

1 **BY AUTHORITY**

2 RESOLUTION NO. CR22-0671  
3 SERIES OF 2022

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system parcels of**  
6 **land as: 1) 40th Street, located near the intersection of 40th Street and Blake**  
7 **Street; 2) Public Alley, bounded by East 38th Avenue, North Franklin Street, East**  
8 **39th Avenue, and North Gilpin Street; 3) Public Alley, bounded by East 38th**  
9 **Avenue, North Franklin Street, East 39th Avenue, and North Gilpin Street; 4)**  
10 **Public Alley, bounded by East 38th Avenue, North Gilpin Street, East 39th**  
11 **Avenue, and North Williams Street; 5) Public Alley, bounded by East 38th**  
12 **Avenue, North Gilpin Street, East 39th Avenue, and North Williams Street; 6)**  
13 **Public Alley, bounded by East 38th Avenue, North Williams Street, East 39th**  
14 **Avenue, and North High Street; 7) Public Alley, bounded by East 38th Avenue,**  
15 **North Williams Street, East 39th Avenue, and North High Street; 8) Public Alley,**  
16 **bounded by East 39th Avenue, North Williams Street, East 40th Avenue, and**  
17 **North High Street; 9) Public Alley, bounded by East 39th Avenue, North Williams**  
18 **Street, East 40th Avenue, and North High Street; 10) Public Alley, bounded by**  
19 **East 39th Avenue, North High Street, East 40th Avenue, and North Race Street;**  
20 **11) East 39th Avenue, located near the intersection North York Street and East**  
21 **39th Avenue; and 12) North Monroe Street, located near the intersection of East**  
22 **40th Avenue and North Monroe Street.**

23  
24 **WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of  
25 the City and County of Denver has found and determined that the public use, convenience and  
26 necessity require the laying out, opening and establishing as a public streets and as public alleys  
27 designated as part of the system of thoroughfares of the municipality those portions of real property  
28 hereinafter more particularly described, and, subject to approval by resolution has laid out, opened  
29 and established the same as public streets and as public alleys;

30 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

31 **Section 1.** That the action of the Executive Director of the Department of Transportation  
32 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
33 the municipality the following described portion of real property situate, lying and being in the City  
34 and County of Denver, State of Colorado, to wit:

35 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-001:**

36 LAND DESCRIPTION – STREET PARCEL #1 (40th St., located near the intersection of 40th St.  
37 and Blake St.):

1 A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY  
2 AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF DECEMBER, 2017, AT  
3 RECEPTION NUMBER 2017165699 IN THE CITY AND COUNTY OF DENVER CLERK AND  
4 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

5  
6 PARCEL 1, BEING A PORTION OF LOTS 15 AND 16, BLOCK 23, RIVERSIDE ADDITION TO  
7 DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,  
8 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,  
9 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10  
11 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
12 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
13 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
14 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
15 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
16 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
17 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

18  
19 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
20 63°46'21" WEST, A DISTANCE OF 3,333.63 FEET TO THE EASTERLY MOST CORNER OF  
21 SAID LOT 16, BLOCK 23, RIVERSIDE ADDITION TO DENVER;

22  
23 THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, SOUTH 44°56'52" WEST, A  
24 DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

25  
26 THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 44°56'52" WEST, A  
27 DISTANCE OF 11.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 16;

28  
29 THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 16, NORTH 45°50'41" WEST, A  
30 DISTANCE OF 114.80 FEET TO THE SOUTHEASTERLY LINE OF BLAKE STREET PER ORD.  
31 47, SERIES 1956;

32  
33 THENCE ALONG SAID SOUTHEASTERLY LINE OF BLAKE STREET, NORTH 61°31'09" EAST,  
34 A DISTANCE OF 41.73 FEET;

35  
36 THENCE SOUTH 22°09'04" EAST, A DISTANCE OF 71.73 FEET;

37  
38 THENCE ALONG A LINE PARALLEL WITH AND 11.00 FEET NORTHEASTERLY OF SAID  
39 SOUTHWESTERLY LINE OF LOT 16, SOUTH 45°50'41" EAST, A DISTANCE OF 36.81 FEET TO  
40 THE POINT OF BEGINNING.

41  
42 CONTAINING 2,321 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

43  
44 be and the same is hereby approved and said real property is hereby laid out and established and  
45 declared laid out, opened and established as 40th Street.

46 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
47 as 40th Street.

1           **Section 3.** That the action of the Executive Director of the Department of Transportation  
2 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
3 the municipality the following described portion of real property situate, lying and being in the City  
4 and County of Denver, State of Colorado, to wit:

5                           **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-002:**

6 LAND DESCRIPTION – ALLEY PARCEL #2 (Public Alley, bounded by E. 38th Ave., N. Franklin  
7 St., E. 39th Ave., and N. Gilpin St.):

8 A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY  
9 AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT  
10 RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND  
11 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

12  
13 PARCEL 7.1, BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 9, PROVIDENT PARK,  
14 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68  
15 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
16 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

17  
18 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
19 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
20 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
21 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
22 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
23 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
24 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

25  
26 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
27 50°16'51" WEST, A DISTANCE OF 3,074.55 FEET TO THE NORTHEASTERLY CORNER OF  
28 SAID LOT 3, BLOCK 9, PROVIDENT PARK;

29  
30 THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 00°08'47" WEST, A  
31 DISTANCE OF 5.07 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF AN  
32 EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

33  
34 THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOTS 3 & 4, BLOCK 9, SOUTH  
35 00°08'47" WEST, A DISTANCE OF 44.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID  
36 LOT 4;

37  
38 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°51'28" WEST, A  
39 DISTANCE OF 124.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

40  
41 THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3 & 4, NORTH 00°08'49" EAST, A  
42 DISTANCE OF 45.16 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF  
43 AN EXISTING RETAINING WALL;

44  
45 THENCE ALONG SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING  
46 WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING.  
47

1 CONTAINING 5,630 SQ. FT. OR 0.13 ACRES, MORE OR LESS  
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 a public alley.

4 **Section 4.** That the real property described in Section 3 hereof shall henceforth be a public  
5 alley.

6 **Section 5.** That the action of the Executive Director of the Department of Transportation  
7 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
8 the municipality the following described portion of real property situate, lying and being in the City  
9 and County of Denver, State of Colorado, to wit:

10 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-003**

11 LAND DESCRIPTION – ALLEY PARCEL #3 (Public Alley, bounded by E. 38th Ave., N. Franklin  
12 St., E. 39th Ave., and N. Gilpin St.):

13 A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY  
14 AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT  
15 RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND  
16 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

17  
18 PARCEL 8.1, BEING A PORTION OF LOTS 29 & 30, BLOCK 9, PROVIDENT PARK, LOCATED  
19 IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
20 THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
21 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22  
23 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
24 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
25 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
26 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
27 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
28 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
29 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

30  
31 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
32 48°32'11" WEST, A DISTANCE OF 2,967.70 FEET TO THE NORTHEASTERLY CORNER OF  
33 SAID LOT 30, BLOCK 9, PROVIDENT PARK;

34  
35 THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°08'44" WEST, A  
36 DISTANCE OF 5.34 FEET TO A POINT ON THE SOUTHERLY MOST FACE EXTENDED OF AN  
37 EXISTING RETAINING WALL AND THE POINT OF BEGINNING;

38  
39 THENCE CONTINUING ALONG THE EASTERLY LINE OF LOTS 29 AND 30, SAID BLOCK 9,  
40 SOUTH 00°08'44" WEST, A DISTANCE OF 32.18 FEET TO THE SOUTHEASTERLY CORNER  
41 OF THE NORTH HALF OF SAID LOT 29; THENCE ALONG THE SOUTHERLY LINE OF SAID  
42 NORTH HALF OF LOT 29, NORTH 89°51'34" WEST, A DISTANCE OF 124.97 FEET TO THE  
43 SOUTHWESTERLY CORNER OF SAID NORTH HALF OF LOT 29;

1 THENCE ALONG THE WESTERLY LINE OF SAID LOTS 29 AND 30, NORTH 00°08'47" EAST, A  
2 DISTANCE OF 32.41 FEET TO A POINT ON SAID SOUTHERLY MOST FACE EXTENDED OF  
3 AN EXISTING RETAINING WALL;

4  
5 THENCE ALONG SAID SOUTHERLY MOST FACE EXTENDED OF AN EXISTING RETAINING  
6 WALL, SOUTH 89°45'24" EAST, A DISTANCE OF 124.97 FEET TO THE POINT OF BEGINNING.

7  
8 CONTAINING 4,036 SQ. FT. OR 0.09 ACRES, MORE OR LESS

9 be and the same is hereby approved and said real property is hereby laid out and established and  
10 declared laid out, opened and established as a public alley.

11 **Section 6.** That the real property described in Section 5 hereof shall henceforth be a public  
12 alley.

13 **Section 7.** That the action of the Executive Director of the Department of Transportation  
14 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
15 the municipality the following described portion of real property situate, lying and being in the City  
16 and County of Denver, State of Colorado, to wit:

17 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-004**

18 LAND DESCRIPTION – ALLEY PARCEL #4 (Public Alley, bounded by E. 38th Ave., N. Gilpin St.,  
19 E. 39th Ave., and N. Williams St.:

20 A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY  
21 AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT  
22 RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND  
23 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

24  
25 PARCEL 9.1, BEING A PORTION OF LOTS 3 & 4, BLOCK 8, PROVIDENT PARK LOCATED IN  
26 THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
27 THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
28 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

29  
30 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
31 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
32 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
33 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
34 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
35 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
36 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

37  
38 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
39 45°45'55" WEST, A DISTANCE OF 2817.55 FEET TO THE NORTHEASTERLY CORNER OF  
40 SAID LOT 3, BLOCK 8, PROVIDENT PARK;

41  
42 THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 00°08'31" WEST, A  
43 DISTANCE OF 5.74 FEET TO A POINT ON THE SOUTHERLY MOST FACE OF AN EXISTING

1 RETAINING WALL, HEREINAFTER REFERRED TO AS RETAINING WALL A, AND THE POINT  
2 OF BEGINNING;

3  
4 THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 8,  
5 SOUTH 00°08'31" WEST, A DISTANCE OF 38.68 FEET TO A POINT ON THE SOUTHERLY  
6 MOST FACE EXTENDED OF A SOUTHERLY MOST EXISTING RETAINING WALL,  
7 HEREINAFTER REFERRED TO AS RETAINING WALL B;

8  
9 THENCE ALONG SAID SOUTHERLY MOST WALL FACE AND FACE EXTENDED OF  
10 RETAINING WALL B THE FOLLOWING TWO (2) COURSES:

- 11 1) NORTH 65°01'20" WEST, A DISTANCE OF 15.85 FEET;
- 12 2) THENCE NORTH 89°39'04" WEST, A DISTANCE OF 110.81 FEET TO A POINT ON THE  
13 WESTERLY LINE OF SAID LOT 4, BLOCK 9;

14  
15 THENCE ALONG THE WESTERLY LINE OF SAID LOTS 3 AND 4, BLOCK 8, NORTH 00°08'44"  
16 EAST, A DISTANCE OF 31.84 FEET TO A POINT ON SAID SOUTHERLY MOST FACE  
17 EXTENDED OF RETAINING WALL A;

18  
19 THENCE ALONG SAID SOUTHERLY MOST WALL FACE AND FACE EXTENDED OF  
20 RETAINING WALL A, SOUTH 89°45'24" EAST, A DISTANCE OF 125.19 FEET TO THE POINT  
21 OF BEGINNING.

22  
23 CONTAINING 4,048 SQ. FT. OR 0.09 ACRES, MORE OR LESS

24 be and the same is hereby approved and said real property is hereby laid out and established and  
25 declared laid out, opened and established as a public alley.

26 **Section 8.** That the real property described in Section 7 hereof shall henceforth be a public  
27 alley.

28 **Section 9.** That the action of the Executive Director of the Department of Transportation  
29 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
30 the municipality the following described portion of real property situate, lying and being in the City  
31 and County of Denver, State of Colorado, to wit:

32 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-005**

33 LAND DESCRIPTION – ALLEY PARCEL #5 (Public Alley, bounded by E. 38th Ave., N. Gilpin St.,  
34 E. 39th Ave., and N. Williams St.):

35 A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY  
36 AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT  
37 RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND  
38 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

39  
40 PARCEL 10.1, BEING A PORTION OF LOTS 29 & 30, BLOCK 8, PROVIDENT PARK, LOCATED  
41 IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
42 THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
43 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
2 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
3 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
4 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
5 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
6 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
7 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

8  
9 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
10 43°41'02" WEST, A DISTANCE OF 2,718.40 FEET TO THE NORTHEASTERLY CORNER OF  
11 SAID LOT 30, BLOCK 8, PROVIDENT PARK;

12  
13 THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°08'18" WEST, A  
14 DISTANCE OF 6.01 FEET TO A POINT ON THE SOUTHERLY MOST FACE OF AN EXISTING  
15 RETAINING WALL AND THE POINT OF BEGINNING;

16  
17 THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOTS 29 AND 30, BLOCK 8,  
18 SOUTH 00°08'18" WEST, A DISTANCE OF 31.52 FEET TO THE SOUTHEASTERLY CORNER  
19 OF THE NORTH HALF OF SAID LOT 29;

20  
21 THENCE ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF LOT 29, BLOCK 8,  
22 NORTH 89°52'00" WEST, A DISTANCE OF 125.19 FEET TO THE SOUTHWESTERLY CORNER  
23 OF SAID NORTH HALF OF LOT 29;

24  
25 THENCE ALONG THE WESTERLY LINE OF SAID LOTS 29 AND 30, BLOCK 8, NORTH  
26 00°08'31" EAST, A DISTANCE OF 31.76 FEET TO A POINT ON SAID SOUTHERLY MOST  
27 FACE OF AN EXISTING RETAINING WALL;

28  
29 THENCE ALONG SAID SOUTHERLY MOST WALL FACE OF AN EXISTING RETAINING WALL,  
30 SOUTH 89°45'24" EAST, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING.

31  
32 CONTAINING 3,961 SQ. FT. OR 0.09 ACRES, MORE OR LESS  
33 be and the same is hereby approved and said real property is hereby laid out and established and  
34 declared laid out, opened and established as a public alley.

35 **Section 10.** That the real property described in Section 9 hereof shall henceforth be a public  
36 alley.

37 **Section 11.** That the action of the Executive Director of the Department of Transportation  
38 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
39 the municipality the following described portion of real property situate, lying and being in the City  
40 and County of Denver, State of Colorado, to wit:

41 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-006**  
42 **LAND DESCRIPTION – ALLEY PARCEL #6 (Public Alley, bounded by E. 38th Ave., N. Williams**  
43 **St., E. 39th Ave., and N. High St.):**

1 A PORTION OF A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY  
2 AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF AUGUST, 2018, AT  
3 RECEPTION NUMBER 2018100852 IN THE CITY AND COUNTY OF DENVER CLERK AND  
4 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

5  
6 PARCEL 11.1, BEING LOT 4 AND A PORTION OF LOT 3, BLOCK 7, PROVIDENT PARK,  
7 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68  
8 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
9 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10  
11 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
12 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
13 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
14 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
15 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
16 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
17 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

18  
19 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
20 39°40'27" WEST, A DISTANCE OF 2,619.75 FEET TO THE SOUTHEASTERLY CORNER OF  
21 SAID LOT 4, BLOCK 7, PROVIDENT PARK AND THE POINT OF BEGINNING;

22  
23 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°51'41" WEST, A  
24 DISTANCE OF 125.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

25  
26 THENCE ALONG THE WESTERLY LINE OF LOTS 3 AND 4, SAID BLOCK 7, NORTH 00°08'18"  
27 EAST, A DISTANCE OF 43.59 FEET TO A POINT ON THE NORTHERLY EDGE OF A  
28 CONCRETE WALK;

29  
30 THENCE ALONG SAID NORTHERLY EDGE OF CONCRETE WALK, SOUTH 89°50'12" EAST, A  
31 DISTANCE OF 125.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3;

32  
33 THENCE ALONG SAID EASTERLY LINE OF SAID LOTS 3 AND 4, SOUTH 00°09'02" WEST, A  
34 DISTANCE OF 43.53 FEET TO THE POINT OF BEGINNING.

35  
36 CONTAINING 5,452 SQ. FT. OR 0.13 ACRES, MORE OR LESS

37 be and the same is hereby approved and said real property is hereby laid out and established and  
38 declared laid out, opened and established as a public alley.

39 **Section 12.** That the real property described in Section 11 hereof shall henceforth be a  
40 public alley.

41 **Section 13.** That the action of the Executive Director of the Department of Transportation  
42 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
43 the municipality the following described portion of real property situate, lying and being in the City  
44 and County of Denver, State of Colorado, to wit:

45 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-007**



1 LAND DESCRIPTION – ALLEY PARCEL #7 (Public Alley, bounded by E. 38th Ave., N. Williams  
2 St., E. 39th Ave., and N. High St.):

3 A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF  
4 DENVER, RECORDED ON THE 16TH DAY OF AUGUST, 2017, AT RECEPTION NUMBER  
5 2017108098, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 16TH DAY OF  
6 AUGUST, 2017, AT RECEPTION NUMBER 2017108097, IN THE CITY AND COUNTY OF  
7 DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

8  
9 PARCEL 12.1, BEING PORTIONS OF LOTS 29 & 30, BLOCK 7, PROVIDENT PARK, LOCATED  
10 IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
11 THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
12 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

13  
14 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
15 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
16 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
17 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
18 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
19 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
20 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

21  
22 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
23 37°54'12" WEST, A DISTANCE OF 2,492.45 FEET TO THE NORTHEASTERLY CORNER OF  
24 SAID LOT 30, BLOCK 7, PROVIDENT PARK;

25  
26 THENCE ALONG THE EASTERLY LINE OF SAID LOT 30, SOUTH 00°09'45" WEST, A  
27 DISTANCE OF 6.60 FEET TO A POINT ON THE NORTHERLY LINE OF A CONCRETE WALK  
28 AND THE POINT OF BEGINNING;

29  
30 THENCE CONTINUING ALONG THE EASTERLY LINE OF LOTS 29 AND 30, SOUTH 00°09'45"  
31 WEST, A DISTANCE OF 42.97 FEET TO A POINT ON THE SOUTHERLY FACE OF AN  
32 EXISTING RETAINING WALL EXTENDED;

33  
34 THENCE ALONG SAID SOUTHERLY WALL FACE OF RETAINING WALL AND WALL  
35 EXTENDED, NORTH 89°51'41" WEST, A DISTANCE OF 125.16 FEET TO A POINT ON THE  
36 WESTERLY LINE OF SAID LOT 29;

37  
38 THENCE ALONG SAID WESTERLY LINE OF LOTS 29 AND 30, NORTH 00°09'02" EAST, A  
39 DISTANCE OF 43.03 FEET TO A POINT ON SAID NORTHERLY EDGE OF CONCRETE WALK;

40  
41 THENCE ALONG SAID NORTHERLY EDGE OF CONCRETE WALK, SOUTH 89°50'12" EAST, A  
42 DISTANCE OF 125.17 FEET TO THE POINT OF BEGINNING.

43  
44 CONTAINING 5,382 SQ. FT. OR 0.12 ACRES, MORE OR LESS

45 be and the same is hereby approved and said real property is hereby laid out and established and  
46 declared laid out, opened and established as a public alley.

1           **Section 14.** That the real property described in Section 13 hereof shall henceforth be a  
2 public alley.

3           **Section 15.** That the action of the Executive Director of the Department of Transportation  
4 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
5 the municipality the following described portion of real property situate, lying and being in the City  
6 and County of Denver, State of Colorado, to wit:

7                           **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-000050-008**

8 LAND DESCRIPTION – ALLEY PARCEL #8 (Public Alley, bounded by E. 39th Ave., N. Williams  
9 St., E. 40th Ave., and N. High St.):

10 A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF  
11 DENVER, RECORDED ON THE 28TH DAY OF JULY, 2017, AT RECEPTION NUMBER  
12 2017098605, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 28TH DAY OF  
13 JULY, 2017, AT RECEPTION NUMBER 2017098606, IN THE CITY AND COUNTY OF DENVER  
14 CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, THEREIN AS:

15  
16 PARCEL 605, BEING LOT 16 AND A PORTION OF LOT 17, BLOCK 4, PROVIDENT PARK,  
17 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68  
18 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
19 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20  
21 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
22 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
23 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
24 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
25 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
26 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
27 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

28  
29 COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH  
30 44°07'51" WEST, A DISTANCE OF 2,400.86 FEET TO THE NORTHEASTERLY CORNER OF  
31 LOT 16, BLOCK 4, PROVIDENT PARK AND THE POINT OF BEGINNING;

32  
33 THENCE ALONG THE EASTERLY LINE OF LOTS 16 AND 17, SOUTH 00°09'21" WEST, A  
34 DISTANCE OF 38.32 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK  
35 EXTENDED;

36  
37 THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK EXTENDED, SOUTH  
38 89°58'17" WEST, A DISTANCE OF 125.17 FEET TO A POINT ON THE WESTERLY LINE OF  
39 SAID LOT 17;

40  
41 THENCE ALONG THE WESTERLY LINE OF SAID LOTS 16 AND 17, NORTH 00°10'19" EAST,  
42 A DISTANCE OF 38.69 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

43  
44 THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°51'37" EAST, A  
45 DISTANCE OF 125.15 FEET TO THE POINT OF BEGINNING.

1 CONTAINING 4,820 SQ. FT. OR 0.11 ACRES, MORE OR LESS  
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 a public alley.

4 **Section 16.** That the real property described in Section 15 hereof shall henceforth be a  
5 public alley.

6 **Section 17.** That the action of the Executive Director of the Department of Transportation  
7 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
8 the municipality the following described portion of real property situate, lying and being in the City  
9 and County of Denver, State of Colorado, to wit:

10 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-000050-009**

11 LAND DESCRIPTION – ALLEY PARCEL #9 (Public Alley, bounded by E. 39th Ave., N. Williams  
12 St., E. 40th Ave., and N. High St.):  
13 A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF  
14 DENVER, RECORDED ON THE 23RD DAY OF JUNE, 2017, AT RECEPTION NUMBER  
15 2017082674, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 23RD DAY OF  
16 JUNE, 2017, AT RECEPTION NUMBER 2017082675, AND A PORTION OF A PARCEL OF LAND  
17 RECORDED ON THE 11TH DAY OF DECEMBER, 2017, AT RECEPTION NUMBER  
18 2017161087, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE,  
19 STATE OF COLORADO, THEREIN AS:

20  
21 PARCEL 606, BEING LOT 25 AND PORTIONS OF LOTS 24 AND 26, BLOCK 4, PROVIDENT  
22 PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,  
23 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,  
24 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

25  
26 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
27 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
28 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
29 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
30 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
31 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
32 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

33  
34 COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH  
35 40°47'45" WEST, A DISTANCE OF 2,342.77 FEET TO THE SOUTHEASTERLY CORNER OF  
36 LOT 24, BLOCK 4, PROVIDENT PARK;

37  
38 THENCE ALONG THE EASTERLY LINE OF SAID LOT 24, NORTH 00°08'22" EAST, A  
39 DISTANCE OF 12.10 FEET TO A POINT ON THE SOUTHERLY EDGE OF A CONCRETE WALK  
40 AND THE POINT OF BEGINNING;

41  
42 THENCE ALONG SAID SOUTHERLY EDGE OF WALK AND EDGE EXTENDED, SOUTH  
43 89°58'17" WEST, A DISTANCE OF 125.17 FEET TO A POINT ON THE WESTERLY LINE OF  
44 SAID LOT 24;

1  
2 THENCE ALONG THE WESTERLY LINE OF LOTS 24 TO 26, SAID BLOCK 4, NORTH 00°09'21"  
3 EAST, A DISTANCE OF 38.64 FEET TO A POINT BEING 24.65 FEET SOUTHERLY OF THE  
4 NORTHWESTERLY CORNER OF SAID LOT 26;  
5  
6 THENCE ALONG A LINE PARALLEL WITH, AND 24.65 FEET SOUTHERLY OF, THE  
7 NORTHERLY LINE OF SAID LOT 26, SOUTH 89°51'30" EAST, A DISTANCE OF 125.15 FEET  
8 TO A POINT ON THE EASTERLY LINE OF SAID LOT 26;  
9  
10 THENCE ALONG THE EASTERLY LINE OF SAID LOTS 24 TO 26, SOUTH 00°08'22" WEST, A  
11 DISTANCE OF 38.26 FEET TO THE POINT OF BEGINNING.

12 CONTAINING 4,812 SQ. FT. OR 0.11 ACRES, MORE OR LESS

14 be and the same is hereby approved and said real property is hereby laid out and established and  
15 declared laid out, opened and established as a public alley.

16 **Section 18.** That the real property described in Section 17 hereof shall henceforth be a  
17 public alley.

18 **Section 19.** That the action of the Executive Director of the Department of Transportation  
19 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
20 the municipality the following described portion of real property situate, lying and being in the City  
21 and County of Denver, State of Colorado, to wit:

22 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000050-010**

23 LAND DESCRIPTION – ALLEY PARCEL #10 (Public Alley, bounded by E. 39th Ave., N. High St.,  
24 E. 40th Ave., and N. Race St.):

25 A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF  
26 DENVER, RECORDED ON THE 23RD DAY OF JUNE, 2017, AT RECEPTION NUMBER  
27 2017082516, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 1ST DAY OF  
28 NOVEMBER, 2017, AT RECEPTION NUMBER 2017143543, AND A PORTION OF A PARCEL  
29 OF LAND RECORDED ON THE 1ST DAY OF NOVEMBER, 2017, AT RECEPTION NUMBER  
30 2017143544, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
31 STATE OF COLORADO, THEREIN AS:

32  
33 PARCEL 607, BEING LOT 16 AND A PORTION OF LOT 17, BLOCK 5, PROVIDENT PARK,  
34 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68  
35 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
36 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

37  
38 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
39 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
40 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
41 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
42 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
43 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
44 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

1  
2 COMMENCING AT THE EAST QUARTER CORNER OF SECTION 23; THENCE SOUTH  
3 37°45'05" WEST, A DISTANCE OF 2,181.42 FEET TO THE NORTHEASTERLY CORNER OF  
4 LOT 16, BLOCK 5, PROVIDENT PARK AND THE POINT OF BEGINNING;  
5  
6 THENCE ALONG THE EASTERLY LINE OF SAID LOT 16 AND LOT 17, SOUTH 00°07'37"  
7 WEST, A DISTANCE OF 37.70 FEET TO A POINT ON THE SOUTHERLY EDGE OF A  
8 CONCRETE WALK;  
9  
10 THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK AND EDGE EXTENDED,  
11 NORTH 89°47'47" WEST, A DISTANCE OF 115.03 FEET TO A POINT ON THE WESTERLY  
12 LINE OF SAID LOT 17;  
13  
14 THENCE ALONG THE WESTERLY LINE OF SAID LOTS 16 AND 17, NORTH 00°08'22" EAST, A  
15 DISTANCE OF 38.07 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;  
16  
17 THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16, SOUTH 89°36'36" EAST, A  
18 DISTANCE OF 115.02 FEET TO THE POINT OF BEGINNING.  
19  
20 CONTAINING 4,358 SQ. FT. OR 0.10 ACRES, MORE OR LESS

21 be and the same is hereby approved and said real property is hereby laid out and established and  
22 declared laid out, opened and established as a public alley.

23 **Section 20.** That the real property described in Section 19 hereof shall henceforth be a  
24 public alley.

25 **Section 21.** That the action of the Executive Director of the Department of Transportation  
26 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
27 the municipality the following described portion of real property situate, lying and being in the City  
28 and County of Denver, State of Colorado, to wit:

29 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-000050-011**  
30 LAND DESCRIPTION – STREET PARCEL #11 (E. 39th Ave., located near the intersection of N.  
31 York St. and E. 39th Ave.):  
32 A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF  
33 DENVER, RECORDED ON THE 15TH DAY OF JANUARY, 2016, AT RECEPTION NUMBER  
34 2016005295, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 4TH DAY OF  
35 JANUARY, 2019, AT RECEPTION NUMBER 2019000991, AND A PORTION OF A PARCEL OF  
36 LAND RECORDED ON THE 4TH DAY OF JANUARY, 2019, AT RECEPTION NUMBER  
37 2019000993, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 17TH DAY OF  
38 JANUARY, 2020, AT RECEPTION NUMBER 2020007400, IN THE CITY AND COUNTY OF  
39 DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:  
40  
41 PARCEL 608, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED  
42 RECORDED AT RECEPTION NO. 2016005295 AND A PORTION OF THAT PARCEL OF LAND  
43 DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2019000991, LOCATED IN THE  
44 SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,

1 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
2 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED  
3 AS FOLLOWS:  
4

5 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST  
6 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
7 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
8 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
9 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
10 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
11 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.  
12

13 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
14 01°30'31" WEST, A DISTANCE OF 2,023.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-  
15 WAY LINE OF YORK STREET, ALSO BEING A POINT ON THE NORTHERLY EDGE  
16 EXTENDED OF A CONCRETE CURB AND THE POINT OF BEGINNING;  
17

18 THENCE ALONG SAID NORTHERLY EDGE AND EDGE EXTENDED OF CONCRETE CURB  
19 THE FOLLOWING THIRTY (30) COURSES:

- 20 1) SOUTH 89°47'31" EAST, A DISTANCE OF 74.93 FEET;
- 21 2) THENCE SOUTH 84°16'52" EAST, A DISTANCE OF 9.91 FEET;
- 22 3) THENCE SOUTH 89°48'07" EAST, A DISTANCE OF 219.12 FEET TO A POINT OF NON-  
23 TANGENT CURVATURE;
- 24 4) THENCE 6.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
25 10.51 FEET, AN INCLUDED ANGLE OF 37°10'26" AND SUBTENDED BY A CHORD BEARING  
26 NORTH 68°01'33" EAST, A DISTANCE OF 6.70 FEET TO A POINT OF NON-TANGENT  
27 CURVATURE;
- 28 5) THENCE 11.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
29 OF 17.40 FEET, AN INCLUDED ANGLE OF 37°22'28" AND SUBTENDED BY A CHORD  
30 BEARING NORTH 72°04'18" EAST, A DISTANCE OF 11.15 FEET;
- 31 6) THENCE SOUTH 89°51'27" EAST, A DISTANCE OF 82.05 FEET TO A POINT OF NON-  
32 TANGENT CURVATURE;
- 33 7) THENCE 14.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
34 OF 31.61 FEET, AN INCLUDED ANGLE OF 26°28'53" AND SUBTENDED BY A CHORD  
35 BEARING SOUTH 78°15'53" EAST, A DISTANCE OF 14.48 FEET TO A POINT OF NON-  
36 TANGENT CURVATURE;
- 37 8) THENCE 11.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
38 25.37 FEET, AN INCLUDED ANGLE OF 25°52'29" AND SUBTENDED BY A CHORD BEARING  
39 SOUTH 74°31'48" EAST, A DISTANCE OF 11.36 FEET;
- 40 9) THENCE SOUTH 89°49'47" EAST, A DISTANCE OF 196.94 FEET TO A POINT OF NON-  
41 TANGENT CURVATURE;
- 42 10) THENCE 12.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS  
43 OF 24.00 FEET, AN INCLUDED ANGLE OF 29°49'08" AND SUBTENDED BY A CHORD  
44 BEARING NORTH 74°08'30" EAST, A DISTANCE OF 12.35 FEET TO A POINT OF NON-  
45 TANGENT CURVATURE;
- 46 11) THENCE 9.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
47 OF 14.98 FEET, AN INCLUDED ANGLE OF 34°40'58" AND SUBTENDED BY A CHORD  
48 BEARING NORTH 73°49'20" EAST, A DISTANCE OF 8.93 FEET;

1 12) THENCE SOUTH 89°49'31" EAST, A DISTANCE OF 278.42 FEET TO A POINT OF NON-  
2 TANGENT CURVATURE;  
3 13) THENCE 20.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
4 OF 52.04 FEET, AN INCLUDED ANGLE OF 22°14'53" AND SUBTENDED BY A CHORD  
5 BEARING SOUTH 76°34'22" EAST, A DISTANCE OF 20.08 FEET TO A POINT OF NON-  
6 TANGENT CURVATURE;  
7 14) THENCE 6.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
8 16.36 FEET, AN INCLUDED ANGLE OF 23°05'43" AND SUBTENDED BY A CHORD BEARING  
9 SOUTH 76°40'30" EAST, A DISTANCE OF 6.55 FEET;  
10 15) THENCE SOUTH 89°49'55" EAST, A DISTANCE OF 136.45 FEET TO A POINT OF NON-  
11 TANGENT CURVATURE;  
12 16) THENCE 14.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS  
13 OF 29.45 FEET, AN INCLUDED ANGLE OF 28°54'17" AND SUBTENDED BY A CHORD  
14 BEARING NORTH 76°54'47" EAST, A DISTANCE OF 14.70 FEET TO A POINT OF NON-  
15 TANGENT CURVATURE;  
16 17) THENCE 10.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
17 OF 16.18 FEET, AN INCLUDED ANGLE OF 35°26'34" AND SUBTENDED BY A CHORD  
18 BEARING NORTH 74°33'37" EAST, A DISTANCE OF 9.85 FEET;  
19 18) THENCE SOUTH 89°49'15" EAST, A DISTANCE OF 281.37 FEET TO A POINT OF NON-  
20 TANGENT CURVATURE;  
21 19) THENCE 15.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
22 OF 28.08 FEET, AN INCLUDED ANGLE OF 31°23'07" AND SUBTENDED BY A CHORD  
23 BEARING SOUTH 74°54'21" EAST, A DISTANCE OF 15.19 FEET TO A POINT OF NON-  
24 TANGENT CURVATURE;  
25 20) THENCE 9.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
26 19.46 FEET, AN INCLUDED ANGLE OF 28°22'39" AND SUBTENDED BY A CHORD BEARING  
27 SOUTH 76°28'56" EAST, A DISTANCE OF 9.54 FEET;  
28 21) THENCE SOUTH 89°49'23" EAST, A DISTANCE OF 396.47 FEET TO A POINT OF NON-  
29 TANGENT CURVATURE;  
30 22) THENCE 9.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF  
31 14.70 FEET, AN INCLUDED ANGLE OF 35°14'32" AND SUBTENDED BY A CHORD BEARING  
32 NORTH 69°34'41" EAST, A DISTANCE OF 8.90 FEET TO A POINT OF NON-TANGENT  
33 CURVATURE;  
34 23) THENCE 9.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
35 OF 16.89 FEET, AN INCLUDED ANGLE OF 33°52'16" AND SUBTENDED BY A CHORD  
36 BEARING NORTH 73°28'47" EAST, A DISTANCE OF 9.84 FEET;  
37 24) THENCE SOUTH 89°46'03" EAST, A DISTANCE OF 82.04 FEET TO A POINT OF NON-  
38 TANGENT CURVATURE;  
39 25) THENCE 17.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
40 OF 39.96 FEET, AN INCLUDED ANGLE OF 25°13'25" AND SUBTENDED BY A CHORD  
41 BEARING SOUTH 77°12'19" EAST, A DISTANCE OF 17.45 FEET TO A POINT OF NON-  
42 TANGENT CURVATURE;  
43 26) THENCE 10.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS  
44 OF 18.68 FEET, AN INCLUDED ANGLE OF 30°40'08" AND SUBTENDED BY A CHORD  
45 BEARING SOUTH 74°49'51" EAST, A DISTANCE OF 9.88 FEET;  
46 27) THENCE SOUTH 89°53'59" EAST, A DISTANCE OF 317.72 FEET TO A POINT OF NON-  
47 TANGENT CURVATURE;  
48 28) THENCE 217.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS  
49 OF 490.97 FEET, AN INCLUDED ANGLE OF 25°25'44" AND SUBTENDED BY A CHORD

1 BEARING NORTH 82°29'04" EAST, A DISTANCE OF 216.12 FEET TO A POINT OF NON-  
2 TANGENT CURVATURE;  
3 29) THENCE 179.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
4 OF 376.89 FEET, AN INCLUDED ANGLE OF 27°16'16" AND SUBTENDED BY A CHORD  
5 BEARING NORTH 79°49'51" EAST, A DISTANCE OF 177.70 FEET;  
6 30) THENCE SOUTH 89°50'17" EAST, A DISTANCE OF 30.17 FEET TO A POINT ON THE  
7 WESTERLY RIGHT-OF-WAY LINE OF STEELE STREET;  
8  
9 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STEELE STREET, SOUTH  
10 00°11'40" WEST, A DISTANCE OF 35.56 FEET;  
11  
12 THENCE NORTH 89°29'58" WEST, A DISTANCE OF 67.36 FEET TO A POINT ON THE  
13 SOUTHERLY EDGE OF A CONCRETE WALK, ALSO BEING A POINT OF CURVATURE;  
14  
15 THENCE ALONG SAID SOUTHERLY EDGE OF CONCRETE WALK AND EDGE EXTENDED  
16 THE FOLLOWING THREE (3) COURSES:  
17 1) 96.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 258.96  
18 FEET, AN INCLUDED ANGLE OF 21°15'57" AND SUBTENDED BY A CHORD BEARING SOUTH  
19 79°52'03" WEST, A DISTANCE OF 95.56 FEET;  
20 2) THENCE SOUTH 69°14'05" WEST, A DISTANCE OF 25.64 FEET TO A POINT OF NON-  
21 TANGENT CURVATURE;  
22 3) THENCE 92.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS  
23 OF 251.47 FEET, AN INCLUDED ANGLE OF 21°06'34" AND SUBTENDED BY A CHORD  
24 BEARING SOUTH 73°48'39" WEST, A DISTANCE OF 92.13 FEET TO A POINT ON THE  
25 NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2020007913;  
26  
27 THENCE ALONG SAID NORTHERLY LINE AND LINE EXTENDED OF PARCEL DESCRIBED AT  
28 RECEPTION NO. 2020007913, NORTH 89°47'42" WEST, A DISTANCE OF 2,401.18 FEET TO A  
29 POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET;  
30  
31 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF YORK STREET, NORTH  
32 00°09'02" EAST, A DISTANCE OF 26.59 FEET TO THE POINT OF BEGINNING.

33  
34 CONTAINING 77,654 SQ. FT. OR 1.78 ACRES, MORE OR LESS

35 be and the same is hereby approved and said real property is hereby laid out and established and  
36 declared laid out, opened and established as East 39th Avenue.

37 **Section 22.** That the real property described in Section 21 hereof shall henceforth be known  
38 as East 39th Avenue.

39 **Section 23.** That the action of the Executive Director of the Department of Transportation  
40 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
41 the municipality the following described portion of real property situate, lying and being in the City  
42 and County of Denver, State of Colorado, to wit:

43 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-000050-012**



1 LAND DESCRIPTION – STREET PARCEL #12 (N. Monroe St., located near the intersection of E.  
2 40th Ave., and N. Monroe St.):

3 A PORTION OF A PARCEL OF LAND CONVEYED BY DEED TO THE CITY AND COUNTY OF  
4 DENVER, RECORDED ON THE 3RD DAY OF DECEMBER, 2018, AT RECEPTION NUMBER  
5 2018153243, AND A PORTION OF A PARCEL OF LAND RECORDED ON THE 15TH DAY OF  
6 JANUARY, 2016, AT RECEPTION NUMBER 2016005295 IN THE CITY AND COUNTY OF  
7 DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

8  
9 PARCEL 609, BEING A PORTION OF VACATED MONROE STREET RIGHT-OF-WAY,  
10 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68  
11 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
12 COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

13  
14 CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
15 QUARTER OF SECTION 23 TO BEAR SOUTH 00°09'02" WEST, A DISTANCE OF 1,322.72  
16 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO. DEPT. OF  
17 TRANSPORTATION T3S R68W 1/4 S23 S24 PLS 23521" IN RANGE BOX AT THE EAST  
18 QUARTER CORNER AND A FOUND 3.25" ALUMINUM CAP STAMPED "JACOBS T3S R68W  
19 S1/16 S23 S24 2016 PLS 24942" IN CONCRETE AT THE SOUTH SIXTEENTH CORNER, WITH  
20 ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

21  
22 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH  
23 71°11'59" EAST, A DISTANCE OF 4,148.14 FEET TO THE SOUTHEASTERLY CORNER OF  
24 LOT 14, BLOCK 39, FIRST ADDITION TO SWANSEA;

25  
26 THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 39, FIRST ADDITION TO SWANSEA,  
27 NORTH 00°13'02" EAST, A DISTANCE OF 60.03 FEET TO A POINT 5.11 FEET SOUTHERLY  
28 OF THE NORTHEASTERLY CORNER OF LOT 15, SAID BLOCK 39, FIRST ADDITION TO  
29 SWANSEA AND THE POINT OF BEGINNING;

30  
31 THENCE CONTINUING ALONG SAID EASTERLY LINE OF BLOCK 39, FIRST ADDITION TO  
32 SWANSEA, NORTH 00°13'02" EAST, A DISTANCE OF 280.59 FEET TO A POINT ON THE  
33 SOUTHERLY RIGHT-OF-WAY LINE OF 41ST AVENUE;

34  
35 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 41ST AVENUE, SOUTH  
36 89°47'21" EAST, A DISTANCE OF 83.65 FEET TO THE NORTHWESTERLY CORNER OF LOT  
37 1, BLOCK 9, SWANSEA HEIGHTS;

38  
39 THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 9, SWANSEA HEIGHTS, SOUTH  
40 00°01'26" WEST, A DISTANCE OF 280.59 FEET TO A POINT 5.00 FEET SOUTHERLY OF THE  
41 NORTHWESTERLY CORNER OF LOT 12, SAID BLOCK 9, SWANSEA HEIGHTS;

42  
43 THENCE NORTH 89°47'26" WEST, A DISTANCE OF 84.60 FEET TO THE POINT OF  
44 BEGINNING.

45  
46 CONTAINING 23,605 SQ. FT. OR 0.54 ACRES, MORE OR LESS

47 be and the same is hereby approved and said real property is hereby laid out and established and  
48 declared laid out, opened and established as North Monroe Street.

