263 JOSEPHINE:
EASEMENT RELINQUISHMENT SITE PLAN

2023-RELINQ-0000005-001

LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

JOSEPHINE STREET
(75' R.O.W./PAVED/PUBLIC)

E. 3RD AVENUE
(70' R.O.W./PAVED/PUBLIC)

E. 2ND AVENUE
(70' R.O.W./PAVED/PUBLIC)

UNIVERSITY BLVD
(PAVED/PUBLIC)

EXCLUDED FROM RIGHT OF WAY VACATION

RIGHT OF WAY VACATED BY ORD. 728-1978. NO EASEMENT RESERVED

RIGHT OF WAY VACATED BY ORD. 728-1978. EASEMENT RESERVED WITHIN THE NORTH 112.5 FEET

RIGHT OF WAY VACATED BY ORD. 253-1956. EASEMENT RESERVED FOR UTILITIES EXCEPT WATER.

RIGHT OF WAY VACATED BY ORD. 50-1954. EASEMENT RESERVED FOR UTILITIES.

STORM LINE (PRIVATE)

SANITARY LINE- (PUBLIC)

TELEPHONE LINE (PRESUMED A SERVICE LINE)

1-STORY BRICK & CONCRETE BUILDING
263 JOSEPHINE ST. (POSTED)

MULTI-STORY CONCRETE & BRICK BUILDING
W/ 6-LEVEL PARKING GARAGE
±58,448 SQ. FT.
HEIGHT: ±120'

9-STORY BRICK BUILDING
210 UNIVERSITY BLVD. (POSTED)
FF: 5307.62'(REVOLVING DOOR ENTRANCE)

2-STORY BRICK BUILDING

PARKING GARAGE
348 REGULAR SPACES
8 HANDICAP SPACES
TOTAL: 356 PARKING SPACES

PLOT 1 | PLOT 2 | PLOT 3 | PLOT 4 | PLOT 5 | PLOT 6 | PLOT 7 | PLOT 8 | PLOT 9 | PLOT 10

LEGEND

- ROW EASEMENT WITH KNOWN UTILITIES (SANITARY SEWER, STORM AND DRY UTILITY
- EASEMENTS BY SEPARATE DOCUMENT (NOT PART OF ORDINANCE)
- VACATED ROW - SEE PLAN FOR EASEMENT RESERVATION

SCALE: 1" = 20'

LOT DETAIL

POWER Surveying Company, Inc.
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TYPE OF SUBMITTAL:	ALTA/NSPS SURVEY
PREPARATION DATE:	JANUARY 30, 2023
REVISION DATE	
REVISION DATE	
REVISION DATE	
JOB No. 501-22-233	Dwg No. 22-233 ALTA.dwg

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