

1 BY AUTHORITY

2 RESOLUTION NO. CR11-0318
3 SERIES OF 2011

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 A RESOLUTION

5 **Laying out, opening and establishing as part of the city street system certain**
6 **parcels of land as Evans Ave., located at the intersection of Evans Ave. between**
7 **S. Broadway and S. Lincoln St., Evans Ave. at Ash St., Evans Ave. at S. Dahlia St.,**
8 **Evans Ave. between S. Dahlia St. and S. Holly St., Evans Ave. between S. Jasmine**
9 **St. and Monaco St. Parkway, and Evans Ave. and S. Oneida St.**

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

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

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

Two parcels of land located in the Northeast 1/4 of Section 27, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Two parcels of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 19th of June 1986 by Reception No. 083798 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

Parcel 1

21 **That part of Block 1, Lawndale, described as follows: Beginning at the northwest corner of Lot 1, Block 1, Lawndale, thence easterly along the north line of said Lot 1 to the northeast corner thereof; thence southerly along the east line said Lot 1 a distance of 18.30 feet. Thence southwesterly a distance of 115.03 feet to a point 23 feet southerly of and 10 feet east of by perpendicular measurement from the northwest corner of said Lot 1; thence southwesterly a distance of 11.02 feet to a point on the west of Lot 2, said Block 1, Lawndale; thence northerly along the west line of said Lots 1 and 2 a distance of 23 feet to the point of beginning excepting the north 5 feet thereof.**

Parcel 2

That part of Block 1, Lawndale, described as follows: Beginning at the northeast corner of Lot 48, Block 1, Lawndale, thence westerly along the north line of said Lot 48 to the northwest corner thereof; thence southerly along the west line of said Lot 48 a distance of 17.70 feet. Thence northeasterly a distance of 115.08 feet to a point 13 feet southerly of and 10 feet westerly of by perpendicular measurement from the northeast corner of said Lot 48; thence southeasterly a distance of 13.83 feet to a point on the east of said Lot 48, said point being 23 feet southerly of the northeast corner thereof; thence northerly along said east line to the point of beginning excepting the north 5 feet thereof.

Two parcels of land located in the Northwest 1/4 of Section 30, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 3

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 13th of December 1985 by Reception No. 004113 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

That part of Block 3, Warren's University Heights, described as follows: the north 15 feet of Lot 1, Block 3, Warren's University Heights.

Parcel 4

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 29th of August 1974 in Book 938 Page 7 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

That part of Lot 1, Block 9, Warren's University Heights, located within the boundaries described as follows: Beginning at a point 30 feet south of and 30 feet west of the northeast corner of the SW1/4 of the NW1/4 of Section 30, T.4S., R.67W. of the 6th P.M., said point being the northeast corner of Lot 1, Block 9, Warren's University Heights; thence westerly along the north line of said Lot 1 a distance of 10.34 feet; thence southeasterly to a point on the east line of said Lot 1, located 5 feet south of the northeast corner thereof; thence northerly along said east line to the point of beginning.

Five parcels of land located in the Northeast 1/4 of Section 30, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 5

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 12th of September 1985 Reception No. 064277 in the City and County of Denver Clerk & Records Office being more particularly described as follows:

A Right-of-Way which is ten feet wide and approximately 470.3 feet long and consists of the Northern-most ten feet of the following described parcel, abutting and adjacent to the existing right-of-way of East Evans Avenue.

That part of the Southwest Quarter of the Northeast Quarter of Section thirty (30), Township Four (4) South, Range Sixty-Seven (67) West of the Sixth P.M., described as follows: Beginning at a point 30 feet South and 492 feet East of the Northwest corner of the South Half of the Northeast Quarter of said Section 30; thence South 110 feet to a point; thence West 12 feet to a point; thence South and parallel to the center line of South Dahlia Street 490 feet more or less, to a point on the North line of East Warren Avenue; thence East 482.3 feet along the north line of East Warren Avenue to a point; thence North 600 feet, more or less, to a point on the South line of East Evans Avenue; thence West 470.3 feet along the South line of East Evans Avenue to the point of beginning, City and County of Denver.

Parcel 6

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 15th of May 1975 in Book 1053 Page 665 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A right-of-way for street purposes over, upon and across the South five feet (S.5') of Lots Twenty-three (23) Twenty-four (24), and the West fifteen feet (W.15') of Lot Twenty-five (25), Budlong's Resubdivision of Block Sixteen (16), Chamberlin's University Terrace East.

Parcel 7

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 10th of August 1976 in Book 1299 Page 236 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The South five feet (5) of Block 15, Chamberlin's University Terrace East, and of Lots 25 to 31 inclusive, except the west 15 feet of Lot 25, Budlong's Resubdivision of Block 16, Chamberlin's University Terrace East, City and County of Denver, State of Colorado

Parcel 8

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 15th of May 1987 by Reception No. 00132478 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The North 10 feet of the North 1/2 of Lot 1, Block 2, Resubdivision of Block 2 Rieger Subdivision.

Parcel 9

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 1st of November 1982 in Book 2682 Page 431 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

Beginning at the northeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 4 South, Range 67 West of the 6th P.M., said point being 330.28 feet west of the intersection of the center line of South Holly Street and the center line of East Evans Avenue; thence south along the east line of said West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 30 a distance of 30.00 feet; thence west and parallel with the centerline of East Evans Avenue a distance of 15.00 feet to the True Point of Beginning; thence west and parallel with the centerline of East Evans Avenue a distance of 123.75 feet; thence south and parallel with the east line of said West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 a distance of 10.00 feet; thence east and parallel with the centerline of East Evans Avenue a distance of 123.75 feet; thence north and parallel with the east line of said West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 a distance of 10.00 feet to the True Point of Beginning; City and County of Denver, Colorado, Containing 1237.5 square feet more or less.

Five parcels of land located in the Northwest 1/4 of Section 29, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 10

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 1st April 1974 in Book 855 Page 539 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of the NW1/4 of the NW1/4 of Section 29, Township 4 South, Range 67 West of the 6th P.M. described as follows; Beginning at a point that is 30 feet East of and 30 feet North of the Southwest corner of the said NW1/4 of the NW1/4; thence northerly and parallel with the West line of said NW1/4 of the NW1/4 a distance of 25.5 feet; thence Southeasterly to a point that is 55.5 feet East of and 35 feet North of the Southwest corner of said NW1/4 of the NW1/4; thence easterly and parallel with the South line of said NW1/4 of the NW1/4 to the East property line; thence Southerly and parallel with the West line of the NW1/4 of the NW1/4 a distance of 5 feet, more or less, to the North line of East Evans Avenue; thence Westerly on said North line to the point of beginning.

Parcel 11

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 4th of January 1978 in Book 1579 Page 148 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

The south 5 feet of the west 206.6 feet of Block 20, University Addition, and the south 5 feet of the east one-half (E1/2) of Vacated Kearney Street, Formerly known as Merritt Street, adjoining said Block 20.

Parcel 12

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 31st of March 1977 in Book 1412 Page 566 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

1 The south 5 feet of the following described parcel of land; The west 126.25 feet of Block 19 and the east 423.75 feet of Block 20, University Addition, and the S1/2 of abandoned Colorado and Southern Railway right-of-way adjoining said tract lying within the NE1/4 of NW1/4 of Section 29, T.4S., R.67W., of the 6th P.M., City and County of Denver, State of Colorado, and subject to any existing roads, easements or right of way of record. The above described is hereby granted as public right of way (East Evans Avenue) for as long as it is used for public sidewalks or street purposes.

Parcel 13

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 30th of August 1982 in Book 2646 Page 174 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

2 A 10 foot wide parcel of land to be dedicated to the City and County of Denver, Colorado, for future right of way purposes, being the south 10 feet of that part of blocks 19 and 20, University Addition, located in the NE1/4 of the NW1/4 of Section 29, Township 4 South, Range 67 West of the 6th Principle Meridian, City and County of Denver, State of Colorado, as described in Book 1327 at Pages 683, 684 & 685 of the records of the Clerk and Recorder, City & County of Denver, Colorado. Being described by the following land description: Beginning at the Southwest corner of Block 19, University Addition to Denver, said corner also being the North right of way of East Evans Avenue (August 1, 1982); thence Easterly along the North Line of East Evans Avenue a distance of 126.25 feet; thence on an interior angle to the right of 89°58'09" a distance of 10 feet; thence on an interior angle to the right of 90°01'51" and parallel to the North right of way line of East Evans Avenue a distance of 140.00 feet; thence on an interior angle to the right of 89°57'07" and parallel to the West line of Block 19 a distance of 10 feet to a point on the North right of way line of East Evans Avenue; thence on an interior angle to the right of 90°02'53" and along the North right of way of East Evans Avenue a distance of 13.75 feet to the point of beginning. Containing 1,400.015 square feet.

Parcel 14

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 15th of April 1997 by Reception Number 9700047535 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A portion of Block 19, University Addition, as recorded on April 19,1889 in Book 7, Page 30, at the Denver Clerk and Recorders Office, which is in the NE1/4 of the NW1/4 of Section 29, T.4S., R.67W., of the 6th P.M. in the City and County of Denver, described as follows: Beginning at the southeast corner of Block 19, University Addition; thence northerly along the east line of said Block 19, 21.00 feet; thence southwesterly 14.17 feet to a point 12.31 feet north of the south line of said Block 19 and 11.17 feet west of the east line of said Block 19; thence southwesterly 89.10 feet to a point 5.00 feet north of the south line of said Block 19 and 100 feet west of the east line; thence southerly and parallel to the east line of said Block 19 5.00 feet to the south line of Block 19; thence easterly along said south line a distance of 100.00 feet to the point of beginning, containing 955 square feet, more or less.

3 A parcel of land located in the Northeast 1/4 of Section 29, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

