

**BY AUTHORITY**

RESOLUTION NO. CR16-0446  
SERIES OF 2016

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A RESOLUTION**

**Laying out, opening and establishing as part of the City street system parcels of land as South Federal Boulevard located at various intersections along the west portion of South Federal Boulevard between West Alameda Avenue and West Ellsworth Avenue.**

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

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

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

**PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000111-001:**

**PARCEL 1**

**A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 01/30/1997, at Reception No. 9700011249 in the City and County of Denver Clerk & Recorder’s Office, State of Colorado.**

**A tract or parcel of land No. 5 of the Department of Transportation, State of Colorado Project No. STU C010-015 containing 513 sq. ft. more or less, being a portion of that parcel of land described at Reception No. 93-0064698, and being a portion of Lots 40 and 41, Block 1, Buchtel’s Subdivision, recorded at Book 17, Page 30, on April 12, 1919, City and County of Denver Clerk and Recorder’s Office, said subdivision lying in the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of Denver, State of Colorado, said tract or parcel being more particularly described as follows:**

**Beginning at a point on the south line of said Lot 40, from which the southeast corner said Lot 40 bears North 89 Degrees 16 Minutes 11 Seconds East, a distance of 11.84 feet;  
Thence North 02 Degrees, 47 Minutes, 20 Seconds East, a distance of 50.09 feet to a point on the north line of said Lot 41;**

**Thence along the north line of said Lot 41 North 89 Degrees 16 Minutes 09 Seconds East, a distance of 8.68 feet to the northeast corner of said Lot 41;**

1 Thence along the west Right of Way line of South Federal Boulevard (Aug., 1995), also being the east  
2 line of south Block 1, South 00 Degrees 49 Minutes 33 Seconds East, a distance of 50.00 feet to the  
3 southeast corner of said Lot 40;  
4

5 Thence along the south line of said Lot 40 South 89 Degrees 16 minutes 11 Seconds West, a distance of  
6 11.84 to the POINT OF BEGINNING

7 **PARCEL 2**

8 A parcel of land conveyed by Rule and Decree in Condemnation to the City & County of Denver,  
9 recorded on 09/15/1997, at Reception No. at 9700122686 in the City and County of Denver Clerk &  
10 Recorder's Office, State of Colorado.  
11

12 A tract or parcel of land No. 6 of the Department of Transportation, State of Colorado Project No.  
13 STU C010-015 containing 553 sq. ft. (0.013 acres) more or less, being a portion of that parcel of land  
14 described at Book 1562, Page 387, dated December 01, 1997, and being a portion Lots 42 through 45,  
15 inclusive, Block 1, Buchtel's Subdivision, recorded at Book 17, Page 30, on April 12, 1919, City &  
16 County of Denver Clerk and Recorder's Office, said subdivision lying in the Southwest Quarter of  
17 Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of  
18 Denver, Colorado, said tract or parcel being more particularly described as follows:  
19

20 Beginning at a point on the south line of said Lot 42, from which the southeast corner of said Lot 42  
21 bears North 89 Degrees 16 Minutes 09 Seconds East, a distance of 8.68 feet;  
22

23 Thence North 02 Degrees 47 Minutes 20 Seconds East a distance of 100.18 feet to a point on the north  
24 line of said Lot 45;  
25

26 Thence along the north line of said Lot 45 North 89 Degrees 16 minutes 03 Seconds East, a distance of  
27 2.37 feet to the northeast corner of said Lot 45;  
28

29 Thence along the west Right of Way line of South Federal Blvd (Aug, 1995), also being the east line of  
30 said Block 1 South 00 Degrees 49 Minutes 33 Seconds East, a distance of 99.99 feet to the southeast  
31 corner of said Lot 42;  
32

33 Thence along said south line of said Lot 42 South 89 Degrees 16 Minutes 09 Seconds West, a distance  
34 of 8.68 feet to the POINT OF BEGINNING.

35 **PARCEL 3**

36 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 01/11/2010,  
37 at Reception No. 2010003389 in the City and County of Denver Clerk & Recorder's Office, State of  
38 Colorado.  
39

40 A tract or parcel of land No. 3 of the Department of Transportation, State of Colorado Project No.  
41 STU C010-068 containing 317 sq. ft. (0.007 acres), more or less, in a portion of Lots 42 to 45, Block 1,  
42 BUCHTEL'S SUBDIVISION, as recorded in Book 17, Page 30, in the Clerk & Recorder's Office, said  
43 subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6<sup>th</sup> Principal  
44 Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly  
45 described as follows:  
46

1 Commencing at the S. 1/4 corner of said Section 8: Thence N. 08°37'16" W. a distance of 342.09 feet to  
2 the POINT OF BEGINNING; said point lying on the south line of Lot 42 in said subdivision;  
3  
4 (1) Thence N. 00°27'04" W., a distance of 100 feet to the north line of Lot 45;  
5 (2) Thence N. 89°39'37" E., a distance of 6.33 feet along said north lot line to the westerly Right of Way (R.O.W.)  
6 line of S.H.88 (Federal Blvd, September 2008);  
7 (3) Thence S. 03°10'26" W., a distance of 100.19 feet along said westerly R.O.W. line to the POINT OF BEGINNING;

8 **PARCEL 4**

9 A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on  
10 03/04/1997, at Reception No. 9700025480 in the City and County of Denver Clerk & Recorder's Office,  
11 State of Colorado.

12  
13 A tract or parcel of land No. 7 of the Department of Transportation, State of Colorado Project No.  
14 STU C010-015 containing 44 sq. ft. (0.001 acres), more or less, being a portion of those parcels of land  
15 described at Book 1477, Page 199 on July 11, 1977 and at Book 1932, Page 72 on June 05, 1979 and  
16 being a portion of Lots 46 and 47, Block 1, BUCHTEL'S SUBDIVISION, as recorded in Book 17, Page  
17 30, on April 12, 1919, City and County of Denver, Clerk & Recorder's Office, said subdivision lying in  
18 the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal  
19 Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly  
20 described as follows:

21  
22 BEGINNING at a point on the south line of said Lot 46, from which the southeast corner of said Lot  
23 46 bears North 89 Degrees 16 Minutes 03 Seconds East, a distance of 2.37 feet;

24  
25 Thence North 02 Degrees 47 Minutes 20 Seconds East, a distance of 37.57 feet to the northeast corner  
26 of the south 12.5 feet of said Lot 47;

27  
28 Thence along the west Right of Way line of South Federal Boulevard (Aug., 1995), also being the east  
29 line of said Block 1 South 00 Degrees 49 Minutes 33 Seconds East, a distance of 37.50 feet to the  
30 southeast corner of said Lot 46;

31  
32 Thence along the south line of said Lot 46 South 89 Degrees 16 Minutes 03 Seconds West, a distance of  
33 2.37 to the POINT OF BEGINNING.

34 **PARCEL 5**

35 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 02/12/2010,  
36 at Reception No. 2010017078 in the City and County of Denver Clerk & Recorder's Office, State of  
37 Colorado.

38  
39 A tract or parcel of land No. 4 of the Department of Transportation, State of Colorado Project No.  
40 STU C010-068 containing 294 sq. ft. (0.007 acres), more or less, in a portion of Lots 46 and the South  
41 12 ½ feet of Lot 47, Block 1, BUCHTEL'S SUBDIVISION, as recorded in Book 17, Page 30, in the  
42 Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South,  
43 Range 68 West, of the Sixth Principal Meridian, in the City & County of Denver, Colorado, said tract  
44 or parcel being more particularly described as follows:

45  
46 Commencing at the S 1/4 corner of said Section 8; Thence N. 06°21'39" W., a distance of 478.67 feet to

1 the POINT OF BEGINNING; said point lying on the north line of the south 12 ½ feet of Lot 47;

- 2  
3 (1) Thence N. 89°39'37" E., a distance of 9.38 feet along the north property line to the westerly Right of Way  
4 (R.O.W.) line of S.H. 88 Federal Blvd., April 2009);  
5 (2) Thence S. 03°10'26" W., a distance of 37.57 feet along said westerly R.O.W. line to the south line of Lot 46;  
6 (3) Thence S. 89°39'37" W., a distance of 6.33 feet along said south lot line;  
7 (4) Thence on the arc of a curve left, a radius 4,716.50 feet a central angle of 00°27'20", a distance of 37.51  
8 feet, (a chord bearing N. 01°28'33" W., a distance of 37.51 feet), to the POINT OF BEGINNING.

9 **PARCEL 6**

10 That portion of land described as the Exception in that Quitclaim Deed from the City & County of  
11 Denver ("Grantor") to Maria D. Quezada ("Grantee"), recorded on 12/06/2010, at Reception No.  
12 2010141726 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

13  
14 A parcel of land being a portion of Block 1 in Buchtel's Subdivision, in the City and County of Denver,  
15 State of Colorado, located in the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of  
16 the 6<sup>th</sup> Principal Meridian; said Buchtel's Subdivision as recorded in Book 21 at Page 3, in the Clerk  
17 and Recorders Office of the City and County of Denver; particularly described as follows:

18  
19 All of Lots 48 and the north 12.5 feet of Lot 47, Block 1, of said Buchtel's Subdivision containing 4,402  
20 square feet, 0.10 acres, more or less.

21  
22 Excepting the following described area:

23  
24 Commencing at the S 1/4 corner of said Section 8; Thence N. 06°21'39" W. a distance of 478.67 feet to  
25 the POINT OF BEGINNING; said point lying on the south line of the north 12.5 feet of Lot 47;

- 26  
27 (1) Thence N. 01°55'12" W., a distance of 37.50 feet to the point on the north line of Lot 48;  
28 (2) Thence N. 89°39'37" E., a distance of 10.35 feet along said north line to the West Right of Way line of Federal  
29 Blvd. (S.H. 88);  
30 (3) Thence S. 00°26'23" E., a distance of 37.50 feet along said right of way line to the south line of the north 12.5  
31 feet of Lot 47;  
32 (4) Thence S. 89°39'37" W., a distance of 9.38 feet along said south line to the north 12.5 feet of said Lot 47 to the  
33 POINT OF BEGINNING.

34 **PARCEL 7**

35 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/17/2010,  
36 at Reception No. 2010030142 in the City and County of Denver Clerk & Recorder's Office, State of  
37 Colorado.

38  
39 A tract or parcel of land No. 6 of the Department of Transportation, State of Colorado Project No.  
40 STU C010-068 containing 3,465 sq. ft. (0.080 acres), more or less, in a portion of Lots 49 to 58, Block 1,  
41 BUCHTEL'S SUBDIVISION, as recorded in Book 17, Page 30, in the Clerk & Recorder's Office, said  
42 subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6<sup>th</sup> Principal  
43 Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly  
44 described as follows:

45  
46 Commencing at the S. 1/4 corner of said Section 8: Thence N. 06°02'20" W. a distance of 516.08 feet to

1 the POINT OF BEGINNING; said point lying on the south line of Lot 49 in said subdivision;

- 2  
3 (1) Thence N. 02°05'17" W., a distance of 94.16 feet;
- 4 (2) Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 01°39'01", a distance  
5 of 138.94 feet, (a chord bearing N. 01°15'46" W., a distance of 138.93 feet);
- 6 (3) Thence N 00°26'16" W, a distance of 17.12 feet;
- 7 (4) Thence N. 45°30'00" W., a distance of 8.31 feet to the south of Right of Way (R.O.W.) line of W. Cedar Ave;
- 8 (5) Thence N. 89°39'37" E., a distance of 20.94 feet along said south R.O.W. line to the westerly Right of Way  
9 (R.O.W.) line of S.H. 88 (Federal Blvd, September 2008);
- 10 (6) Thence S. 00°26'23" E., a distance of 256.01 feet along said westerly R.O.W. line to the south line of Lot 49;
- 11 (7) Thence S. 89°39'37" W, a distance of 10.35 feet along the south line of said lot to the POINT OF  
12 BEGINNING.

13 **PARCEL 8**

14 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/26/2010,  
15 at Reception No. 2010033234 in the City and County of Denver Clerk & Recorder's Office, State of  
16 Colorado.

17  
18 A tract or parcel of land No. 13 Rev. of the Department of Transportation, State of Colorado Project  
19 No. STU C010-068 containing 2,554 sq. ft. (0.059 acres), more or less, in a portion of Lots 21 to 27,  
20 Block 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk &  
21 Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68  
22 West, of the 6<sup>th</sup> Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel  
23 being more particularly described as follows:

24  
25 Commencing at the S 1/4 corner of said Section 8: Thence N. 03°32'01" W., a distance of 1,019.96 feet  
26 to the POINT OF BEGINNING; said point lying on the north line of Lot 27 in said subdivision;

- 27  
28 (1) Thence N. 89°39'37" E., a distance of 15.05 feet along said north line to the westerly Right of Way (R.O.W.)  
29 line of S.H. 88 (Federal Blvd, July 2009);
- 30 (2) Thence S. 00°26'23" E., a distance of 174.83 feet along said westerly R.O.W. line to the north R.O.W. line of  
31 W. Cedar Ave. (July 2009);
- 32 (3) Thence S. 89°39'37" W., a distance of 13.05 feet along said north R.O.W line;
- 33 (4) Thence N. 00°26'16" W., a distance of 38.57 feet;
- 34 (5) Thence S. 89°33'44" W., a distance of 2.00 feet;
- 35 (6) Thence N. 00°26'16" W, a distance of 136.27 feet to the POINT OF BEGINNING.

36 **PARCEL 9**

37 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 08/07/2009,  
38 at Reception No. 2009103498 in the City and County of Denver Clerk & Recorder's Office, State of  
39 Colorado.

40  
41 A tract or parcel of land No. 14 of the Department of Transportation, State of Colorado Project No.  
42 STU C010-068 containing 1,128 sq. ft. (0.026 acres), more or less, in a portion of Lots 28 to 30, Block  
43 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's  
44 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6<sup>th</sup>  
45 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
46 particularly described as follows:

1 Commencing at the S 1/4 corner of said Section 8: Thence N. 3°19'18" W. a distance of 1,094.78 feet to  
2 the POINT OF BEGINNING; said point lying on the north line of Lot 30 in said subdivision;

- 3  
4 (1) Thence N. 89°39'37" E., a distance of 15.05 feet along said north lot line to the westerly Right of Way  
5 (R.O.W.) of S.H. 88 (Federal Blvd., September 2008);  
6 (2) Thence S. 00°26'23" E., a distance of 74.93 feet along said westerly R.O.W line to the south line of Lot 28;  
7 (3) Thence S. 89°39'37" W, a distance of 15.05 feet along said south lot line:  
8 (4) Thence N. 00°26'16" W., a distance of 74.93 feet to the POINT OF BEGINNING.

9 **PARCEL 10**

10 Two parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on  
11 10/30/2009, at Reception No. 2009143289 in the City and County of Denver Clerk & Recorder's Office,  
12 State of Colorado.

13  
14 **Exhibit "A"**

15  
16 A tract or parcel of land No. 15 of the Department of Transportation, State of Colorado Project No.  
17 STU C010-068 containing 752 sq. ft. (0.017 acres), more or less, in a portion of Lots 31 and 32, Block  
18 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's  
19 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6<sup>th</sup>  
20 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
21 particularly described as follows:

22  
23 Commencing at the S 1/4 corner of said Section 8; Thence N. 03°19'18" W. a distance of 1,094.78 feet  
24 to the POINT OF BEGINNING; said point lying on the south line of Lot 31 in said subdivision;

- 25  
26 (1) Thence N. 00°26'16" W., a distance of 49.95 feet to the north line of Lot 32;  
27 (2) Thence N. 89°39'37" E., a distance of 15.04 feet along said north lot line to the westerly Right of Way  
28 (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);  
29 (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line;  
30 (4) Thence S. 89°39'37" W., a distance of 15.05 feet along said south lot line to the POINT OF BEGINNING.

31 **Exhibit "B"**

32  
33 A tract or parcel of land No. 16 of the Department of Transportation, State of Colorado Project No.  
34 STU C010-068 containing 752 sq. ft. (0.017 acres), more or less, in a portion of Lots 33 and 34, Block  
35 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's  
36 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6<sup>th</sup>  
37 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
38 particularly described as follows:

39  
40 Commencing at the S 1/4 corner of said Section 8; Thence N. 03°04'50" W. a distance of 1,194.57 feet  
41 to the POINT OF BEGINNING; said point lying on the north line of Lot 34 in said subdivision;

- 42  
43 (1) Thence N. 89°39'37" E., a distance of 15.04 feet along said north lot line to the westerly Right of Way  
44 (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);  
45 (2) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line Lot  
46 33;  
47 (3) Thence S. 89°39'37" W., a distance of 15.04 feet along said south lot line;

1 (4) Thence N 00°26'16"W., a distance of 49.95 feet to the POINT OF BEGINNING.

2 **PARCEL 11**

3 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/02/2010,  
4 at Reception No. 2010023791 in the City and County of Denver Clerk & Recorder's Office, State of  
5 Colorado.

6  
7 A tract or parcel of land No. 17 of the Department of Transportation, State of Colorado Project No.  
8 STU C010-068 containing 751 sq. ft. (0.017 acres), more or less, in a portion of Lots 35 and 36, Block  
9 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's  
10 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6<sup>th</sup>  
11 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
12 particularly described as follows:

13  
14 Commencing at the S 1/4 corner of said Section 8; Thence N. 03°04'50" W. a distance of 1,194.57 feet  
15 to the POINT OF BEGINNING; said point lying on the south line Lot 35 in said subdivision;

- 16  
17 (1) Thence N. 00°26'16" W., a distance of 49.95 feet to the north line of Lot 36;  
18 (2) Thence N. 89°39'37" E., a distance of 15.04 feet along said north lot line to the westerly Right of Way  
19 (R.O.W.) line of S.H. 88 (Federal Blvd, September 2008):  
20 (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line;  
21 (4) Thence S. 89°39'37" W., a distance of 15.04 feet along said south lot line to the POINT OF BEGINNING.

22 **PARCEL 12**

23 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 04/23/2010,  
24 at Reception No. 2010044330 in the City and County of Denver Clerk & Recorder's Office, State of  
25 Colorado.

26  
27 A tract or parcel of land No. 18 of the Department of Transportation, State of Colorado Project No.  
28 STU C010-068 containing 502 sq. ft. (0.012 acres), more or less, in a portion of Lots 37 and 38, Block  
29 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's  
30 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South, Range 68 West, of the 6<sup>th</sup>  
31 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
32 particularly described as follows:

33  
34 Commencing at the S 1/4 corner of said Section 8; Thence N. 02°52'36" W. a distance of 1,294.38 feet  
35 to the POINT OF BEGINNING; said point lying on the north line of Lot 38 said subdivision;

- 36  
37 (1) Thence N. 89°39'37" E., a distance of 10.04 feet along said north lot line to the westerly Right of Way  
38 (R.O.W.) line of S.H.88 (Federal Blvd., September 2008);  
39 (2) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to the south line of Lot 37;  
40 (3) Thence S. 89°39'37" W., a distance of 10.04 feet along said south lot line;  
41 (4) Thence N. 00°26'16" W., a distance of 49.95 feet to the POINT OF BEGINNING.

42 **PARCEL 13**

43 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 01/31/2001,  
44 at Reception No. 2001013077 in the City and County of Denver Clerk & Recorder's Office, State of

1 Colorado.

2  
3 A parcel of land located in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6<sup>th</sup>  
4 Principal Meridian, in the City & County of Denver, Colorado, said parcel being more particularly  
5 described as follows:

6  
7 The east 5.00 feet of Lot 37 and 38, Block 30 P.T. BARNUM'S SUBDIVISION , as recorded in Book  
8 382, Page 399, , in the Clerk & Recorder's Office.

9 **PARCEL 14**

10 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 03/02/2010,  
11 at Reception No. 2010023790 in the City and County of Denver Clerk & Recorder's Office, State of  
12 Colorado.

13  
14 A tract or parcel of land No. 19 of the Department of Transportation, State of Colorado Project No.  
15 STU C010-068 containing 751 sq. ft. (0.017 acres), more or less, in a portion of Lots 39 and 40, Block  
16 30, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's  
17 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6<sup>th</sup>  
18 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
19 particularly described as follows:

20  
21 Commencing at the S 1/4 corner of said Section 8: Thence N. 02°52'36" W. a distance of 1,294.38 feet  
22 to the POINT OF BEGINNING; said point lying on the south line of Lot 39 said subdivision;

- 23  
24 (1) Thence N. 00°26'16" W., a distance of 49.95 feet to the south Right of Way (R.O.W.) line of W. Bayaud Ave.  
25 (September 2008);  
26 (2) Thence N. 89°39'37" E., a distance of 15.04 feet along said southerly R.O.W. line to the westerly R.O.W.  
27 line of S.H. 88 (Federal Blvd., September 2008);  
28 (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to the south line of Lot 39;  
29 (4) Thence S. 89°39'37" W., a distance of 15.04 feet to the POINT OF BEGINNING.

30 **PARCEL 15**

31 That portion of land described as the Exception in that Quit Claim Deed from the City & County of  
32 Denver ("Grantor") to 75 S. Federal LLC. ("Grantee"), recorded on 04/25/2014, at Reception No.  
33 2014047063 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, said  
34

35 A parcel of land being a portion of Block 31, in P.T. BARNUM'S SUBDIVISION, a subdivision  
36 originally recorded in the records of Arapahoe County in Book 3 at Page 7 and rededicated in Book  
37 382 at Page 399, now filed in the City and County of Denver under Clerk Record No. 189, Located in  
38 the City and County of Denver, State of Colorado; Located in the Southwest Quarter of Section 8,  
39 Township 4 South, Range 68 West, of the 6<sup>th</sup> Principal Meridian,; more particularly described as  
40 follows:

41  
42 All of Lots 21 & 22 as conveyed by Warranty Deed to the City & County of Denver, as recorded at  
43 Reception No. 2009108503, recorded 8/19/2009

44  
45 All of Lots 23 & 24 as conveyed by Warranty Deed to the City & County of Denver, as recorded at  
46 Reception No. 2009090930, recorded 7/16/2009



1 All of Lots 25 as conveyed by Warranty Deed to the City & County of Denver, as recorded at  
2 Reception No. 2009090928, recorded 7/16/2009

3  
4 Excepting from the following described area:

5  
6 The east eighteen and one-half (18.5) feet of Lots 21 – 25, Block 31, in P.T. BARNUM’S  
7 SUBDIVISION.

8 **PARCEL 16**

9 That portion of land described as the Exception in that Quit Claim Deed from the City & County of  
10 Denver (“Grantor”) to Jean Gravina (“Grantee”), recorded on 10/06/2010, at Reception No.  
11 2010114842 in the City and County of Denver Clerk & Recorder’s Office, State of Colorado, said  
12

13 A parcel of land being a portion of Block 31, in P.T. BARNUM’S SUBDIVISION to the CITY of  
14 DENVER, a subdivision originally recorded in the original County of Arapahoe, State of Colorado on  
15 June 14, 1882 in Book 3 at Page 7, now filed in the City and County of Denver in Clerk Record No.  
16 189.

17  
18 Also being a portion of the Southwest Quarter of Section 8, Township 4 South, Range 68 West, of the  
19 6<sup>th</sup> Principal Meridian, in the City and County of Denver, State of Colorado. More particularly  
20 described as follows:

21  
22 All of Lot 26, Block 31, P.T. Barnum’s Subdivision to the City of Denver; also described in Warranty  
23 Deed to the City & County of Denver recorded at Reception No. 2009090928, in the Clerk and  
24 Recorder’s Office, City and County of Denver.

25  
26 Excepting from the following described area, the following :

27  
28 Except the east thirteen (13) feet thereof.

29 **PARCEL 17**

30 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 05/14/2010,  
31 at Reception No. 2010053103 in the City and County of Denver Clerk & Recorder’s Office, State of  
32 Colorado.

33  
34 A tract or parcel of land No. 30 of the Department of Transportation, State of Colorado Project No.  
35 STU C010-068 containing 697 sq. ft. (0.016 acres), more or less, in a portion of Lots 27 and 28, Block  
36 31, P.T. BARNUM’S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder’s  
37 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6<sup>th</sup>  
38 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
39 particularly described as follows:

40  
41 Commencing at the C 1/4 corner of said Section 8: Thence S. 02°27’12” W. a distance of 1,078.31 feet  
42 to the POINT OF BEGINNING; said point lying on the south line of Lot 27 in said subdivision;

43  
44 (1) Thence on the arc of a curve to the right, a radius of 4,770.00 feet a central angle of 00°36’00”, a distance  
45 of 49.96 feet (a chord bearing N. 00°45’58” E., a distance of 49.95 feet) to the north line of Lot 28;

- 1 (2) Thence N. 89°39'37" E., a distance of 13.37 feet along said north line to the westerly Right of Way (R.O.W.)  
2 line of S.H. 88 (Federal Blvd., April 2009);  
3 (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to south lot line;  
4 (4) Thence S. 89°39'37" W., a distance of 14.43 feet along said south line to the POINT OF BEGINNING.

5 **PARCEL 18**

6 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 11/25/2009,  
7 at Reception No. 2009154341 in the City and County of Denver Clerk & Recorder's Office, State of  
8 Colorado.

9  
10 A tract or parcel of land No. 31 of the Department of Transportation, State of Colorado Project No.  
11 STU C010-068 containing 1,660 sq. ft. (0.038 acres), more or less, in a portion of Lots 29 thru 34, Block  
12 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's  
13 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6<sup>th</sup>  
14 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
15 particularly described as follows:  
16

17 Commencing at the C 1/4 corner of said Section 8: Thence S. 02°44'35" W. a distance of 878.50 feet to  
18 the POINT OF BEGINNING; said point lying on the north line of the Lot 34 said subdivision;  
19

- 20 (1) Thence N. 89°39'37" E., a distance of 8.77 feet along said north lot line to the westerly Right of Way  
21 (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);  
22 (2) Thence S. 00°26'23" E., a distance of 149.86 feet along said westerly R.O.W. line to the south line of Lot  
23 29;  
24 (3) Thence S. 89°39'37" W., a distance of 13.37 feet along said south lot line;  
25 (4) Thence on the arc of a curve to the right, a radius of 4,823.50 feet, a central angle of 00°18'21", a  
26 distance of 25.75 feet ( a chord bearing N. 01°12'57" E., a distance of 25.75 feet);  
27 (5) Thence N. 01°22'08" E., a distance of 100 feet;  
28 (6) Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of 00°17'37", a  
29 distance of 24.17 feet, (a chord bearing N. 01°13'20" E., a distance of 24.17 feet) to the POINT OF  
30 BEGINNING.

31 **PARCEL 19**

32 Two parcels of land conveyed by Warranty Deed to the City & County of Denver, recorded on  
33 11/25/2009, at Reception No. 2009154338 in the City and County of Denver Clerk & Recorder's Office,  
34 State of Colorado.

35 **Exhibit "A"**

36  
37 A tract or parcel of land No. 32 of the Department of Transportation, State of Colorado Project No.  
38 STU C010-068 containing 410 sq. ft. (0.009 acres), more or less, in a portion of Lots 35 and 36, Block  
39 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's  
40 Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6<sup>th</sup>  
41 Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more  
42 particularly described as follows:  
43

44 Commencing at the C 1/4 corner of said Section 8: Thence S. 02°44'35" W., a distance of 878.50 feet to  
45 the POINT OF BEGINNING; said point lying on the south line of the Lot 35 said subdivision;

- (1) Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of 00°36'25", a distance of 49.96 feet, (a chord bearing N. 00°46'19" E., a distance of 49.96 feet) to the north line of Lot 36
- (2) Thence N. 89°39'37" E., a distance of 7.72 feet along said lot line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (3) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line;
- (4) Thence S. 89°39'37" W., a distance of 8.77 feet along said south lot line to the POINT OF BEGINNING.

**Exhibit "B"**

**A tract or parcel of land No. 33 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 370 sq. ft. (0.008 acres), more or less, in a portion of Lots 37 and 38, Block 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6<sup>th</sup> Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:**

**Commencing at the C 1/4 corner of said Section 8: Thence S. 03°02'05" W., a distance of 778.67 feet to the POINT OF BEGINNING; said point lying on the north line of the Lot 38 said subdivision;**

- (1) Thence N. 89°39'37" E., a distance of 7.19 feet along said north lot line to the westerly Right of Way (R.O.W.) line of S.H. 88 (Federal Blvd., September 2008);
- (2) Thence S. 00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to the south line of Lot 37;
- (3) Thence S. 89°39'37" W., a distance of 7.72 feet along said south lot line;
- (4) Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of 00°36'25", a distance of 49.96 feet, (a chord bearing N. 00°09'54" E., a distance of 49.96 feet) to the Point of Beginning.

**PARCEL 20**

**A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on 12/07/2009, at Reception No. 2009158162 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.**

**A tract or parcel of land No. 34 of the Department of Transportation, State of Colorado Project No. STU C010-068 containing 356 sq. ft. (0.008 acres), more or less, in a portion of Lots 39 and 40, Block 31, P.T. BARNUM'S SUBDIVISION, as recorded in Book 382, Page 399, in the Clerk & Recorder's Office, said subdivision lying in the S.W. 1/4 of Section 8, Township 4 South Range, 68 West, of the 6<sup>th</sup> Principal Meridian, in the City & County of Denver, Colorado, said tract or parcel being more particularly described as follows:**

**Commencing at the C 1/4 corner of said Section 8: Thence S. 03°02'05" W. a distance of 778.67 feet to the POINT OF BEGINNING; said point lying on the south line of the Lot 39 said subdivision;**

- (1) Thence on the arc of a curve to the left, a radius of 4,716.50 feet, a central angle of 00°13'16", a distance of 18.20 feet, (a chord bearing of N. 00°14'56" W., a distance of 18.20 feet);
- (2) Thence N. 00°21'34" W., a distance of 31.75 feet to the south Right-of-way (R.O.W.) line of W. Ellsworth Ave. (September 2008);

- (3) Thence N. 89°39'37"E., a distance of 7.08 feet along said south R.O.W. line to the westerly R.O.W. line of S.H. 88 (Federal Blvd., September 2008);
- (4) Thence S.00°26'23" E., a distance of 49.95 feet along said westerly R.O.W. line to said south lot line;
- (5) Thence S. 89°39'37" W., a distance of 7.19 feet along said south lot line to the POINT OF BEGINNING.

**BASIS OF BEARING STATEMENT FOR PARCELS 1, 2 & 4**

**BASIS OF BEARING:** The line between the South Quarter Corner and the Center Quarter Corner of Section 8, Township 4 South, Range 68 West, of the 6<sup>th</sup> Principal Meridian bear N 00 Degrees 49 Minutes 33 Seconds West, an assumed bearing matching the design survey for CDOT Proj. No. STU C010-015. The South Quarter Corner of said Section 8 is a 1" axle 0.40' below the existing asphalt. The Center Quarter Corner of said Section 8 is a CDOT type 3A monument in a range box, stamped "PLS No. 25384".

**BASIS OF BEARING STATEMENT FOR PARCELS 3, 5 THRU 12 & 14 THRU 20**

**Basis of Bearing:** All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as determined by a fast static GPS survey. The line between point Moe and point Alameda bears S. 24.42'20.3" W. These two stations are NGS standard horizontal control disks set in concrete stamped "MOE 1994" and "Alameda 1977" respectively.

be and the same is hereby approved and said real property is hereby laid out and established and declared laid out, opened and established as South Federal Boulevard.

**Section 2.** That the real property described in Section 1 hereof shall henceforth be known as South Federal Boulevard.

COMMITTEE APPROVAL DATE: June 23, 2016 by consent

MAYOR-COUNCIL DATE: June 28, 2016

PASSED BY THE COUNCIL: \_\_\_\_\_, 2016

\_\_\_\_\_ - PRESIDENT

ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
EX-OFFICIO CLERK OF THE  
CITY AND COUNTY OF DENVER

PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: June 30, 2016

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

Denver City Attorney

BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2016