

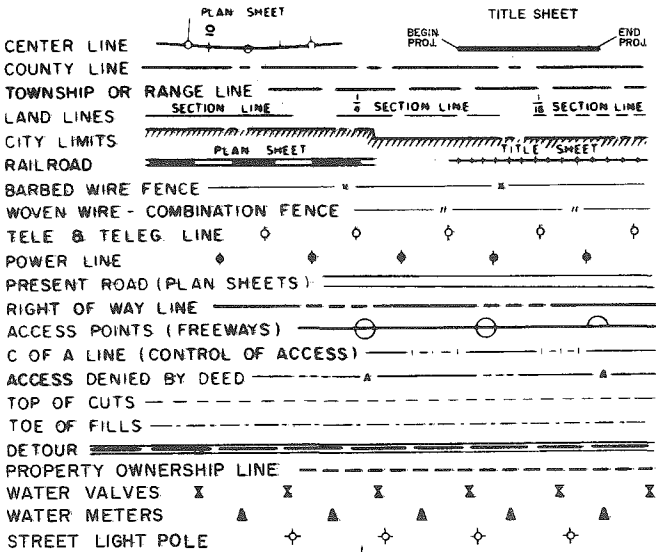
STATE DEPARTMENT OF HIGHWAYS

DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
9	COLORADO	F 088-1(1)	1

RIGHT OF WAY SO. FEDERAL BLVD.
Bear Creek - Stanford Ave.

CONVENTIONAL SIGNS

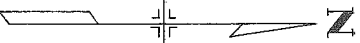


RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. F 088-1(1) STATE HIGHWAY NO. 88 DENVER & ARAPAHOE COUNTIES RIGHT OF WAY

INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS

SCALE OF ORIGINAL DRAWING

PLAN SHEETS 1"=50'
LENGTH OF R.O.W. = 0.635 MILES

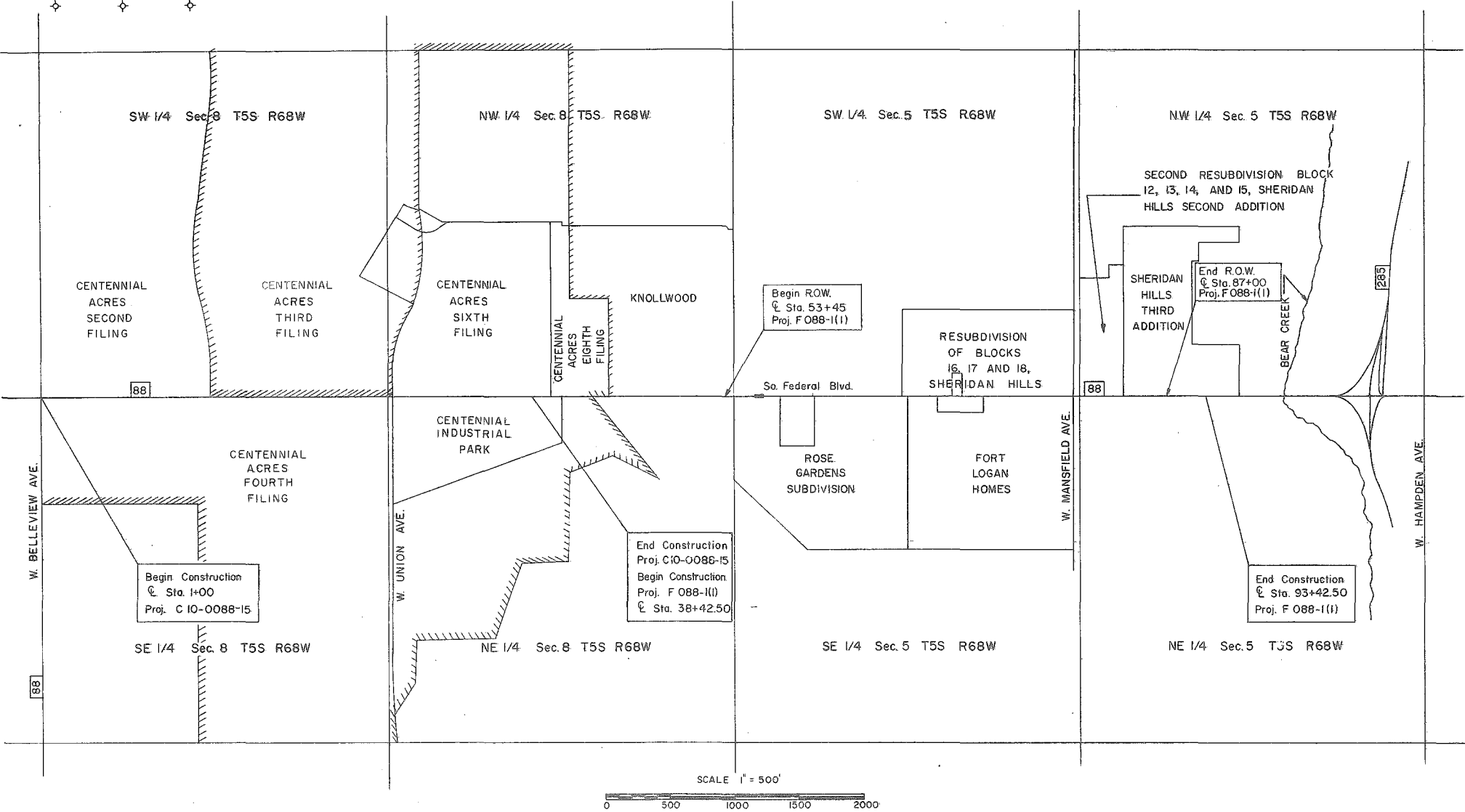


INDEX OF SHEETS

SHEET NO. 1	TITLE SHEET
2	TABULATION OF PROPERTIES
3-9	PLAN SHEETS SHOWING R.O.W. REQUIRED

REVISIONS		
4-6-70	Change Begin & End	Dgt. 6
	R.O.W. Stationing	
8-23-23	Add Parcel 13	

NOTE: THIS PROJECT CALCULATED AND
CHECKED BY THE DISTRICT.
ALL BEARINGS ARE CALCULATED.



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	F 088-1(1)	3	9

RIGHT OF WAY

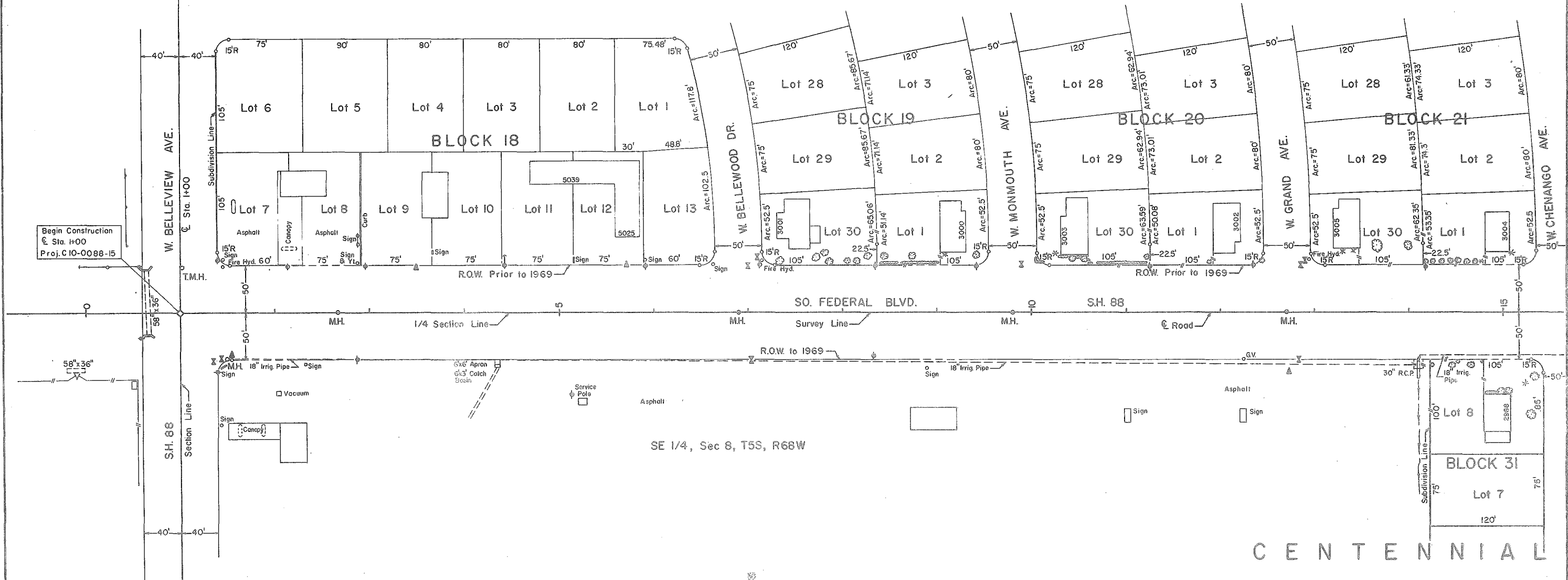
SO. FEDERAL BLVD.
Bear Creek - Stanford Ave.

REVISIONS	



SW 1/4, Sec 8, T5S, R68W

CENTENNIAL ACRES SECOND FILING



SE 1/4, Sec 8, T5S, R68W

CENTENNIAL ACRES FOURTH FILING

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	F 088-1(1)	4	9

RIGHT OF WAY SO. FEDERAL BLVD.
Bear Creek - Stanford Ave.

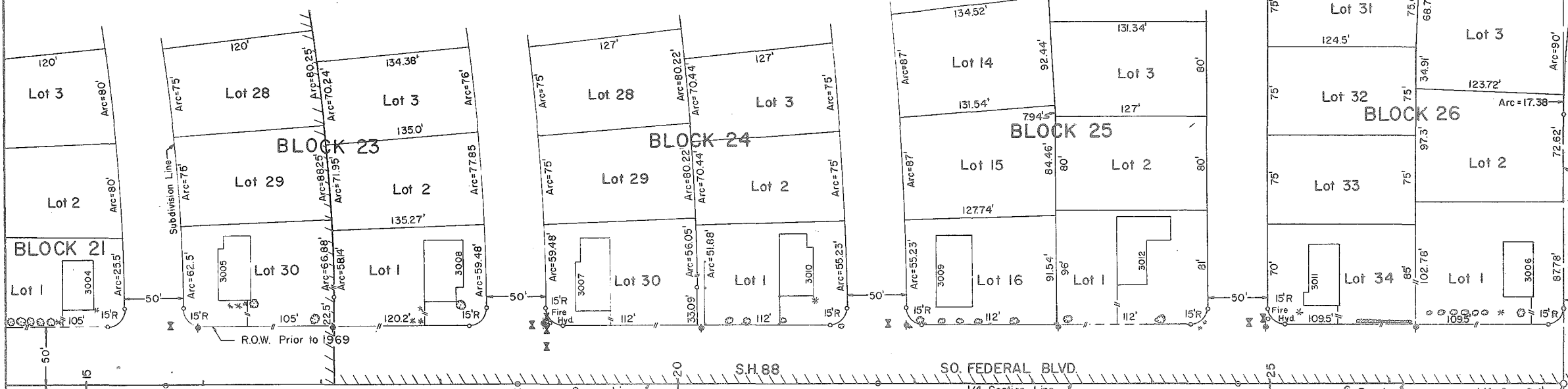
REVISIONS	

CENTENNIAL ACRES THIRD FILING

CENTENNIAL
ACRES
SECOND
FILING

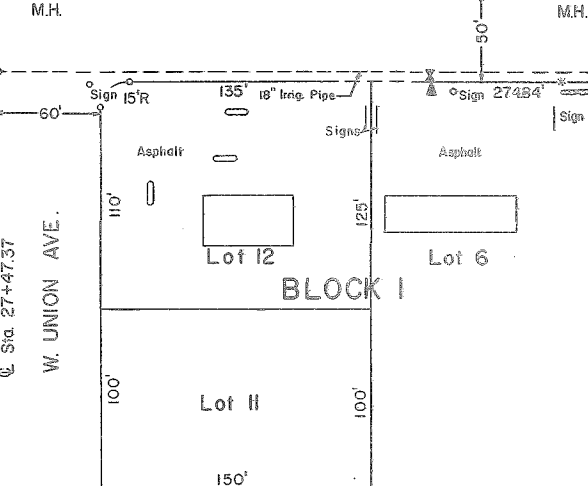
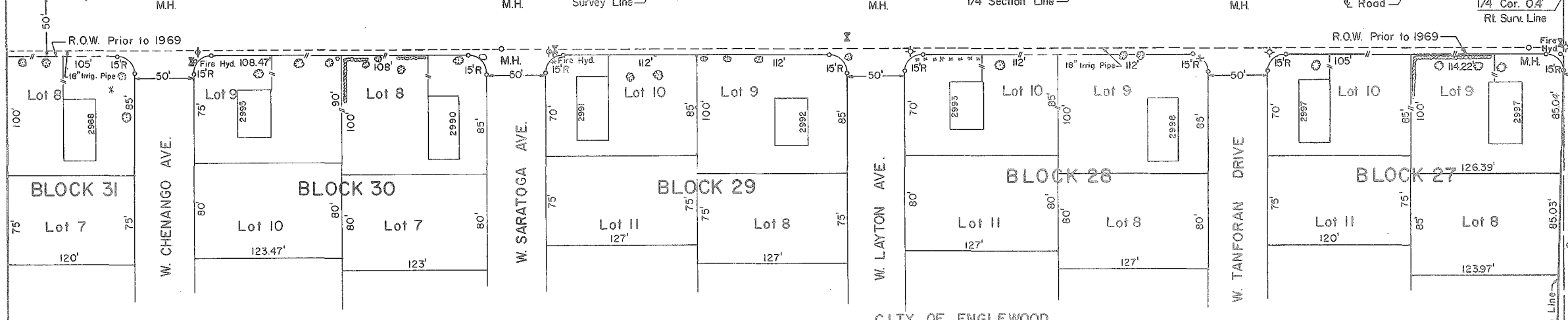
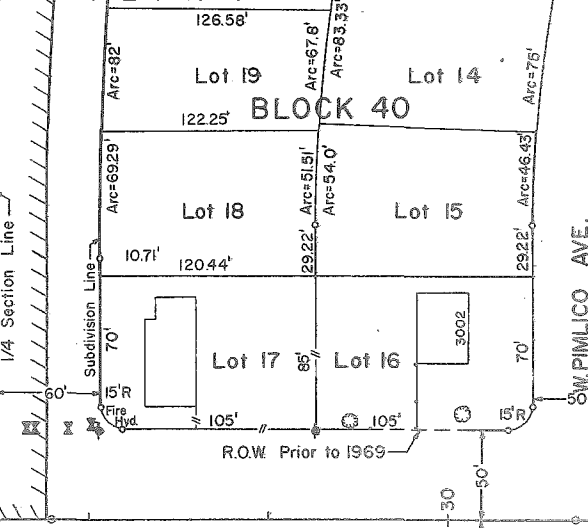
SW 1/4 Sec. 8 T5S R68W

CITY AND COUNTY OF DENVER



CENTENNIAL ACRES SIXTH FILING

NW 1/4 Sec. 8 T5S R68W



CENTENNIAL ACRES FOURTH FILING

SE 1/4 Sec. 8 T5S R68W

CITY OF ENGLEWOOD

CENTENNIAL INDUSTRIAL PARK

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	F 088-1(1)	5	9

RIGHT OF WAY

SO. FEDERAL BLVD.
Bear Creek-Stanford Ave.

REVISIONS		
4-6-70	Deleted Parcel 1	Dist. 6
4-6-70	Changed Begin R.O.W.	Dist. 6
	Stationing	



CENTENNIAL ACRES,

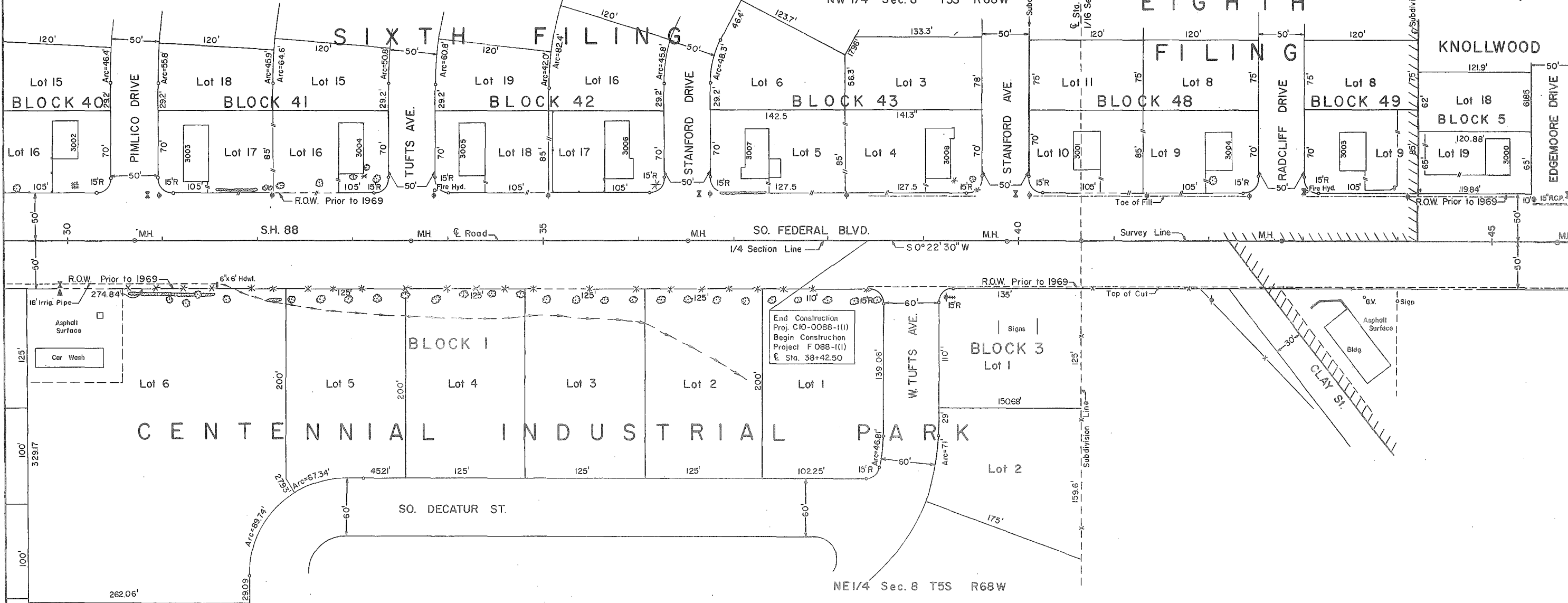
NW 1/4 Sec. 8 T5S R68W

ACRES,
EIGHTH

SIXTH FILING

FILING

KNOLLWOOD

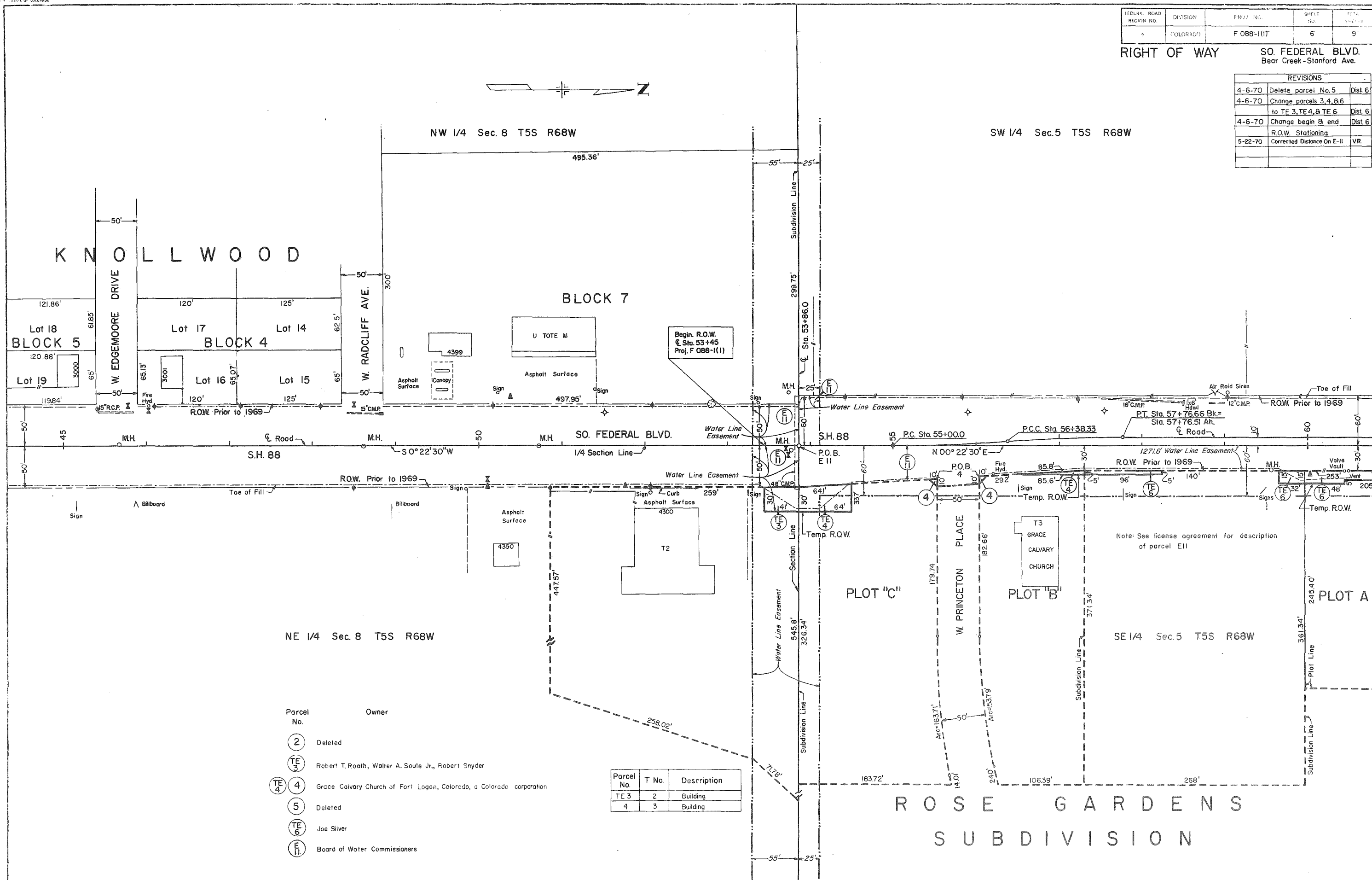


Parcel No.	Owner
①	Deleted
②	Deleted

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	F 088-1(11)	6	9

RIGHT OF WAY SO. FEDERAL BLVD.
Bear Creek-Stanford Ave.

REVISIONS		
4-6-70	Delete parcel No. 5	Dist. 6
4-6-70	Change parcels 3, 4, & 6 to TE 3, TE 4, & TE 6	Dist. 6
4-6-70	Change begin & end	Dist. 6
	R.O.W. Stationing	
5-22-70	Corrected Distance On E-II	V.R.



RIGHT OF WAY SO. FEDERAL BLVD.
Bear Creek - Stanford Ave.

RESUBDIVISION OF BLOCKS
16, 17 AND 18, SHERIDAN HILLS

Note: See license agreement for description of parcel E11



Recorded in ~~Appendix~~
under A910634
Pg. 142
6/20/99

SECOND RESUBDIVISION

SW 1/4 Sec. 5 T5S R68W

BLOCKS 12, 13,

14, AND 15,

SHERIDAN

HILLS SECOND

ADDITION

NW 1/4 Sec. 5 T5S R68W

SHERIDAN HILLS

THIRD

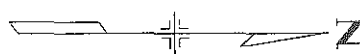
ADDITION

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	F 088-1(1)	8	9

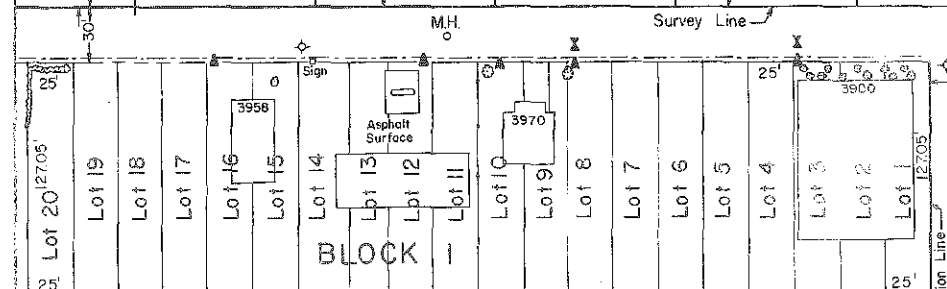
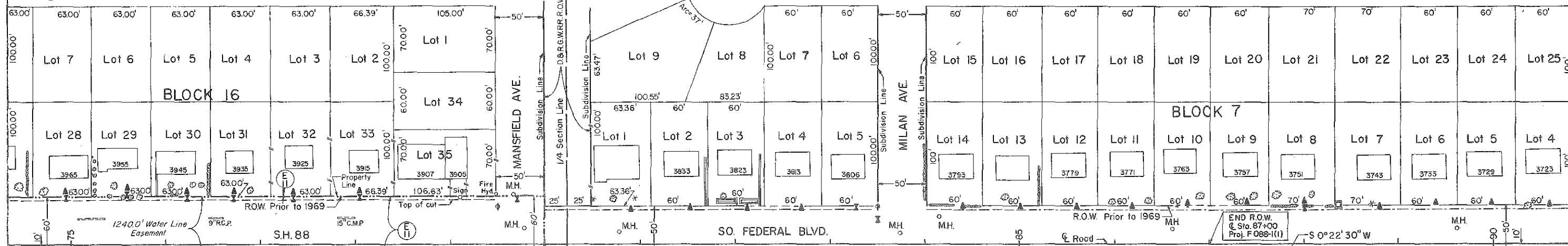
RIGHT OF WAY

SO. FEDERAL BLVD.
Bear Creek-Stanford Ave.

REVISIONS		
4-6-70	Change Parcels 9 & 10 to TE 9 & TE 10	Dist. 6
4-6-70	Change end R.O.W. sta.	Dist. 6
8-23-23	Parcel 13	



RESUBDIVISION
OF BLOCKS
16, 17 AND 18,
SHERIDAN HILLS



FORT LOGAN
HOMES

SE 1/4 Sec. 5 T5S R68W

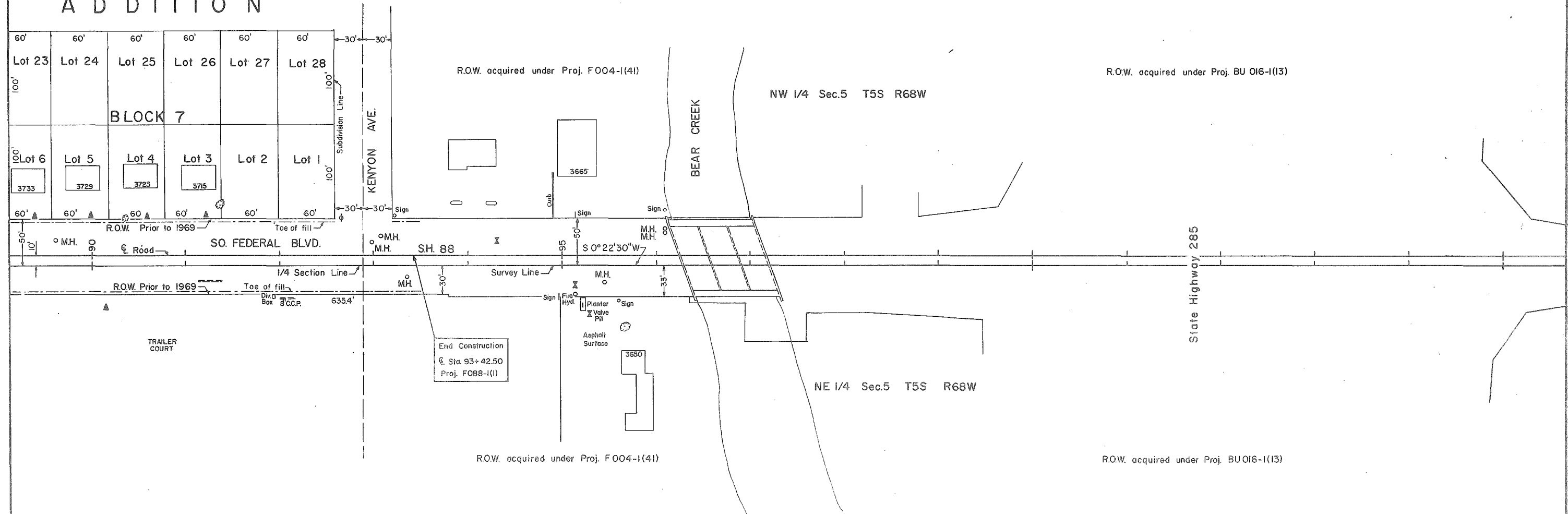
NE 1/4 Sec. 5 T5S R68W

Parcel 13 - 4' wide strip of ROW
(346.70' length) donated to CDOT
from Bansai Apartments LLLP
Reception No. E3054867
Arapahoe County Clerk &
Recorder

Parcel No.	Owner
TE 9	William Sells and Verona B. Sells
TE 10	Victor Tawara and Taeko Tawara
E 11	Board of Water Commissioners

Parcel No.	T No.	Description
TE 9	4	Frame House
TE 10	5	Frame Garage
TE 10	6	Frame House

SO. FEDERAL BLVD.
Bear Creek - Stanford Ave.

[illegible]

WARRANTY DEED

THIS DEED is dated August 9, 2023, and is made between BONSAI APARTMENTS LLLP (whether one, or more than one), the "Grantor", whose legal address is 2140 S. Delaware Street, Suite 104, Denver, CO 80223 of the City and County of Denver and State of Colorado, and DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO (whether one, or more than one), the "Grantee," whose legal address is 2829 W. Howard Place, Denver, CO 80204, of the City and County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of Zero and 00/ DOLLARS, (\$ 0.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City of Sheridan, County of Arapahoe and State of Colorado, described as follows:

Project Number: F 088-1(1)
Project Code: N/A

See attached Exhibit "A" dated April 15, 2023 for:
Parcel Number: 13

also known by street address as: 3700 & 3750 S. Federal Blvd., Sheridan, CO 80110
and assessor's parcel number: 031967520 and 031967538

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywayse appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: ☐ none; or ☒ the following matters:

TERMS, RESERVATIONS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED JANUARY 24, 2022 UNDER RECEPTION NO. E2008763.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BONSAI SUBDIVISION RECORDED JANUARY 26, 2023 UNDER RECEPTION NO. E3005261.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION DEVELOPMENT AGREEMENT RECORDED JANUARY 26, 2023 UNDER RECEPTION NO. E3005262.

IRRIGATION PIPE CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

WARRANTY DEED

THIS DEED is dated August 9, 2023, and is made between BONSAI APARTMENTS LLLP (whether one, or more than one), the "Grantor", whose legal address is 2140 S. Delaware Street, Suite 104, Denver, CO 80223 of the City and County of Denver and State of Colorado, and DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO (whether one, or more than one), the "Grantee," whose legal address is 2829 W. Howard Place, Denver, CO 80204, of the City and County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of Zero and 00/ DOLLARS, (\$ 0.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City of Sheridan, County of Arapahoe and State of Colorado, described as follows:

Project Number: F 088-1(1)
Project Code: N/A

See attached Exhibit "A" dated April 15, 2023 for:
Parcel Number: 13

also known by street address as: 3700 & 3750 S. Federal Blvd., Sheridan, CO 80110
and assessor's parcel number: 031967520 and 031967538

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: ☐ none; or ☒ the following matters:

TERMS, RESERVATIONS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED JANUARY 24, 2022 UNDER RECEPTION NO. E2008763.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BONSAI SUBDIVISION RECORDED JANUARY 26, 2023 UNDER RECEPTION NO. E3005261.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION DEVELOPMENT AGREEMENT RECORDED JANUARY 26, 2023 UNDER RECEPTION NO. E3005262.

IRRIGATION PIPE CROSSING SUBJECT PROPERTY WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

BONSAI APARTMENTS LLLP, a Colorado limited liability limited partnership

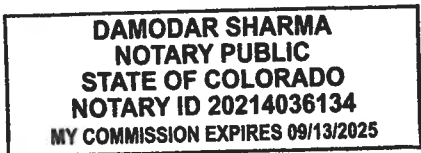
By: Bonsai Apartments GP LLC, a Colorado limited liability company, its general partner



Name: Josh Russell
Title: Manager

STATE OF COLORADO)
County of JEFFERSON) ss.

The foregoing instrument was acknowledged before me this 22 day of June, 2023, by Josh Russell, as Manager of Bonsai Apartments GP LLC, the general partner of Bonsai Apartments LLLP.

Witness my hand and official seal.
My commission expires: 09/13/2025




Notary Public

George C. Moody, PWSI, Inc., 7550 West Yale Avenue, Suite B-110, Denver, CO 80227
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT "A"
PARCEL 13 DESCRIPTION

A PARCEL OF LAND NO. 13 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NUMBER F 088-1(1) OVER AND ACROSS LOT 1, BONSAI SUBDIVISION FINAL PLAT, RECORDED AT RECEPTION NO. E3005261 DATED JANUARY 26, 2023 RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE; SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 68 WEST IS ASSUMED TO BEAR NORTH 89°47'43" EAST AND BEING MONUMENTED AT THE WEST END BY A 3.25" DIAMETER ALUMINUM CAP STAMPED L.S. 16109 IN A RANGE BOX AND AT THE EAST END BY 1.5" DIAMETER ILLEGIBLE ALUMINUM CAP.

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 5, THENCE NORTH 00°06'22" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 841.71 FEET; THENCE NORTH 89°48'28" EAST, A DISTANCE 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD AS DESCRIBED IN BOOK 968 AT PAGE 565, IN SAID RECORDS AND THE POINT OF BEGINNING. SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF LOT 1, BONSAI SUBDIVISION FINAL PLAT.

THENCE NORTH 89°48'28" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 4.00 FEET;


THENCE SOUTH 00°06'22" WEST AND PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 346.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;

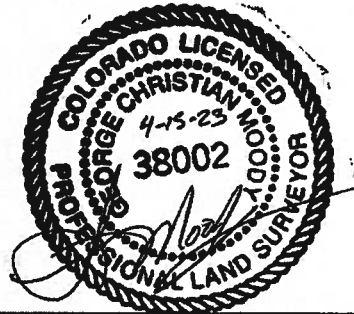
THENCE SOUTH 89°47'15" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 4.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD AS DESCRIBED IN BOOK 968 AT PAGE 565, IN SAID RECORDS;

THENCE NORTH 00°06'22" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF LOT 1, BONSAI SUBDIVISION FINAL PLAT, A DISTANCE OF 346.70 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,387 SQUARE FEET OR 0.0318 ACRES, MORE OR LESS.

I, GEORGE C. MOODY, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.


GEORGE C. MOODY, P.L.S. 38002
FOR AND ON BEHALF OF PWSI, INC
7550 WEST YALE AVENUE, SUITE B-110
DENVER, COLORADO 80227
303.904.1345



DATE: 04.15.2023

RIGHT-OF-WAY PARCEL EXHIBIT	<div>PWSI, INC.</div> <div>LAND SURVEYING MAPPING CONSTRUCTION</div> <div>7550 W. YALE AVENUE SUITE B-110 DENVER, COLORADO 80227 PHONE: (303) 904-1345 FAX: (303) 904-1346</div> <div>SHEET 1 OF 2</div>
NE 1/4 OF SECTION 5, T5S, R68W, 6TH PM.	
CITY OF SHERIDAN, STATE OF COLORADO	
SCALE: N/A	
DRAWN BY: SA	
REVIEWED BY: GEORGE MOODY	
PROJECT NO.: 2021-186	

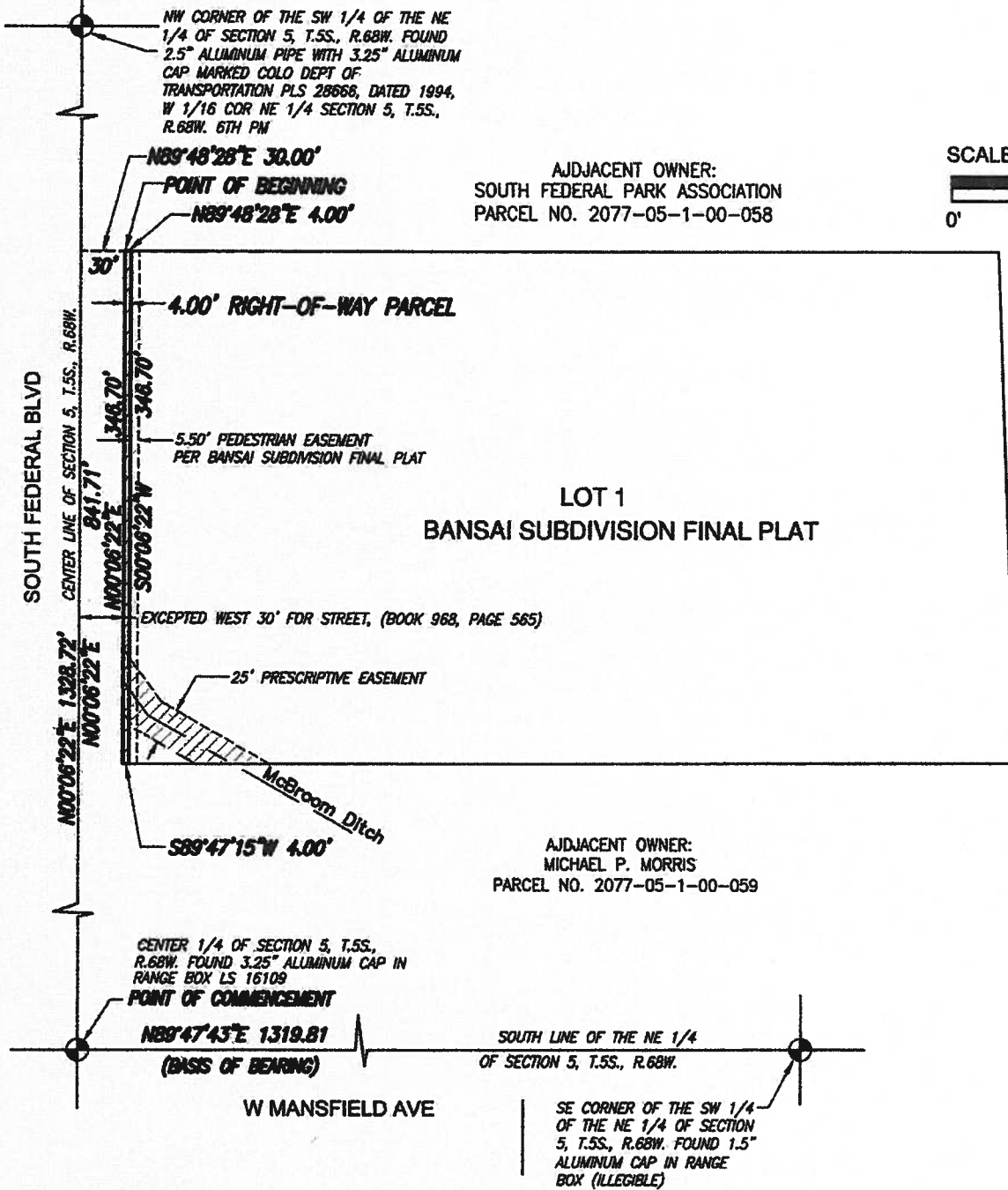
EXHIBIT "A"



SCALE: 1" = 100'



ADJACENT OWNER:
SOUTH FEDERAL PARK ASSOCIATION
PARCEL NO. 2077-05-1-00-058



ADJACENT OWNER:
MICHAEL P. MORRIS
PARCEL NO. 2077-05-1-00-059

DATE: 04.15.2023

RIGHT-OF-WAY PARCEL EXHIBIT
NE 1/4 OF SECTION 5, T5S, R68W, 6TH PM.
CITY OF SHERIDAN, STATE OF COLORADO
SCALE: N/A
DRAWN BY: SA
REVIEWED BY: GEORGE MOODY
PROJECT NO.: 2021-186

PWSI, INC.

LAND SURVEYING MAPPING CONSTRUCTION

7550 W. YALE AVENUE SUITE B-110
DENVER, COLORADO 80227
PHONE: (303) 904-1345
FAX: (303) 904-1346

SHEET 1 OF 2