

1 BY AUTHORITY

2 RESOLUTION NO. CR11-0062
3 SERIES OF 2012

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 A RESOLUTION

5 **Laying out, opening and establishing as part of the city street system a certain**
6 **parcel of land as Sheridan Boulevard, located between W. 10th Avenue and W.**
7 **13th Avenue.**

8
9 **WHEREAS**, the Manager of Public Works of the City and County of Denver has found and
10 determined that the public use, convenience and necessity require the laying out, opening and
11 establishing as public streets designated as part of the system of thoroughfares of the municipality
12 those portions of real property hereinafter more particularly described, and, subject to approval by
13 resolution has laid out, opened and established the same as a public street;

14 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**
15 **DENVER:**

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17 **Section 1.** That the action of the Manager of Public Works in laying out, opening and
18 establishing as part of the system of thoroughfares of the municipality the following described
19 portion of real property situate, lying and being in the City and County of Denver, State of
20 Colorado, to wit:

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PARCEL 1 (Described as Parcel 501 on the deed)

Parcel No. 501 containing 3,414 square feet being all of a parcel of land described in Reception No. 2009133434 recorded on October 7, 2009, also being a part of a parcel of land described in Reception No. 2005209393 and in Book 1489 at Page 51, all recorded in the records of the City and County of Denver Clerk and Recorder's Office, and located in the Southwest Quarter of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

BEGINNING at the Southwest corner of said parcel of land described in Book 1489 at Page 51; **WHENCE** the West Quarter Corner of said Section 6 (a found 3/4" aluminum cap stamped "LS 28286 1996") bears South 01°54'50" West a distance of 872.81 feet;
THENCE North 00°03'21" West, along the easterly right-of-way line of Sheridan Blvd., a distance of 274.33 feet to the Northwest corner of said parcel described at Reception No. 2005209393;
THENCE South 89°38'36" East, along the northerly line of said parcel described at Reception No. 2005209393, a distance of 10.00 feet;
THENCE South 00°03'21" East, a distance of 226.50 feet;
THENCE North 89°36'20" East, a distance of 13.68 feet;
THENCE South 00°02'34" East, a distance of 37.32 feet to a point of curvature;
THENCE along a curve to the left having a radius of 15.00 feet, a central angle of 45°35'17", an arc length of 11.93 feet, and a chord which bears South 22°50'13" East, a distance of 11.62 feet to the intersection with the southerly line of said parcel of land described in Book 1489 at Page 51;
THENCE North 89°38'28" West along said southerly line, a distance of 28.18 feet to the **POINT OF BEGINNING**;

PARCEL 2 (Described as Parcel 502 on the deed)

Parcel No. 502 containing 4,249 square feet, being all of that parcel of land as described in Reception No. 2009082034 recorded on June 30, 2009, also being part of a parcel of land described in Reception No's 2001172575 and 2001172576, all recorded in the records of the City and County of Denver Clerk and Recorder's Office, and located in the Southwest Quarter of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

BEGINNING at the Southwest corner of said parcel of land described in Reception No. 2001172576; **WHENCE** the West Quarter Corner of said Section 6 (a found 3/4" aluminum cap stamped "LS 28286 1996") bears South 07°56'09" West a distance of 215.79 feet;
THENCE North 00°03'21" West, along the westerly line of said parcel and along easterly line of Sheridan Boulevard, a distance of 248.10 feet to the Northwest corner of said parcel of land described in Reception No. 2001172575;
THENCE South 89°39'47" East, along the northerly line of said parcel described in Reception No. 2001172575, a distance of 17.14 feet;
THENCE South 00°03'21" East, parallel with said westerly line, a distance of 248.10 feet to a point on the southerly line of said parcel of land described in Reception No. 2001172576;
THENCE North 89°39'45" West, along said southerly line, a distance of 17.14 feet to the **POINT OF BEGINNING**;

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PARCEL 3 (Described as Parcel 511 on the deed)

Parcel No. 511 containing 515 square feet, being all of that parcel of land as described in Reception No. 2010087791, recorded on August 9, 2010 and being a portion of a parcel of land described in Reception No. 003196, as recorded in the records of the City and County of Denver Clerk and Recorder's Office on December 11, 1985, and located in the Southwest Quarter of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, Colorado, and being additionally described as follows:

COMMENCING at the West Quarter corner of said Section 6 (a found 3/4" aluminum cap in a monument box stamped "T4S 1/4 R69W|R68W S1|S6 LS 28286 1996"); WHENCE the North Sixteenth corner of said Section 6 (a found 3/4" aluminum cap in a monument box stamped "COLO DEPT OF TRANSPORTATION T4S R69W R68W N 1/16 S1|S6 2005 PLS NO 34579") bears North 00°03'21" West a distance of 1321.09 feet;
THENCE North 38°02'02" East a distance of 56.74 feet to a point on the easterly line of a parcel of land as described in Reception No. 007498 recorded on December 23, 1985 in said records, also being the POINT OF BEGINNING;
THENCE North 00°03'21" West along said easterly line a distance of 85.00 feet to a point on the northerly line of said parcel of land as described in said Reception No. 003196;
THENCE South 89°43'37" East along said northerly line a distance of 5.91 feet;
THENCE South 00°03'21" East a distance of 89.41 feet to a point on the northeasterly line of said parcel of land as described in Reception No. 007498;
THENCE North 53°07'39" West along said northeasterly line, a distance of 7.39 feet to the POINT OF BEGINNING.

PARCEL 4 (Described as Parcel 500 on the deed)

Parcel No. 500 containing 9,271 square feet, and being a portion of a parcel of land as described in Reception No. 2008113854 recorded on August 18, 2008 in the records of the City and County of Denver Clerk and Recorder's Office, and being part of Lots 10, 11, 12 and 13, Runyan's Subdivision as originally recorded in Plat Book 16, at Page 63 in the Jefferson County Clerk and Recorder's office, located in the Southeast Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 69 West of the Sixth Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 1 (a found 3/4" aluminum cap stamped "LS 28286 1996");
WHENCE the North Sixteenth Corner of said Section 1 (a found 3/4" aluminum cap stamped "LS 34579 2005") bears N00°03'21"W a distance of 1321.09 feet;
THENCE N11°23'01"W a distance of 152.73 feet to the Southeast corner of Lot 13 of said Runyan's Subdivision, being the POINT OF BEGINNING;
THENCE S89°28'00"W along the southerly line of said Lot 13, Runyan's Subdivision a distance of 25.09 feet;
THENCE N00°02'34"W a distance of 138.15 feet;
THENCE N01°58'29"W a distance of 193.19;
THENCE S88°01'31"W a distance of 2.24 feet;
THENCE N00°02'34"W a distance of 14.28 feet to a point on the northerly line of Lot 10 of said Runyan's Subdivision;
THENCE the following two (2) courses along said northerly line Lot 10, Runyan's Subdivision;
1. N89°28'21"E tangent with the following described curve a distance of 8.55 feet;
2. THENCE along the arc of a curve to the right, having a central angle of 90°28'18", a radius of 25.00 feet, a chord bearing of S45°17'30"E a distance of 35.50 feet, and an arc distance of 39.48 feet to a point on the easterly line of said parcel of land as described in Reception No. 2008113854, said point also lying on the westerly right of line of Sheridan Boulevard;
THENCE S00°03'21"E tangent with the last described curve a distance of 320.30 feet to the POINT OF BEGINNING.

Basis of Bearing: West line of the Southwest Quarter of the Northwest Quarter of Section 6 bearing North 00°03'21" West (assumed), a distance of 1321.09 feet between a found 3-1/4" Aluminum Cap in a monument box stamped "LS 34579 2005" at the North One-sixteenth corner of said Section 6, T4S, R68W, 6th PM and Section 1, T4S, R69W, 6th PM and a 3-1/4" Aluminum Cap in a monument box stamped "LS 28286 1996" at the West Quarter corner of said Section 6.

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2 be and the same is hereby approved and said real property is hereby laid out and established and
3 declared laid out, opened and established as part of Sheridan Boulevard.

4 **Section 2.** That the real property described in Section 1 hereof shall henceforth be part
5 of Sheridan Boulevard.

1 COMMITTEE APPROVAL DATE: January 26, 2012 [by consent]

2 MAYOR-COUNCIL DATE: January 31, 2012

3 PASSED BY THE COUNCIL: _____, 2012

4 _____ - PRESIDENT

5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Karen A. Aviles, Assistant City Attorney DATE: February 2, 2012

9 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
10 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
11 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
12 3.2.6 of the Charter.

13 Douglas J. Friednash, Denver City Attorney

14 BY: _____, Assistant City Attorney DATE: _____, 2012