


**REQUEST FOR RESOLUTION FOR TIER III ENCROACHMENT PERMIT**

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

**FROM:** Matt Bryner, P.E.  
Director, Right of Way Services   
Matt R. Bryner (Nov 30, 2021 19:52 MST)

**ROW NO.:** 2020-ENCROACHMENT-0000292

**DATE:** November 30, 2021

**SUBJECT:** Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to SoBo 54 Investments II, LLC, their successors and assigns, to encroach into the right-of-way with an underground garage at 1899 South Acoma Street.

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

This office has investigated the request from Erik Okland of Cuningham Group Architecture dated July 15, 2020, on behalf of SoBo 54 Investments II, LLC c/o Doug Means for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast Corporation; Division of Disability Rights; Councilperson Clark; Community Planning and Development: Building & Construction Services, Planning Services, Landmark Preservation, and Zoning & Development Review; Denver Water Board; Environmental Services; Fire Department; Metro Wastewater Reclamation District; Office of Emergency Management; Office of Telecommunications; Parks and Recreation; DOTI: City Engineer, Construction Engineering, DES Transportation & Wastewater, ER Transportation & Wastewater, Transportation Engineering, Survey, and Street Maintenance; CenturyLink Corporation; Regional Transportation District; and Xcel Energy, all of whom have indicated no objection for the proposed encroachment.

As a result of the investigations, it has been determined that there is no objection to the granting of the revocable permit.

Therefore, you are requested to initiate Council action for the granting of a revocable permit, subject to certain terms and conditions, to SoBo 54 Investments II, LLC, their successors and assigns, to encroach with an underground garage at 1899 South Acoma Street.

**INSERT ENCROACHMENT LEGAL DESCRIPTION ROW 2020-ENCROACHMENT-0000292-001 HERE**

And benefitting the following described parcel of property:

**INSERT PARCEL LEGAL DESCRIPTION ROW 2020-ENCROACHMENT-0000292-002 HERE**

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/doti](http://www.denvergov.org/doti)  
Phone: 720-865-3003

## STANDARD PROVISIONS

The revocable permit ("Permit") granted by this Resolution is expressly granted upon and subject to each and all of the following terms and conditions (terms not defined herein are defined in the Rules and Regulations Governing Encroachments & Encumbrances in the Public Right of Way):

(a) Permittee shall obtain a street occupancy permit, street cut permit, and/or ROW construction permit from the City's Department of Transportation and Infrastructure ("DOTI") Permit Operations through [www.denvergov.org/dotipermits](http://www.denvergov.org/dotipermits) prior to commencing construction.

(b) Permittee shall be responsible for obtaining all necessary permits and shall pay all costs for installation and construction of items permitted herein.

(c) If the Permittee intends to install any underground facilities in or near a Public road, street, alley, ROW or utility easement, the Permittee shall join the Statewide Notification Association of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of Colorado (Colorado 811) through <https://colorado811.org/> or at 303-232-1991, 16361 Table Mountain Pkwy, Golden, Colorado, 80403. Further, Permittee shall contact the Utility Notification Center (Colorado 811) at <https://colorado811.org/> or 303-232-1991 to request locates for existing underground facilities prior to commencing excavation.

(d) Permittee is fully responsible for any and all damages incurred to facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the Permits. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the City's Executive Director of DOTI ("Executive Director"), in the Executive Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense of the Permittee. In the event the Permittee's facilities are damaged or destroyed due to Denver Water's, Utility Company's, or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company facilities to properly function because of the Encroachment(s).

(e) Permittee shall comply with all requirements of affected Utility Companies and pay for all costs of removal, relocation, replacement or rearrangement of Utility Company facilities. Existing utility facilities shall not be utilized, obstructed or disturbed.

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(f) All construction in, under, on or over the Encroachment Area shall be accomplished in accordance with the Building Code and [City and County of Denver Department of Transportation & Infrastructure Transportation Standards and Details for the Engineering Division](#).

(g) Permittee shall observe and comply with all Federal, State and local laws, regulations, ordinances, and public safety requests regarding the use of the Encroachment Area.

(h) Plans and Specifications governing the construction of the Encroachment(s) shall be approved by DOTI prior to construction.

(i) Permittee shall pay all costs of construction and maintenance of the Encroachment(s). Upon revocation of the Permit or upon abandonment, Permittee shall pay all costs of removing the Encroachment(s) from the Encroachment Area and restore the Encroachment Area to a condition in accordance with [City and County of Denver Department of Transportation & Infrastructure Transportation Standards and Details for the Engineering Division](#) under the supervision of DOTI.

(j) Permittee shall remove and replace any and all street/alley paving, Sidewalks, Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of DOTI, the course of construction or maintenance of the Encroachment(s). In the future, Permittee shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that become broken or damaged when, in the opinion of DOTI, the damage has been caused by the Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished without cost to the City and under the supervision of DOTI.

(k) The City reserves the right to make an inspection of the Encroachment(s) and the Encroachment Area.

(l) During the existence of the Encroachment(s) and the Permit, Permittee, its successors and assigns, at its expense, and without cost to the City, shall procure and maintain Commercial General Liability insurance policy with a limit of not less than \$1,000,000 per occurrence. All coverages are to be arranged on an occurrence basis and include coverage for those hazards normally identified as X.C.U. during construction. The insurance coverage required herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All insurance coverage required herein shall be written in a form and by a company or companies approved by the Risk Manager of the City and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Executive Director, and each such policy shall contain a statement therein or endorsement thereon that it will not be canceled or materially changed without written notice, by registered mail, to the Executive Director at least thirty (30) days prior to the effective date of the

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cancellation or material change. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

(m) In addition to the requirement herein to comply with all laws, Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the DRMC. The failure to comply with any such provision shall be a proper basis for revocation of the Encroachment(s).

(n) The right to revoke the Permit at any time for any reason and require the removal of the Encroachment(s) is expressly reserved to the City.

(o) By Permittee's use of this Permit and the Encroachment Area, Permittee agrees to the following:

i. Permittee agrees to defend, indemnify, reimburse and hold harmless City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to this Permit and the Encroachment(s) ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.

ii. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.

iii. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.

iv. Insurance coverage requirements specified in this Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.

v. This defense and indemnification obligation shall survive the expiration or termination of this Permit.

(p) Pursuant to Chapter 49 of the DRMC, DOTI is authorized to remove or to order the removal of any article, vehicle, object or thing whatsoever encroaching into any street, alley, Sidewalk, or other public way or place.

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(q) No third party, person or agency, except for an authorized Special District, may place the Encroachment(s) in front of a property without written permission of the adjacent property owner.

(r) Permittee's use of the ROW for placement of the Encroachment(s) does not create a property right or ownership interest of any kind in the Encroachment Area to the Permittee.

(s) All Encroachment(s) in Amenity Zones containing existing Public Trees and/or with the potential to impact tree roots or tree canopy must be pre-approved by the Office of the City Forester (OCF), by contacting them at [forestry@denvergov.org](mailto:forestry@denvergov.org) or 720-913-0651. Encroachment(s) cannot be attached to or damage any Public Tree, and any damage shall be reported to the OCF immediately for mitigation. All trenching, excavation and grading activities within the Dripline of any Public Tree must be pre-approved by the OCF. City permits are required for the planting or removal of any Public Trees and can be obtained by emailing [forestry@denvergov.org](mailto:forestry@denvergov.org).

(t) All disturbances associated with construction of the Encroachment(s) shall be managed as required by City standards for erosion control which may require standard notes or CASDP permitting depending on location and scope of project.

(u) Encroachment(s) proposed adjacent to a designated park or within a dedicated parkway shall require the City's Department of Parks and Recreation approval prior to installation.

(v) Encroachment(s) attached to a building may require building and/or zoning permits from the City's Department of Community Planning and Development.

(w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with Chapter 4 Floodplain Regulations of the "Storm Drainage Design and Technical Criteria", Chapter 12 Floodplain Management of the "DOTI Rules and Regulations Governing Sewerage Charges and Fees and Management of Wastewater" and the City Floodplain Ordinance in DRMC Section 56-200 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

(x) Only clean soil may be brought onto an Encroachment Area. Verification of soil quality must be provided if requested. Material removed from an Encroachment Area must be properly disposed and is the responsibility of the Permittee.

## **SPECIAL CONDITIONS FOR THIS PERMIT**

(a) none

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A map of the area is attached hereto.

MB: dp

cc: Asset Management, Steve Wirth  
City Council Office, Zach Rothmier  
Councilperson and Aides  
Department of Law, Bradley Beck  
Department of Law, Deanne Durfee  
Department of Law, Maureen McGuire  
Department of Law, Martin Plate  
Department of Law, Caroline Martin  
DOTI, Alba Castro  
DOTI, Jason Gallardo  
Project File

Property Owner:  
SoBo 54 Investments II, LLC  
PO Box 103005  
Denver, CO 80250

Agent:  
Douglas Means  
SoBo 54 Investments II, LLC  
PO Box 103005  
Denver, CO 80250

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## 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 her with questions.

Date of Request: November 30, 2021

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: Tier III Encroachment

### 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 a Resolution granting a revocable permit, subject to certain terms and conditions, to SoBo 54 Investments II, LLC, their successors and assigns, to encroach into the right-of-way with an underground garage at 1899 South Acoma Street.

### 3. Requesting Agency: Department of Transportation and Infrastructure, Right of Way Services, 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 a Resolution granting a revocable permit, subject to certain terms and conditions, to SoBo 54 Investments II, LLC, their successors and assigns, to encroach into the right-of-way with an underground garage at 1899 South Acoma Street.

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

### 7. City Council District: Councilperson Clark, District 7

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

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

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

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

## Key Contract Terms

**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</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<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:** \_\_\_\_\_





## **TIER III ENCROACHMENT EXECUTIVE SUMMARY**

**What is an Encroachment:** A privately owned improvement that is located in, or projects over or under the public Right-of-Way.

**Project Title:** 2020-ENCROACHMENT-0000292 - Tier III Underground Parking Garage 1899 Acoma St.

**Business name:** SoBo 54 Investments II, LLC

**Description of Encroachment:** Underground parking garage at 1899 South Acoma Street

**Applicant's explanation of why the Public Right of Way must be utilized for a private improvement:** In order to ensure complete Denver Zoning Code compliance, while achieving ideal parking requirements, in the Level P1 parking garage area, it was deemed necessary to encroach into the new right-of-way dedication.

**Annual Fees:** \$200

**Additional Information:** the P1 parking level extends 2.83' into the ROW below grade only for a length of 91'.

**Location Map:** Continued on next page

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**What is an Encroachment:** A privately owned improvement that is located in, or projects over or under the public Right-of-Way.



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# LAND DESCRIPTION-PARCEL 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG STAMPED "PLS 19003," AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD IN RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF S. ACOMA STREET AND W. JEWELL AVENUE; THENCE NORTH 79°05'58" WEST, A DISTANCE OF 50.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, BLOCK 12, OVERLAND PARK SUBDIVISION AND THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 25, SOUTH 89°34'18" WEST, A DISTANCE OF 4.00 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 4.00 FEET WESTERLY THEREFROM, THE EASTERLY LINE OF SAID BLOCK 12, NORTH 00°04'49" EAST, A DISTANCE OF 98.79 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN BOOK 779, PAGE 463; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°52'11" EAST, A DISTANCE OF 4.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PROPERTY; THENCE ALONG THE EASTERLY LINE OF LOTS 25 TO 28, SAID BLOCK 12, SOUTH 00°04'49" WEST, A DISTANCE OF 98.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 395 SQ. FT. OR 0.009 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN/CEO, FLATIRONS, INC.

JOB NUMBER: 18-70,794  
DRAWN BY: A. UCHAYKIN  
DATE: JULY 17, 2020

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



**Flatirons, Inc.**  
Land Surveying Services



4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 443-9830

[www.FlatironsInc.com](http://www.FlatironsInc.com)

# PARCEL 1 EXHIBIT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2

EXCEPTED PORTION OF LOT 28  
RECORDED AT BOOK 779 PAGE 463

S89°52'11"E  
4.00'

LOT 28

BLOCK 12  
OVERLAND PARK SUBDIVISION

LOT 27

PARCEL CONTAINS  
395 SQ. FT. ±

LOT 26

N00°04'49"E 98.79'  
S00°04'49"W 98.75'

S. ACOMA ST.  
(60' RIGHT-OF-WAY)

LOT 25

FOUND 2" BRASS TAG  
STAMPED "PLS 19003"  
INTERSECTION OF S. BANNOCK ST. AND  
W. JEWELL AVE

POINT OF BEGINNING

S89°34'18"W  
4.00'

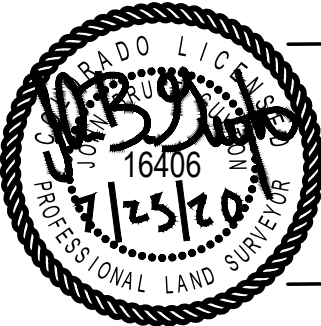
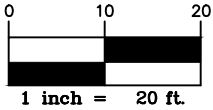
N79°05'58"W  
50.91'

**BASIS OF BEARINGS**  
N89°34'18"E 326.20' (AM)

W. JEWELL AVE.  
(60' RIGHT-OF-WAY)

POINT OF COMMENCEMENT  
FOUND 1" SQUARE METAL ROD IN RANGE BOX

10' RANGE LINE



JOB NUMBER: 18-70,794  
DRAWN BY: A. UCHAYKIN  
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[www.FlatironsInc.com](http://www.FlatironsInc.com)

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 10 FOOT RANGE LINE ALONG WEST JEWELL AVENUE TO BEAR NORTH 89°34'18" EAST, A DISTANCE OF 326.20 FEET BETWEEN A FOUND RANGE POINT AT THE INTERSECTION OF S. BANNOCK STREET AND W. JEWELL AVENUE, BEING A 2" BRASS TAG STAMPED "PLS 19003," AND A FOUND RANGE POINT AT THE INTERSECTION OF W. JEWELL AVENUE AND S. ACOMA STREET, BEING A 1" SQUARE METAL ROD IN RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF S. ACOMA STREET AND W. JEWELL AVENUE; THENCE NORTH 79°05'58" WEST, A DISTANCE OF 50.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 25, BLOCK 12, OVERLAND PARK SUBDIVISION; THENCE NORTH 67°17'12" WEST, A DISTANCE OF 4.33 FEET TO THE POINT OF BEGINNING.

THENCE ALONG A LINE PARALLEL WITH, AND 4.00 FEET WESTERLY THEREFROM, THE EASTERLY LINE OF LOTS 25 TO 28, SAID BLOCK 12, NORTH 00°04'49" EAST, A DISTANCE OF 91.00 FEET; THENCE SOUTH 89°55'11" EAST, A DISTANCE OF 2.83 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 1.17 FEET WESTERLY THEREFROM, SAID EASTERLY LINE OF LOTS 25 TO 28, SOUTH 00°04'49" WEST, A DISTANCE OF 91.00 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 258 SQ. FT. OR 0.006 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

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FAX: (303) 443-9830

[www.FlatironsInc.com](http://www.FlatironsInc.com)



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

EXCEPTED PORTION OF LOT 28  
RECORDED AT BOOK 779 PAGE 463

S89°55'11"E  
2.83'

LOT 28

BLOCK 12  
OVERLAND PARK SUBDIVISION

LOT 27

LOT 26

LOT 25

PARCEL CONTAINS  
258 SQ. FT. ±

N89°55'11"W  
2.83'

POINT OF BEGINNING

N67°17'12"W 4.33'

POINT OF COMMENCEMENT  
FOUND 1" SQUARE METAL ROD  
IN RANGE BOX

N79°05'58"W 50.91'

10' RANGE LINE

W. JEWELL AVE.  
(60' RIGHT-OF-WAY)

BASIS OF BEARINGS  
N89°34'18"E 326.20 (AM)

S. ACOMA ST.  
(60' RIGHT-OF-WAY)

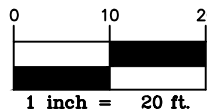
10' RANGE LINE

LICENSE  
NO. 06  
AND SURVEYOR



FOUND 2" BRASS TAG STAMPED "PLS 19003"  
INTERSECTION OF S. BANNOCK ST. AND W. JEWELL AVE.  
JOB NUMBER: 18-70,794  
DRAWN BY: A. UCHAYKIN  
DATE: JULY 20, 2020

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



***Flatirons, Inc.***  
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