

## REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt R. Bryner, PE  
Director, Right of Way Services

**PROJECT NO:** 2019-RELINQ-0000018 Full Relinquishment

**DATE:** September 15, 2020

**SUBJECT:** Request for an Ordinance to relinquish the following:

- 1) The sewer easement in its entirety reserved in Book 1077 Page 427;
- 2) One of the emergency access easement (No. 2) in its entirety reserved in Rec. No. 2014046017; and
- 3) Specified easements, in their entirety, reserved in the Vacation Ordinance No. 279 Series of 1995 described as:
  - a. The east 20 feet of Lot 4, Block 43, Byers Subdivision,
  - b. The west 10 feet of Lot 45, Block 44, Byers Subdivision,
  - c. Parcel No. 2 (Wastewater – Phase II),
  - d. Parcel No. 5 (Water Board – Phase III), and
  - e. Parcel No. 6 (Wastewater – Phase III)

All located at South Bannock Street between West Alameda Avenue and West Dakota Avenue.

**It is requested that the above subject item be placed on the next available Mayor Council Agenda.**

This office has investigated the request of Martin/Martin, Inc. c/o Tracy Scurlock dated September 27, 2019 on behalf of BMP Northwest, LLC. for the relinquishment of said easements.

This matter has been coordinated with Asset Management; Comcast; the City Councilperson Clark, District 7; Community Planning and Development: Planning Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forestry; Parks and Recreation; Office of Emergency Management; DOTI: Engineering & Regulatory Transportation and Wastewater, DES Transportation & Wastewater, Construction Engineering, Policy and Planning, Survey; Metro Wastewater Reclamation District; CenturyLink; Regional Transportation District; Colorado Department of Transportation; and Xcel Energy, all of whom have indicated their agreement.

As a result of the investigations, it has been determined that there is no objection to relinquishing the subject easements.

Therefore, you are requested to initiate Council action to relinquish the easements in the following described area(s):

**INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-001 HERE**  
**INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-002 HERE**  
**INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-003 HERE**  
**INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-004 HERE**  
**INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-005 HERE**  
**INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-008 HERE**  
**INSERT PARCEL DESCRIPTION 2019-RELINQ-0000018-009 HERE**

A map of the area and a copy of the document creating the easement are attached.

MB:dp

CC: City Councilperson & Aides  
City Council Staff – Zach Rothmier  
Department of Law – Bradley Beck  
Department of Law – Deanne Durfee  
Department of Law – Maureen McGuire  
Department of Law – Martin Plate  
DOTI, Manager’s Office – Alba Castro  
DOTI, Legislative Services – Jason Gallardo  
DOTI, Survey – Paul Rogalla

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Jason Gallardo

at [Jason.Gallardo@denvergov.org](mailto:Jason.Gallardo@denvergov.org) by **12:00pm on Monday**. Contact him with questions.

Date of Request: September 15, 2020

Please mark one:  **Bill Request** or  **Resolution Request**

**1. Type of Request:**

- Contract/Grant Agreement**     **Intergovernmental Agreement (IGA)**     **Rezoning/Text Amendment**
- Dedication/Vacation**             **Appropriation/Supplemental**             **DRMC Change**
- Other: Easement Relinquishment**

**2. Title:** (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request for an Ordinance to relinquish the following:

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- 3) Specified easements, in their entirety, reserved in the Vacation Ordinance No. 279 Series of 1995 described as:
  - a. The east 20 feet of Lot 4, Block 43, Byers Subdivision,
  - b. The west 10 feet of Lot 45, Block 44, Byers Subdivision,
  - c. Parcel No. 2 (Wastewater – Phase II),
  - d. Parcel No. 5 (Water Board – Phase III), and
  - e. Parcel No. 6 (Wastewater – Phase III)

All located at South Bannock Street between West Alameda Avenue and West Dakota Avenue.

**3. Requesting Agency:** Department of Transportation and Infrastructure; Engineering and Regulatory

**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Devin Price	Name: Jason Gallardo
Email: <a href="mailto:devin.price@denvergov.org">devin.price@denvergov.org</a>	Email: <a href="mailto:Jason.Gallardo@denvergov.org">Jason.Gallardo@denvergov.org</a>

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

Request for an Ordinance to relinquish the following:

- 1) The sewer easement in its entirety reserved in Book 1077 Page 427;
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  - e. Parcel No. 6 (Wastewater – Phase III)

All located at South Bannock Street between West Alameda Avenue and West Dakota Avenue.

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

**7. City Council District:** Councilman Clark, District 7

**8. \*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\***

**Key Contract Terms**

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name:

Contract control number:

Location:

Is this a new contract?  Yes  No Is this an Amendment?  Yes  No If yes, how many? \_\_\_\_\_

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before?  Yes  No

Source of funds:

Is this contract subject to:  W/MBE  DBE  SBE  XO101  ACDBE  N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## **EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY**

**Project Title:** 2019-RELINQ-0000018 - Bannock St. and Alameda Ave. Full Easement Relinquishment

**Owner name:** BMP Northwest, LLC.

**Description of Proposed Project:** Request for an Ordinance to relinquish the following:

- 1) The sewer easement in its entirety reserved in Book 1077 Page 427;
- 2) One of the emergency access easement (No. 2) in its entirety reserved in Rec. No. 2014046017; and
- 3) Specified easements, in their entirety, reserved in the Vacation Ordinance No. 279 Series of 1995 described as:
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  - e. Parcel No. 6 (Wastewater – Phase III)

All located at South Bannock Street between West Alameda Avenue and West Dakota Avenue.

**Explanation of why the easement relinquishment is necessary to accomplish the proposed project:**

BMP Northwest, LLC, is requesting that easements be released to construct an apartment building, an open space plaza, and to dedicate S. Bannock Street between W. Alameda Avenue and W. Dakota Avenue.

**Background:** The existing utilities within the easement area no longer serve any active users for the adjacent parcels and will be removed by the applicant. Utility owners have reviewed the relinquishment request and have provided their approval.

**Location Map:** Continued on next page



City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services / Engineering & Regulatory  
201 W Colfax Ave, Dept 507 | Denver, CO 80202  
[www.denvergov.org/dotj](http://www.denvergov.org/dotj)  
Phone: 720-865-3003

EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 2

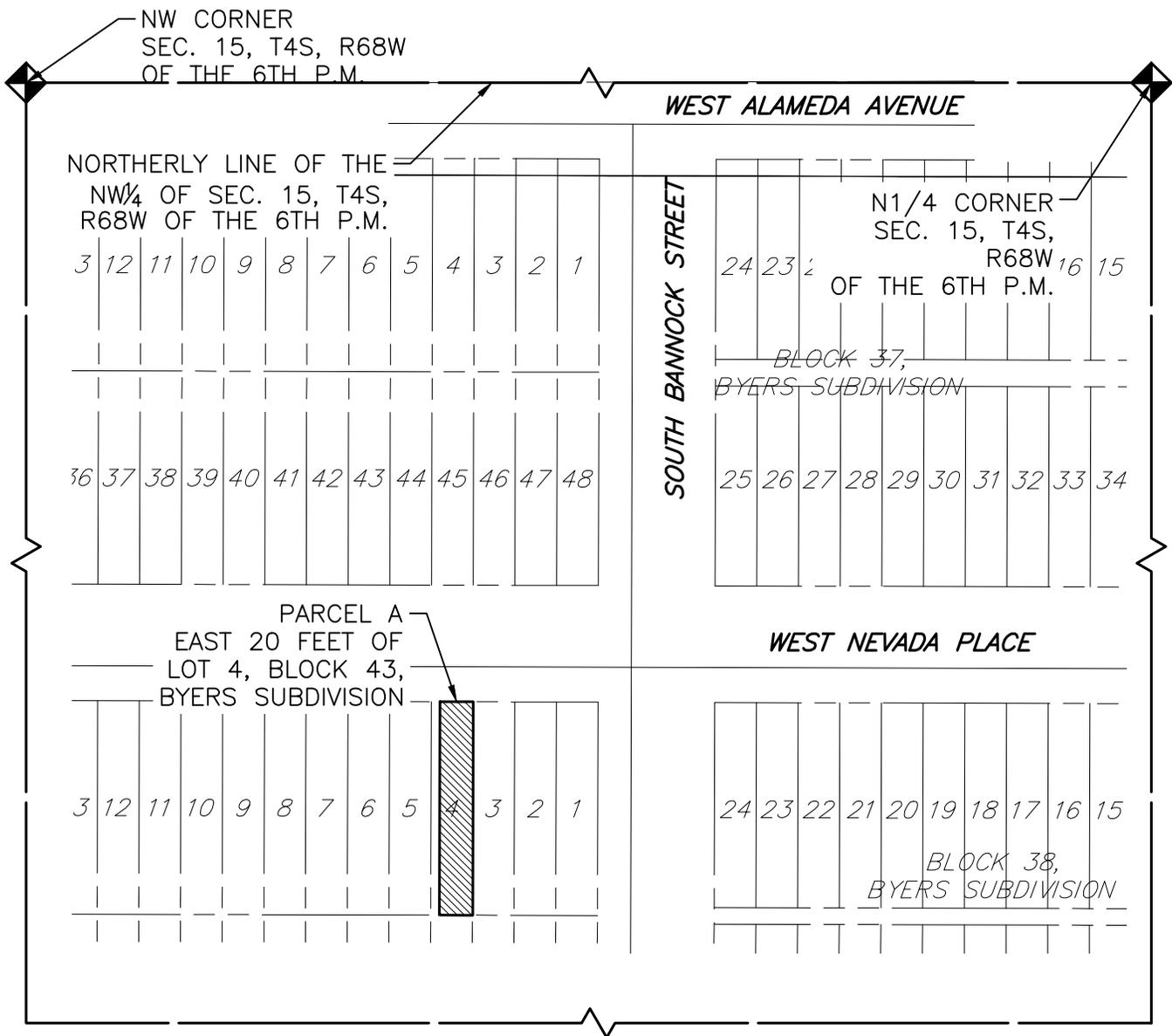
LAND DESCRIPTION-PARCEL A

THE VACATED ALLEY RESERVATION PER ORDINANCE 279, SERIES 1995, RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO CONSISTING OF THE EAST 20 FEET OF LOT 4, BLOCK 43, BYERS SUBDIVISION.

PREPARED BY JAKE TIHANSKY  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
303-431-6100  
JANUARY 28, 2020

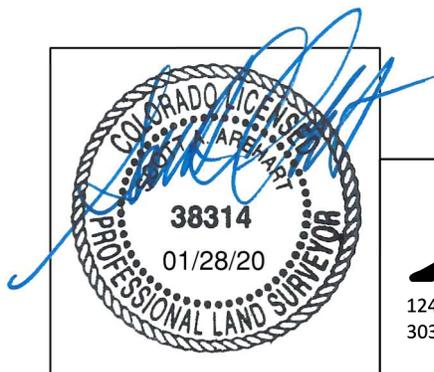


EXHIBIT A  
SHEET 2 OF 2



DRAWING LOCATION: \\mmcivil\civil\SCHLAGETER\15.0575-Denver-Design-District-Master-Plan-Refresh-Development-Strategy\PLANS\EXHIBITS\PARCEL\_C\Easement-Relinquish-Exhibit.dwg

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



SCALE: 1"=100'  
ALL LINEAL  
DIMENSIONS ARE IN  
U.S. SURVEY FEET

JANUARY 28, 2020

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

EXHIBIT B  
LAND DESCRIPTION  
SHEET 1 OF 2

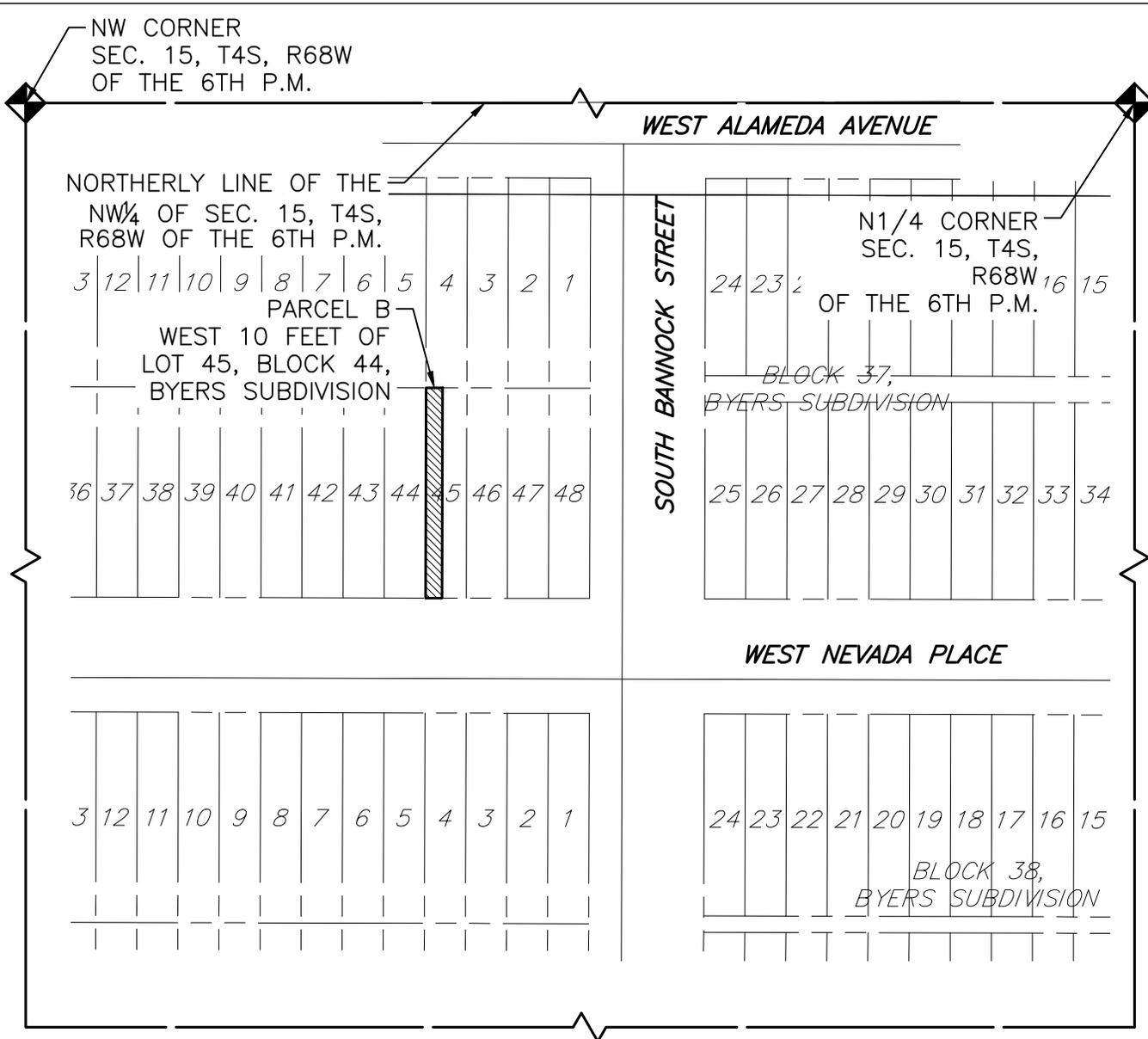
LAND DESCRIPTION-PARCEL B

THE VACATED ALLEY RESERVATION PER ORDINANCE 279, SERIES 1995, RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO CONSISTING OF THE WEST 10 FEET OF LOT 45, BLOCK 44, BYERS SUBDIVISION.

PREPARED BY JAKE TIHANSKY  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
303-431-6100  
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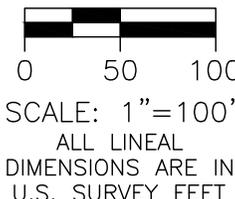
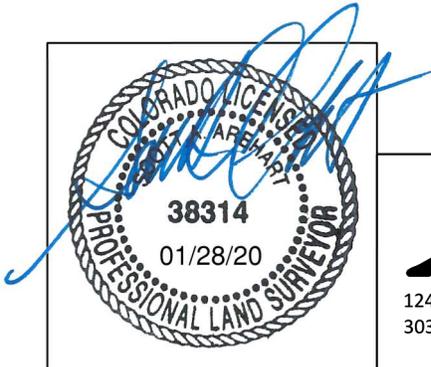
EXHIBIT B  
SHEET 2 OF 2



DRAWING LOCATION: \\mmcivil\civil\SCHLAGETER\15.0575-Denver\_Design\_District-Master\_Plan\_Refresh-Development\_Strategy\PLANS\EXHIBITS\PARCEL\_C\Easement\_Reinquinsh\_Exhibit.dwg

**NOTE:**

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



JANUARY 28, 2020

**M** MARTIN/MARTIN  
CONSULTING ENGINEERS

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303.431.6100 MARTINMARTIN.COM

EXHIBIT C  
 LAND DESCRIPTION  
 SHEET 1 OF 2

LAND DESCRIPTION-PARCEL C

A PARCEL OF LAND BEING PARCEL NO. 2 (WASTEWATER – PHASE II) PER ORDINANCE 279, SERIES 1995 RECORDED AT RECEPTION NO. 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BYER’S SUBDIVISION, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15;  
 THENCE N05°07’15”W, A DISTANCE OF 973.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;  
 THENCE N89°59’10”W, A DISTANCE OF 268.92 FEET;  
 THENCE S00°00’50”W, A DISTANCE OF 19.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NEVADA PLACE;  
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°59’25”W, A DISTANCE OF 35.00 FEET;  
 THENCE N00°00’50”E, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEVADA PLACE;  
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°59’10”E, A DISTANCE OF 35.00 FEET;  
 THENCE S00°00’50”W, A DISTANCE OF 20.87 FEET;  
 THENCE S89°59’10”E, A DISTANCE OF 268.92 FEET TO A POINT ON THE WEST RIGHT-OF WAY LINE OF BANNOCK STREET PROJECTED;  
 THENCE ALONG SAID WEST RIGHT-OF-WAY LINE PROJECTED S00°00’50” W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

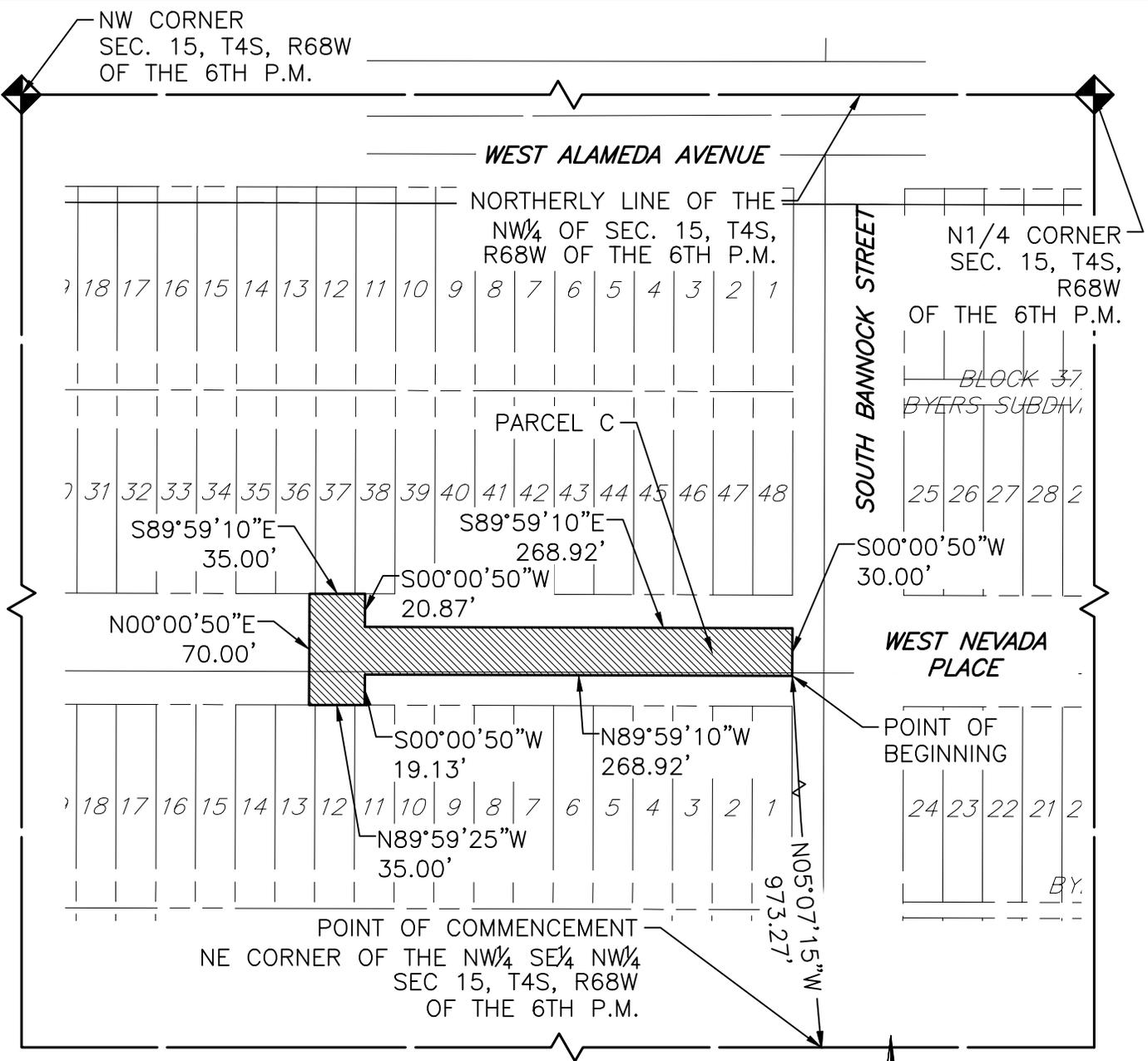
CONTAINING 10,518 SQUARE FEET, MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

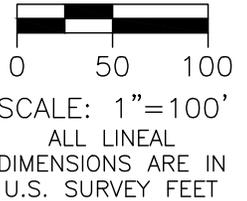
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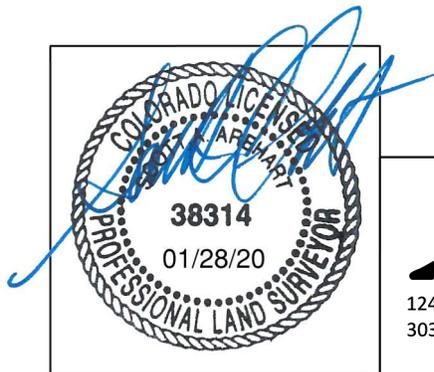
EXHIBIT C  
SHEET 2 OF 2



RELINQUISHED PORTION OF RECEPTION NO. 9500046347  
PARCEL 2 (WASTEWATER - PHASE II) CONTAINS 10,518 SQ.FT±



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LAND SURVEY. IT IS ONLY TO  
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DESCRIPTION.



JANUARY 28, 2020

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303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: \\mncivil\civil\SCHLAGETER\15.0575-Denver-Design-District-Master-Plan-Refresh-Development-Strategy\PLANS\EXHIBITS\PARCEL\_C\Easement-Relinquish-Exhibit.dwg

LAND DESCRIPTION-PARCEL D

A PARCEL OF LAND BEING PARCEL NO. 5 (WATER BOARD - PHASE III) PER ORDINANCE 279, SERIES 1995 RECORDED AT RECEPTION NO 9500046347 DATED APRIL 25, 1995, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, 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 NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF THE SAID SECTION 15; THENCE N02°20'48"W, A DISTANCE OF 619.76 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE PROJECTED;  
THENCE N89°59'15"W, A DISTANCE OF 37.00 FEET;  
THENCE N00°00'50"E, A DISTANCE OF 433.38 FEET;  
THENCE N89°59'10"W, A DISTANCE OF 9.50 FEET;  
THENCE N00°00'50"E, A DISTANCE OF 10.00 FEET;  
THENCE S89°59'10"E, A DISTANCE OF 9.50 FEET;  
THENCE N00°00'50"E, A DISTANCE OF 13.64 FEET;  
THENCE N07°57'21"W, A DISTANCE OF 100.98 FEET;  
THENCE N00°00'50"E, A DISTANCE OF 78.29 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 23°28'13" AND AN ARC LENGTH OF 12.08 FEET TO A POINT OF NON-TANGENT, SAID POINT BEING 10.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF ALAMEDA AVENUE;  
THENCE ALONG A LINE BEING 10.00 FEET SOUTH OF AND PARALLEL TO THE SAID SOUTH RIGHT-OF-WAY LINE, S89°59'35"E, A DISTANCE OF 55.86 FEET TO A POINT OF NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 23°20'32" AND AN ARC LENGTH OF 12.02 FEET (WHOSE CHORD BEARS S 11°41'06" W, A CHORD DISTANCE OF 11.94 FEET) TO A POINT OF TANGENT;  
THENCE S00°00'50"W, A DISTANCE OF 226.24 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET TO A POINT OF NON-TANGENT;  
THENCE S00°00'50"W, A DISTANCE OF 43.03 FEET TO A POINT OF NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET (WHOSE CHORD BEARS S24°30'26"W, A CHORD DISTANCE OF 20.31 FEET) TO A POINT OF TANGENT;  
THENCE S00°00'50"W, A DISTANCE OF 249.13 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 48°59'12" AND AN ARC LENGTH OF 20.95 FEET TO A POINT OF NON-TANGENT;  
THENCE S00°00'50"W, A DISTANCE OF 43.03 FEET TO A POINT OF NON-TANGENT CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE 48°59'12" AND AN ARC LENGTH OF 20.95 FEET (WHOSE CHORD BEARS S24°30'25"W, A CHORD DISTANCE OF 20.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,931 SQUARE FEET, MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

PREPARED BY JAKE TIHANSKY  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
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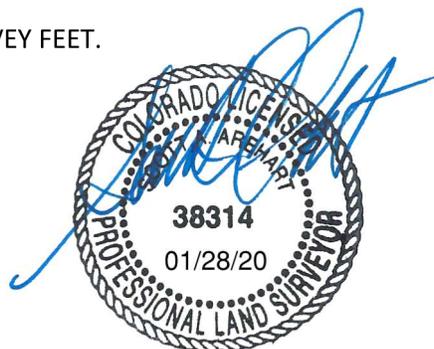
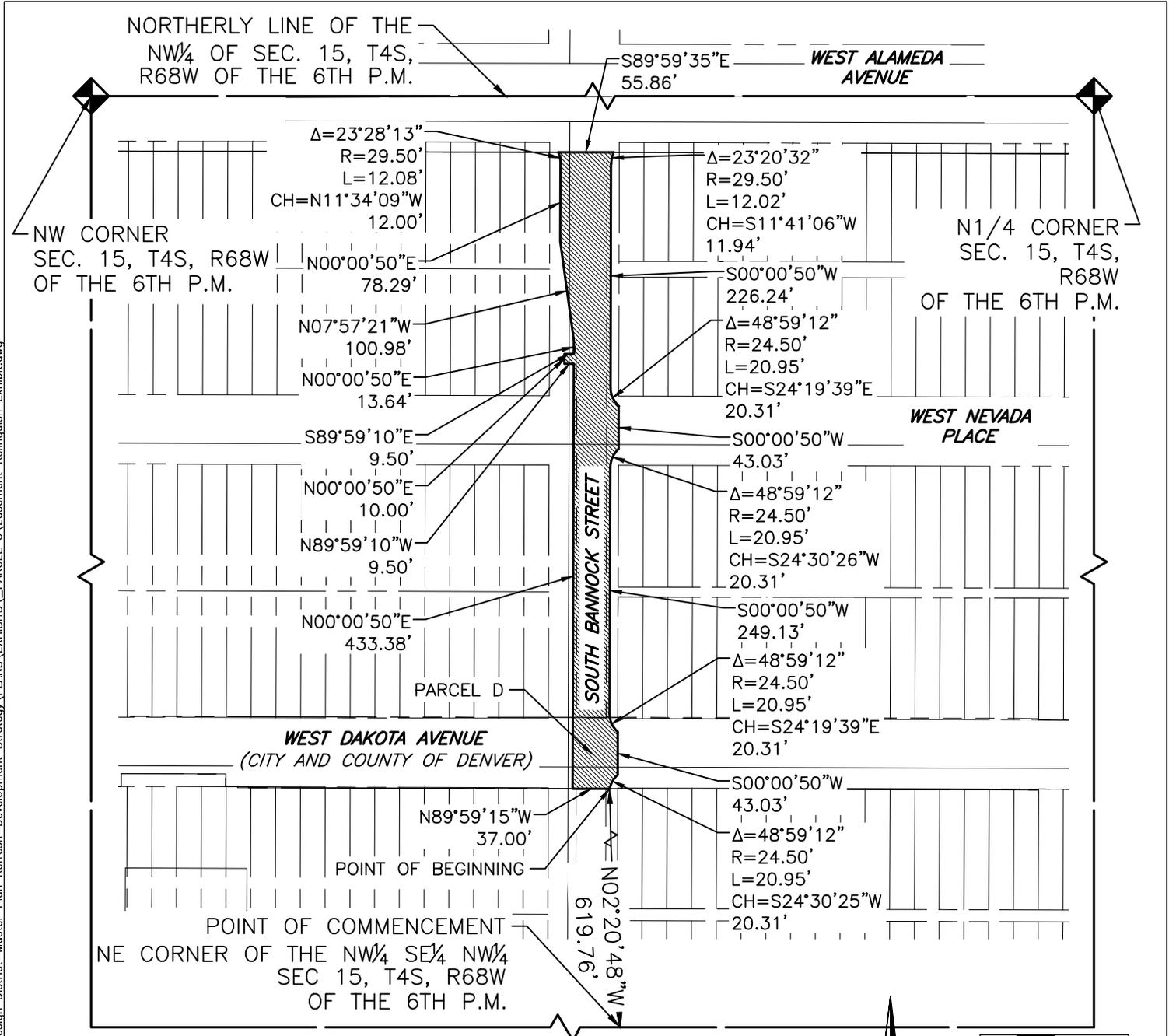
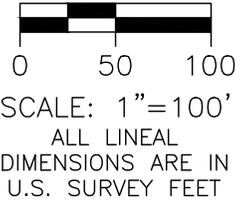


EXHIBIT D  
SHEET 2 OF 2

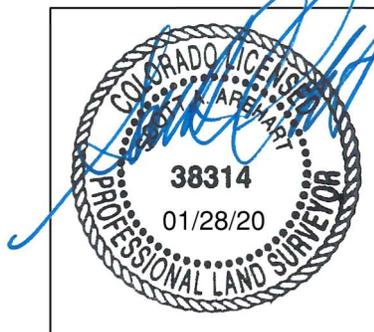


RELINQUISHED PORTION OF RECEPTION NO. 9500046347  
PARCEL 5 (WATER BOARD - PHASE III) CONTAINS 26,931 SQ.FT±

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JANUARY 28, 2020



**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

EXHIBIT E  
LAND DESCRIPTION  
SHEET 1 OF 2

LAND DESCRIPTION-PARCEL E

A PARCEL OF LAND BEING PARCEL NO. 6 (WASTEWATER - PHASE III) PER ORDINANCE 279, SERIES 1995 RECORDED AT RECEPTION NO 9500046347 DATED APRIL 25, 1995, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PRESENTLY PLATTED AS BYER'S SUBDIVISION IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 SE 1/4 NW 1/4 OF SAID SECTION 15; THENCE N00°59'49"W, A DISTANCE OF 969.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID POINT BEING THE EAST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;  
THENCE N89°59'10"W, A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BANNOCK STREET PROJECTED;  
THENCE ALONG THE SAID WEST RIGHT OF WAY LINE PROJECTED N00°00'50"E, A DISTANCE OF 30.00 FEET;  
THENCE S89°59'10"E, A DISTANCE OF 70.00 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE PROJECTED;  
THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE PROJECTED S00°00'50"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

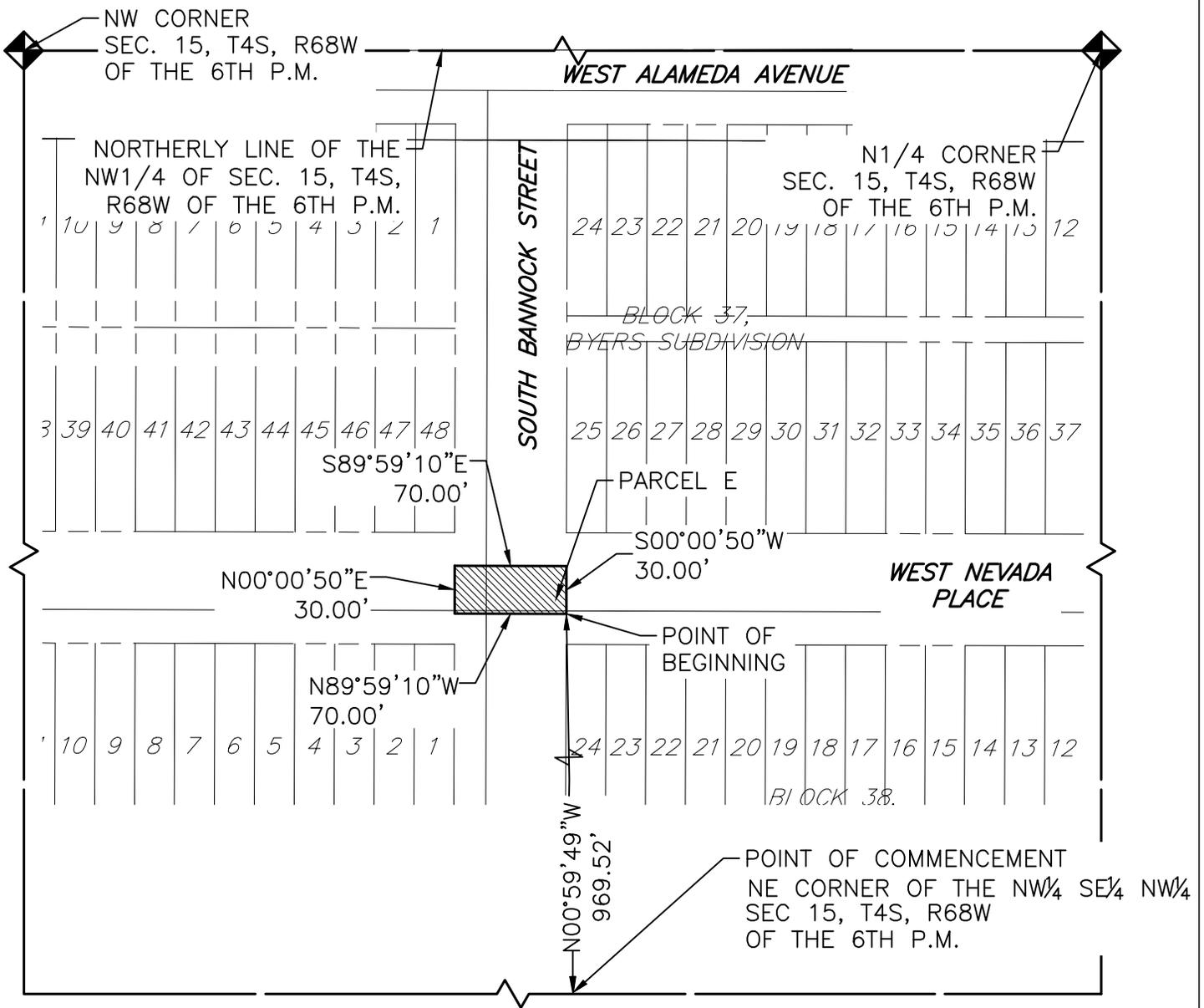
CONTAINING 2,100 SQUARE FEET, MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

PREPARED BY JAKE TIHANSKY  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
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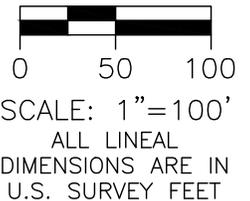
EXHIBIT E  
SHEET 2 OF 2



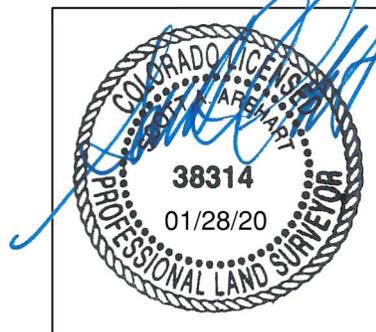
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PARCEL 6 (WASTEWATER - PHASE III) CONTAINS 2,100 SQ.FT±

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**MARTIN/MARTIN**  
CONSULTING ENGINEERS

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303.431.6100 MARTINMARTIN.COM

EXHIBIT H  
LAND DESCRIPTION  
SHEET 1 OF 2

LAND DESCRIPTION-PARCEL H

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE REAR LINE OF LOT 41, BLOCK 43, BYER'S SUBDIVISION AS RECORDED DECEMBER 03, 1895 IN BOOK 1077 AT PAGE 427.

PREPARED BY JAKE TIHANSKY  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
303-431-6100  
JANUARY 28, 2020

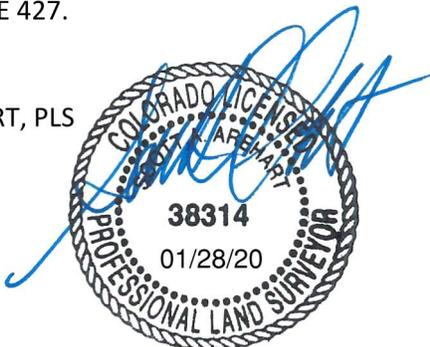
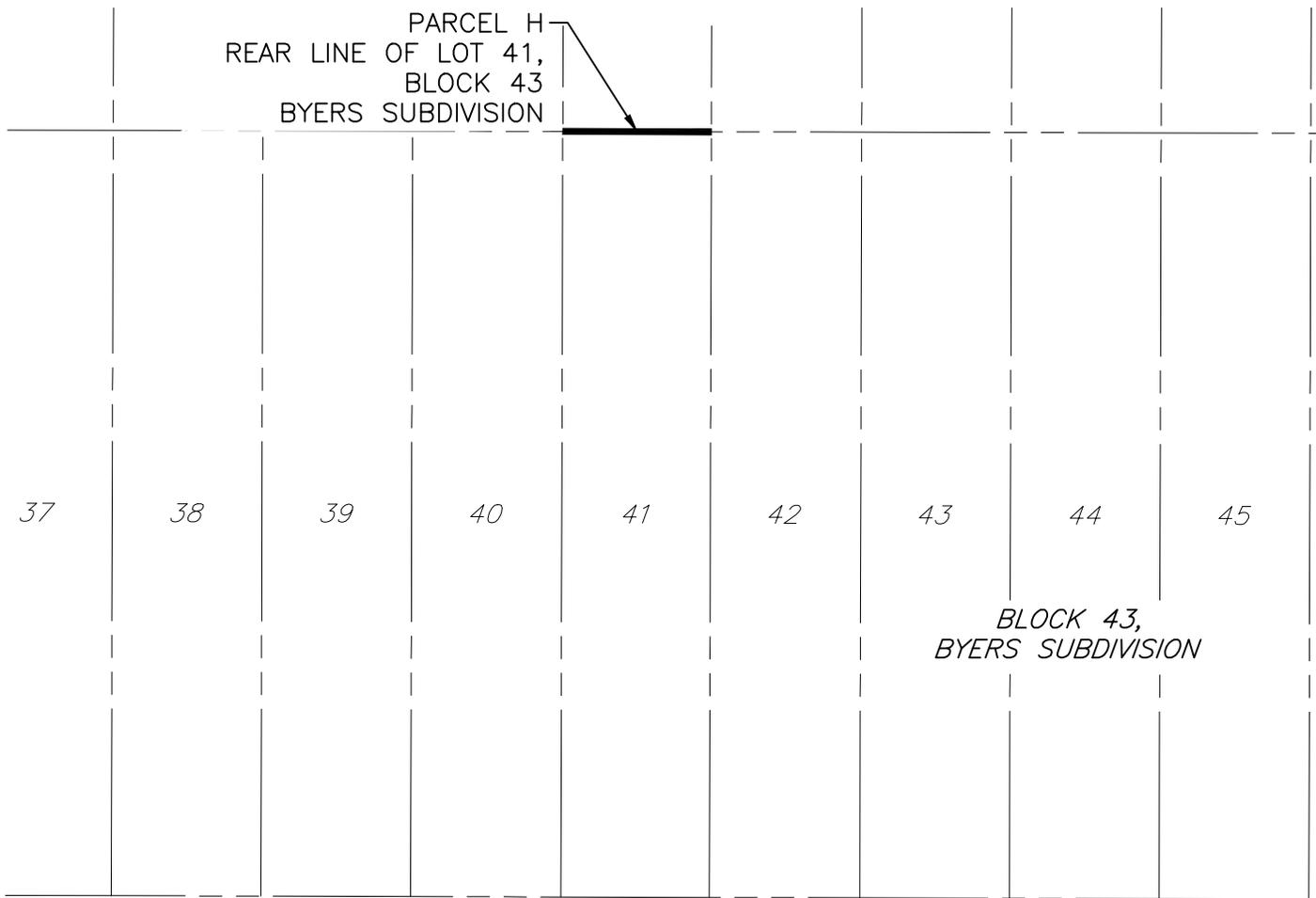
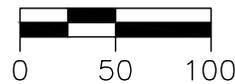


EXHIBIT H  
SHEET 2 OF 2

DRAWING LOCATION: \\mmcivil\civil\SCHLAGETER\15.0575-Denver-Design-District-Master-Plan-Refresh-Development-Strategy\PLANS\EXHIBITS\PARCEL\_C\Easement-Relinquish-Exhibit.dwg

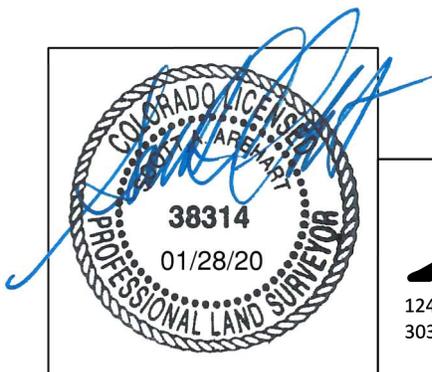


**WEST DAKOTA AVENUE**  
(CITY AND COUNTY OF DENVER)



SCALE: 1"=100'  
ALL LINEAL  
DIMENSIONS ARE IN  
U.S. SURVEY FEET

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



JANUARY 28, 2020

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

EXHIBIT I  
 LAND DESCRIPTION  
 SHEET 1 OF 2

LAND DESCRIPTION-PARCEL I

A PARCEL OF LAND BEING ACCESS EASEMENT NO. 2 RECORDED APRIL 23, 2014, AT RECEPTION NO. 2014046017, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PART OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2005004412, RECORDED ON JANUARY 07, 2005 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 (A FOUND STONE WITH CROSS IN RANGE BOX), WHENCE THE WEST QUARTER CORNER OF SAID SECTION 15 (A 3 1/4" ALUMINUM CAP STAMPED "CHICHESTER LAND CORNER T4S R67W S16 S15 1987 RLS 7735") BEARS S00°38'52"E, A DISTANCE OF 2641.10 FEET (BASIS OF BEARING - ASSUMED);

THENCE S88°36'19"E A DISTANCE OF 1903.36 FEET TO THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2005004412, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMEDA AVENUE AND THE POINT OF BEGINNING;

THENCE S89°59'35"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 46.61 FEET;  
 THENCE S00°02'48"E A DISTANCE OF 571.66 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A PUBLIC RIGHT-OF-WAY AS DESCRIBED IN RECEPTION NO. 2013157909, RECORDED OCTOBER 30, 2013 IN SAID CLERK AND RECORDER'S OFFICE;  
 THENCE N89°58'01"W, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET;  
 THENCE N00°02'48"W A DISTANCE OF 332.25 FEET;  
 THENCE N01°42'25"W A DISTANCE OF 33.10 FEET;  
 THENCE N07°38'32"W A DISTANCE OF 117.87 FEET;  
 THENCE N00°05'46"W A DISTANCE OF 89.49 FEET TO THE POINT OF BEGINNING.

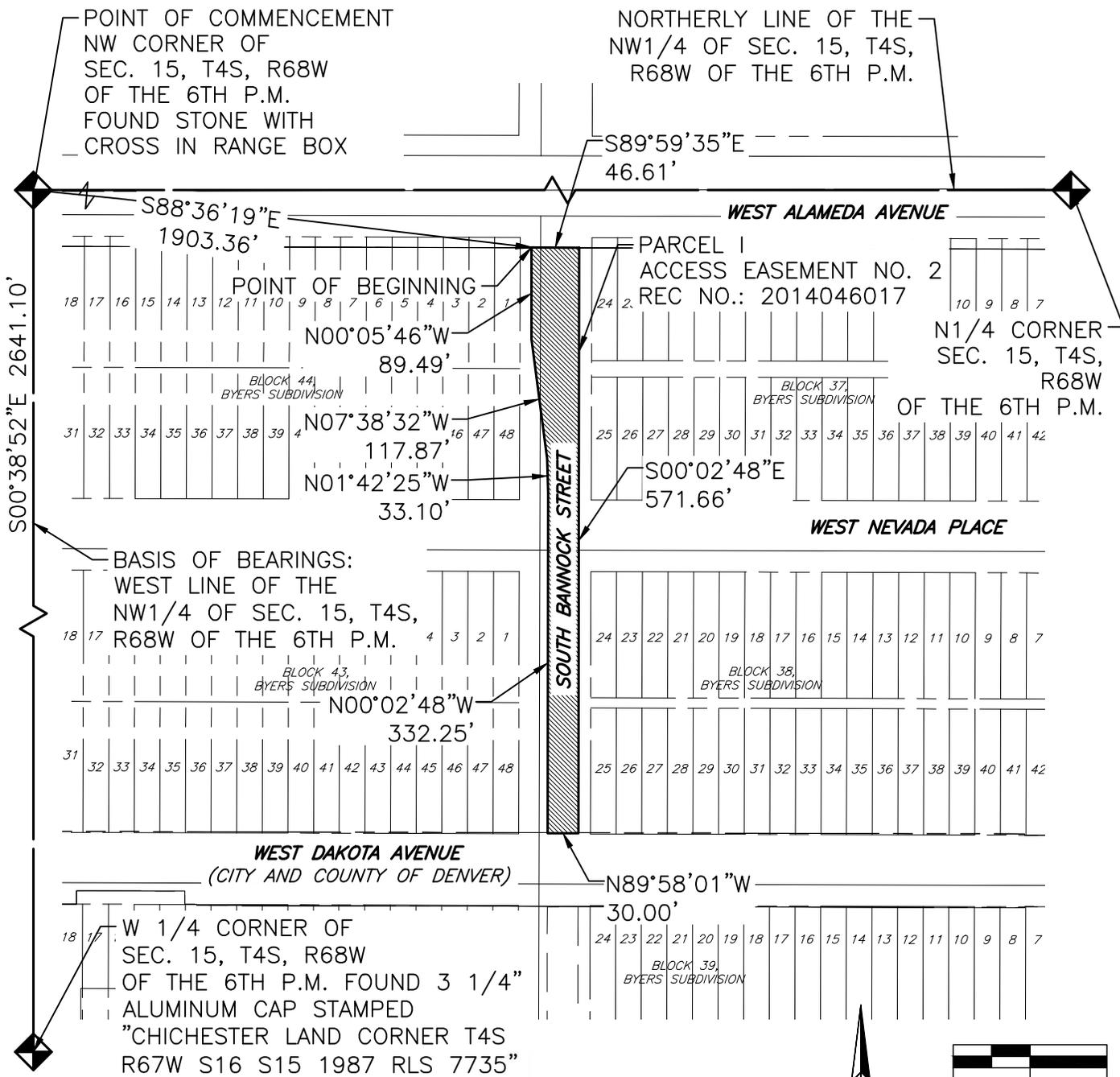
SAID PARCEL CONTAINS 0.452 ACRES OR 19,670 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

PREPARED BY JAKE TIHANSKY  
 REVIEWED BY SCOTT A. AREHART, PLS  
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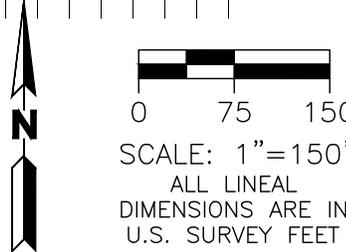


EXHIBIT I  
SHEET 2 OF 2

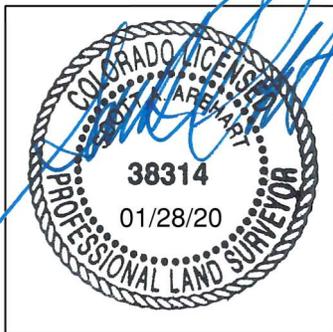


ACCESS EASEMENT NO. 2 PER RECEPTION NO. 2014046017  
CONTAINS 19,670 SQ.FT±

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



JANUARY 28, 2020



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DRAWING LOCATION: \\mmcivil\civil\SCHLAGETER\15.0575-Denver Design District-Master Plan Refresh-Development Strategy\PLANS\EXHIBITS\PARCEL C\Easement Relinquish Exhibit.dwg