



February 10, 2021

Union Pacific Railroad Company
Attn: Gregg Larsen, Senior Manager – Real Estate Sales
1400 Douglas Street, Mail Stop 1690
Omaha, Nebraska 68179

Mid-Rail Real Estate, LLC (applicant) is requesting that the City of Commerce City vacate a portion of E. 83rd Avenue, as identified on the attached exhibit. As indicated on the drawing, the applicant is proposing to dedicate a 30' wide access easement across the northern portion of the road being vacated in order to maintain legal access to the Union Pacific Railroad Company property owners and assigns located to the east and south of the 60' wide vacated right-of-way area. All costs associated with the road vacation and above mentioned access easement will be the responsibility of the applicant. The existing easements currently located within the proposed 30' wide access easement area do not preclude the dedication of further easements within the subject area.

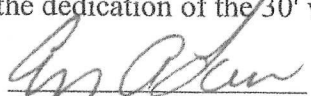
We would appreciate it if you would please return this form by email to our office after furnishing the requested information. If you have any questions or concerns about the proposed vacation, please contact our office. Thank you for your assistance.

Name of adjacent property owner: Union Pacific Railroad Company
Attn: Gregg Larsen, Senior Manager – Real Estate Sales
1400 Douglas Street, Mail Stop 1690
Omaha, Nebraska 68179
Telephone: (402) 544-8552
Email: galarsen@up.com

Please circle the appropriate item(s):

- a. We have no current facilities in the proposed vacated right-of-way.
- b. We need to maintain an easement for our facilities in the northern half of the vacated r.o.w.
- c. Arrangements need to be made for the dedication of the 30' wide access easement.

Union Pacific Railroad Company Contact:


SIGNATURE

2/10/21
DATE

Comments: Union Pacific Railroad Company's approval to the vacation of E. 83rd Avenue is conditioned on Mid-Rail Real Estate, LLC or the City of Commerce City conveying or dedicating a 30' wide access easement for the benefit of the Union Pacific Railroad Company, its successors and invitees, across the northern 30' of the 60' wide E. 83rd Avenue right-of-way being vacated, depicted on the attached Exhibit.

Attach letter for separate comments

PLEASE RETURN THIS FORM BY EMAIL OR REGULAR MAIL TO:

Westside Properties,
5690 Webster Street
Arvada, Colorado 80002
Attn: Margo Schultz, AICP
Email: westsideproperties2@comcast.net

EXHIBIT TO FORM OF LETTER OF NO OBJECTION

**E. 83RD AVENUE VACATION EXHIBIT
(TO BE ATTACHED)**



February 10, 2021
Jenny Axmacher, City Planner
Planning Department
7887 East 60th Avenue
Commerce City, CO 800022

RE: VACATION OF E. 83RD AVENUE, COMMERCE CITY, CO

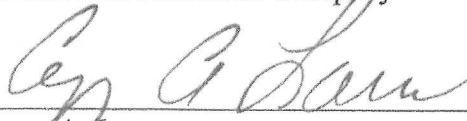
Ms Axmacher:

In addition to the attached Letter of No Objection, the applicants on the proposal for the vacation of the E. 83rd Avenue right-of-way have requested that Union Pacific Railroad Company forward a personal letter of no objection to the City.

As the adjacent property owner to the south and east of the 60' wide E. 83rd Avenue right-of-way being vacated, it is our understanding that upon the formal vacation of the right-of-way area, the south 30 feet of the vacated right-of-way will become the property of Union Pacific Railroad Company. In addition to this, we would request that a 30' wide access easement be dedicated for the benefit of the Union Pacific Railroad Company and its heirs, successors and invitees, across the northern 30' of the 60' wide right-of-way being vacated. It is our understanding that all costs associated with the vacation of the portion of E. 83rd Avenue identified on the attached exhibit, as well as the dedication of the above mentioned 30' wide access easement, will be the responsibility of Mid-Rail Real Estate, LLC, as the applicant.

Sincerely,

Union Pacific Railroad Company



Gregg A. Larsen
Senior Manager – Real Estate

EXHIBIT

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A NO. 5 REBAR IN MONUMENT BOX AT THE CENTER QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED LS 7735 IN MONUMENT BOX AT THE SOUTH QUARTER CORNER, BEING ASSUMED TO BEAR N00°06'30"E.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, S00°06'30"W A DISTANCE OF 636.21 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°06'30"W A DISTANCE OF 60.00 FEET;

THENCE ON A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, S89°32'34"W A DISTANCE OF 808.68 FEET;

THENCE DEPARTING SAID PARALLEL LINE, N00°28'14"W A DISTANCE OF 60.00 FEET;

THENCE ON A LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, N89°32'34"E A DISTANCE OF 809.28 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 48,539 SQUARE FEET OR 1.1143 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

NW 1/4 SE 1/4, SEC 28,
T2S, R67W

MID-RAIL REAL ESTATE LLC.
REC. NO 2016000088358

S00°06'30"W
60.00'

BASIS OF BEARING
EAST LINE
SW 1/4 SEC. 28
2664.83'
N00°06'30"E

ULSTER ST.

636.21'

VACATED NINTH AVE.
IRONDALE VACATION
PLAT BOOK 2, PAGE 19

POINT OF
BEGINNING

POINT OF COMMENCEMENT
CENTER 1/4 CORNER, SECTION
28, T2S, R67W
#5 REBAR IN A MONUMENT BOX

NE 1/4, NE 1/4,
SW 1/4, SEC 28,
T2S, R67W

FORMERLY
BLOCK 65
IRONDALE

MID-RAIL REAL ESTATE LLC.



VACATED DEL NORTE ST.
IRONDALE VACATION
PLAT BOOK 2, PAGE 19

N89°32'34"E 809.28'

E 83RD AVE

S89°32'34"W 808.68'

SOUTH 1/4 CORNER,
SECTION 28, T2S, R67W
3.25" ALUMINUM CAP
STAMPED "LS 7735"

UNION PACIFIC
RAILROAD
COMPANY

SE 1/4, NE 1/4,
SW 1/4, SEC 28,
T2S, R67W

NW 1/4, NE 1/4,
SW 1/4, SEC 28,
T2S, R67W

SW 1/4, NE 1/4,
SW 1/4, SEC 28,
T2S, R67W



100 50 0 100

ORIGINAL SCALE: 1" = 100'

N00°28'14"W
60.00'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

VACATION
INTEL STEEL WEST SUBDIVISION
PROJECT NO.: 15855.00
DATE: 02/06/2020

SHEET: 2 OF 2



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com