

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services 

DATE: November 13, 2024

ROW #: 2024-DEDICATION-0000225 **SCHEDULE #:** 1) 0518311013000, 2) 0518311019000, 3) 0518311017000, 4) 0518311015000, 5) Adjacent to 0518311008000, and 6) Adjacent to 0518300876000

TITLE: This request is to dedicate six City-owned parcels of land as Public Right-of-Way as 1) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and Morrison Road, 2) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and Morrison Road, 3) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and Morrison Road, 4) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and Morrison Road, 5) South Sheridan Boulevard, located at the intersection of South Sheridan Boulevard and Morrison Road, and 6) South Sheridan Boulevard, located at the intersection of South Sheridan Boulevard and Morrison Road.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, 4) South Sheridan Boulevard, 5) South Sheridan Boulevard, and 6) South Sheridan Boulevard.

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for Public Right-of-Way purposes as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, 4) South Sheridan Boulevard, 5) South Sheridan Boulevard, and 6) South Sheridan Boulevard. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2024-DEDICATION-0000225-001, 002, 003, 004, 005, 006) HERE.

A map of the area to be dedicated is attached.

GB/PR/LRA



cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Council Aide, Daisy Rocha Vasquez
Council Aide, Angelina Gurule
Council Aide, Ayn Tougaard Slavis
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Alaina McWhorter
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Kwali Farbes
Department of Law, Ivone Avila-Ponce
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Paul Rogalla
DOTI Ordinance
Project file folder 2024-DEDICATION-0000225

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

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ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: November 13, 2024

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

1. Type of Request:

Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment

Dedication/Vacation Appropriation/Supplemental DRMC Change

Other:

2. **Title:** Dedicate six City-owned parcels of land as Public Right-of-Way as 1) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and Morrison Road, 2) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and Morrison Road, 3) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and Morrison Road, 4) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and Morrison Road, 5) South Sheridan Boulevard, located at the intersection of South Sheridan Boulevard and Morrison Road, and 6) South Sheridan Boulevard, located at the intersection of South Sheridan Boulevard and Morrison Road.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Surveyor is requesting six remnant parcel cleanup dedication as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, 4) South Sheridan Boulevard, 5) South Sheridan Boulevard, and 6) South Sheridan Boulevard.

6. City Attorney assigned to this request (if applicable):

7. **City Council District:** Jamie Torres District # 3

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000225

Description of Proposed Project: Surveyor is requesting six remnant parcel cleanup dedication as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, 4) South Sheridan Boulevard, 5) South Sheridan Boulevard, and 6) South Sheridan Boulevard.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, 4) South Sheridan Boulevard, 5) South Sheridan Boulevard, and 6) South Sheridan Boulevard.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

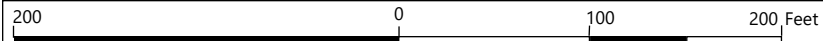
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) South Sheridan Boulevard, 2) South Sheridan Boulevard, 3) South Sheridan Boulevard, 4) South Sheridan Boulevard, 5) South Sheridan Boulevard, and 6) South Sheridan Boulevard.

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



- Legend**
- Streets
 - Alleys
 - ▭ County Boundary
 - ▭ Parcels
 - ▭ Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000225-001:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 1, SHER-MOR, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED FEBRUARY 13, 2003 AT RECEPTION NUMBER 2003023639 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 12.00 FEET OF SAID LOT 1, SHER-MOR.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000225-002:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO. 2

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 2, SHER-MOR, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MAY 6, 2003 AT RECEPTION NUMBER 2003083649 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 12.00 FEET OF SAID LOT 2, SHER-MOR.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000225-003:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO. 3

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 4, SHER-MOR, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MAY 6, 2003 AT RECEPTION NUMBER 2003083648 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 12.00 FEET OF SAID LOT 4, SHER-MOR.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000225-004:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO. 4

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 5, SHER-MOR, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED MAY 6, 2003 AT RECEPTION NUMBER 2003083647 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 12.00 FEET OF SAID LOT 5, SHER-MOR.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000225-005:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO. 5

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 6, SHER-MOR, AND CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED JUNE 3, 1955 AT BOOK 7688, PAGE 161 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 6 LOCATED 20 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE NORTHEASTERLY 12 FEET ON A LINE WHICH EXTENDS TO A POINT ON THE SOUTHEASTERLY LINE EXTENDED OF LOT 6 AT A POINT 131 FEET FROM SAID SOUTHWEST CORNER;
THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT AND 12 FEET NORTH OF POINT OF BEGINNING;
THENCE SOUTH TO POINT OF BEGINNING.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000225-006:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO. 6

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THE PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEEDS RECORDED NOVEMBER 16, 1955 AT BOOK 7778, PAGES 429 AND 430 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SW ¼ OF SECTION 18;
THENCE S. 89°36'30" E. ALONG THE SOUTH LINE OF SAID SW ¼ A DISTANCE OF 50.0 FEET;
THENCE N. 0°05' W., PARALLEL WITH THE WEST LINE OF SAID SW ¼, A DISTANCE OF 30.54 FEET MORE OR LESS TO A POINT ON A CURVE LOCATED 30.0 FEET SOUTHEASTERLY FROM AND MEASURED RADially TO THE CENTER LINE OF MORRISON ROAD;
THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 530.0 FEET AND BEING PARALLEL WITH AND 30.0 FEET DISTANT FROM THE CENTER LINE OF MORRISON ROAD, A DISTANCE OF 95.47 FEET, THE LONG CHORD OF WHICH BEARS N. 56°39'33" E. A DISTANCE OF 95.35 FEET, TO A POINT THAT BEARS N. 53°30' W. AND 141.67 FEET FROM A POINT ON THE SOUTH LINE OF SAID SW ¼ LOCATED S. 89°36'30" E. 243.5 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18;
THENCE N. 53°30' W., A DISTANCE OF 30.93 FEET;
THENCE S. 46°02'35" W., A DISTANCE OF 145.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Asset Management:

Date: 2/12/03

03-011

Asset Mgmt. #:

WARRANTY DEED

NO DOCUMENTARY FEE REQUIRED

THIS DEED, dated 30th day of January 2003, between Ramon Reyes Ayala, of the City and County of Denver, State of Colorado, grantor, and THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of SEVEN THOUSAND EIGHT HUNDRED DOLLARS AND 00/100 (\$7,800.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBIT DATED MAY 7, 2001 ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 1020 S. Sheridan Blvd., Denver, CO (Part) Assessor's schedule or parcel number: 0518311001000 (part)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and 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, his heirs and assigns forever. The grantor, for it self, it's heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, it's heirs and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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

NONE

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

[Signature of Ramon Reyes Ayala]
Ramon Reyes Ayala

Barcode with number 2003023639
Page: 1 of 3
02/13/2003 09:20A
City & County Of Denver MD R0.00 D0.00

STATE OF COLORADO)
)ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 30th day of January 2003 by Ramon Reyes Ayala. Witness my hand and official seal.

My commission expires: 3/18/06

JENNIFER M. PATTERSON
Notary Public, State of Colorado
My Commission Expires March 18, 2006

[Signature of Jennifer M. Patterson]
Notary Public

Approved: [Signature]

Project Description: ROW SHERIDAN S. DENVER PROJECT

Approved as to Form City Attorney's Office:
Date:

ROW No. 200104042
Project No. PZ22099-170
May 7, 2001

Parcel Description of
Right-of-Way Dedication
TK-101

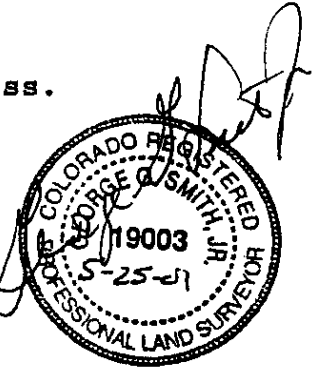
A parcel of land being part of Lot 1, Sher-mor as originally recorded at Reception Number 363199 on September 27, 1946 of the Arapahoe County Clerk and Recorder's Office, being part of the Southwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State Of Colorado, being more particularly described as follows:

The westerly 12.00 feet of said Lot 1, Sher-mor.

Containing 600 square feet (0.01 acres), more or less.

PREPARED BY: GEORGE G. SMITH, JR, PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



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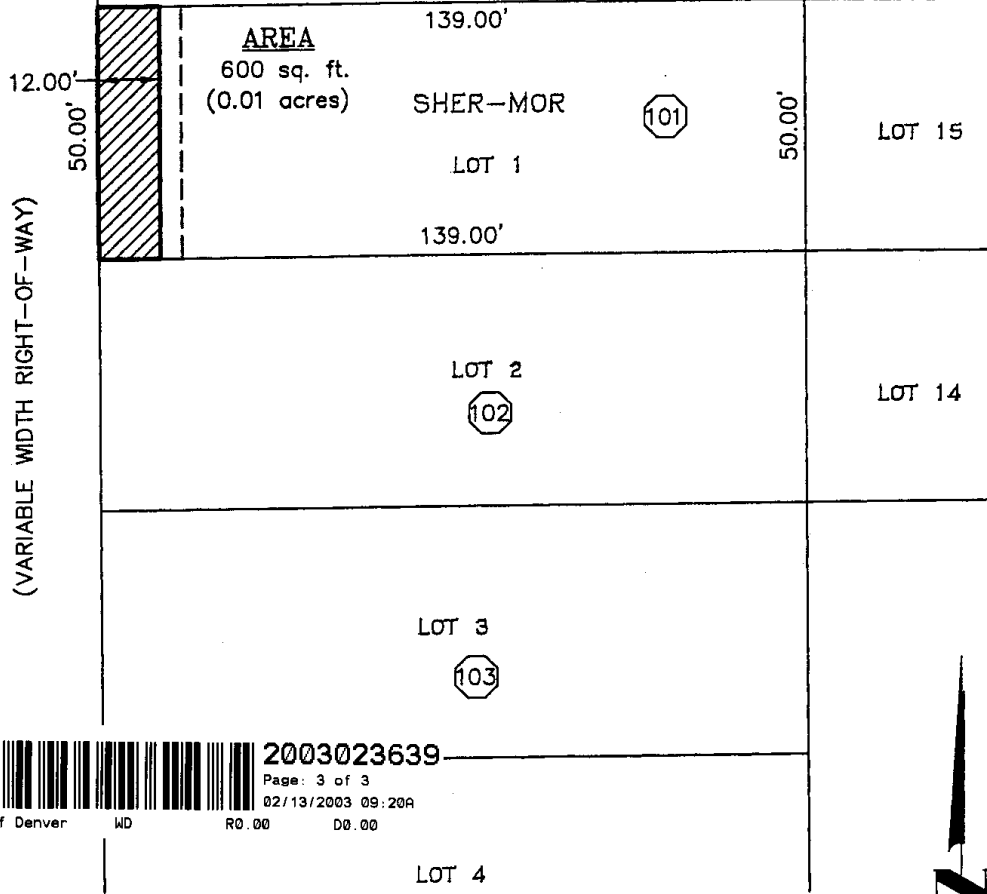
Scale: 1" = 20'

PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION

TK-101

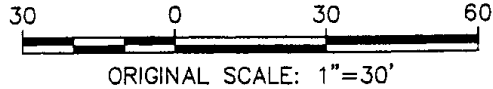
PROJECT No. PZ 22099-170

SHERIDAN Blvd.
(VARIABLE WIDTH RIGHT-OF-WAY)




2003023639
 Page: 3 of 3
 02/13/2003 09:20A
 City & County of Denver WD R0.00 D0.00

NOTE:
THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED TO DEPICT ONLY THE LEGAL
DESCRIPTION ON SHEET 1 OF 2.



13

Asset Management: Asset Mgmt. #08-043
Date: 5-6-03

Approved: [Signature]

Project Description: ROW SHARED SIDEWALK PROJECT

Approved as to Form City Attorney's Office: [Signature]

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 1st day of May 2003, between **Billy Lee** whose legal address 4587 Maroon Circle, Broomfield, CO 80020, grantor, and **THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation**, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of THREE THOUSAND SEVEN HUNDRED AND 00/100 (\$3,700.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

TK-102, FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 1030-1036 S. Sheridan Blvd., Denver, CO (part)
Assessor's schedule or parcel number 0518311010000 (part)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and 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, his heirs and assigns forever. The grantor, for it self, it's heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, it's heirs and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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

NONE

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Date: Billy Lee
Billy Lee

NOTARY PUBLIC
STATE OF COLORADO
RACHEL DAILEY
My Commission Expires 04-13-2004

STATE OF COLORADO)
)ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 1st day of May 2003, by Billy Lee.

Witness my hand and official seal
NOTARY PUBLIC
STATE OF COLORADO
RACHEL DAILEY
My Commission Expires 04-13-2004

My commission expires: 4/13/2004
Rachel Dailey
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)
George G. Smith, Jr. PLS 19003, 5600 South Quebec St., Suite 200D, Greenwood Village, CO 80111
No. 932A, Rev. 4-94. WARRANTY DEED (For Photographic Record)

ROW No.200104043
Project No. PZ22099-170
May 7, 2001

Parcel Description of
Right-of-Way Dedication
TK-102

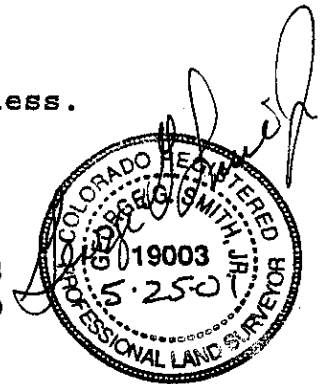
A parcel of land being part of Lot 2, Sher-mor as originally recorded at Reception Number 363199 on September 27, 1946 of the Arapahoe County Clerk and Recorder's Office, being part of the Southwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State Of Colorado, being more particularly described as follows:

The westerly 12.00 feet of said Lot 2, Sher-mor.

Containing 600 Square feet (0.01 acres), more or less.

PREPARED BY: GEORGE G. SMITH, JR, PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



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Scale: 1" = 30'

PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION

TK-102

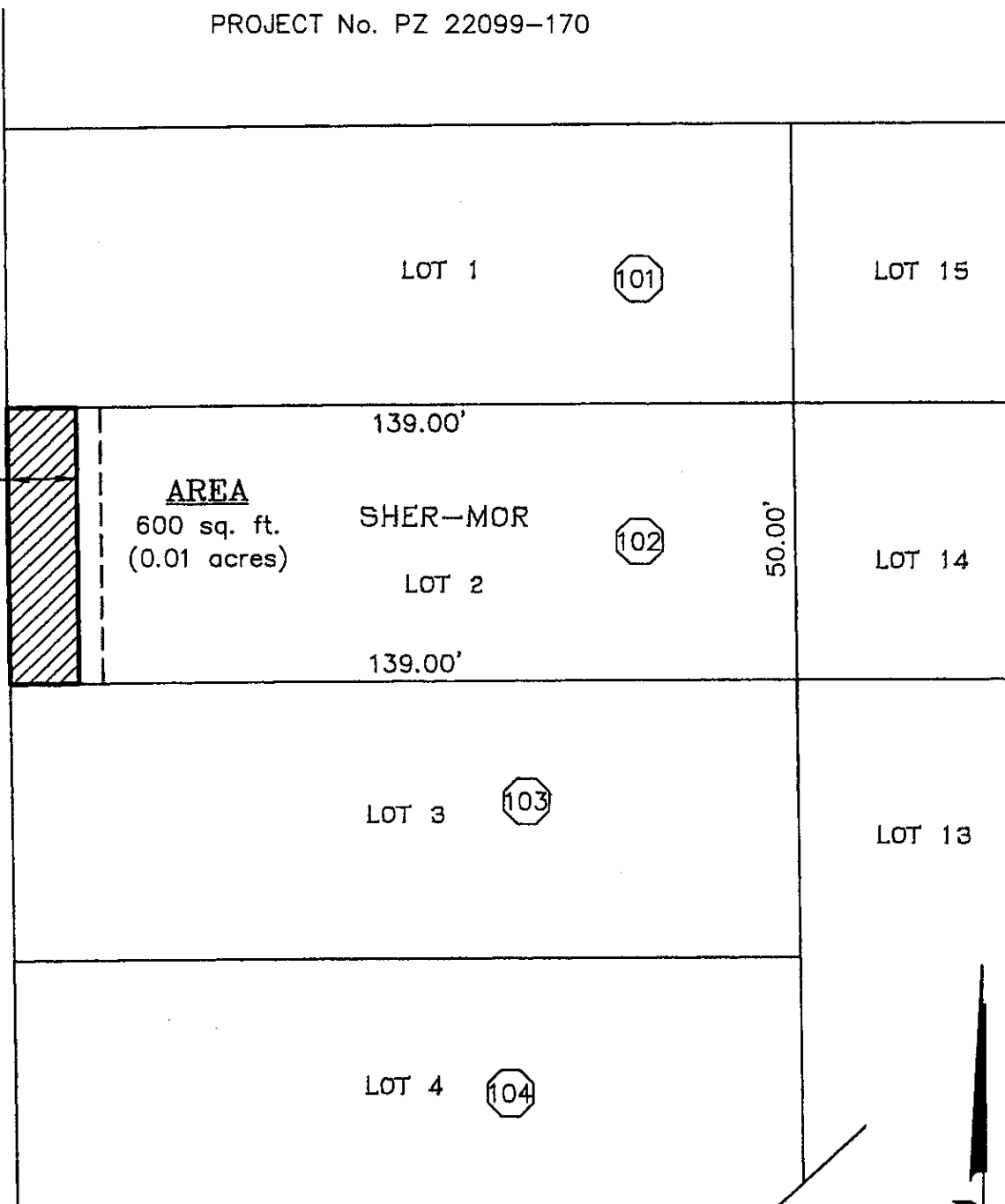
PROJECT No. PZ 22099-170

2003083649



SHERIDAN Blvd.

(VARIABLE WIDTH RIGHT-OF-WAY)



NOTE:
THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED TO DEPICT ONLY THE LEGAL
DESCRIPTION ON SHEET 1 OF 2.



ORIGINAL SCALE: 1"=30'



SHEET

2

DATE
3/20/01
DESIGN
DES
CHECKED
GGS, JR

SHERIDAN BOULEVARD
RIGHT-OF-WAY

CITY AND COUNTY
OF DENVER

revisions:

© 1998



1-3

Asset Management: # 8 - 042
Date: 5-6-03
Approved: [Signature]
Project Description: Row Sheridan Sidewalk Project
Approved as to Form City Attorney's Office: [Signature]

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 1st day of May 2003, between Billy Lee whose legal address 4587 Maroon Circle, Broomfield, CO 80020, grantor, and THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of THREE THOUSAND SEVEN HUNDRED AND 00/100 (\$3,700.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

TK-104, FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 1050-1056 S. Sheridan Blvd., Denver, CO (part)
Assessor's schedule or parcel number 051831100200 (part)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and 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, his heirs and assigns forever. The grantor, for it self, it's heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, it's heirs and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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

NONE

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

[Signature] Billy Lee

STATE OF COLORADO)
)ss.
CITY AND COUNTY OF DENVER)

NOTARY PUBLIC
STATE OF COLORADO
RACHEL DAILEY
My Commission Expires 04-13-2004

The foregoing instrument was acknowledged before me this 1st day of May 2003, by Billy Lee.

Witness my hand and official seal.

My commission expires: 4/13/2004

[Signature] Rachel Dailey

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)
George G. Smith, Jr. PLS 19003, 5600 South Quebec St., Suite 200D, Greenwood Village, CO 80111
No. 932A. Rev. 4-94. WARRANTY DEED (For Photographic Record)

ROW No.200104045
Project No. PZ22099-170
May 7, 2001

Parcel Description of
Right-of-Way Dedication
TK-104

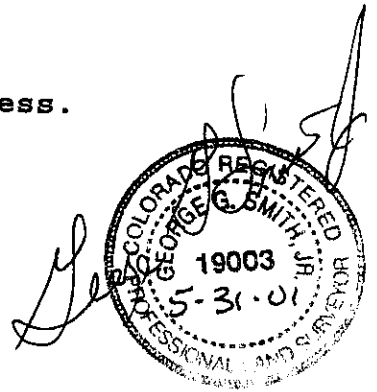
A parcel of land being a part of Lot 4, Sher-mor as originally recorded at Reception Number 363199 on September 27, 1946 of the Arapahoe County Clerk and Recorder's Office, situated in the Southwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State Of Colorado, being more particularly described as follows:

The westerly 12.00 feet of said Lot 4, Sher-mor.

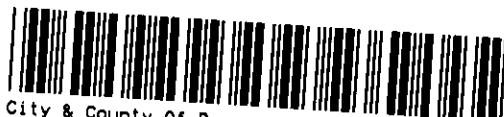
Containing 600 square feet (0.01 acres), more or less.

PREPARED BY: GEORGE G. SMITH, JR, PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



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Page: 2 of 3
City & County Of Denver WD 05/06/2003 01:53P
R0.00 D0.00


Scale: 1" = 20'

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF KIRKHAM MICHAEL CONSULTING ENGINEERS.

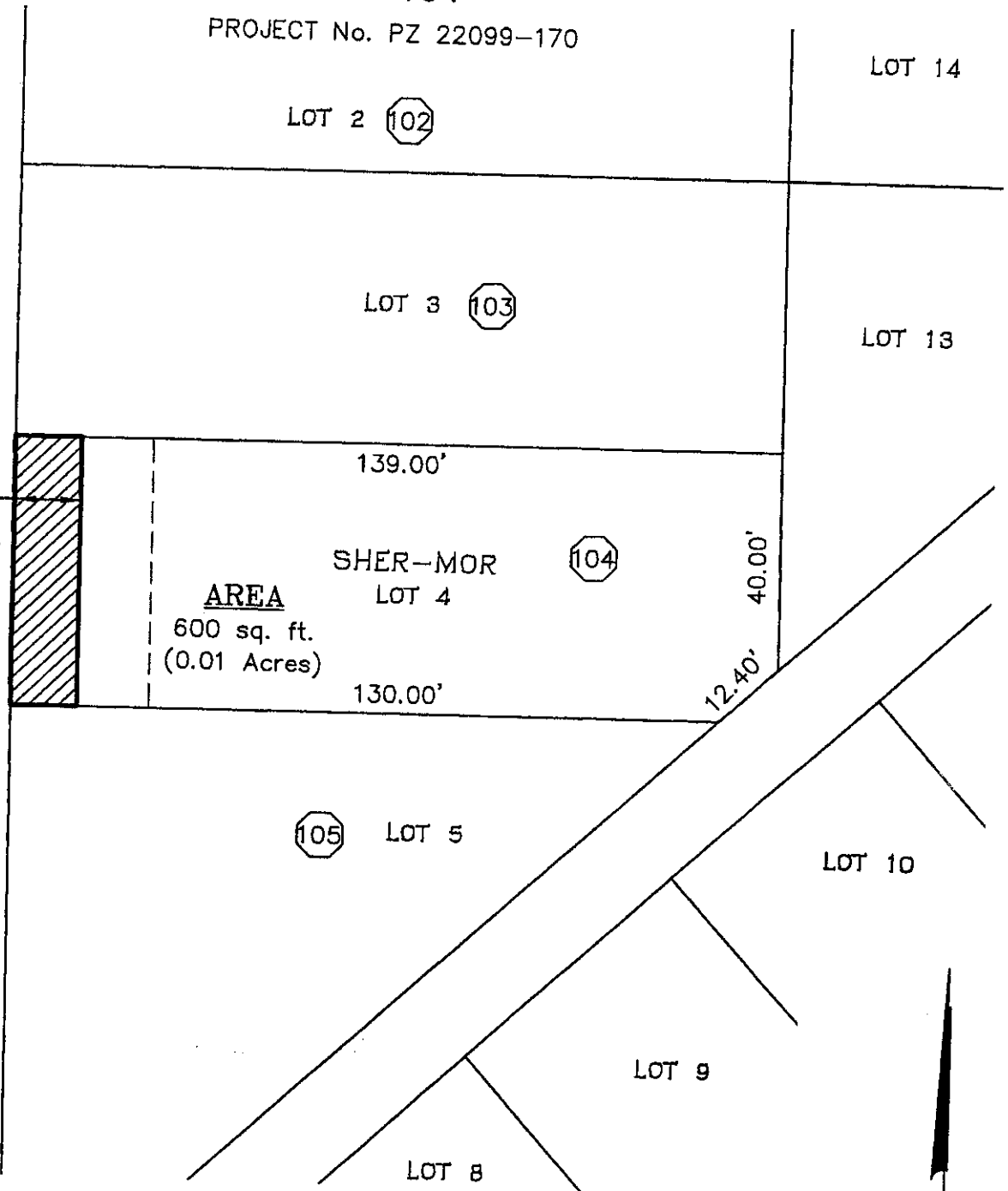
PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION TK-104

PROJECT No. PZ 22099-170

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 Page: 3 of 3
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 City & County of Denver
 MD



SHERIDAN Blvd.
 (VARIABLE WIDTH RIGHT-OF-WAY)



NOTE:
 THIS EXHIBIT DOES NOT REPRESENT
 A MONUMENTED LAND SURVEY. IT IS
 INTENDED TO DEPICT ONLY THE LEGAL
 DESCRIPTION ON SHEET 1 OF 2.



ORIGINAL SCALE: 1"=30'



Asset Mgmt. 03-041
Asset Management: Approved
Date: 5-6-03
Project Description: S. SHERIDAN AVE. PARK PRESERVE
Approved as to Form City Attorney's Office: J.P.

1-3

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 2nd day of May 2003, between **Hung M. Le and Pha Pham** of the City and County of Denver, State of Colorado, grantor, and **THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation**, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of EIGHT THOUSAND TWO HUNDRED DOLLARS AND 00/100 (\$8,200.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBIT DATED MARCH 28, 2001 ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 1060 S. Sheridan Blvd., Denver, CO (part)
Assessor's schedule or parcel number: 0518311012000 (part)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and 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, his heirs and assigns forever. The grantor, for it self, it's heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, it's heirs and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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

NONE

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Hung M. Le *[Signature]*

Pha Pham *[Signature]*

STATE OF COLORADO)
)ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 2nd day of May by Hung M. Le and Pha Pham.

Witness my hand and official seal
NOTARY PUBLIC
STATE OF COLORADO
RACHEL DAILEY
My Commission Expires 04-13-2004

My commission expires: 4/13/2004

[Signature]
Notary Public

ROW No.200104046
Project No. PZ22099-170
March 28, 2001

Parcel Description of
Right-of-Way Dedication
TK-105

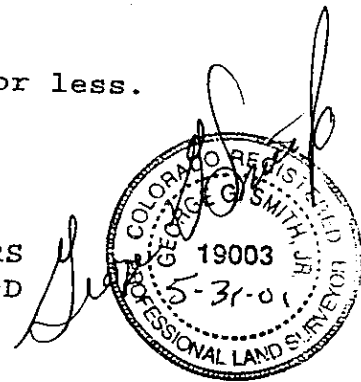
A parcel of land being part of Lot 5, Sher-mor as originally recorded at Reception Number 363199 on September 27, 1946 of the Arapahoe County Clerk and Recorder's Office, being part of the Southwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State Of Colorado, being more particularly described as follows:

The westerly 12.00 feet of said Lot 5, Sher-mor.

Containing 1,343 square feet (0.03 acres), more or less.

PREPARED BY: GEORGE G. SMITH, JR, PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



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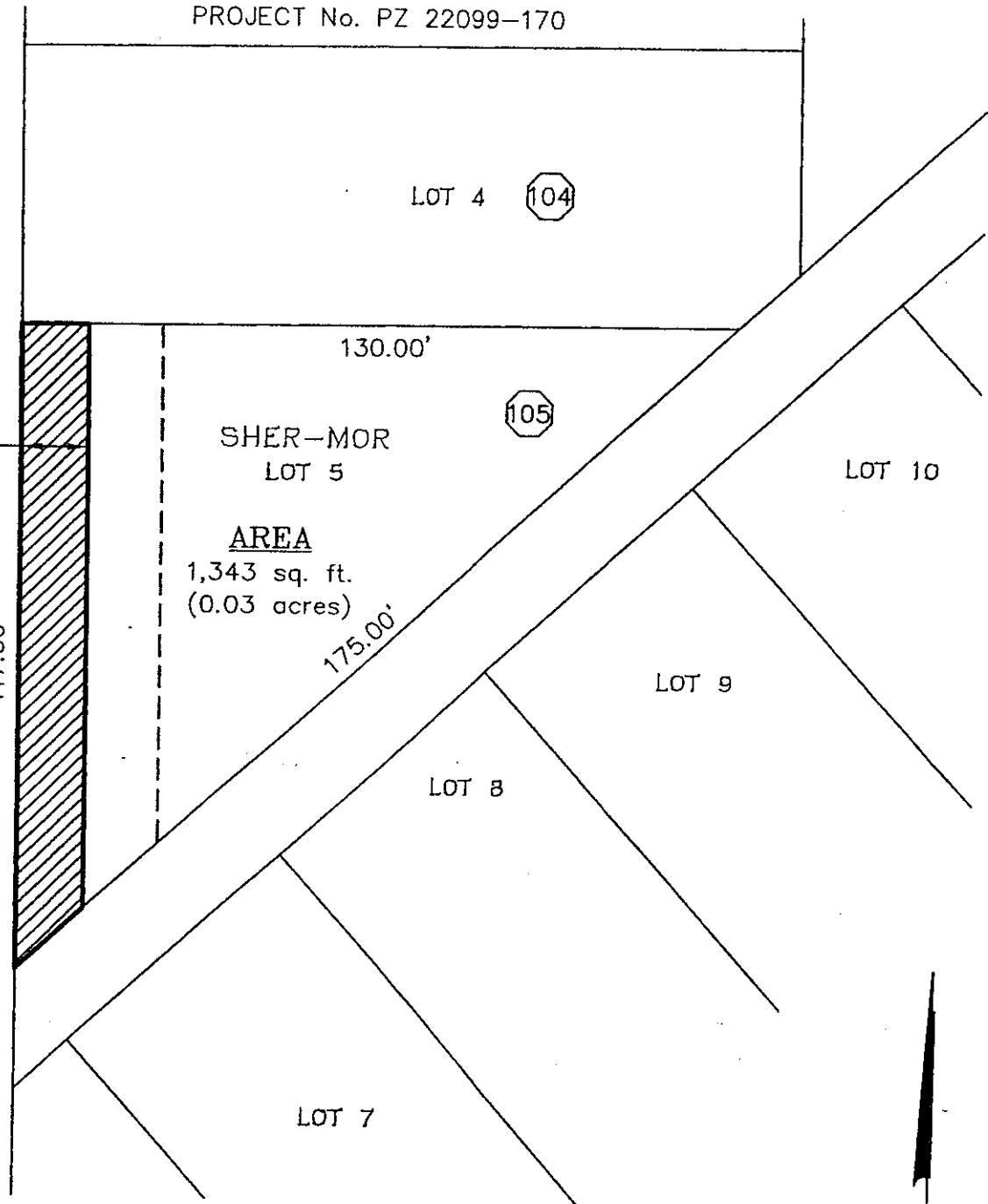
PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION

TK-105

PROJECT No. PZ 22099-170

2003083647
 Page: 3 of 3
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 City & County of Denver

SHERIDAN Blvd.
 (VARIABLE WIDTH RIGHT-OF-WAY)



NOTE:
 THIS EXHIBIT DOES NOT REPRESENT
 A MONUMENTED LAND SURVEY. IT IS
 INTENDED TO DEPICT ONLY THE LEGAL
 DESCRIPTION ON SHEET 1 OF 2.



ORIGINAL SCALE: 1"=30'

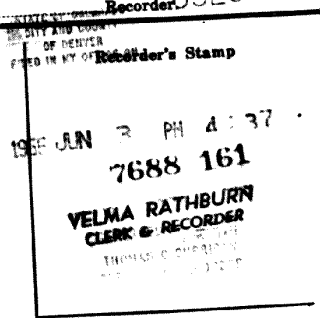


0.00

THIS DEED, Made this 23rd day of May
in the year of our Lord one thousand nine hundred and FIFTY-FIVE
between

HOLT CHEW

of the CITY AND
County of DENVER and State of Colorado,
of the first part and CITY AND COUNTY OF DENVER,
A MUNICIPAL CORPORATION, a corporation
organized and existing under and by virtue of the laws of the State of
COLORADO, of the second part:



#123

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE
(\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS,
of the first part in hand paid by the said party of the second part, the receipt whereof
is hereby confessed and acknowledged, ha S remise, released, sold, conveyed and QUIT CLAIMED, and by
these presents do E S remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its
successors and assigns forever, all the right, title, interest, claim and demand which the said party of the
first part ha S in and to the following described REAL PROPERTY and State of
situate, lying and being in the CITY AND County of DENVER
Colorado, to-wit:

A TRIANGULAR PART OF LAND OF LOT 6, SHER-MOR, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 6
LOCATED 20 FEET NORTH OF THE SOUTHWEST CORNER OF SAID
LOT 6; THENCE NORTHEASTERLY 12 FEET ON A LINE WHICH
EXTENDS TO A POINT ON THE SOUTHEASTERLY LINE EXTENDED
OF LOT 6 AT A POINT 131 FEET FROM SAID SOUTHWEST CORNER;
THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF
SAID LOT AND 12 FEET NORTH OF POINT OF BEGINNING;
THENCE SOUTH TO POINT OF BEGINNING

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party
of the second part, its successors and assigns forever.

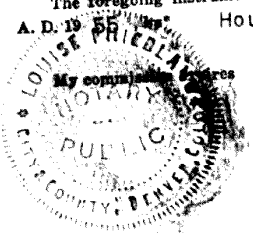
IN WITNESS WHEREOF, The said part Y of the first part ha S hereunto set HIS hand
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
[Signature] [SEAL]
[Signature] [SEAL]
[Signature] [SEAL]
[Signature] [SEAL]

STATE OF COLORADO,
CITY AND County of DENVER } ss.

The foregoing instrument was acknowledged before me this 23rd day of May
A. D. 19 58 HOLT CHEW.

Sept. 30, 19 58. Witness my hand and official seal.



[Signature] Notary Public.

As to Form
Sherman Rathburn
City Atty's Office

APPROVED FOR RECORDING:
LAND OFFICE

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity
or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer
of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.
—Statutory Acknowledgment, Session 1957.
No. 522. QUIT CLAIM DEED TO CORPORATION.—Bradford-Robinson Ptg. Co., Mrs. Robinson's Legal Blanks, Denver, Colo.

JUN-355 779191 I FEE QC

Recorded at _____ o'clock _____ M.

Reception No. _____

48026

THIS DEED, Made this 12th day of November in the year of our Lord one thousand nine hundred and FIFTY-FIVE between

RAY HOLTSMANN,

of the CITY AND

County of DENVER and State of Colorado, of the first part and CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of COLORADO, of the second part:

RECORDED IN 7778 429 BOOK PAGE PAUL V. HODGES, JR. CLERK AND RECORDER 1955 NOV 16 PM 4:22

243

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, he S remits, releases, sold, conveyed and QUIT CLAIMED, and by these presents do ES remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described REAL PROPERTY situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF SECTION 18; THENCE S. 89° 36 1/2' E. ALONG THE SOUTH LINE OF SAID SW 1/4 A DISTANCE OF 50.0 FEET; THENCE N. 00° 05' W., PARALLEL WITH THE WEST LINE OF SAID SW 1/4, A DISTANCE OF 30.54 FEET MORE OR LESS TO A POINT ON A CURVE LOCATED 30.0 FEET SOUTHEASTERLY FROM AND MEASURED RADIALLY TO THE CENTER LINE OF MORRISON ROAD; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 530.0 FEET AND BEING PARALLEL WITH AND 30.0 FEET DISTANT FROM THE CENTER LINE OF MORRISON ROAD, A DISTANCE OF 95.47 FEET, THE LONG CHORD OF WHICH BEARS N. 56° 39' 33" E. A DISTANCE OF 95.35 FEET, TO A POINT THAT BEARS N. 53° 30' W. AND 141.67 FEET FROM A POINT ON THE SOUTH LINE OF SAID SW 1/4 LOCATED S. 89° 36 1/2' E., 243.5 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N. 53° 30' W., A DISTANCE OF 30.93 FEET; THENCE S. 46° 02' 35" W., A DISTANCE OF 145.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges therunto belonging or in anywise therunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set HIS hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Ray Holtmann (SEAL)

(SEAL)

(SEAL)

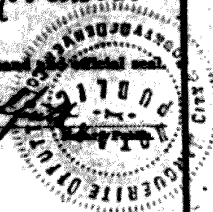
(SEAL)

STATE OF COLORADO, CITY AND County of DENVER

The foregoing instrument was acknowledged before me this 12th day of November A. D. 1955, by RAY HOLTSMANN.

My commission expires June 19 1957.

Marguerite Offutt (Signature)



APPROVED FOR RECORDING: AS to FORM LAND OFFICE

City Atty's Office

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, in the president or other officers of such corporation, naming it. Statutory Acknowledgment, Section 1247.

000 1ST-00 52572 66-1-408

7778 430 Reception No.

48027

0.00

THIS DEED, Made this 14th day of November in the year of our Lord one thousand nine hundred and FIFTY-FIVE between ORVILLE D. HENDERSON

of the CITY AND County of DENVER and State of Colorado, of the first part and CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of COLORADO, of the second part:

RECORDED IN 7778 430 BOOK PAGE PAUL V. HODGES, JR. CLERK AND RECORDER

243-A

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, he S remise, released, sold, conveyed and QUIT CLAIMED, and by these presents do S remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part ha S in and to the following described REAL PROPERTY situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit: A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF SECTION 18; THENCE S. 89° 36 1/2' E. ALONG THE SOUTH LINE OF SAID SW 1/4 A DISTANCE OF 50.0 FEET; THENCE N. 0° 05' W., PARALLEL WITH THE WEST LINE OF SAID SW 1/4, A DISTANCE OF 30.54 FEET MORE OR LESS TO A POINT ON A CURVE LOCATED 30.0 FEET SOUTHEASTERLY FROM AND MEASURED RADIALLY TO THE CENTER LINE OF MORRISON ROAD; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 530.0 FEET AND BEING PARALLEL WITH AND 30.0 FEET DISTANT FROM THE CENTER LINE OF MORRISON ROAD, A DISTANCE OF 95.47 FEET, THE LONG CHORD OF WHICH BEARS N. 56° 39' 33" E. A DISTANCE OF 95.35 FEET, TO A POINT THAT BEARS N. 53° 30' W. AND 141.67 FEET FROM A POINT ON THE SOUTH LINE OF SAID SW 1/4 LOCATED S. 89° 36 1/2' E., 243.5 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N. 53° 30' W., A DISTANCE OF 30.93 FEET; THENCE S. 46° 02' 35" W., A DISTANCE OF 145.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever. IN WITNESS WHEREOF, The said party of the first part ha S hereunto set HIS hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of Orville D. Henderson [SEAL]

STATE OF COLORADO, CITY AND County of DENVER

The foregoing instrument was acknowledged before me this 14th day of November A. D. 1955, by ORVILLE D. HENDERSON.

My commission expires June 19, 1957. Witness my hand and official seal.

Marguerite [Signature]



APPROVED FOR RECORDING: As to Form LAND OFFICE [Signature]

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it. -Statutory Acknowledgment, Section 1527.

NOV-16-55 5 52575 6271 JAN