



Department of Public Works
Permit Operations and Right of Way Enforcement
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
F: 720-865-3280
www.denvergov.org/pwprs

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Karen Walton, City Attorney's Office

FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: November 18, 2014

ROW #: 2014-0051-36 **SCHEDULE #:** Adjacent to 0436101009000, 0436111006000,
0436111007000, 0436112007000, 0436112008000, and 0436112015000

TITLE: This request is to dedicate a City owned land as S. Sheridan Blvd.
Located near the intersection of S. Sheridan Blvd., Between W. Yale Ave and W. Brown Pl.

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 S. Sheridan Blvd.

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 S. Sheridan Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (2014-0051-36-001) HERE.

A map of the area to be dedicated is attached.

RD/RL/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Jeanne Faatz District # 2
City Council Staff, Gretchen Williams
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Nancy Kuhn
Public Works, Right-of-Way Engineering Services, Rob Duncanson
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Karen Walton
Public Works Survey, Ron Ellis
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2014-0051-36

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at Nancy.Kuhn@Denvergov.org by **NOON on Monday**.

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: November 18, 2014

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)

This request is to dedicate a City owned land as S. Sheridan Blvd.
Located near the intersection of S. Sheridan Blvd., Between W. Yale Ave and W. Brown

3. **Requesting Agency:** PW Right of Way Engineering Services

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** Nancy.Kuhn@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

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 S. Sheridan Blvd.

****Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** S. Sheridan Blvd. between W. Yale Ave. and W. Brown Pl.
- d. **Affected Council District:** Jeanne Faatz Dist. 2
- e. **Benefits:** N/A
- f. **Costs:** N/A

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: Dedication 2014-0051-36 S. Sheridan Blvd. Between W. Yale Ave. and W. Brown Pl.

Description of Proposed Project: 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 S. Sheridan Blvd.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.

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

What is the known duration of an 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 Public Right-of-Way.

S. Sheridan Blvd. Parcel 1



- Land Corners
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Parks
- mask
- 2012_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 9/2/2014. The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

S. Sheridan Blvd. Parcel 1



S. Sheridan Blvd. Parcel 2



- Land Corners
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Parks
- mask
- 2012_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 9/2/2014. The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

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S. Sheridan Blvd. Parcel 2



0' 50ft

Map generated 9/8/2014 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is", without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

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S. Sheridan Blvd. Parcel 3



- Land Corners
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Parks
- mask
- 2012_Denver.jp2.1r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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S. Sheridan Blvd. Parcel 3



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Lots/Blocks (Base Map)
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

S. Sheridan Blvd. Parcel 4



- Land Corners
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Parks
- mask
- 2012_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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S. Sheridan Blvd. Parcel 4



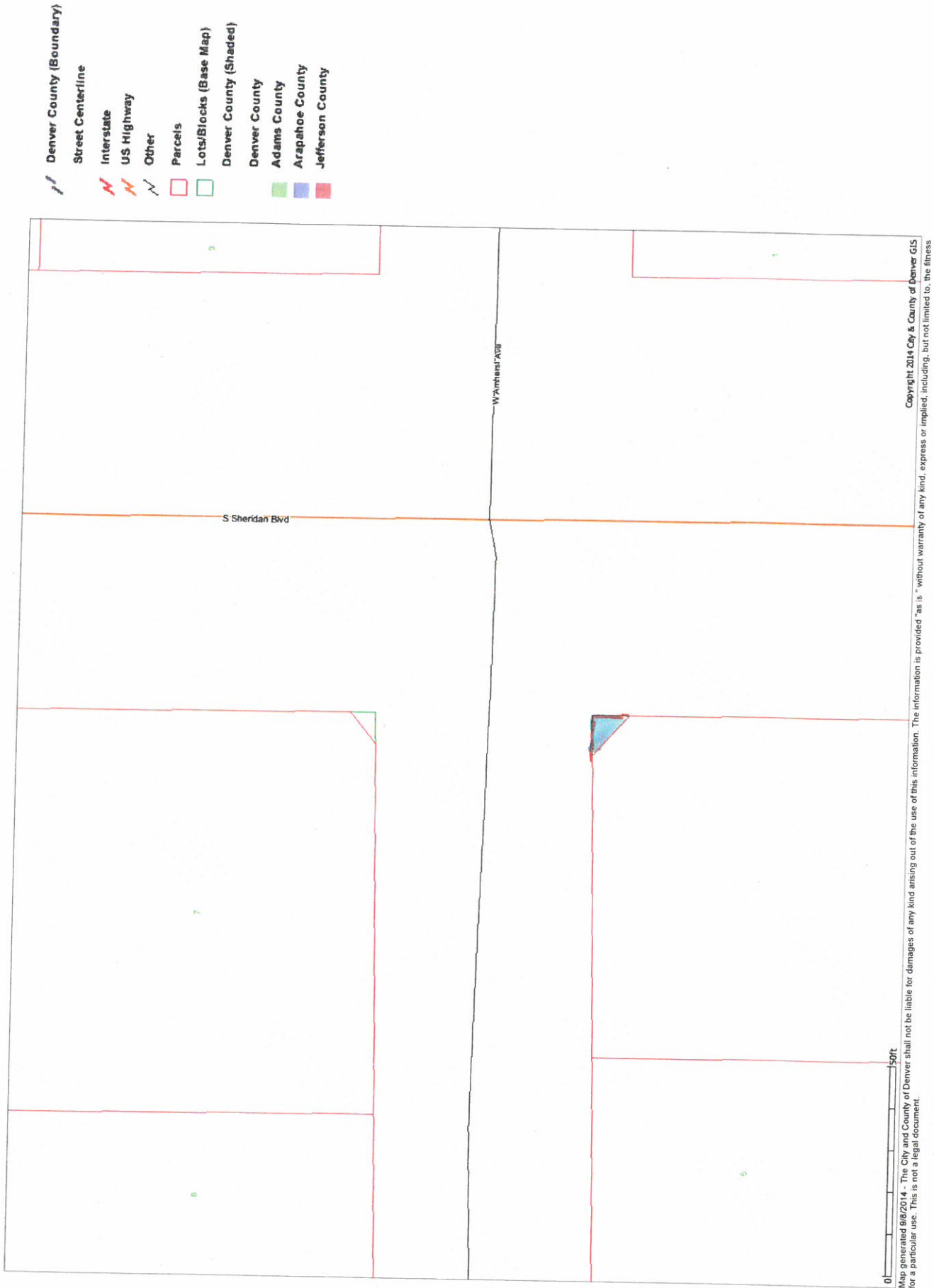
S. Sheridan Blvd. Parcel 5



- Land Corners
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Parks
- mask
- 2012_Denver.jp2.irf
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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S. Sheridan Blvd. Parcel 5



S. Sheridan Blvd. Parcel 6



- Land Corners
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Parks
- mask
- 2012_Denver.jp2.1r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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S. Sheridan Blvd. Parcel 6



S. Sheridan Blvd. Parcel 7



- Land Corners
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Parks
- mask
- 2012_Denver.jp2.lri
- Denver County (Shaded)
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- Arapahoe County
- Jefferson County

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S. Sheridan Blvd. Parcel 7



PW Legal Description 2014-0051-36-001

Two parcels of land conveyed by Warranty Deed to the City & County of Denver, Recorded on the 22nd of March 1962, in Book 8819 Page 194, in the City & County of Denver Clerk and Recorder's Office, State of Colorado. That part of Section 36, T.4S., R.69W., of the 6th P.M., located within the boundaries described as follows:

Parcel 1

Beginning at a point that is 40 feet south of and 56 feet west of the Northeast corner of said section: thence easterly on a line parallel with the north line of said Section, 6 feet: thence southerly on a line parallel with the east line of said section, 6 feet: thence northwesterly to the point of beginning.

Parcel 2

Beginning at a point on the north line of West Linvale Place that is 485.05 feet: more or less, south of and 56 feet west of the Northeast corner of said section; thence easterly on the said north line 6 feet; thence northerly on line parallel with the east line of said Section, 6 feet; thence Southwesterly to the point of beginning.

Five parcels of land conveyed by Warranty Deed to the City & County of Denver, Recorded on the 21st of November 1961, in Book 8767 Page 117, in the City & County of Denver Clerk and Recorder's Office, State of Colorado. That part of Section 36, T.4S., R.69W., of the 6th P.M., located within the boundaries described as follows:

Parcel 3

That portion of land located adjacent to the northeast corner of Lot 6, Block 2, Bear Valley Subdivision; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the north property line of said Lot 6; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

Parcel 4

That portion of land located adjacent to the southeast corner of Lot 7, Block 2, Bear Valley Subdivision; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence West along the South property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the east property line of said Lot 7; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

Parcel 5

That portion of land located adjacent to the northeast corner of Lot 7, Block 2, of a Resubdivision of Blocks 24 and 25, Bear Valley Subdivision; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 8.48 feet to a point located on the north property line of said Lot 7; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

Parcel 6

That portion of land located adjacent to the southeast corner of Lot 8, Block 2, of a Resubdivision of Blocks 24 and 25, Bear Valley Subdivision; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence west along the south property line a distance of 6.0 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 8.48 feet to a point located on the east property line of said Lot 8; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

Parcel 7

That portion of land located adjacent to the northeast corner of Lot 15, Block 2, of a Resubdivision of Blocks 24 and 25, Bear Valley Subdivision; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 8.48 feet to a point located on the north property line of said Lot 15; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

8819 194

MAR 22 1962

014124

0.00

KNOW ALL MEN BY THESE PRESENTS: THAT

BETH EDEN CENTENARY BAPTIST CHURCH
A COLORADO CORPORATION

LL
AND CO
OF DENVER
MY OFFICE

FOR THE CONSIDERATION OF ONE (\$1.00) DOLLAR
AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

MAR 22 2 41 PM '62
8819 194

IN HAND PAID, HEREBY SELL AND CONVEY TO

CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION
OF THE CITY AND COUNTY OF DENVER, AND STATE OF COLORADO, THE FOLLOWING
REAL PROPERTY, SITUATE IN THE CITY AND COUNTY OF DENVER AND STATE OF
COLORADO, TO-WIT:

PARCEL 1

THAT PART OF SECTION 36, T.4S., R.69W. OF THE 6TH P.M., LOCATED WITHIN
BOUNDARIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 40 FEET SOUTH OF AND 56 FEET WEST
OF THE NORTHEAST CORNER OF SAID SECTION;
THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID
SECTION, 6 FEET;
THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID
SECTION, 6 FEET;
THENCE NORTHWESTERLY TO THE POINT OF BEGINNING;

PARCEL 2

THAT PART OF SECTION 36, T.4S., R.69W. OF THE 6TH P.M., LOCATED WITHIN
BOUNDARIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF WEST LINVALE PLACE
THAT IS 485.05 FEET, MORE OR LESS, SOUTH OF AND 56 FEET WEST OF
THE NORTHEAST CORNER OF SAID SECTION;
THENCE EASTERLY ON THE SAID NORTH LINE 6 FEET;
THENCE NORTHERLY ON LINE PARALLEL WITH THE EAST LINE OF SAID
SECTION, 6 FEET;
THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

WITH ALL ITS APPURTENANCES, AND WARRANT THE TITLE TO THE SAME.

SIGNED AND DELIVERED THIS 19th DAY OF March A.D. 1962

BETH EDEN CENTENARY BAPTIST CHURCH
A COLORADO CORPORATION

AS TO FORM

Shirley M. Johnson
City Atty's Office



William G. Cline
WILLIAM G. CLINE TRUSTEE

Ruth Herbst
RUTH HERBST CLERK

William T. White
WILLIAM T. WHITE TRUSTEE

A. W. Bratcher
A. W. BRATCHER TRUSTEE

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY
OF MARCH, 1962, BY RUTH HERBST, AS THE CLERK AND WILLIAM G.
CLINE, AND WILLIAM T. WHITE, AND A. W. BRATCHER, AS MEMBERS OF THE
BOARD OF TRUSTEES OF BETH EDEN CENTENARY BAPTIST CHURCH, A COLORADO
CORPORATION.

WITNESS MY HAND, AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:
My Commission expires August 10, 1964

Charles W. Smith
NOTARY PUBLIC

RECORDING
AND CHARGE

1 FEET
WAR-22-62 896013

87234

NOV 21 1961

8767 147

KNOW ALL MEN BY THESE PRESENTS:

That BEAR VALLEY DEVELOPMENT, INC.

of the City and County of Denver and State of Colorado, a Colorado Corporation; for the consideration of

Ten and no/100ths-----Dollars,

in hand paid, hereby sell and convey to

CITY AND COUNTY OF DENVER, a Municipal Corporation,

State of Colorado, the

following real property situate in the State of Colorado, to-wit:

NOV 21 4 14 PM '61
8767 147
CITY AND COUNTY OF DENVER
RECORDS & CLERK
1000 17TH ST. DENVER, CO.

067234
0.00

#215
240

The following parts of lots in Bear Valley Subdivision, according to plat thereof on file in the office of the Clerk and Recorder of the City and County of Denver, Colorado, being a part of Section 36, Township 4 South, Range 69 West of the 6th P. M., State of Colorado.

That portion of land located adjacent to the northeast corner of Lot 1, Block 1, of a Resubdivision of Blocks 24 and 25, described as follows: Beginning at the aforesaid mentioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the northwest property line of said Lot 1; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northwest corner of Lot 33, Block 1, of a Resubdivision of Blocks 24 and 25, described as follows: Beginning at the aforesaid mentioned corner; thence northeasterly along the northwest property line a distance of 2.5 feet; thence on an angle to the right of 135°00'00" a distance of 3.54 feet to a point located on the southwest property line of said Lot 33; thence on an angle to the right of 135°00'00" a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northeast corner of Lot 6, Block 2; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the north property line of said Lot 6; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

PARCEL 3

That portion of land located adjacent to the southeast corner of Lot 7, Block 2; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence West along the South property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the east property line of said Lot 7; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

PARCEL 4

That portion of land located adjacent to the northeast corner of Lot 7, Block 2, of a Resubdivision of Blocks 24 and 25; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the north property line of said Lot 7; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

PARCEL 5

That portion of land located adjacent to the southeast corner of Lot 8, Block 2, of a Resubdivision of Blocks 24 and 25; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence west along the south property line a distance of 6.0 feet; thence on an angle to the right of 135°00'00" a distance of 8.48 feet to a point located on the east property line of said Lot 8; thence on an angle to the right of 135°00'00" a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

PARCEL 6

AS TO FORM
RECORDING
LAND OFFICE
CITY AND COUNTY OF DENVER
City Atty's Office

67234

8767 148

That portion of land located adjacent to the southwest corner of Lot 11, Block 2, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the southeast property line of said Lot 11; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northeast corner of Lot 15, Block 2, of a Resubdivision of Blocks 24 and 25; more particularly described as follows: Beginning at the aforesaid mentioned corner; thence south along the east property line a distance of 6.0 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 8.48 feet to a point located on the north property line of said Lot 15; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 6.0 feet to the point of beginning, said described portion of land contains 18.0 square feet.

PARCEL
7

That portion of land located adjacent to the northwest corner of Lot 33, Block 2, of a Resubdivision of Blocks 24 and 25, described as follows: Beginning at the aforesaid mentioned corner; thence northeasterly along the northwest property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}21'58''$ a distance of 3.58 feet to a point located on the southwest property line of said Lot 33; thence on an angle to the right of $135^{\circ}21'58''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southeast corner of Lot 13, Block 4, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the northeast property line of said Lot 13; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southwest corner of Lot 14, Block 4, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the southeast property line of said Lot 14; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northwest corner of Lot 24, Block 4, described as follows: Beginning at the aforesaid mentioned corner; thence northeasterly along the northwest property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the southwest property line of said Lot 24; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southwest corner of Lot 4, Block 5, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the southeast property line of said Lot 4; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southeast corner of Lot 17, Block 6, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the northeast property line of said Lot 17; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southwest corner of Lot 18, Block 6, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the southeast property line of said Lot 18; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southeast corner of Lot 19, Block 7, described as follows: Beginning at the aforesaid mentioned corner; thence southwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the northeast property line of said Lot 19; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southwest corner of Lot 20, Block 7, described as follows: Beginning at the aforesaid mentioned corner; thence northwesterly along the southwest property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the southeast property line of said Lot 20; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the southeast corner of Lot 18, Block 9, described as follows: Beginning at the aforementioned corner; thence northwesterly along the southeast property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.52 feet more or less to a point located on the southeast property line of said Lot 18; thence southwesterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.16 square feet.

That portion of land located adjacent to the northeast corner of Lot 11, Block 15, described as follows: Beginning at the aforementioned corner; thence northwesterly along the northeast property line a distance of 2.5 feet; thence on an angle to the left of $135^{\circ}38'04''$ a distance of 3.58 feet more or less to a point located on the southeast property line of said Lot 11; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.12 square feet.

That portion of land located adjacent to the northeast corner of Lot 1, Block 17, described as follows: Beginning at the aforementioned corner; thence northwesterly along the northeast property line a distance of 2.5 feet; thence on an angle to the left of $134^{\circ}14'00''$ a distance of 3.49 feet more or less to a point located on the southeast property line of said Lot 1; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.13 square feet.

That portion of land located adjacent to the northeast corner of Lot 1, Block 18, described as follows: Beginning at the aforementioned corner; thence northwesterly along the northeast property line a distance of 2.5 feet; thence on an angle to the left of $134^{\circ}17'30''$ a distance of 3.50 feet more or less to a point located on the southeast property line of said Lot 1; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.12 square feet.

That portion of land located adjacent to the northwest corner of Lot 21, Block 18, described as follows: Beginning at the aforementioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet more or less to a point located on the northwest property line of said Lot 21; thence northeasterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.22 square feet.

That portion of land located adjacent to the southwesterly corner of Lot 16, Block 20, described as follows: Beginning at the aforementioned corner; thence southeasterly along the southwest property line a distance of 2.5 feet; thence on an angle to the left of $135^{\circ}23'13''$ a distance of 3.56 feet more or less to a point located on the northwest property line of said Lot 16; thence southwesterly along said property line a distance of 2.5 feet more or less to the point of beginning, said described portion of land contains 3.35 square feet.

That portion of land located adjacent to the northeast corner of Lot 1, Block 23, described as follows: Beginning at the aforesaid mentioned corner; thence southeasterly along the northeast property line a distance of 2.5 feet; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 3.54 feet to a point located on the northwest property line of said Lot 1; thence on an angle to the right of $135^{\circ}00'00''$ a distance of 2.5 feet to the point of beginning, said described portion of land contains 3.13 square feet.

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and warrant the title to the same, except any taxes.

Signed and delivered this 9th day of November, 1961.

BEAR VALLEY DEVELOPMENT, INC.

ATTEST:

H. J. Kumpel
Secretary

By *D. E. Crossland*
President

STATE OF COLORADO)

) ss

City and County of Denver)

The foregoing instrument was acknowledged before me this 9th day of
November, 1961, by D. E. CROSSLAND as President
H. J. KUEMPEL as Secretary of
BEAR VALLEY DEVELOPMENT, INC., a Colorado Corporation.



My Commission expires Jan. 6, 1965
My commission expires
Witness my hand and official seal.

W. H. Caldwell
Notary Public