

INTERSECT ALONG THE SOUTHEASTLY LINE (RIVER AS DESCRIBED IN ORDINANCE NO. 2) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALONG THE ARC OF A CURVE TO THE RIGHT, A CHORD LENGTH OF 60.10 FEET, A CENTRAL ANGLE OF 80.37 FEET;

THENCE S 34°14'42" E A DISTANCE OF 416.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS.

VICINITY MAP
SCALE: 1"=2000'

INTERSTATE 25
BOOK 6123, PAGE 529
SOUTHEASTERLY ROW LINE

D. & RGW R.R.
QUIT CLAIM DEED
NO. 5386
(CENTRAL SUBDIVISION
BLOCK 13, LOT 27)

CITY AND COUNTY
OF DENVER
DEED NO. 4026

CITY & COUNTY OF DENVER
ORDINANCE 60-1915
AND 96-1924
ESTABLISHING PLATTE STREET
BETWEEN 19TH AND NAVAJO

ING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE
 IF THAT THE OWNERSHIP MAP ABOVE WAS PREPARED BY ME
 AND THAT SAID MAP IS TRUE AND CORRECT TO THE BEST
 OF MY KNOWLEDGE AND BELIEF.

 TITLE SURVEYOR

 NOT CONSTITUTE A TITLE SEARCH DONE BY McCLANAHAN
 OWNERSHIP OR EASEMENT OF RECORD.

Albert V. Valetta
ALBERT V. VALETTA, JR. LS. NO. 23524

BURLINGTON NORTHERN RAILROAD
C/O GLACIER-PARK COMPANY
RECEPTION NO. 00161632
PARCEL 2

SURVEYOR'S CERTIFICATE

GRINNELL COURT
BOOK 5944, PAGE 321
BOOK 9414, PAGE 511
BOOK 460, PAGE 74
BOOK 9408, PAGE 322

...AL VOUCHER PLANS

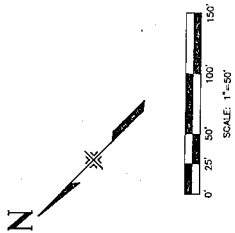
E. M. Jaramian
SIGNATURE

84207

RIGHT-OF-WAY SURVEY PLAT FOR 19TH STREET BRIDGE OVER SOUTH PLATTE RIVER
SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO

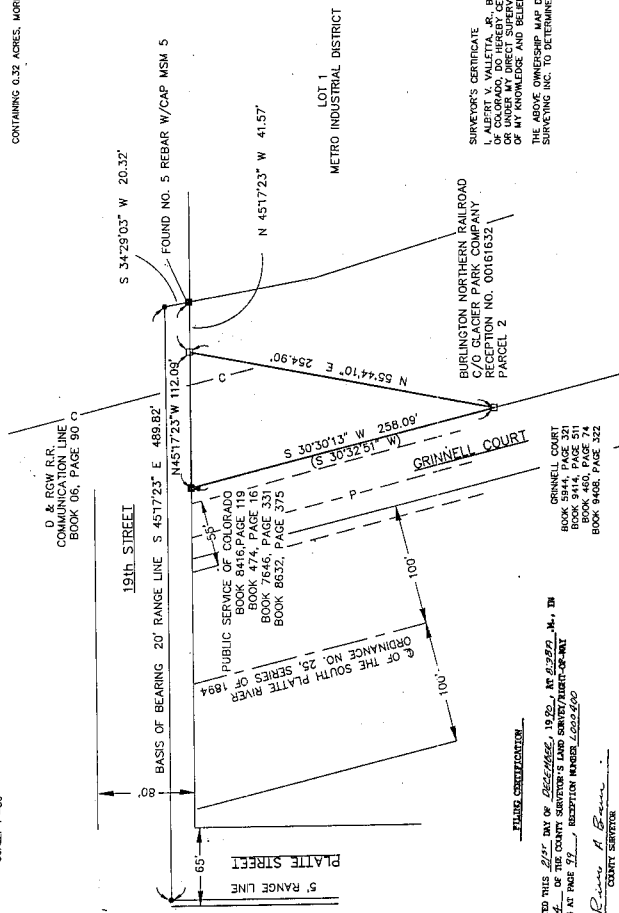
GENERAL NOTES

1. BASIS OF BEARING AND PROPERTY LINES FOR THE FOLLOWING PROPERTY DESCRIPTION ARE DETERMINED FROM THE GLACIER PARK COMPANY PLAT PREPARED BY ALBERT V. VALLETTA, JR., DATED JANUARY 13, 1989
2. ■ DESIGNATES FOUND POINT NO. 5 REBAR W/ CAP 1513155
3. ■ DESIGNATES FOUND POINT NO. 8 REBAR W/ 1513155 W/ 1513155
4. □ SET NO. 5 REBAR W/ CAP 1513155
5. () BEARINGS AND DISTANCE OF RECORD SHOWN IN PREVIOUS DEEDS
6. —S— DESIGNATES POWER TRANSMISSION LINE
7. —S— DESIGNATES SEWER LINE
8. —C— DESIGNATES COMMUNICATIONS LINE



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE OR LESS THE SAME AS SHOWN ON THE INDUSTRIAL DISTRICT SUBDIVISION AND ON THE SOUTHWESTERLY LINE OF 19TH STREET, THENCE N 45°17'23" W A DISTANCE OF 41.57 FEET ALONG SAID SOUTHWESTERLY LINE OF 19TH STREET TO THE POINT OF BEGINNING, THENCE N 45°17'23" W A DISTANCE OF 112.09 FEET ALONG SAID SOUTHWESTERLY LINE OF 19TH STREET TO THE POINT OF BEGINNING, THENCE S 30°30'13" W A DISTANCE OF 258.09 FEET TO A POINT, THENCE N 55°44'10" E A DISTANCE OF 234.90 FEET TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES, MORE OR LESS.



PLAT CERTIFICATION

DEPOSITED THIS 21st DAY OF DECEMBER, 1989, IN 812879, IN THE
BOOK 4 OF THE COUNTY SURVEYOR'S LAND SURVEY RECORDS
SHEETS AT PAGE 57, RECEPTION NUMBER 1000460

Robert A. Baum
COUNTY SURVEYOR
BY DEPUTY COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

ALBERT V. VALLETTA, JR., BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE ABOVE OWNERSHIP MAP DOES NOT CONSTITUTE A TITLE SEARCH DONE BY MCGLANNAN SURVEYING INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

Albert V. Valletta, Jr.
ALBERT V. VALLETTA, JR., L.S. NO. 23524
23524
REGISTERED PROFESSIONAL LAND SURVEYOR
DENVER, COLORADO



LEGAL DESCRIPTION

CONTINUING CIVIL RIGHTS, MARCH ON LEECS.

1. BASIS OF BEARING AND PROPERTY LINES FOR THE FOLLOWING PROPERTY DESCRIPTION ARE DETERMINED FROM THE CLASPER PARK COMPANY PLAT PREPARED BY MERRICK & COMPANY, JOB NO. 8 277-4556, DATED APRIL 12, 1989

2. ■ DESIGNATES FOUND PANCE POINT NO. 8 REBAR W/ L531555 WASHER IN RANGE BOX

3. ■ DESIGNATES FOUND PANCE POINT NO. 5 REBAR W/ CAP L531555

4. ■ SET NO. 5 REBAR W/ CAP L523624

5. () BEARINGS AND DISTANCE OF RECORD SHOWN IN PREVIOUS DEEDS

6. --- P --- DESIGNATES POWER TRANSMISSION LINE

7. --- S --- DESIGNATES SEWER LINE

8. --- C --- DESIGNATES COMMUNICATIONS LINE

ALBERT V VALLETTA, JR. L.S.
PREPARED BY McCLANAHAN
DENVER, COLORADO

RIGHT-OF-WAY SURVEY PLAT FOR 19TH STREET BRIDGE OVER SOUTH PLATTE RIVER SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THENCE ALONG A LINE WITH A BEARING OF S 00°00'46" E A DISTANCE OF 46.30 FEET TO A POINT ON THE NORTHEASTERN LINE OF 19TH STREET;

THENCE ALONG SAID NORTHEASTERN LINE OF 19TH STREET;

THENCE N 45°00'35" W A DISTANCE OF 139.49 FEET; NORTHEASTERN LINE OF 19TH STREET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHEASTERN LINE OF 19TH STREET:

- 1) N 45°15'49" W A DISTANCE OF 186.43 FEET;
- 2) THENCE N 45°15'49" W A DISTANCE OF 237.90 FEET;

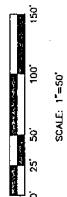
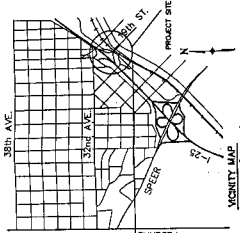
THENCE N 45°15'49" W A DISTANCE OF 186.43 FEET;

THENCE ALONG THE SOUTHEASTERN LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE NO. 725, SERIES OF 1894, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG OF A CURVE TO THE RIGHT HAVING A CHORD BEARING N 45°07'41" E, A CHORD LENGTH OF 80.10 FEET, A CENTRAL ANGLE OF 16°10'06", A RADIUS OF 283.07 FEET, AND AN ARC LENGTH OF 80.37 FEET;

THENCE S 34°14'42" E A DISTANCE OF 418.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.38 ACRES, MORE OR LESS.

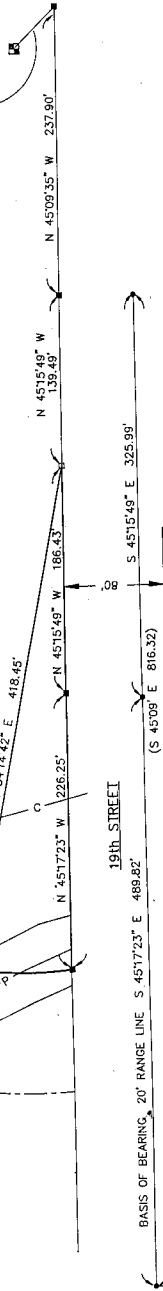


ORDINANCE NO. 25, SERIES OF 1894
OF THE SOUTH PLATTE RIVER

CB = N 45°07'41" E
C = 161.06"
A = 1616.06"
L = 80.37"
D & ROW R.R.
COMMUNICATION LINE
BOOK 06, PAGE 90
BOOK 7645, PAGE 371
BOOK 8632, PAGE 375

D & ROW R.R.
BOOK 3648, PAGE 381

SE CORNER NW 1/4 SEC 1/4 SECTION 28, T3S, R68W
2-1/8" X 30" ALUMINUM MONUMENT
STAMPED PLS NO 13155
S 00°00'46" E 46.30'



GENERAL NOTES

1. BASIS OF BEARING AND PROPERTY LINES FOR THE FOLLOWING PROPERTY DESCRIPTION ARE DETERMINED FROM THE GLACIER PARK COMPANY PLAT PREPARED BY MORRIS & COMPANY, JOB NO. 272-4526, DATED JANUARY 12, 1898.
2. ● DESIGNATES FOUND RANGE POINT NO. 8 REBAR W/ 153155 WASHER IN RANGE BOX
3. □ SET NO. 5 REBAR W/ CAP 132554
4. ○ BEARINGS AND DISTANCES FOUND IN PREVIOUS DEEDS
5. () BEARINGS AND DISTANCES FOUND IN PREVIOUS DEEDS
6. ——— DESIGNATES POWER LINE
7. ——— DESIGNATES SEWER LINE
8. ——— DESIGNATES COMMUNICATIONS LINE

SURVEYOR'S CERTIFICATE
I, ALBERT V. VALETTA, JR., BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS CONDUCTED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT SAID MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE ABOVE OWNERSHIP MAP DOES NOT CONSTITUTE A TITLE SEARCH DONE BY MCGILVERIAN SURVEYING INC. TO DETERMINE OUSCIPOR OR EASEMENTS OF RECORD.

EXPIRE CERTIFICATE

UPDATED THIS 21st DAY OF DECEMBER, 1921, AT 8:12 P.M., BY
BOX 4 OF THE COUNTY SURVEYOR'S LAND SURVEY/TOPOG-INT
SERVETS AT PAGE 24, RECEPTION NUMBER 1500-999



ALBERT V. VALETTA, JR. LS NO. 23524
REGISTERED PROFESSIONAL LAND SURVEYOR
DENVER, COLORADO

COURT SURVEY