




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 26th, 2021

ROW #: 2020-DEDICATION-0000104 **SCHEDULE #:** Adjacent to 0527202031000 (parcels 1, 2 & 3) and 0527202038000 (parcels 4 & 5).

TITLE: This request is to dedicate five City-owned parcels of land as Public Right-of-Way as 1) S. Acoma St., located at the intersection of W. Asbury Ave. and S. Acoma St., 2) W. Asbury Ave, located at the intersection of W. Asbury Ave. and S. Acoma St., 3) Public Alley, bounded by W. Asbury Ave., S. Bannock St., W. Jewell Ave., and S. Acoma St., 4) Public Alley, bounded by W. Asbury Ave., S. Bannock St., W. Jewell Ave., and S. Acoma St., and 5) S. Bannock St., located at the intersection of W. Jewell Ave. and S. Bannock 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) S. Acoma St., 2) W. Asbury Ave., 3) Public Alley, 4) Public Alley, and 5) S. Bannock St. 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-0000104-01-002-003-004-005) 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-0000104

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 26th, 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 five City-owned parcels of land as Public Right-of-Way as 1) S. Acoma St., located at the intersection of W. Asbury Ave. and S. Acoma St., 2) W. Asbury Ave, located at the intersection of W. Asbury Ave. and S. Acoma St., 3) Public Alley, bounded by W. Asbury Ave., S. Bannock St., W. Jewell Ave., and S. Acoma St., 4) Public Alley, bounded by W. Asbury Ave., S. Bannock St., W. Jewell Ave., and S. Acoma St., and 5) S. Bannock St., located at the intersection of W. Jewell Ave. and S. Bannock 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) S. Acoma St., 2) W. Asbury Ave., 3) Public Alley, 4) Public Alley, and 5) S. Bannock St. 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:** 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-0000104

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as 1) S. Acoma St., 2) W. Asbury Ave., 3) Public Alley, 4) Public Alley, and 5) S. Bannock St.

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) S. Acoma St., 2) W. Asbury Ave., 3) Public Alley, 4) Public Alley, and 5) S. Bannock St.

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

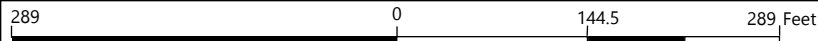
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) S. Acoma St., 2) W. Asbury Ave., 3) Public Alley, 4) Public Alley, and 5) S. Bannock St. 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



PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-001:**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 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, 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 LOT 38;
 THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 346.00 FEET TO A POINT 4.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 2;
 THENCE SOUTH 89°46'27" WEST PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2, 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 346.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38;
 THENCE NORTH 89°48'11" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 CONTAINS 1,384 SQUARE FEET OR 0.03 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-002:**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 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, 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 SOUTHEAST CORNER OF SAID BLOCK 2;

THENCE SOUTH 89°46'27" WEST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 124.96 FEET TO THE SOUTHEAST CORNER OF THE ALLEY IN SAID BLOCK 2;
 THENCE NORTH 00°00'44" WEST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 4.00 FEET;
 THENCE NORTH 89°46'27" EAST PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 124.96 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 2;
 THENCE SOUTH 00°00'00" EAST ALONG SAID EAST LINE, A DISTANCE 4.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 2 CONTAINS 500 SQUARE FEET, OR 0.01 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-003:

LAND DESCRIPTION - ALLEY PARCEL #3:

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 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, 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 NORTHWEST CORNER OF SAID LOT 38;
 THENCE NORTH 89°48'11" EAST ALONG THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 2.00 FEET;
 THENCE SOUTH 00°00'44" EAST 2.00 FEET EAST OF THE EAST LINE OF THE ALLEY IN SAID BLOCK 2, A DISTANCE OF 346.06 FEET;
 THENCE SOUTH 89°46'27" WEST 4.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY;
 THENCE NORTH 00°00'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 346.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 3 CONTAINS 692 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-004:**LAND DESCRIPTION - ALLEY PARCEL #4:**

PARCEL 4 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 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, 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 SOUTHWEST CORNER OF LOT 10, SAID BLOCK 2;
THENCE NORTH 14°00'05" EAST, A DISTANCE OF 16.50 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY OPENED BY ORDINANCE 368 SERIES OF 1970, RECORDED IN BOOK 228 AT PAGE 523, AND THE POINT OF BEGINNING;
THENCE NORTH 00°01'29" WEST PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 2.00 FEET;
THENCE NORTH 89°48'11" EAST PARALLEL WITH AND 2.00 FEET NORTH OF THE NORTH LINE OF THE ALLEY OPENED BY SAID ORDINANCE, A DISTANCE OF 53.08 FEET;
THENCE NORTH 61°30'08" EAST, A DISTANCE OF 29.53 FEET;
THENCE NORTH 89°48'11" EAST PARALLEL WITH AND 16.00 FEET NORTH OF THE NORTH LINE OF THE ALLEY OPENED BY SAID ORDINANCE, A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF THE ALLEY VACATED BY SAID ORDINANCE;
THENCE SOUTH 00°00'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 7.00 FEET TO A POINT ON THE SOUTH LINE OF THE ALLEY VACATED BY SAID ORDINANCE;
THENCE SOUTH 89°48'18" WEST ALONG THE SOUTH LINE OF THE ALLEY VACATED BY SAID ORDINANCE AND THE NORTH LINE OF SAID ALLEY OPENED BY SAID ORDINANCE AND SAID NORTH LINE EXTENDED, A DISTANCE OF 18.00 FEET TO A POINT 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2;
THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 47°52'53" WEST, A DISTANCE OF 13.48 FEET;
2) SOUTH 89°48'11" WEST, A DISTANCE OF 101.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 4 CONTAINS 933 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000104-005:LAND DESCRIPTION - STREET PARCEL #5:

PARCEL 5 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 2020169058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, 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 NORTHWEST CORNER OF SAID LOT 9;
THENCE NORTH 89°48'26" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 00°01'29" EAST PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 34.02 FEET TO THE NORTH LINE OF THE ALLEY OPENED BY ORDINANCE 368 SERIES OF 1970;
THENCE SOUTH 89°48'11" WEST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 2;
THENCE NORTH 00°01'29" WEST ALONG SAID WEST LINE, A DISTANCE OF 34.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 5 CONTAINS 136 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" ALUMINIUM CAP STAMPED "PLS 23521 2003", ASSUMED TO BEAR NORTH 00°00'00" EAST.



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-0000104
Asset Mgmt No.: 20-137

**CORRECTIVE SPECIAL WARRANTY DEED
(To Correct Reception No. 2020145925 Legal Description)**

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 6th day of October, 2020, by **SOBO VILLAGE 333, 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 333, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: Steven Cook

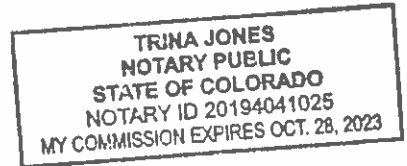
Its: Manager

STATE OF CO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 6th day of October, 2020
by Steven Cook, as Manager of SOBO VILLAGE 333, LLC, a
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 10-28-23



[Signature]
Notary Public

EXHIBIT A LAND DESCRIPTION

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

FIVE PARCELS OF LAND BEING A PORTION OF LOTS 9 AND 10, LOTS 25 THROUGH 38, 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 LOT 38;
THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 346.00 FEET TO A POINT 4.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 2;
THENCE SOUTH 89°46'27" WEST PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2, 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 346.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38;
THENCE NORTH 89°48'11" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,384 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

PARCEL TWO:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 2;
THENCE SOUTH 89°46'27" WEST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 124.96 FEET TO THE SOUTHEAST CORNER OF THE ALLEY IN SAID BLOCK 2;
THENCE NORTH 00°00'44" WEST ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 4.00 FEET;
THENCE NORTH 89°46'27" EAST PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 124.96 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 2;
THENCE SOUTH 00°00'00" EAST ALONG SAID EAST LINE, A DISTANCE 4.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 500 SQUARE FEET, OR 0.01 ACRES MORE OR LESS.

PARCEL THREE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 38;
THENCE NORTH 89°48'11" EAST ALONG THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°00'44" EAST 2.00 FEET EAST OF THE EAST LINE OF THE ALLEY IN SAID BLOCK 2, A DISTANCE OF 346.06 FEET;
THENCE SOUTH 89°46'27" WEST 4.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY;
THENCE NORTH 00°00'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 346.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 692 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

ISSUE DATE: 7/2/2020 PROJECT # 190015

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

DATE	REVISION COMMENTS
7/2/2020	ADDRESS CORRECTIONS

1936 S. BANNOCK ST.
1960 & 1997 S. ACOMA ST.

DESCRIPTION

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

OWNED BY	AV/AM
DRAWN BY	JAF
1	

EXHIBIT A LAND DESCRIPTION

2019PM0000513
2020-DEDICATION-0000104

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 FOUR:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, SAID BLOCK 2;
THENCE NORTH 14°00'05" EAST, A DISTANCE OF 16.50 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY OPENED BY ORDINANCE 368 SERIES OF 1970, RECORDED IN BOOK 228 AT PAGE 523, AND THE POINT OF BEGINNING;
THENCE NORTH 00°01'29" WEST PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 2.00 FEET;
THENCE NORTH 89°48'11" EAST PARALLEL WITH AND 2.00 FEET NORTH OF THE NORTH LINE OF THE ALLEY OPENED BY SAID ORDINANCE, A DISTANCE OF 53.08 FEET;
THENCE NORTH 61°30'08" EAST, A DISTANCE OF 29.53 FEET;
THENCE NORTH 89°48'11" EAST PARALLEL WITH AND 16.00 FEET NORTH OF THE NORTH LINE OF THE ALLEY OPENED BY SAID ORDINANCE, A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF THE ALLEY VACATED BY SAID ORDINANCE;
THENCE SOUTH 00°00'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 7.00 FEET TO A POINT ON THE SOUTH LINE OF THE ALLEY VACATED BY SAID ORDINANCE;
THENCE SOUTH 89°48'18" WEST ALONG THE SOUTH LINE OF THE ALLEY VACATED BY SAID ORDINANCE AND THE NORTH LINE OF SAID ALLEY OPENED BY SAID ORDINANCE AND SAID NORTH LINE EXTENDED, A DISTANCE OF 18.00 FEET TO A POINT 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2;
THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 47°52'53" WEST, A DISTANCE OF 13.48 FEET;
2) SOUTH 89°48'11" WEST, A DISTANCE OF 101.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 933 SQUARE FEET, OR 0.02 ACRES MORE OR LESS.

PARCEL FIVE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;
THENCE NORTH 89°48'26" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 00°01'29" EAST PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 34.02 FEET TO THE NORTH LINE OF THE ALLEY OPENED BY ORDINANCE 368 SERIES OF 1970;
THENCE SOUTH 89°48'11" WEST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 2;
THENCE NORTH 00°01'29" WEST ALONG SAID WEST LINE, A DISTANCE OF 34.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 136 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

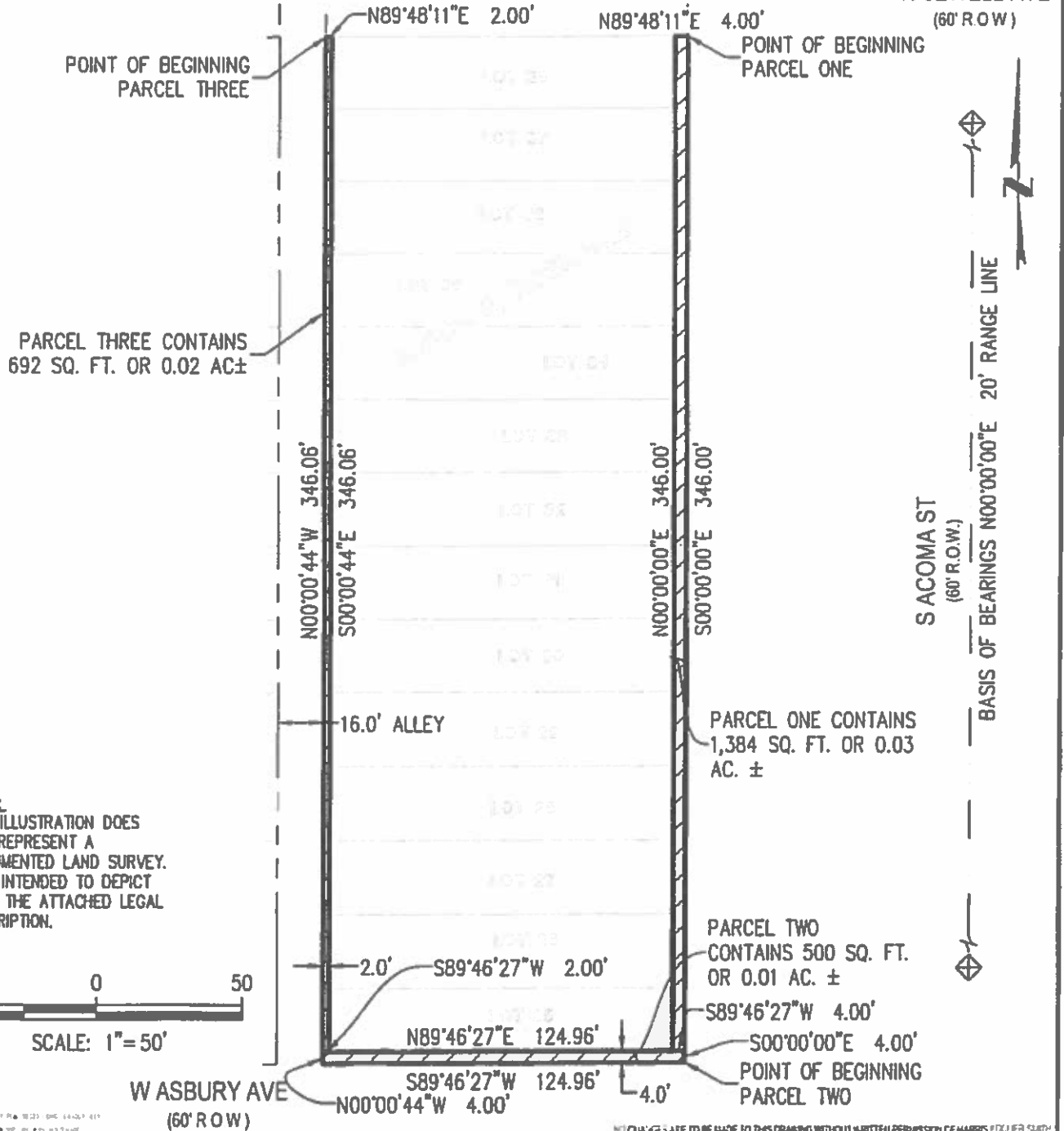


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ISSUE DATE: 7.2.2020	PROJECT # 190815		
DATE: 07.24.2020	REVISION COMMENTS:		
ADDRESS COMMENTS:		1936 S. BANNOCK ST. 1960 & 1997 S. ACOMA ST.	DESCRIPTION
		 <small>1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P- 303.623.6300 F- 303.623.6311 HarrisKocherSmith.com</small>	<small>DRAWN BY: AWM CHECKED BY: JAF</small> <div style="border: 1px solid black; padding: 2px; width: 30px; margin: 0 auto;">2</div>

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



ALPINE P. 0015 5047 PL. 1023 DMC 14-037 011
02/20/20 11:21:03 AM DENVER, CO

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ISSUE DATE: 7.2.2020	PROJECT # 193315
DATE	REVIS ON COMMENTS
7.24.2020	ADDRESS COMMENT:

1936 S. BANNOCK ST
1960 & 1997 S. ACOMA ST.

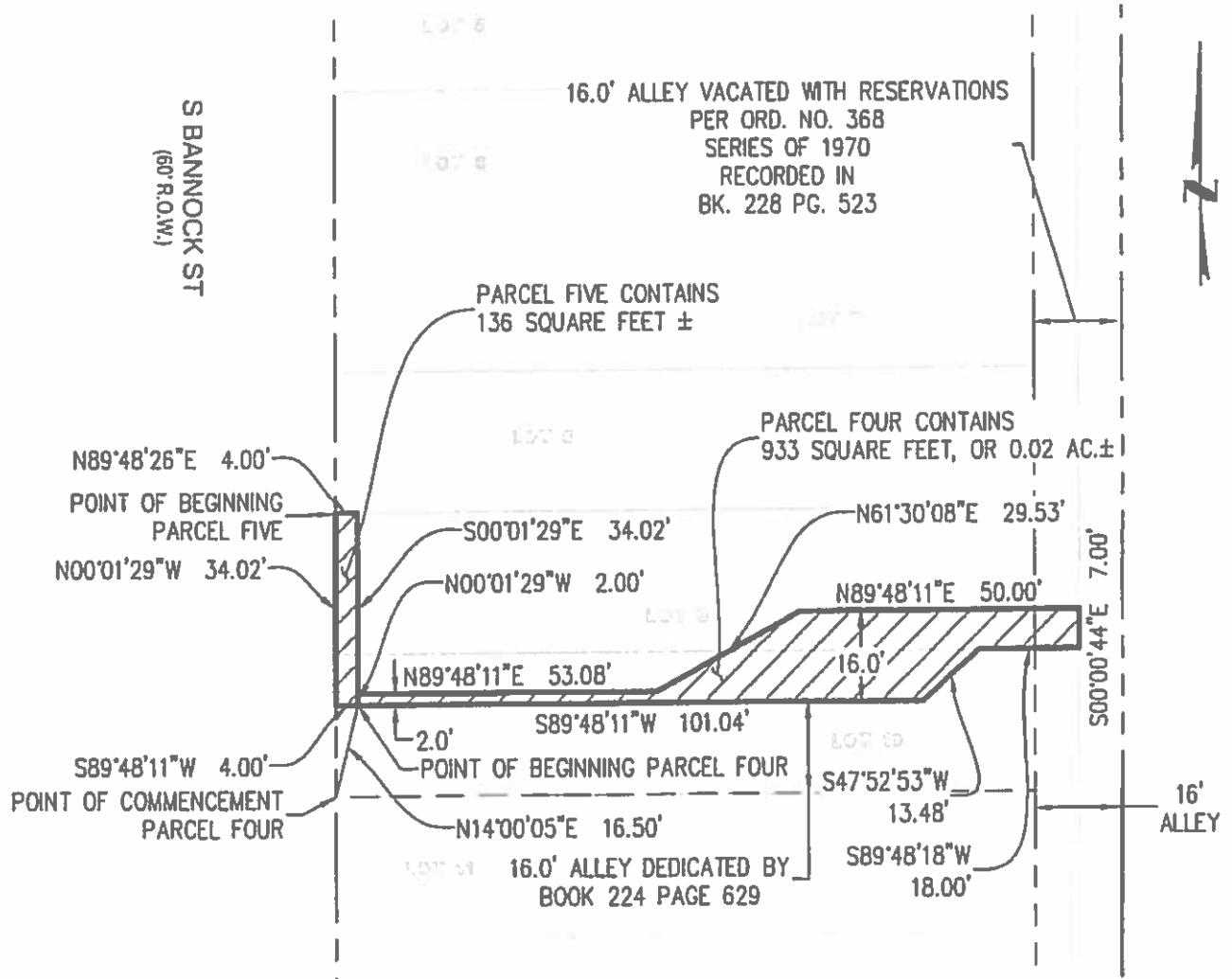
ILLUSTRATION

HKS HARRIS KOCHER SMITH
1129 Lincoln Street, Suite 1000
Denver, Colorado 80203
P 303 623 6300 F 303 623 6311
HarrisKocherSmith.com

CHKD BY: AYAM	DATE: 7/2/20
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:
 THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
 IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.



SEPT 19 11 00 AM 2020 11:00 AM 11:00 AM 11:00 AM

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

1936 S. BANNOCK ST.
1960 & 1997 S. ACOMA ST.

ILLUSTRATION

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P 303 823 6300 F 303 823 6311
 HKS@hks.com

CHKD BY	AVM
DRAWN BY	JAF