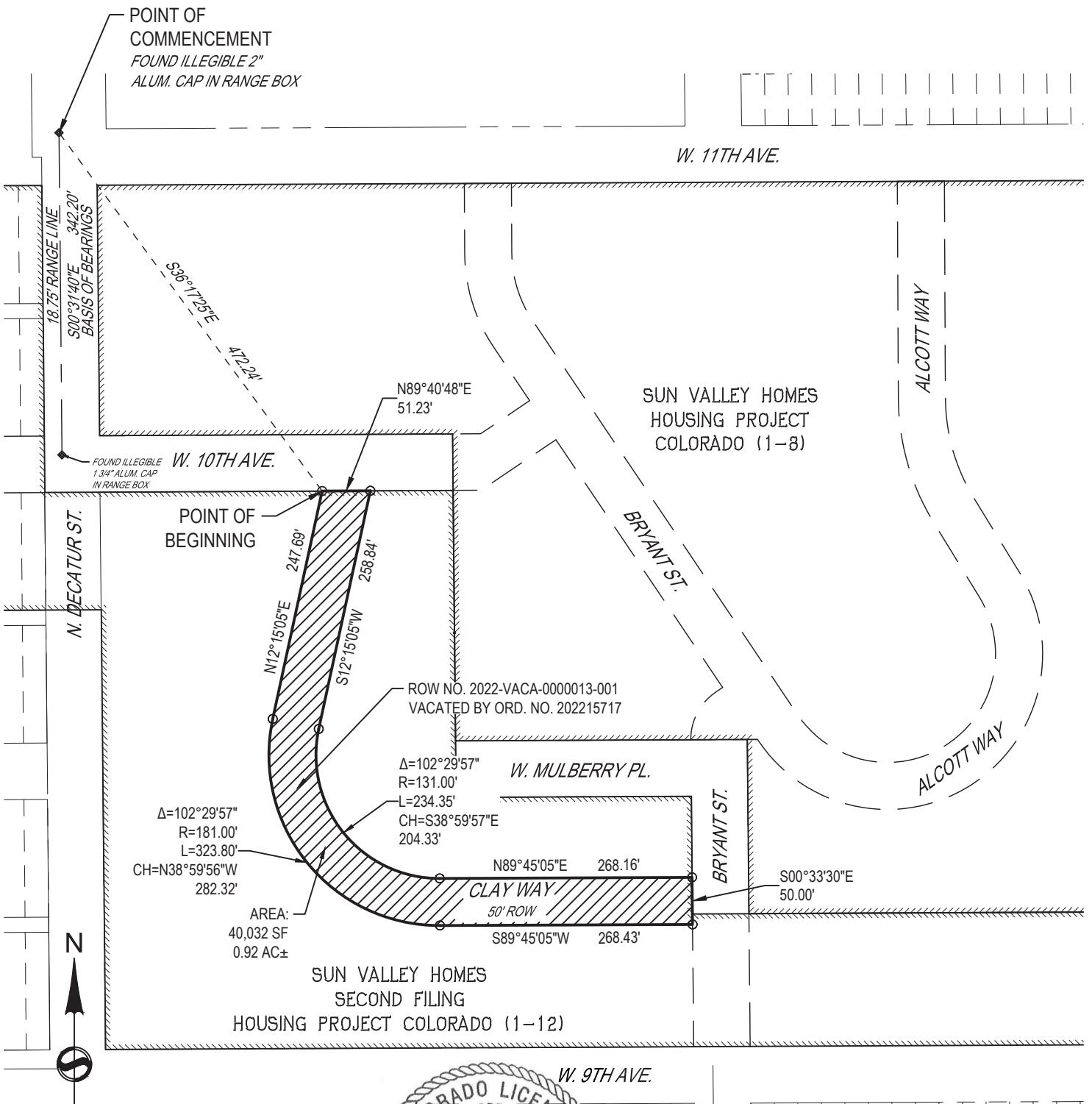
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CHECKED BY: CH DRAWN BY: CH JOB #: 2018-238-01-031 CLIENT CODE: DHOC30
SHEET NO. 1
1 OF 2

EXHIBIT A

2023-RELINQ-000002-003



NOTE:
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DATE	REVISION COMMENTS

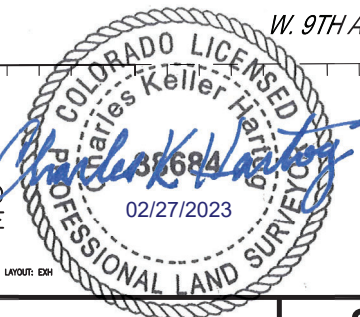
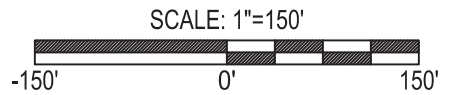


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CHECKED BY: CH
DRAWN BY: CH
JOB #: 2018-238-01-031
CLIENT CODE:DHOC30

SHEET NO.
2
2 OF 2

EXHIBIT A

2023-RELINQ-000002-001

LAND DESCRIPTION

A PARCEL OF LAND AS DESCRIBED IN ORDINANCE NO. 20220396, RECORDED MAY 11, 2022 AT RECEPTION NO. 2022064272, BEING THE REMAINING PORTION OF THE RIGHT-OF-WAY FOR W. MULBERRY PLACE LYING WEST OF BRYANT STREET BETWEEN BLOCK 9 OF SOUTH FAIRVIEW ADJACENT TO LOTS 41 THROUGH 50 AND BLOCK 10 OF SOUTH FAIRVIEW ADJACENT TO LOTS 1 THROUGH 10, SAID RIGHT-OF-WAY ALSO LIES BETWEEN SUN VALLEY HOMES, HOUSING PROJECT COLORADO (1-8), RECORDED APRIL 9, 1952 IN BOOK 21 AT PAGE 8 AT RECEPTION NO. 76315 AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT COLORADO (1-12), RECORDED MARCH 13, 1956 IN BOOK 23 AT PAGE 4 AT RECEPTION NO. 93449, ALL IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 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 RANGE POINT LOCATED AT THE INTERSECTION OF W. 11TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT W. 10TH AVENUE AND DECATUR STREET BEARS SOUTH 00°31'40" EAST 342.20 FEET AND UPON WHICH ALL BEARINGS HEREIN ARE BASED;

THENCE SOUTH 33°06'36" EAST A DISTANCE OF 771.20 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF W. MULBERRY PLACE, SAID POINT IS ALSO THE COMMON CORNER FOR LOTS 40 AND 41, BLOCK 9 OF SOUTH FAIRVIEW AND THE NORTHEAST CORNER OF THE PORTION OF W. MULBERRY PLACE VACATED BY ORDINANCE NO. 79, SERIES OF 1956;

THENCE NORTH 89°43'36" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINES OF LOTS 41 THROUGH 50 OF BLOCK 9, SOUTH FAIRVIEW, A DISTANCE OF 249.86 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 9 OF SOUTH FAIRVIEW AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF BRYANT STREET;

THENCE SOUTH 00°33'30" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND SOUTHEAST CORNER OF BLOCK 9, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF W. MULBERRY PLACE AND THE NORTHEAST CORNER OF SAID BLOCK 10 OF SOUTH FAIRVIEW;

THENCE SOUTH 89°43'36" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 10, BLOCK 10 OF SOUTH FAIRVIEW, A DISTANCE OF 249.86 FEET TO A POINT BEING THE COMMON LOT CORNER OF FOR LOTS 10 AND 11, BLOCK 10 OF SOUTH FAIRVIEW AND THE SOUTHEAST CORNER OF THAT PORTION OF W. MULBERRY PLACE VACATED BY SAID ORDINANCE NO. 79, SERIES OF 1956;

THENCE NORTH 00°33'25" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF W. MULBERRY PLACE VACATED BY ORDINANCE NO. 79, SERIES OF 1956, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,991 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.



PREPARED BY: CHARLES KELLER HARTOG, PLS
PLS 38684
ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O. BOX 2168
EVERGREEN, CO 80437
(303)679-8122

FILEPATH: M:\2018-238-01-031 DHOC30\03_TECHNICAL\01_SURVEY DRAWINGS\SUN VALLEY PLAT\MULBERRY VACATION RELEASE.DWG LAYOUT: 101
PLOTTED: MON 02/27/23 9:54:04A BY: CHARTOG

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: 2/27/2023	
DATE	REVISION COMMENTS

EXHIBIT A

SURVEY SYSTEMS
A Professional Land Surveying Company

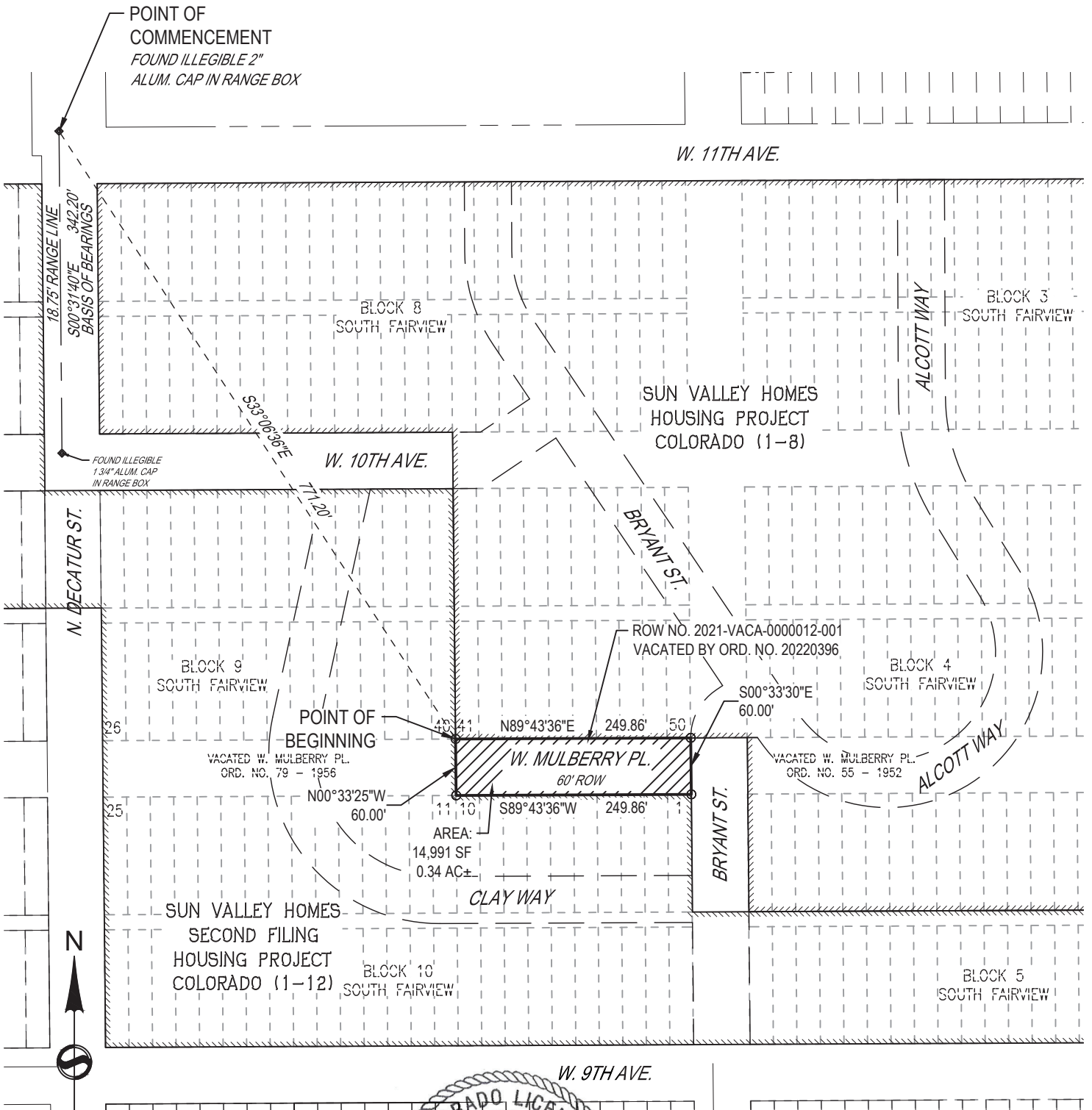
P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com

A Service-Disabled Veteran-Owned Small Business **SDVOSB | SBE**

CHECKED BY: CH DRAWN BY: CH JOB #: 2018-238-01-031 CLIENT CODE: DHOC30
SHEET NO. 1
1 OF 2

EXHIBIT A

2023-RELINQ-000002-001



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

FILEPATH: M:\2018-238-01-031 DHOC30\03_TECHNICAL\01_SURVEY DRAWINGS\SUN VALLEY PLAT\MULBERRY VACATION RELEASE.DWG LAYOUT: EDR
PLOTTED: MON 02/27/23 9:54:07A BY: CHARTOG

DATE	REVISION COMMENTS

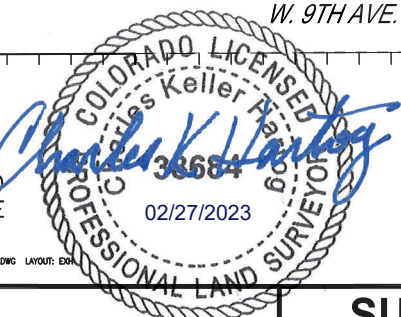
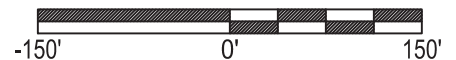


EXHIBIT A

SCALE: 1"=150'



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

SURVEY SYSTEMS
A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com

A Service-Disabled Veteran-Owned Small Business **SDVOSB | SBE**

CHECKED BY: CH
DRAWN BY: CH
JOB #: 2018-238-01-031
CLIENT CODE:DHOC30

SHEET NO.

2

2 OF 2

Sun Valley Redevelopment Relinquishment

06/02/2023

Master ID: 2019-PROJMSTR-0000673 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000002 **Review Phase:**
Location: 994 W. Clay Way **Review End Date:** 02/23/2023

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

Reviewing Agency: Asset Management Review **Review Status:** Approved

Reviewers Name: Yohanna Harrison
Reviewers Email: Yohanna.Harrison@denvergov.org

Status Date: 02/02/2023
Status: Approved
Comments:

Reviewing Agency: City Forester Review **Review Status:** Approved

Reviewers Name: Erin Hatch
Reviewers Email: Erin.Hatch@denvergov.org

Status Date: 02/14/2023
Status: Approved
Comments: Approved.

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

Status Date: 02/24/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral **Review Status:** Approved

Status Date: 02/24/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment
 Reviewing Agency/Company: Denver Water
 Reviewers Name: Gina Begly
 Reviewers Phone: 13036286219
 Reviewers Email: gina.begly@denverwater.org
 Approval Status: Approved

Comments:
 new Denver Water easements in place by water plan # 20999

Reviewing Agency: Survey Review **Review Status:** Approved

Reviewers Name: Dana Sperling
Reviewers Email: Dana.Sperling@denvergov.org

Status Date: 02/28/2023
Status: Approved

Comment Report

Sun Valley Redevelopment Relinquishment

06/02/2023

Master ID: 2019-PROJMSTR-0000673 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000002 **Review Phase:**
Location: 994 W. Clay Way **Review End Date:** 02/23/2023

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

Comments: PWPRS Project Number: 2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:
the approved pdf's and word documents are in the Legal Descriptions - Approved folder

Status Date: 02/24/2023

Status: Denied

Comments: survey comments are in the project folder folder
K:\PWDES\PROJECT\2020s\2023\RELINQUISHMENT\2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment\Survey\Comments

resubmittal required

Status Date: 02/24/2023

Status: Denied

Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

REDLINES uploaded to E-review webpage

Reviewing Agency: Case Manager Review/Finalize **Review Status:** Comments Compiled

Reviewers Name: Brianne White
Reviewers Email: Brianne.White@denvergov.org

Status Date: 02/24/2023

Status: Comments Compiled

Comments:

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

Reviewers Name: Brian Dimock
Reviewers Email: Brian.Dimock@denvergov.org

Status Date: 02/22/2023

Status: Approved

Comments: No Objections

Reviewing Agency: Landmark Review **Review Status:** Approved

Reviewers Name: Emma-Marie Censky
Reviewers Email: emma.censky@denvergov.org

Status Date: 02/07/2023

Status: Approved

Comments:

Reviewing Agency: Metro Wastewater Referral **Review Status:** Approved - No Response

Comment Report

Sun Valley Redevelopment Relinquishment

06/02/2023

Master ID: 2019-PROJMSTR-0000673 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000002 **Review Phase:**
Location: 994 W. Clay Way **Review End Date:** 02/23/2023

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

Status Date: 02/24/2023
Status: Approved - No Response
Comments:

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

Status Date: 02/24/2023
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: 02/21/2023
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Porames Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 02/15/2023
Status: Approved
Comments:

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

Reviewers Name: Jennifer Hillhouse
Reviewers Email: Jennifer.Hillhouse@denvergov.org

Status Date: 02/24/2023
Status: Approved - No Response
Comments:

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

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 02/24/2023
Status: Approved - No Response
Comments:

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

Status Date: 02/24/2023
Status: Approved - No Response
Comments:

Comment Report

Sun Valley Redevelopment Relinquishment

06/02/2023

Master ID: 2019-PROJMSTR-0000673 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000002 **Review Phase:**
Location: 994 W. Clay Way **Review End Date:** 02/23/2023

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

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 02/24/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment
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:

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

Status Date: 02/24/2023
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Tanner Axt
Reviewers Email: Tanner.Axt@denvergov.org

Status Date: 02/24/2023
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Matt Steder
Reviewers Email: Matthew.Steder@denvergov.org

Status Date: 02/28/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment
Reviewing Agency/Company: DS Transportation
Reviewers Name: Matthew Steder
Reviewers Phone: 720-913-4535
Reviewers Email: matt.steder@denvergov.org
Approval Status: Approved

Comments:

Status Date: 02/24/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Reviewing Agency: DES Wastewater Review Review Status: Approved

Comment Report

Sun Valley Redevelopment Relinquishment

06/02/2023

Master ID: 2019-PROJMSTR-0000673 **Project Type:** ROW Relinquishment
Review ID: 2023-RELINQ-0000002 **Review Phase:**
Location: 994 W. Clay Way **Review End Date:** 02/23/2023

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

Reviewers Name: Philip Kim
Reviewers Email: Philip.Kim@denvergov.org
Status Date: 06/02/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment
Reviewing Agency/Company: DOTI DES - Wastewater
Reviewers Name: philip kim
Reviewers Phone: 7208653134
Reviewers Email: philip.kim@denvergov.org
Approval Status: Approved

Comments:

Status Date: 02/27/2023
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment
Reviewing Agency/Company: 0001000001802754
Reviewers Name: philip kim
Reviewers Phone: 7203081053
Reviewers Email: philip.kim@denvergov.org
Approval Status: Approved with conditions

Comments:

Storm and sanitary relinquishments will be approved upon the acceptance of the new storm and sanitary sewers. Applicant will need to submit the as builts and request phased LOAs from DOTI inspections.

Status Date: 02/24/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Reviewing Agency: RTD Referral **Review Status:** Approved

Status Date: 02/24/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Reviewing Agency: CDOT Referral **Review Status:** Approved

Comment Report

Sun Valley Redevelopment Relinquishment

06/02/2023

Master ID:	2019-PROJMSTR-0000673	Project Type:	ROW Relinquishment
Review ID:	2023-RELINQ-0000002	Review Phase:	
Location:	994 W. Clay Way	Review End Date:	02/23/2023

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

Status Date: 02/24/2023
Status: Approved
Comments: PWPRS Project Number: 2023-RELINQ-0000002 - Sun Valley Redevelopment Relinquishment
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.