



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

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:

Ø	Application (Page 2&3 of this document) - Must be signed by owner, or a vested party							
7	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							
	• V	Word format (Does not need to be PLS signed and stamped)						
V	at an area of the area area decreased decrease							
_		Numerical and Bar Scale (Scale not to exceed 1:40)						
		North arrow						
		Legend						
		Vicinity map, if necessary						
	П	Plan set date and revision number (if applicable)						
	Ø	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						
	Ø	Right-of-Way width						
	/	Edge of Pavement and/or Curb and Gutter						
	Ø	Sidewalks						
	√	Trees and landscaping in the ROW						
	Ø	Nearby driveways and alleys						
	\checkmark	Street names						
		Aerial imagery is allowed, but does not replace the required Engineered drawings						
C C	EES:							
M	ust he naid in	mmediately after project is logged in and a project number is provided by your Coordinator along						
wi	th the project	t invoice.						
In	tial Processi	ing Fee = \$1,000.00 (Non-Refundable)						
Le	gal Descript	ion Review Fee = \$300.00 (Non-Refundable)						
Or	unance ree	= \$300.00 (Non-Refundable)						
		st that all above information has been incorporated into our plan submittal						
1	ereby atte	st that all above the matter matter matter and the state of the state						
_	wner/Ve	ested Party/Applicant Signature Date/						
3/ U	Wilet/ ve							
		ISELO 40 TH AVENUE LLC						
	D	ENVER A Colorado Limited Liability Company						
	TRA	INSPORTATION & RASTRUCTURE 311 POCKETGOV.COM DENVERGOV.ORG DENVER 8 IV						



APPLICATION EASEMENT RELINQUISHMENT

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

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: 11/10/20	=		
PROJECT NAME:	2535 E. 40th Avenue		
IS THIS PROJECT	F ASSOCIATED WITH A SI	TE DEVELOPMENT REVIE	:W? Yes ✓ No
If you checked 'Yes	s' above, provide Project Ma	aster, Site Plan and/or Conc	ept Development project numbers:
		1	
ADDRESS (approx	x.) OF EASEMENT: 2535 E. 4	10th Avenue, Denver, CO	
APPLICANT:			
Name: Iselo	40th Avenue, LLC		
Company (if a	applicable): Iselo 40th Avenue, I	LLC	Title: i) "Right of Way Deed"; ii) #
Address: 2109	9 E. 9th Avenue, Denver, CO		
Telephone nur	mber: 720-250-7010	Email address:	
PROPERTY OWNE	ER (where the easement is loca	ated): Check if the same	as Applicant
Company: Ise	elo 40th Avenue, LLC		
Owner Contac	t: Tom A. Gordon		
Address: 210	9 E. 9th Avenue, Denver, CO		
Telephone Nu	mber: <u>720-250-7010</u>	Email address: tgorde	on@iselo.net
ORIGINAL HOLDII	NG DOCUMENT THE EASE	EMENT IS HELD IN:	
Title of docum	nent: i) "Right of Way Deed"; ii)	"Deed of Easement"; iii) Ordinance	e No. 168"
		47-320 // ii) B 6987 P 583 // iii) B	
	mber (if applicable): _i) N/A // ii		
PORTION OF EAS	SEMENT IF BEING RELINQ	UISHED:	
	Easement in it's entirety	A portion of the ea (as described in th	nsement e legal description)





(Owner/Vested Party Signat

TRANSPORTATION & INFRASTRUCTURE

ISELO 40TH AVENUE LLC

A Colorado Limited Liability Company,

ii) Thomas A. Gordon, Co-Manager, Iselo 40th Avenue LLC

By its Co-Managers: i) Iselo Investment Partners, LLC, Co-Manager, By: Brooke E. Gordon, Manager

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DOTI | Right-of-Way Services Engineering and Regulatory

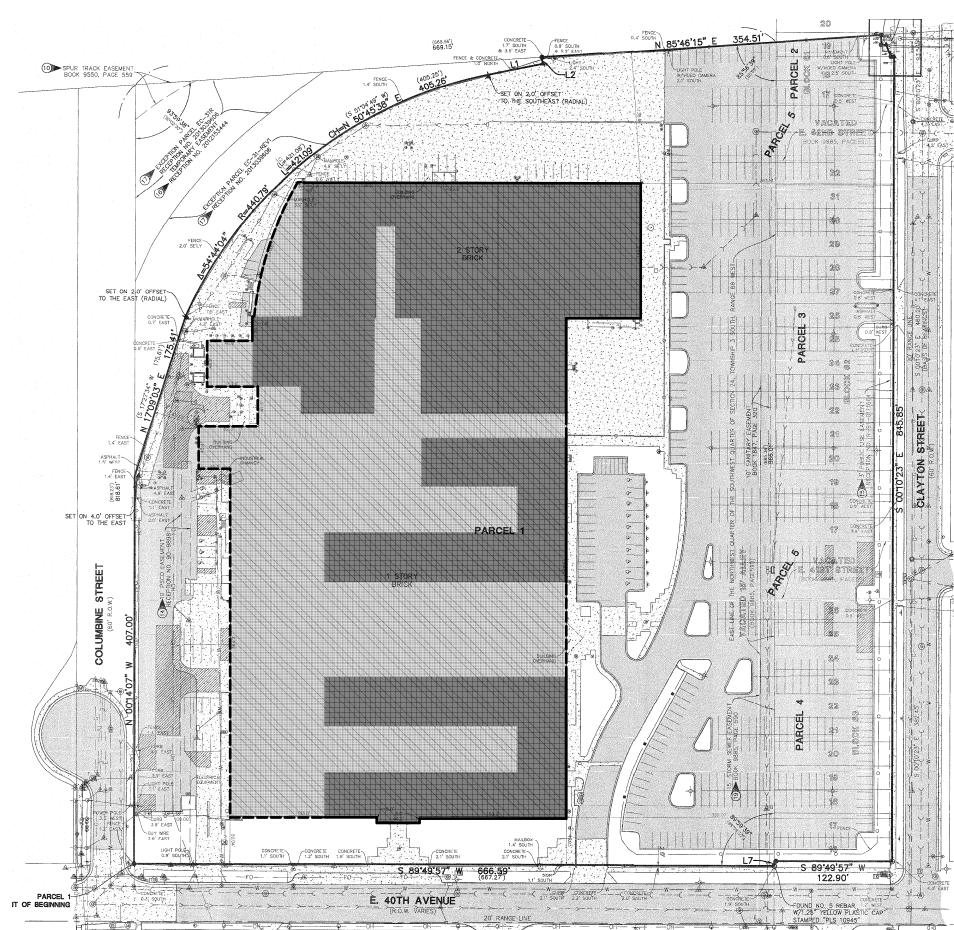
Office 201 W. Colfax Avenue, Dept. 507 Denver, CO 80202 P: 720-865-3003 DOTI.ER@denvergov.org

APPLICATION EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 3							
Easement Groupings if submitting with multiple easements: N/A							
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							
i) 1906 Easement (B 1847 P 320): Granted for sanitary sewer; relinquish in entirety; ii) 1951 Easement (B 6987 P 583): Granted for sewers; relinquish in entirety; iii) 1968 Easement (B 9885 P 591): Granted for storm sewer; relinquish in entirety.							
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							
Applicant re-developing entire property per Site Development Plan and replacing/relocating sewers per approval from City.							
EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:							
Please explain why the easement needs to be relinquished.							
Relinquishment consistent with and a condition of City issuing SDP;							
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.							

BUILDING FORM USED	GENERAL		
DESIGN ELEMENTS		REQUIRED	PROVIDED
BUILDING HEIGHT, STORIES (MAX)	3	3	
BUILDING HEIGHT, FEET (MAX)	45'		
		BUILDING	HEIGHT
	BUILDING 5	&6 (ARTIST LOFTS)	44'-2"
	BUILDING 2 (SN	MOKESTACK FLATS)	43'-10"
		NG 3 (CLUBHOUSE)	28'-0"
	BUILDING	7&8 (CLAYTON 40)	41'-10"
BUILD-TO		REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO		50% WITHIN	63%
(MIN % WITHIN MIN/MAX)		0' TO 10'	
	CLAYTON TOTAL: 681'-8"	340'-10"	435'-5"
TRANSPERENCY		REQUIRED	PROVIDED
1	9" - BUILDING 8=159'-8"	40% - 174'-2"	47% - 204'-0"
SIDE STREET (40TH AVE)	BUILDING 8=249'-8"	25% - 62'-5"	46% -116'-0"
SIDE STREET (COLUMBINE ST)	BUILDING 2=190'-11"	25% -47'-9"	70% - 135'-4"
BUILDING FORM USED		. TOWN HOUSE	
DESIGN ELEMENTS		REQUIRED	PROVIDED
BUILDING HEIGHT, STORIES (MAX)		3	2
BUILDING HEIGHT, FEET (MAX)		38'	
		BUILDING	HEIGHT
	BUILDING 1 (BARREL E	,	23'-8"
	BUILDING 4 (BARREL E	BUILDING NORTH)	23'-8"
TRANSPERENCY		REQUIRED	PROVIDED
SIDE STREET (40TH AVE)		25%	49%

62'-9"



DEMO DIAGRAM SCALE: 1" =100'

DEMO EXISTING BUILDING TO BE DEMOLISHED
PERIMETER TO BE REMOVED - 1064'-7"

OVERALL BUILDINGS OR STRUCTURE LENGTH

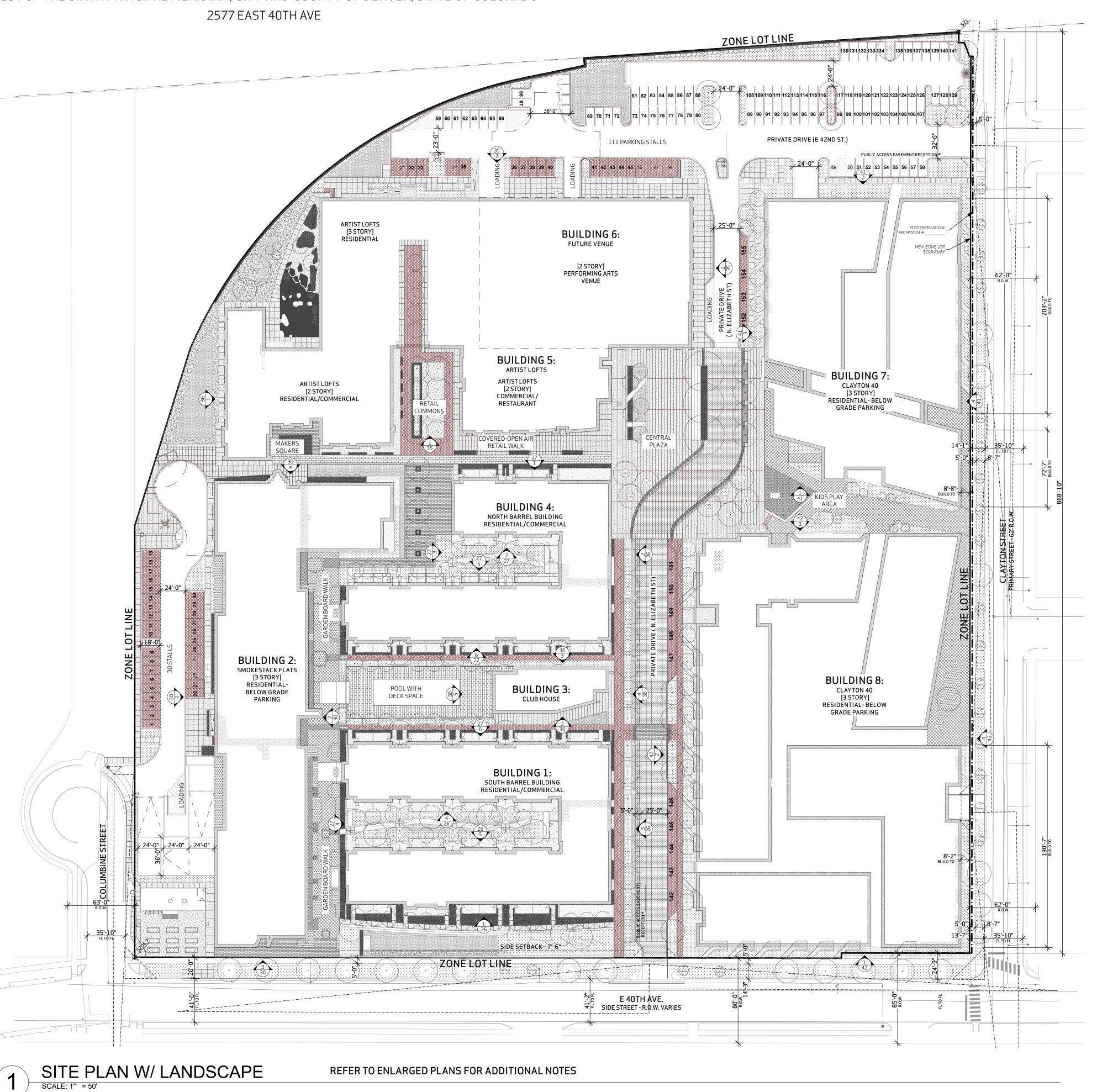
EXISTING TO REMAIN ADAPTIVE REUSE OF EXISTING STRUCTURE
PERIMETER RO REMAIN - 1255'-6"

<u>DEMO NOTE:</u>
-VOLUNTARY DEMOLITION WILL EXCEED 40% OF THE EXISTING STRUCTURE'S EXTERIOR WALLS.
-NEW AND EXISTING STRUCTURES WILL NEED TO COMFORM TO THE APPLICABLE ZONING DISTRICT STANDARDS.

HIGH IRON 40

SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



DESIGN + PLANNING

730
KALAMATH STREET
Denver, Colorado 80204

p. 720.377.9690 f. 720.377.0543

DATE ISSUE REMARKS

77.17.2019 SITE DEVELOPMENT SUBMITTAL
12.20.2019 SITE DEVELOPMENT SUBMITTAL
14.10.2020 SITE DEVELOPMENT SUBMITTAL
16.12.2020 SITE DEVELOPMENT SUBMITTAL
16.12.2020 SITE DEVELOPMENT SUBMITTAL

1805

GH IRON 40577 E. 40TH AVE
DENVER, CO 80205

06.12.2020

OVERALL SITE PLAN

04

SHEET 04 OF 43

HIGH IRON 40 - 2018PM0000549 - SITE DEVEOPMENT PLAN

ALTA/NSPS LAND TITLE SURVEY

LOTS 17 THROUGH 20, BLOCK 61, LOTS 17 THROUGH 32, BLOCK 62, LOTS 16 THROUGH 26, BLOCK 63, FIRST ADDITION TO SWANSEA, AND PART OF THE THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

TITLE EXCEPTIONS

PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABN70589789-9 WITH AN EFFECTIVE DATE OF AUGUST 9, 2018 AT 5:00 P.M.

EXCEPTION 1 - NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.

ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

EXCEPTION 2 — NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

EXCEPTION 3 - THIS SURVEY SERVES TO SATISFY THIS EXCEPTION.

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

EXCEPTION 4 - NOT SURVEY RELATED.

ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

EXCEPTION 5 - NOT SURVEY RELATED.

DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

EXCEPTION 6 - NOT SURVEY RELATED.

(a) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (b) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

EXCEPTION 7 - MAY AFFECT SURVEYED PROPERTY - MANHARD CONSULTING DID NOT EXAMINE UNPATENTED MINING CLAIMS, PATENTS, WATER RIGHTS, CLAIMS, OR TITLE TO WATER AND THE SURVEYOR OF RECORD ASSUMES NO RESPONSIBILITY FOR ANY CLAIMS OR RIGHT TO THE SURVEYED PROPERTY.

(a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER.

EXCEPTION 8 - NOT SURVEY RELATED. EXISTING LEASES AND TENANCIES, IF ANY.

EXCEPTION 9 - AFFECTS SURVEYED PROPERTY - SHOWN HEREON.

EASEMENT GRANTED TO THE CITY AND COUNTY OF DENVER, FOR SANITARY SEWER LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 29, 1907, IN BOOK 1847 AT PAGE 320.

EXCEPTION 10 - AFFECTS SURVEYED PROPERTY - SHOWN HEREON.

EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR HIGH TENSION ELECTRIC TRANSMISSION LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 23, 1943, IN BOOK 5737 AT PAGE 410.

EXCEPTION 11 - AFFECTS SURVEYED PROPERTY - SHOWN HEREON.

EASEMENT GRANTED TO THE CITY AND COUNTY OF DENVER, FOR SEWERS, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 14, 1951, IN BOOK 6987 AT PAGE 583.

EXCEPTION 12 - AFFECTS SURVEYED PROPERTY - SHOWN HEREON.

EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR ELECTRIC TRANSMISSION LINES, AND INCIDENTAL

PURPOSES, BY INSTRUMENT RECORDED DECEMBER 5, 1962, IN BOOK 8950 AT PAGE 7.

RESERVATIONS OF EASEMENTS AS SET FORTH IN ORDINANCE NO. 168, SERIES OF 1968 RECORDED MAY 31, 1968 IN BOOK 9885 AT PAGE 590.

EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED OCTOBER 25, 1990, UNDER RECEPTION NO. R-90-0098981.

EXCEPTION 15 — AFFECTS SURVEYED PROPERTY — SHOWN HEREON.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF

EXCEPTION 13 - AFFECTS SURVEYED PROPERTY - SHOWN HEREON.

EXCEPTION 14 - AFFECTS SURVEYED PROPERTY - SHOWN HEREON.

EASEMENT TO THE CITY AND COUNTY OF DENVER RECORDED NOVEMBER 13, 1991 UNDER RECEPTION NO. R-91-0111664.

EXCEPTION 16 - AFFECTS SURVEYED PROPERTY - SHOWN HEREON.

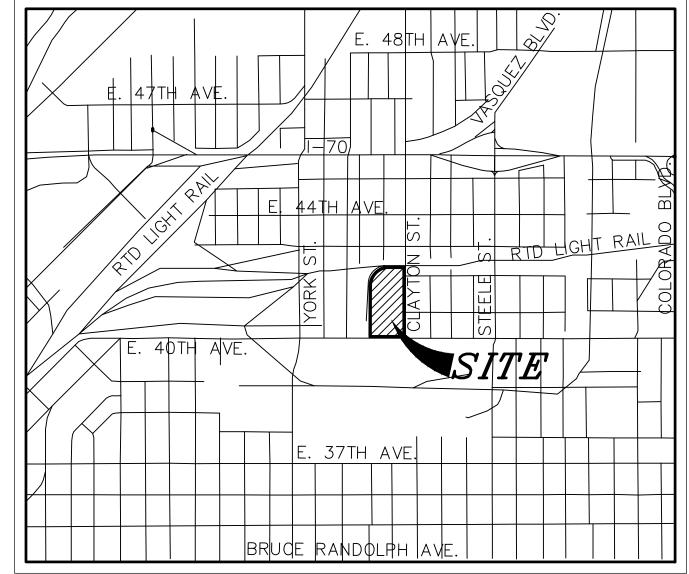
ANY FACTS RIGHTS INTERESTS OR CLAIMS WHICH MAY FXIST OR ARISE R

ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 13, 2018 PREPARED BY MANHARD CONSULTING LTD., JOB #CAW.DNC001.01 SAID DOCUMENT STORED AS OUR IMAGE 10693241

- A. FENCE LINES DO NOT COINCIDE WITH PROPERTY LINES
- B. CONCRETE CURBING DOES NOT COINCIDE WITH PROPERTY LINESC. SIGN ON SOUTHERLY PROPERTY LINE IS OUTSIDE OF SUBJECT PROPERTY.

PARKING SUMMARY

REGULAR SPACES = 608
MOTORCYCLE SPACES = 8
HANDICAP SPACES = 15
TOTAL SPACES: 631



VICINITY MAP

(NOT TO SCALE)

NOTES

- 1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS—OF—WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABN70589789—9 WITH AN EFFECTIVE DATE OF AUGUST 9, 2018 AT 5:00 P.M.
- 4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RE—CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- 5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 6. BASIS OF BEARINGS: THE 20 FOOT RANGE LINE OF CLAYTON STREET IS ASSUMED TO BEAR NORTH 00°10'23" WEST BETWEEN THE FOUND MONUMENTS AT 41ST AVENUE AND THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY AS SHOWN AND DESCRIBED HEREON.
- 7. FLOODPLAIN: THE SURVEYED PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 0800460089G, WHICH PANEL IS NOT PRINTED ACCORDING TO MAP INDEX 080046INDOB WITH AN EFFECTIVE DATE OF NOVEMBER 20, 2013. (TABLE A, ITEM 3)
- 7. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR. (TABLE A, ITEM 6(a))
- 8. THE UTILITIES SHOWN HEREON ARE FROM VISIBLE ABOVE GROUND OBSERVATIONS CORRELATED WITH AN 811 UTILITY LOCATE REQUEST MADE ON MARCH 27, 2018, TICKET NO. A808600121-00A. NO PLANS OR MAPS WERE PROVIDED BY THE CLIENT OR UTILITY COMPANIES PURSUANT TO THE LOCATE REQUEST. THIS SURVEY MAKES NO STATEMENT TO THE ACTUAL CONNECTIONS, MATERIALS, FLOW DIRECTIONS OR PIPE SIZING OF UNDERGROUND UTILITIES. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH UNCC(811) MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. (TABLE A, ITEM 11)

SURVEYOR'S CERTIFICATION

- TO :AT&T, CORP, A NEW YORK CORPORATION FORMERLY KNOWN AS AMERICAN TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION AS SUCCESSOR BY MERGER OF AT&T INFORMATION SYSTEMS INC., A DELAWARE CORPORATION :LAND TITLE GUARANTEE COMPANY :OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY :ISELO INVESTMENT PARTNERS LLC. A COLORADO LIMITED LIABILITY COMPANY
- :ISELO INVESTMENT PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY :COLLEGIATE PEAKS BANK, A DIVISION OF GLACIER BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: AUGUST 2, 2018

DATE OF PLAT OR MAP: OCTOBER 1, 2018

BRIAN J. PFOHL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 350—S
GREENWOOD VILLAGE, COLORADO 80111
(303) 708—0500



LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY—FOUR (24), TOWNSHIP THREE (3) SOUTH, RANGE SIXTY—EIGHT (68) WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS, TO—WIT:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF COLUMBINE STREET, AS DESCRIBED IN WARRANTY DEED FROM THE WALTER S. CHEESMAN REALTY COMPANY TO THE CITY AND COUNTY OF DENVER, RECORDED JUNE 5, 1914 IN BOOK 2418 AT PAGE 3 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, IN AND FOR SAID CITY AND COUNTY OF DENVER, WITH THE NORTH LINE OF FORTIETH (40TH) AVENUE (ALSO KNOW AS COUNTY ROAD NUMBERED 34); THENCE EAST ALONG THE NORTH LINE OF SAID FORTIETH (40TH) AVENUE, SIX HUNDRED SIXTY SEVEN AND TWENTY—SEVEN HUNDREDTHS (667.27) FEET TO THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION TWENTY-FOUR (24); THENCE NORTHERLY AT AN ANGLE TO THE LAST DESCRIBED COURSE OF EIGHTY-NINE DEGREES, FIFTY-EIGHT AND ONE-HALF MINUTES (89°58 1/2') AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION TWENTY-FOUR (24), EIGHT HUNDRED SIXTY-FIVE AND THIRTY-SIX HUNDREDTHS (865.36) FEET TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF UNION PACIFIC RAILROAD COMPANY, FORMERLY KANSAS PACIFIC RAILWAY COMPANY: THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AT AN ANGLE OF EIGHTY-FIVE DEGREES, FIFTY NINE MINUTES (85°59') TO THE LAST DESCRIBED COURSE, SIX HUNDRED SIXTY-EIGHT AND FIFTY-SIX HUNDREDTHS (668.56) FEET TO THE EAST LINE OF COLUMBINE STREET, AS DESCRIBED IN THE DEED RECORDED IN BOOK 2418 AT PAGE 3 OF SAID CITY AND COUNTY OF DENVER RECORDS HEREINBEFORE REFERRED TO; THENCE SOUTH AT AN ANGLE OF NINETY DEGREES, TWO AND ONE-HALF MINUTES (90°2 1/2') TO THE COURSE LAST HEREINBEFORE DESCRIBED AND ALONG THE EAST LINE OF SAID COLUMBINE STREET, EIGHT HUNDRED EIGHTEEN AND TWENTY-THREE HUNDREDTHS (818.24) FEET TO THE POINT OF BEGINNING. THE TRACT OF LAND HEREBY CONVEYED CONTAINING TWELVE AND EIGHTY-NINE FOURTEEN TEN-THOUSANDTHS (12.8914) ACRES, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST, REVERSIONARY OR OTHERWISE OF THE PARTIES OF THE FIRST PART IN AND TO THE EAST HALF OF COLUMBINE STREET AND THE NORTH HALF (N1/2) OF FORTIETH (40TH) AVENUE ABUTTING UPON THE PREMISES HEREBY CONVEYED; BUT SUBJECT TO THAT CERTAIN RIGHT OF WAY GRANTED TO THE CITY AND COUNTY OF DENVER BY AN INSTRUMENT DULY RECORDED IN BOOK 1847 AT PAGE 320 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, BEING A RIGHT OF WAY TEN (10) FEET IN WIDTH, FOR THE PURPOSE OF CONSTRUCTING A SANITARY SEWER, THE CENTER LINE OF WHICH RIGHT OF WAY IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SIXTY (60) FEET NORTH AND TEN (10) FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION TWENTY-FOUR (24) AND RUNNING THENCE NORTH PARALLEL WITH AND TEN (10) FEET WEST OF THE EAST LINE OF SAID QUARTER (1/4 1/4), SEVEN HUNDRED SEVENTY (770) FEET, MORE OR LESS, TO A POINT TEN (10) FEET WEST OF SAID EAST LINE, WHERE THE CENTER LINE OF FORTY-SECOND AVENUE PRODUCED WEST WOULD INTERSECT THE SAME.

BEING THE SAME PROPERTY CONVEYED BY DEED DATED AUGUST 8, 1946 FROM JOSEPH B. FLEMING AND AARON COLNON, TRUSTEES OF THE ESTATE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY, TO WESTERN ELECTRIC COMPANY, INCORPORATED, AND RECORDED ON SEPTEMBER 25, 1946 IN THE CITY AND COUNTY OF DENVER, COLORADO. RECORDERS OFFICE IN BOOK 6118, PAGE 256.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO REGIONAL TRANSPORTATION DISTRICT IN DEED RECORDED NOVEMBER 18, 2014 AT RECEPTION NO. 2014140862, AND THOSE PORTIONS AS CONDEMNED IN RULE AND ORDER OF THE DISTRICT COURT OF THE CITY AND COUNTY OF DENVER, AS RECORDED MARCH 20, 2013 AT RECEPTION NO. 2013039606.

LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 61, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THOSE PORTIONS AS CONVEYED IN DEEDS RECORDED JULY 19, 1927 IN BOOK 3749 AT PAGES 129 AND 132.

LOTS 17 THROUGH 32, INCLUSIVE, BLOCK 62, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LOTS 16 THROUGH 26, INCLUSIVE, BLOCK 63, FIRST ADDITION TO SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 5:

THOSE PORTIONS OF 41ST AVENUE AND 42ND AVENUE FROM THE WEST LINE OF CLAYTON STREET TO THE WEST LINE OF FIRST ADDITION TO SWANSEA AND AN ALLEY CONSISTING OF THE EAST FIFTEEN FEET OF THE NORTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF SECTION 24, TOWNSHIP THREE SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM THE NORTH LINE OF 40TH AVENUE TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY; AS VACATED BY ORDINANCE NO. 168, SERIES OF 1968, RECORDED MAY 31, 1968 IN BOOK 9885 AT PAGE 590, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SURVEYED AREA
622,218 SQUARE FEET (14.2842 ACRES)±

INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF ______, 20___ AT ______M.

IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY RIGHT-OF-WAY

SURVEYS AT PAGE(S) ______

RECEPTION NO. _____

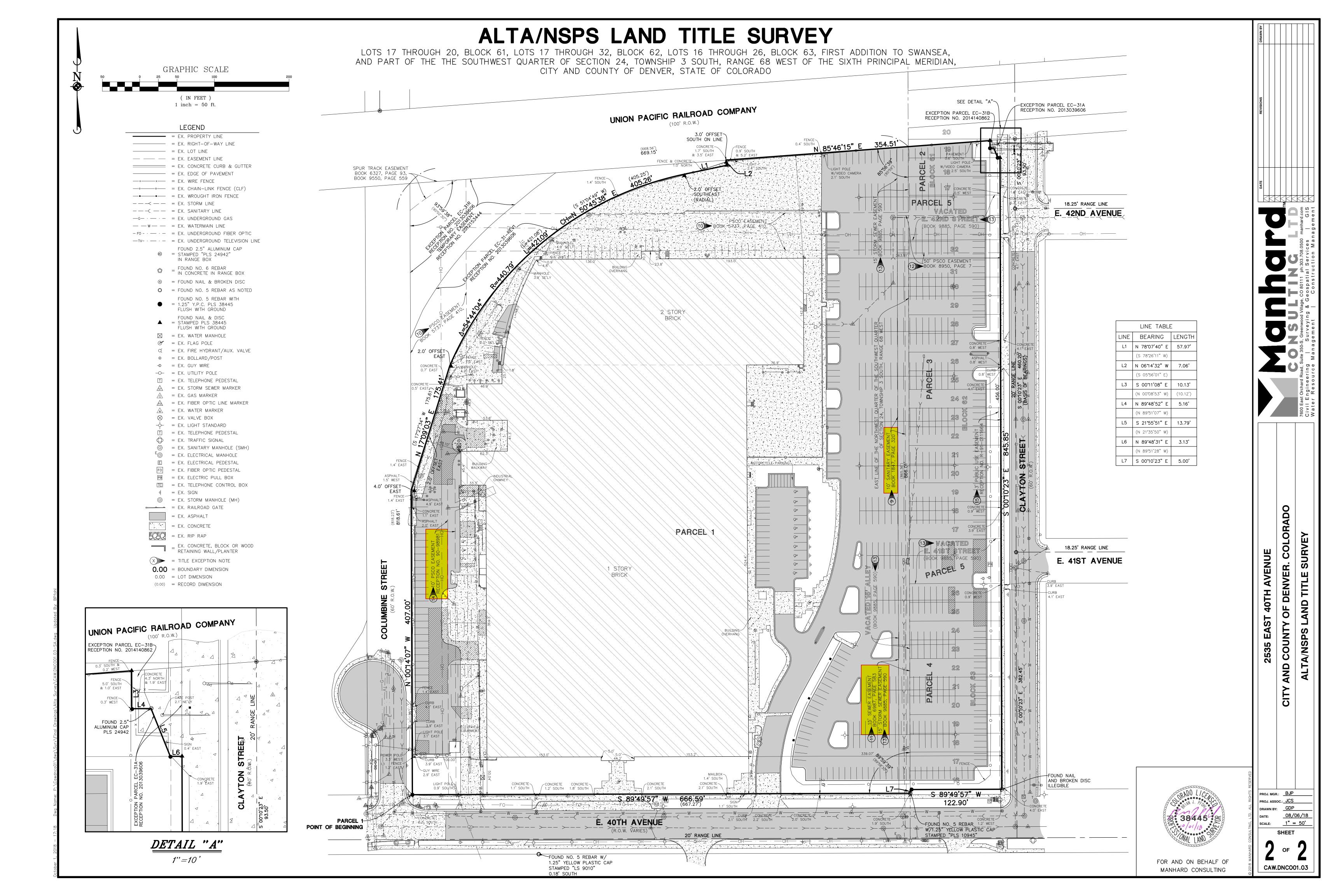
7600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS

AND COUNTY OF DENVER. COLORAD

PROJ. MGR.: BJP
PROJ. ASSOC.: JCS
DRAWN BY: GDP
DATE: 08/06/18

SCALE: N/A
SHEET

OF 2
CAW.DNC001.03





Comment Report

Department of Public Works Engineering, Regulatory, & Analytics

> 201 W. Colfax Ave., Dept. 507 Denver, Colorado 80202-5304 (720) 865-3003

denver.pwera@denvergov.org

Page 1 of 6

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 Project Type: ROW Relinquisment

Review ID: 2020-RELINQ-0000028 Review Phase:

Location: 2535 E 40th Ave **Review End Date:** 12/08/2020

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

Reviewing Agency: Asset Management Review Review Review Status: Approved

Reviewers Name: DavidJ Edwards

Reviewers Email: DavidJ.Edwards@denvergov.org

Status Date: 11/24/2020 Status: Approved

Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue

Reviewing Agency/Company: Asset Management DOF

Reviewers Name: David J Edwards Reviewers Phone: 7209130889

Reviewers Email: david j. edwards@denvergov.org

Approval Status: Approved

Comments:

Redevelopment of entire parcel.

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Nick Evers

Reviewers Email: Nick.Evers@denvergov.org

Status Date: 12/08/2020 Status: Approved

Comments: Approved. No PRW tree impact.

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

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 11/23/2020 Status: Approved

Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue

Reviewing Agency/Company: Denver Water

Reviewers Name: Gina Begly Reviewers Phone: 303-628-6219

Reviewers Email: gina.begly@denverwater.org

Approval Status: Approved

Comments:

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 Project Type: ROW Relinquisment

Review ID: 2020-RELINQ-0000028 Review Phase:

Location: 2535 E 40th Ave Review End Date: 12/08/2020

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

Reviewing Agency: Survey Review Review Review Status: Not Required

Reviewers Name: John Clarke

Reviewers Email: John.Clarke@denvergov.org

Status Date: 12/03/2020 Status: Not Required

Comments: Please see Survey comments in the comments folder

Reviewing Agency: Case Manager Review/Finalize Review Status: Confirmation of Payment

Reviewers Name: Devin Price

Reviewers Email: Devin.Price@denvergov.org

Status Date: 11/24/2020

Status: Confirmation of Payment

Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio

Reviewers Email: Richard.Tenorio@denvergov.org

Status Date: 12/09/2020 Status: Approved

Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue

Reviewing Agency/Company: Denver Fire Department

Reviewers Name: Rich Tenorio Reviewers Phone: 720.913.4185

Reviewers Email: richard.tenorio@denvergov.org

Approval Status: Approved

Comments:

Denver Fire Dept. Approved - RT

Status Date: 12/01/2020 Status: Approved

Comments: Denver Fire Dept. Approved - RT

Reviewing Agency: Landmark Review Review Review Status: Approved - No Response

Reviewers Name: Becca Dierschow

Reviewers Email: Becca.Dierschow@denvergov.org

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

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

Status Date: 12/09/2020

2020-RELINQ-0000028

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2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 Project Type: ROW Relinquisment

Review ID: 2020-RELINQ-0000028 Review Phase:

Location: 2535 E 40th Ave Review End Date: 12/08/2020

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

Status: Approved - No Response

Comments:

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

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

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

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

Reviewing Agency: Parks and Recreation Review Review Review Status: Approved

Reviewers Name: Emily McKee

Reviewers Email: Emily.McKee@denvergov.org

Status Date: 11/19/2020 Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved - No Response

Reviewers Name: Matthew Schwindt

Reviewers Email: Matthew.Schwindt@denvergov.org

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

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

Reviewers Name: Emily Gloeckner

Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 12/09/2020

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: 12/09/2020

Status: Approved - No Response

Comments:

2020-RELINQ-0000028

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 Project Type: ROW Relinquisment

Review ID: 2020-RELINQ-0000028 Review Phase:

Location: 2535 E 40th Ave **Review End Date:** 12/08/2020

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

Review Status: Approved

Reviewing Agency: CenturyLink Referral

Status Date: 11/24/2020 Status: Approved

Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue

Reviewing Agency/Company: Qwest Corporation d/b/a CenturyLink QC

Reviewers Name: LISA A GALLEGOS-THOMPSON

Reviewers Phone: 4064430583

Reviewers Email: lisa.gallegos@lumen.com

Approval Status: Approved

Comments:

CenturyLink has no objection to the vacation of the sewer line Easements as requested.

Attachment: Vacate No Reservation.pdf

Status Date: 11/24/2020 Status: Denied

Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue

Reviewing Agency/Company: CenturyLink

Reviewers Name: Glady Zeilstra Reviewers Phone: 480-560-0404

Reviewers Email: glady.zeilstra@lumen.com

Approval Status: Denied

Comments:

Please contact Glady Zeilstra regarding this request. The project number associated with this request is P833533.

Status Date: 11/24/2020 Status: Denied

Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue

Reviewing Agency/Company: CenturyLink

Reviewers Name: Glady Zeilstra Reviewers Phone: 480-560-0404

Reviewers Email: glady.zeilstra@lumen.com

Approval Status: Denied

Comments:

Please contact Glady Zeilstra regarding this request. The project number associated with this request is P833533.

REDLINES uploaded to E-review webpage

Review Status: Approved w/Conditions

Reviewing Agency: Xcel Referral

Status Date: 12/09/2020

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue

Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy

Reviewers Name: Donna George Reviewers Phone: 303-571-3306

Reviewers Email: donna.l.george@xcelenergy.com Approval Status: Approved with conditions

Comment Report

Page 5 of 6

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 Project Type: ROW Relinquisment

Review ID: 2020-RELINQ-0000028 Review Phase:

Location: 2535 E 40th Ave Review End Date: 12/08/2020

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

Comments:

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Public Service Company of Colorado (PSCo) dba Xcel Energy has no conflict with the relinquishment of the three

(3) subject easements for sewer and storm facilities Exception No. 9, 11, and 13.

For the vacation of any PSCo easements, this will need to be accomplished separately via PSCo quitclaim.

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Reviewing Agency: City Councilperson and Aides Referral

son and Aides Referral Review Status: Approved - No Response

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

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

Reviewers Name: Tiffany Holcomb

Reviewers Email: Tiffany.Holcomb@denvergov.org

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved - No Response

Reviewers Name: Matt Farmen

Reviewers Email: Matt.Farmen@denvergov.org

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

Reviewing Agency: DES Wastewater Review Review Review Status: Approved

Reviewers Name: Kelsey Kijowski

Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 03/02/2021 Status: Approved

Comments: PWPRS Project Number: 2020-RELINQ-0000028 - 2353 E 40th Avenue

Reviewing Agency/Company: DOTI DES Wastewater

Reviewers Name: Kelsey Kijowski Reviewers Phone: 720-913-8834

Reviewers Email: kelsey.kijowski@denvergov.org

Approval Status: Approved

Comments:

Status Date: 11/30/2020 Status: Denied

Comments: All existing sanitary/storm must be abandoned/removed prior to approval of the relinquishments. This process can be

2020-RELINQ-0000028

Comment Report

Page 6 of 6

2535 E 40th Ave

03/02/2021

Master ID: 2018-PROJMSTR-0000549 Project Type: ROW Relinquisment

Review ID: 2020-RELINQ-0000028 **Review Phase:**

Location: 2535 E 40th Ave Review End Date: 12/08/2020

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

permitted through a SUDP. Please provide documentation of abandonment acceptance when complete so that I can

approve this relinquishment.

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

Status Date: 12/09/2020

Status: Approved - No Response

Comments:

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

Status Date: 12/09/2020

Status: Approved - No Response

Comments: