

**BY AUTHORITY**

RESOLUTION NO. CR25-0325  
SERIES OF 2025

COMMITTEE OF REFERENCE:  
South Platte River

**A RESOLUTION**

Laying out, opening and establishing as part of the City street system parcels of land as: 1) South Broadway, located at the intersection of South Broadway and East Tennessee Avenue; 2) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue; 3) South Broadway, located at the intersection of South Broadway and West Kentucky Avenue; 4) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue; 5) South Broadway, located at the intersection of South Broadway and East Ohio Avenue; 6) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway; 7) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway; 8) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway; 9) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway; 10) South Bannock Street, located near the intersection of West Exposition Avenue and South Broadway; 11) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue; and 12) South Broadway, located near the intersection of South Broadway and West Kentucky Avenue.

**WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure 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 public streets;

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

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

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-001:**

**LAND DESCRIPTION – STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER

1 2023005750 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
2 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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4 A PARCEL OF LAND IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
5 CONTAINING 3,134 SQUARE FEET OR 0.072 ACRES, MORE OR LESS, AND DESCRIBED AS  
6 PARCEL NO. 6 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO,  
7 PROJECT NO. NH 0252-299 IN LOTS 19 TO 22 INCLUSIVE, BLOCK 5, LINCOLN SUBDIVISION,  
8 A SUBDIVISION LYING IN THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE  
9 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, AND  
10 RECORDED IN A RULE AND ORDER AT RECEPTION NUMBER (R.N.) 2004254951 ON  
11 DECEMBER 16, 2004 IN THE RECORDS OF THE OFFICE OF THE CITY AND COUNTY OF  
12 DENVER CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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14 ALL OF THAT LAND DESIGNATED AS PARCEL NUMBER 6 AS DESCRIBED IN SAID RULE AND  
15 ORDER AT RECEPTION NUMBER 2004254951 ON DECEMBER 16, 2004 IN THE RECORDS OF  
16 THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER.

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18 THE AREA DESCRIBED HEREIN CONTAINS 3,134 SQUARE FEET OR 0.072 ACRES, MORE OR  
19 LESS

20 be and the same is hereby approved and said real property is hereby laid out and established and  
21 declared laid out, opened and established as South Broadway.

22 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
23 as South Broadway.

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

28 **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-002:**  
29 **LAND DESCRIPTION – STREET PARCEL #2:**

30 A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF  
31 DENVER, RECORDED ON THE 25TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER  
32 2023005750 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
33 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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A PARCEL OF LAND IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONTAINING 2,508 SQUARE FEET, OR 0.057 ACRES, MORE OR LESS, AND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT A AS PARCEL NO. 605 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IM 0252-315 SITUATED IN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, AND RECORDED IN A QUIT CLAIM DEED AT RECEPTION NUMBER (R.N.) 2001124391 ON JULY 31, 2001 IN THE RECORDS OF THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3 ¼-INCH BRASS CAP STAMPED "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A RANGE BOX. THE BASIS OF BEARINGS BETWEEN SAID POINTS IS SOUTH 00° 44' 37" EAST (SOUTH 00° 44' 35" EAST, AS MEASURED), 2,647.75 FEET.

COMMENCING AT THE NORTHERLY POINT OF THE BASIS OF BEARINGS;  
THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 15 SOUTH 00° 44' 37" EAST (SOUTH 00° 44' 35" EAST, AS MEASURED), 1012.42 FEET;  
THENCE DEPARTING THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 15 SOUTH 89° 15' 27" WEST (SOUTH 89° 15' 25" WEST, AS MEASURED), 50.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NO. 605, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH BROADWAY (ORDINANCE 97-1898 DECREE 2191-394), AND THE POINT OF BEGINNING;

1    THENCE ALONG THE EAST LINE OF SAID PARCEL NO. 605 SOUTH 00° 44' 37" EAST (SOUTH  
2    00° 44' 35" EAST, AS MEASURED), 145.55 FEET, ALSO BEING THE WEST RIGHT-OF-WAY LINE  
3    OF SOUTH BROADWAY;  
4    THENCE DEPARTING AFORESAID EAST LINE NORTH 89° 58' 26" WEST (NORTH 89° 58' 24"  
5    WEST, AS MEASURED), 16.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL NO. 605,  
6    ALSO BEING THE NORTH LINE OF A PARCEL NO. 615C OF LAND RECORDED AT R.N.  
7    2004205973 ON OCTOBER 1, 2004 IN THE RECORDS OF SAID COUNTY;  
8    THENCE DEPARTING AFORESAID SOUTH LINE NORTH 00° 44' 37" WEST (NORTH 00° 44' 35"  
9    WEST, AS MEASURED), 167.64' ALONG THE WEST LINE OF SAID PARCEL 605, ALSO BEING  
10   THE EAST LINE OF A PARCEL OF LAND RECORDED AT R.N. 1980014795 ON JULY 1, 1980 IN  
11   THE RECORDS OF SAID COUNTY;  
12   THENCE DEPARTING AFORESAID WEST LINE SOUTH 36° 23' 19" EAST (SOUTH 36° 23' 17"  
13   EAST, AS MEASURED), 27.46 FEET TO THE POINT OF BEGINNING.

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15   SAID PARCEL CONTAINS 2,508 SQUARE FEET, OR 0.057 ACRES, MORE OR LESS  
16   be and the same is hereby approved and said real property is hereby laid out and established and  
17   declared laid out, opened and established as South Broadway.

18       **Section 4.**   That the real property described in Section 3 hereof shall henceforth be known  
19   as South Broadway.

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

24       **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-003:**  
25   LAND DESCRIPTION – STREET PARCEL #3:

26   A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF  
27   DENVER, RECORDED ON THE 25TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER  
28   2023005750 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
29   STATE OF COLORADO, DESCRIBED AS FOLLOWS:

1 A PORTION OF A PARCEL OF LAND IN THE CITY AND COUNTY OF DENVER, STATE OF  
2 COLORADO, CONTAINING 5,143 SQUARE FEET OR 0.118 ACRES, MORE OR LESS, AND  
3 DESCRIBED AS PARCEL NO. 615C OF THE DEPARTMENT OF TRANSPORTATION, STATE OF  
4 COLORADO, PROJECT NO. IM 0252-315 SITUATED IN THE SOUTHWEST ¼ OF SECTION 15,  
5 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
6 COUNTY OF DENVER, AND RECORDED IN A RULE AND ORDER AT RECEPTION NUMBER  
7 (R.N.) 2004205973 ON OCTOBER 1, 2004 IN THE RECORDS OF THE OFFICE OF THE CITY  
8 AND COUNTY OF DENVER CLERK AND RECORDER, BEING MORE PARTICULARLY  
9 DESCRIBED AS FOLLOWS:

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11 ALL OF THE LAND DESIGNATED AS PARCEL NO. 615C AS DESCRIBED IN SAID RULE AND  
12 ORDER AT RECEPTION NUMBER (R.N.) 2004205973 ON OCTOBER 1, 2004 IN THE RECORDS  
13 OF THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER.

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15 SAID PARCEL CONTAINS 5,143 SQUARE FEET, OR 0.118 ACRES, MORE OR LESS  
16 be and the same is hereby approved and said real property is hereby laid out and established and  
17 declared laid out, opened and established as South Broadway.

18 **Section 6.** That the real property described in Section 5 hereof shall henceforth be known  
19 as South Broadway.

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

24 **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-004:**  
25 **LAND DESCRIPTION – STREET PARCEL #4:**

26 A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF  
27 DENVER, RECORDED ON THE 25TH DAY OF JANUARY, 2023, AT RECEPTION NUMBER  
28 2023005750 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE,  
29 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

1 A PARCEL OF LAND IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
2 CONTAINING 1,357 SQUARE FEET, OR 0.031 ACRES, MORE OR LESS, AND BEING A  
3 PORTION OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT A AS PARCEL NO. 605 OF THE  
4 DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. IM 0252-315  
5 SITUATED IN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
6 OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, AND RECORDED IN A  
7 QUIT CLAIM DEED AT RECEPTION NUMBER (R.N.) 2001124391 ON JULY 31, 2001 IN THE  
8 RECORDS OF THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER,  
9 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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11 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-  
12 225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE  
13 EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
14 OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED  
15 AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY  
16 POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3 ¼-INCH BRASS CAP STAMPED  
17 "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A RANGE BOX. THE BASIS OF BEARINGS  
18 BETWEEN SAID POINTS IS SOUTH 00°44' 37" EAST (SOUTH 00°44' 35" EAST, AS MEASURED),  
19 2,647.75 FEET.

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21 COMMENCING AT THE NORTHERLY POINT OF THE BASIS OF BEARINGS;  
22 THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 15 SOUTH 00°44' 37"  
23 EAST (SOUTH 00°44' 35" EAST, AS MEASURED), 930.77 FEET;  
24 THENCE DEPARTING THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 15 SOUTH 89°  
25 15' 27" WEST (SOUTH 89° 15' 25" WEST, AS MEASURED), 50.00 FEET TO THE  
26 NORTHEASTERLY CORNER OF SAID PARCEL NO. 605, ALSO BEING A POINT ON THE WEST  
27 RIGHT-OF-WAY OF SOUTH BROADWAY (ORDINANCE 97-1898 DECREE 2191-394), AND THE  
28 SOUTHERLY MOST POINT OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER  
29 1961058473 ON OCTOBER 31, 1961 IN THE RECORDS OF SAID COUNTY AND TO POINT OF  
30 BEGINNING;

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1 THENCE ALONG THE EAST LINE OF SAID PARCEL NO. 605 SOUTH 00° 44' 37" EAST (SOUTH  
2 00° 44' 35" EAST, AS MEASURED), 81.65 FEET, ALSO BEING THE WEST RIGHT-OF-WAY LINE  
3 OF SOUTH BROADWAY;

4 THENCE DEPARTING AFORESAID EAST LINE NORTH 36° 23' 19" WEST (NORTH 36° 23' 17"  
5 WEST, AS MEASURED), 27.46 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL NO.  
6 605;

7 THENCE NORTH 00° 44' 37" WEST (NORTH 00° 44' 35" WEST, AS MEASURED), 88.01 FEET  
8 ALONG SAID WEST LINE OF SAID PARCEL NO. 605, ALSO BEING THE EAST LINE OF A  
9 PARCEL OF LAND RECORDED AT R.N. 1994092231 ON JUNE 3, 1994 IN THE RECORDS OF  
10 SAID COUNTY;

11 THENCE DEPARTING AFORESAID WEST LINE SOUTH 29° 54' 44" EAST (SOUTH 29° 54' 42"  
12 EAST, AS MEASURED), 32.83 FEET ALONG THE NORTH LINE OF SAID PARCEL NO. 605,  
13 ALSO BEING THE SOUTH LINE OF SAID PARCEL RECORDED AT R.N. 1961058473, TO THE  
14 POINT OF BEGINNING.

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16 SAID PARCEL CONTAINS 1,357 SQUARE FEET, OR 0.031 ACRES, MORE OR LESS

17 be and the same is hereby approved and said real property is hereby laid out and established and  
18 declared laid out, opened and established as South Broadway.

19 **Section 8.** That the real property described in Section 7 hereof shall henceforth be known  
20 as South Broadway.

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

25 **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-005:**

26 **LAND DESCRIPTION – STREET PARCEL #5:**

27 A PARCEL OF LAND CONVEYED BY FINAL RULE AND ORDER TO THE CITY AND COUNTY  
28 OF DENVER, RECORDED ON THE 16TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER  
29 2021229913 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
30 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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THAT PART OF BLOCK 5, LINCOLN SUBDIVISION (BOOK 557, PAGE 479 RECORDED ON MARCH 17, 1890) AS DESCRIBED IN RECEPTION NUMBER 9300171697 AND RECORDED ON DECEMBER 15, 1993 IN THE CITY AND COUNTY OF DENVER, OFFICE OF THE CLERK AND RECORDER, STATE OF COLORADO, THEREIN DESCRIBED AS FOLLOWS:

PARCEL 1:  
LOTS 1 TO 4 AND THE WEST OR REAR 60 FEET OF LOTS 43 AND 44, EXCEPT THAT PORTION OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST COMER OF LOT 2, BLOCK 5, LINCOLN SUBDIVISION;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTHERLY ON SAID WEST LINE TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 5;  
THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 14 FEET;  
THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF LOTS 3 AND 4 CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF THE RIGHTS ABOVE AN ELEVATION OF 5,275 FEET DIRECTLY OVER A PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOTS 3 AND 4, BLOCK 5, LINCOLN SUBDIVISION, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:



1 BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 4 WHICH IS 26.0 FEET EAST OF THE  
2 SOUTHWEST CORNER OF LOT 4;  
3 1. THENCE NORTHWESTERLY A DISTANCE OF 46.9 FEET, MORE OR LESS, TO A POINT  
4 ON THE WEST LINE OF LOT 3 WHICH IS 39.0 FEET NORTH OF THE SOUTHWEST CORNER  
5 OF LOT 4, BLOCK 5, LINCOLN SUBDIVISION,  
6 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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8 PARCEL 2:

9 THE RIGHT TO MAINTAIN A BUILDING ON THE FOLLOWING DESCRIBED PREMISES NOT  
10 EXCEEDING 14 FEET IN HEIGHT AS RESERVED IN DEED RECORDED NOVEMBER 12, 1976  
11 IN BOOK 1345 AT PAGE 586, TO-WIT:

12 THAT PORTION OF LOTS 3 AND 4 CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS,  
13 DIVISION OF HIGHWAYS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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15 ALL OF THE RIGHTS ABOVE AN ELEVATION OF 5,275 FEET DIRECTLY OVER A PARCEL OF  
16 LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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18 ALL THAT PORTION OF LOTS 3 AND 4, BLOCK 5, LINCOLN SUBDIVISION, LYING  
19 SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

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21 BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 4 WHICH IS 26.0 FEET EAST OF THE  
22 SOUTHWEST CORNER OF LOT 4;

23 1. THENCE NORTHWESTERLY A DISTANCE OF 46.9 FEET, MORE OR LESS, TO A POINT  
24 ON THE WEST LINE OF LOT 3, WHICH IS 39.0 FEET NORTH OF THE SOUTHWEST CORNER  
25 OF LOT 4, BLOCK 5, LINCOLN SUBDIVISION,  
26 CITY AND COUNTY OF DENVER, STATE OF COLORADO

27 be and the same is hereby approved and said real property is hereby laid out and established and  
28 declared laid out, opened and established as South Broadway.

**Section 10.** That the real property described in Section 9 hereof shall henceforth be known as South Broadway.

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

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-006:**

**LAND DESCRIPTION – STREET PARCEL #6:**

A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF JULY, 2022, AT RECEPTION NUMBER 2022094045 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF A PARCEL OF LAND IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PROJECT NUMBER 1-16006, CONTAINING 15,612 SQUARE FEET OR 0.358 ACRES, MORE OR LESS, DESCRIBED BY CORRECTION QUITCLAIM DEED AS EXHIBIT "A-2" AT RECEPTION NUMBER (R.N.) 1994092231, RECORDED ON JUNE 3, 1994 IN THE RECORDS OF THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, STATE OF COLORADO, SITUATE IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3¼-INCH BRASS CAP STAMPED "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A RANGE BOX. THE BASIS OF BEARINGS BETWEEN SAID POINTS IS SOUTH 00° 44' 35" EAST, 2,647.75 FEET.

1 COMMENCING AT THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 15;  
2 THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, SOUTH  
3 00° 44' 35" EAST, A DISTANCE OF 315.93 FEET;  
4 THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15,  
5 SOUTH 89° 15' 25" WEST A DISTANCE OF 405.34 FEET TO A POINT ON THE COMMON  
6 BOUNDARY OF PARCELS AT R.N. 1994092231, R.N. 2020109536 AND THE NORTHEASTERLY  
7 RIGHT-OF-WAY LINE OF VALLEY HIGHWAY (INTERSTATE 25), AS RECORDED AT  
8 R.N.1962095054 ON FEBRUARY 1, 1962, AND THE POINT OF BEGINNING;  
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10 THENCE DEPARTING SAID COMMON BOUNDARY OF THOSE PARCELS AT R.N. 1994092231  
11 AND R.N. 2020109536 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY  
12 HIGHWAY (INTERSTATE 25), SOUTH 00° 00' 38" EAST A DISTANCE OF 92.33 FEET;  
13 THENCE NORTH 89° 15' 25" EAST, A DISTANCE OF 64.74 FEET TO A POINT ON THE COMMON  
14 BOUNDARY OF THOSE PARCELS AT R.N. 1994092231 AND R.N. 1961058473 AND THE  
15 NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY HIGHWAY (INTERSTATE 25);  
16 THENCE ALONG SAID COMMON BOUNDARY OF THOSE PARCELS AT R.N. 1994092231 AND  
17 R.N. 1961058473 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY HIGHWAY  
18 (INTERSTATE 25), SOUTH 29° 54' 48" EAST A DISTANCE OF 148.19 FEET TO THE BEGINNING  
19 OF A CURVE TO THE LEFT;  
20 THENCE DEPARTING SAID COMMON BOUNDARY OF THOSE PARCELS AT R.N. 1994092231  
21 AND R.N. 1961058473 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY  
22 HIGHWAY (INTERSTATE 25) AND ALONG SAID CURVE TO THE LEFT, COUNTERCLOCKWISE,  
23 WITH A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 23° 20' 03" AND AN ARC LENGTH OF  
24 30.54 FEET, (THE CHORD OF SAID CURVE BEARS SOUTH 63° 28' 17" WEST, 30.33 FEET) TO  
25 THE BEGINNING OF A CURVE TO THE LEFT;  
26 THENCE ALONG SAID CURVE TO THE LEFT, COUNTERCLOCKWISE, HAVING A RADIUS OF  
27 1735.06 FEET, A CENTRAL ANGLE OF 07° 08' 29" AND AN ARC LENGTH OF 216.26 FEET, (THE  
28 CHORD OF SAID CURVE BEARS NORTH 48° 49' 12" WEST, 216.12 FEET);  
29 THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 88.23 FEET TO THE BEGINNING OF A  
30 CURVE TO THE LEFT;

1 THENCE ALONG SAID CURVE TO THE LEFT, COUNTERCLOCKWISE, HAVING A RADIUS OF  
2 204.83 FEET, A CENTRAL ANGLE OF 12° 13' 48" AND AN ARC LENGTH OF 43.72 FEET (THE  
3 CHORD OF SAID CURVE BEARS NORTH 06° 06' 54" WEST, 43.64 FEET) TO A POINT ON THE  
4 COMMON BOUNDARY OF SAID PARCELS AT R.N. 1994092231, R.N. 2020109536, AND SAID  
5 NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY HIGHWAY (INTERSTATE 25) TO THE  
6 BEGINNING OF A CURVE TO THE RIGHT;

7 THENCE ALONG SAID CURVE TO THE RIGHT, CLOCKWISE, ALONG THE COMMON  
8 BOUNDARY OF PARCELS AT R.N. 1994092231, R.N. 2020109536, AND SAID  
9 NORTHEASTERLY RIGHT-OF-WAY LINE OF VALLEY HIGHWAY (INTERSTATE 25), HAVING A  
10 RADIUS OF 1298.33 FEET, A CENTRAL ANGLE OF 03° 02' 29" AND ARC LENGTH OF 68.92  
11 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 54° 04' 12" EAST, 68.91 FEET) TO THE  
12 POINT OF BEGINNING.

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14 THE AREA DESCRIBED HEREIN CONTAINS 15,612 SQUARE FEET OR 0.358 ACRES, MORE  
15 OR LESS

16 be and the same is hereby approved and said real property is hereby laid out and established and  
17 declared laid out, opened and established as South Bannock Street.

18 **Section 12.** That the real property described in Section 11 hereof shall henceforth be known  
19 as South Bannock Street.

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

24 **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-007:**

25 **LAND DESCRIPTION – STREET PARCEL #7:**

26 A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF  
27 DENVER, RECORDED ON THE 13TH DAY OF JULY, 2022, AT RECEPTION NUMBER  
28 2022094045 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
29 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

30

1 A PORTION OF A PARCEL OF LAND IN THE CITY AND COUNTY OF DENVER, STATE OF  
2 COLORADO, PROJECT NUMBER 1-16006, CONTAINING 1,855 SQUARE FEET OR 0.043  
3 ACRES, MORE OR LESS, DESCRIBED BY CORRECTION QUITCLAIM DEED AS EXHIBIT "A-2"  
4 AT RECEPTION NUMBER (R.N.) 1994092231, RECORDED ON JUNE 3, 1994 IN THE RECORDS  
5 OF THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, STATE  
6 OF COLORADO, SITUATE IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15,  
7 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE  
8 PARTICULARLY DESCRIBED AS FOLLOWS:

9

10 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-  
11 225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE  
12 EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
13 OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED  
14 AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY  
15 POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3¼-INCH BRASS CAP STAMPED  
16 "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A RANGE BOX. THE BASIS OF BEARINGS  
17 BETWEEN SAID POINTS IS SOUTH 00° 44' 35" EAST A DISTANCE OF 2,647.75 FEET.

18

19 BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL AT R.N. 1994092231, ALSO  
20 BEING THE WEST LINE OF A PARCEL OF LAND RECORDED AT R.N. 1961058473 ON  
21 OCTOBER 31, 1961 IN THE RECORDS OF SAID COUNTY FROM WHENCE THE NORTHERLY  
22 POINT OF THE BASIS OF BEARINGS BEARS NORTH 25° 53' 03" EAST A DISTANCE OF 601.44  
23 FEET AND THE SOUTHERLY POINT THEREOF BEARS SOUTH 08° 01' 23" EAST A DISTANCE  
24 OF 2,127.25 FEET;

25 THENCE ALONG THE COMMON BOUNDARY OF SAID PARCELS AT R.N.S 1994092231 &  
26 1961058473 SOUTH 29° 54' 48" EAST A DISTANCE OF 127.97 FEET TO A POINT FROM  
27 WHENCE THE SOUTHERLY POINT OF SAID PARCEL AT R.N. 1961058473, ALSO BEING A  
28 POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH BROADWAY BEARS SOUTH 29° 54'  
29 48" EAST A DISTANCE OF 322.49 FEET;

30 THENCE DEPARTING SAID COMMON BOUNDARY ON A NON-TANGENT CURVE TO THE LEFT  
31 HAVING A RADIUS OF 1,735.02 FEET, A CENTRAL ANGLE OF 04° 02' 05" AND AN ARC LENGTH

1 OF 133.28 FEET. THE CHORD OF SAID CURVE BEARS NORTH 43° 02' 56" WEST A DISTANCE  
2 OF 133.25 FEET;  
3 THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A  
4 CENTRAL ANGLE OF 23° 20' 03" AND AN ARC LENGTH OF 30.54 FEET. THE CHORD OF SAID  
5 CURVE BEARS NORTH 63° 28' 17" EAST A DISTANCE OF 30.33 FEET TO THE POINT OF  
6 BEGINNING.

7

8 THE AREA DESCRIBED HEREIN CONTAINS 1,855 SQUARE FEET OR 0.043 ACRES, MORE OR  
9 LESS

10 be and the same is hereby approved and said real property is hereby laid out and established and  
11 declared laid out, opened and established as South Bannock Street.

12 **Section 14.** That the real property described in Section 13 hereof shall henceforth be known  
13 as South Bannock Street.

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

18 **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-008:**

19 **LAND DESCRIPTION – STREET PARCEL #8:**

20 A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF  
21 DENVER, RECORDED ON THE 13TH DAY OF JULY, 2022, AT RECEPTION NUMBER  
22 2022094045 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
23 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

24

25 A PORTION OF A PARCEL OF LAND OF THE CITY AND COUNTY OF DENVER, STATE OF  
26 COLORADO, PROJECT NUMBER 1-16006, CONTAINING 6,004 SQUARE FEET OR 0.138  
27 ACRES, MORE OR LESS, WITHIN A PARCEL OF LAND DESCRIBED BY CORRECTION  
28 QUITCLAIM DEED AS EXHIBIT "A-2" AT RECEPTION NUMBER (R.N.) 1994092231 RECORDED  
29 ON JUNE 2, 1994 IN THE RECORDS OF THE OFFICE OF THE CITY AND COUNTY OF DENVER  
30 CLERK AND RECORDER, STATE OF COLORADO, SITUATE IN THE NORTHEAST ¼ OF THE  
31 SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH

1 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, BEING MORE PARTICULARLY  
2 DESCRIBED AS FOLLOWS:

3

4 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-  
5 225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE  
6 EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
7 OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED  
8 AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY  
9 POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3 ¼-INCH BRASS CAP STAMPED  
10 "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A RANGE BOX. THE BASIS OF BEARINGS  
11 BETWEEN SAID POINTS IS SOUTH 00° 44' 35" EAST A DISTANCE OF 2,647.75 FEET.

12

13 COMMENCING AT THE NORTHERLY POINT OF THE BASIS OF BEARINGS;  
14 THENCE ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 15 SOUTH 89°  
15 59' 00" WEST A DISTANCE OF 573.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL  
16 AT R.N. 1994092231, ALSO BEING THE NORTHWEST CORNER OF A PARCEL OF LAND  
17 DESCRIBED AT R.N. 2004209815, RECORDED ON OCTOBER 6, 2004 IN THE RECORDS OF  
18 SAID COUNTY;

19 THENCE ALONG THE COMMON BOUNDARY OF SAID PARCELS AT R.N.S 1994092231 AND  
20 2004209815 SOUTH 29° 54' 17" EAST A DISTANCE OF 71.51 FEET TO THE POINT OF  
21 BEGINNING.

22

23 THENCE CONTINUING ALONG SAID COMMON BOUNDARY SOUTH 29° 54' 17" EAST A  
24 DISTANCE OF 193.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AT R.N.  
25 2004209815, ALSO BEING THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED  
26 AT R.N. 2020109536, RECORDED ON JULY 29, 2020 IN THE RECORDS OF SAID COUNTY;

27 THENCE ALONG THE COMMON BOUNDARY OF SAID PARCELS AT R.N.S 1994092231 AND  
28 2020109536 SOUTH 12° 45' 08" EAST A DISTANCE OF 75.20 FEET TO THE NORTHEASTERLY  
29 RIGHT-OF-WAY OF VALLEY HIGHWAY (INTERSTATE 25) AS RECORDED AT R.N. 1962095054  
30 ON FEBRUARY 1, 1962 IN THE RECORDS OF SAID COUNTY;

1    THENCE ALONG SAID RIGHT-OF-WAY ON A NON-TANGENT CURVE TO THE LEFT HAVING A  
2    RADIUS OF 1,298.33 FEET, A CENTRAL ANGLE OF 01° 44' 12" AND AN ARC LENGTH OF 39.35  
3    FEET. THE CHORD OF SAID CURVE BEARS NORTH 54° 43' 21" WEST A DISTANCE OF 39.35  
4    FEET;  
  
5    THENCE DEPARTING SAID RIGHT-OF-WAY ON A NON-TANGENT CURVE TO THE LEFT  
6    HAVING A RADIUS OF 204.83 FEET, A CENTRAL ANGLE OF 16° 49' 22" AND AN ARC LENGTH  
7    OF 60.14 FEET. THE CHORD OF SAID CURVE BEARS NORTH 20° 38' 28" WEST A DISTANCE  
8    OF 59.93 FEET;  
  
9    THENCE NORTH 29° 03' 09" WEST A DISTANCE OF 62.91 FEET;  
  
10   THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 231.17 FEET, A  
11   CENTRAL ANGLE OF 24° 40' 43" AND AN ARC LENGTH OF 99.57 FEET;  
  
12   THENCE NORTH 04° 22' 26" WEST A DISTANCE OF 12.91 FEET TO THE POINT OF  
13   BEGINNING.

14  
  
15   THE AREA DESCRIBED HEREIN CONTAINS 6,004 SQUARE FEET OR 0.138 ACRES, MORE OR  
16   LESS  
  
17   be and the same is hereby approved and said real property is hereby laid out and established and  
18   declared laid out, opened and established as South Bannock Street.

19       **Section 16.** That the real property described in Section 15 hereof shall henceforth be known  
20   as South Bannock Street.

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

25       **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-009:**

26   **LAND DESCRIPTION – STREET PARCEL #9:**

27   A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF  
28   DENVER, RECORDED ON THE 13TH DAY OF JULY, 2022, AT RECEPTION NUMBER  
29   2022094055 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE,  
30   STATE OF COLORADO, DESCRIBED AS FOLLOWS:



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A PORTION OF A PARCEL 138 OF LAND OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PROJECT NUMBER 1-16006, CONTAINING 5,067 SQUARE FEET OR 0.116 ACRES, MORE OR LESS, DESCRIBED AS PARCEL "C1" IN A WARRANTY DEED AT RECEPTION NUMBER (R.N.) 2004209815 RECORDED ON OCTOBER 6, 2004 IN THE RECORDS OF THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, STATE OF COLORADO, SITUATE IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3 ¼-INCH BRASS CAP STAMPED "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A RANGE BOX. THE BASIS OF BEARINGS BETWEEN SAID POINTS IS SOUTH 00° 44' 35" EAST A DISTANCE OF 2,647.75 FEET.

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL C1 FROM WHENCE THE NORTH POINT OF THE BASIS OF BEARINGS BEARS NORTH 62° 28' 14" EAST A DISTANCE OF 497.86 FEET AND THE SOUTH POINT OF THE BASIS OF BEARINGS BEARS SOUTH 11° 08' 07" EAST A DISTANCE OF 2,463.80 FEET;  
THENCE ALONG THE WEST LINE OF SAID PARCEL C1 NORTH 29° 54' 17" WEST A DISTANCE OF 185.49 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED AT R.N. 2019105743 ON AUGUST 9, 2019 IN THE RECORDS OF SAID COUNTY (SEE ALSO RESOLUTION ID NO. 20191355 AT R.N. 2020003145 RECORDED ON JANUARY 9, 2020 CREATING THE PUBLIC STREET KNOWN AS WEST EXPOSITION AVENUE);

1    THENCE DEPARTING SAID WEST LINE SOUTH 89° 53' 33" EAST A DISTANCE OF 55.06 FEET  
2    ALONG THE SOUTH LINE OF SAID QUIT CLAIM DEED TO THE SOUTHEAST CORNER  
3    THEREOF;  
4    THENCE DEPARTING THE SOUTH LINE OF SAID QUIT CLAIM DEED SOUTH 00° 06' 27" WEST  
5    A DISTANCE OF 1.50 FEET;  
6    THENCE IN A SOUTHERLY DIRECTION ON A TANGENT CURVE TO THE LEFT HAVING A  
7    RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 29° 09' 36" AND AN ARC LENGTH OF 91.61  
8    FEET;  
9    THENCE SOUTH 29° 03' 09" EAST A DISTANCE OF 47.05 FEET;  
10    THENCE IN A SOUTHEASTERLY DIRECTION ON A TANGENT CURVE TO THE RIGHT HAVING  
11    A RADIUS OF 256.00 FEET, A CENTRAL ANGLE OF 07° 30' 23" AND AN ARC LENGTH OF 33.54  
12    FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL C1;  
13    THENCE ALONG THE SOUTH LINE OF SAID PARCEL C1 SOUTH 89° 59' 00" WEST A  
14    DISTANCE OF 22.40 FEET; TO THE POINT OF BEGINNING.

15  
16    THE AREA DESCRIBED HEREIN CONTAINS 5,067 SQUARE FEET OR 0.116 ACRES, MORE OR  
17    LESS

18    be and the same is hereby approved and said real property is hereby laid out and established and  
19    declared laid out, opened and established as South Bannock Street.

20        **Section 18.** That the real property described in Section 17 hereof shall henceforth be known  
21    as South Bannock Street.

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

26                **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-010:**  
27    **LAND DESCRIPTION - STREET PARCEL #10:**

28    A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF  
29    DENVER, RECORDED ON THE 27TH DAY OF JULY, 2022, AT RECEPTION NUMBER

1 2022099785 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
2 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

3

4 A PARTIAL ACQUISITION NO.131 OF THE CITY AND COUNTY OF DENVER, STATE OF  
5 COLORADO, PROJECT NUMBER 1- 16006, CONTAINING 4,512 SQUARE FEET OR 0.104  
6 ACRES, MORE OR LESS, BEING A PART OF THAT PROPERTY AS DESCRIBED BY  
7 CORRECTION QUITCLAIM DEED AS EXHIBIT "A-2" AT RECEPTION NUMBER (R.N.)  
8 1994092231, RECORDED ON JUNE 3, 1994 IN THE RECORDS OF THE OFFICE OF THE CITY  
9 AND COUNTY OF DENVER CLERK AND RECORDER, STATE OF COLORADO, SITUATE IN THE  
10 NORTHEAST ¼ OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH,  
11 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY  
12 DESCRIBED AS FOLLOWS:

13

14 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-  
15 225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE  
16 EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
17 OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED  
18 AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY  
19 POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3¼-INCH BRASS CAP STAMPED  
20 "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A RANGE BOX. THE BASIS OF BEARINGS  
21 BETWEEN SAID POINTS IS SOUTH 00° 44' 35" EAST, 2,647.75 FEET.

22

23 COMMENCING AT THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 15;  
24 THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, SOUTH  
25 00° 44' 35" EAST, A DISTANCE OF 480.70 FEET;  
26 THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15,  
27 SOUTH 89° 15' 25" WEST A DISTANCE OF 369.96 FEET TO THE POINT OF BEGINNING;

28

29 THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 42.49 FEET, TO THE BEGINNING OF A  
30 CURVE TO THE RIGHT;

1 THENCE ALONG SAID CURVE TO THE RIGHT, CLOCKWISE, WITH A RADIUS OF 197.67, A  
2 CENTRAL ANGLE OF 11° 17' 26" AND AN ARC LENGTH OF 38.95 FEET (THE CHORD OF SAID  
3 CURVE BEARS SOUTH 20° 33' 32" WEST, 38.89 FEET) TO A POINT ON THE COMMON  
4 BOUNDARY OF THE PARCELS RECORDED AT R.N. 1994092231, R.N. 1980014795, AND THE  
5 SOUTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY HIGHWAY (INTERSTATE 25) AND THE  
6 BEGINNING OF A CURVE TO THE LEFT;

7 THENCE ALONG SAID CURVE TO THE LEFT, COUNTERCLOCKWISE, ON SAID COMMON  
8 BOUNDARY OF THE PARCELS RECORDED AT R.N. 1994092231, R.N. 1980014795, AND THE  
9 SOUTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY HIGHWAY (INTERSTATE 25) WITH A  
10 RADIUS OF 1050.01 FEET, A CENTRAL ANGLE OF 03° 22' 50" AND AN ARC LENGTH OF 61.95  
11 FEET (THE CHORD OF SAID CURVE BEARS NORTH 48° 31' 01" WEST, 61.94 FEET);

12 THENCE DEPARTING SAID COMMON BOUNDARY OF THE PARCELS RECORDED AT R.N.  
13 1994092231, R.N. 1980014795, AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VALLEY  
14 HIGHWAY (INTERSTATE 25), SOUTH 72° 37' 06" EAST A DISTANCE OF 4.65 FEET TO THE  
15 BEGINNING OF A CURVE TO THE LEFT;

16 THENCE ALONG SAID CURVE TO THE LEFT, COUNTERCLOCKWISE, WITH A RADIUS OF  
17 140.83 FEET, A CENTRAL ANGLE OF 21° 06' 32" AND AN ARC LENGTH OF 51.89 FEET, (THE  
18 CHORD OF SAID CURVE BEARS NORTH 10° 33' 16" EAST, 51.59 FEET);

19 THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 19.16 FEET, TO THE BEGINNING OF A  
20 CURVE TO THE RIGHT;

21 THENCE ALONG SAID CURVE TO THE RIGHT, CLOCKWISE, HAVING A RADIUS OF 1735.06  
22 FEET, A CENTRAL ANGLE OF 03° 47' 44" AND AN ARC LENGTH OF 114.94 FEET (THE CHORD  
23 OF SAID CURVE BEARS SOUTH 50° 29' 35" EAST, 114.92 FEET) TO THE POINT OF  
24 BEGINNING.

25

26 THE AREA DESCRIBED HEREIN CONTAINS 4,512 SQUARE FEET OR 0.104 ACRES, MORE  
27 OR LESS

28 be and the same is hereby approved and said real property is hereby laid out and established and  
29 declared laid out, opened and established as South Bannock Street.

1           **Section 20.** That the real property described in Section 19 hereof shall henceforth be known  
2 as South Bannock Street.

3           **Section 21.** 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. 2025-DEDICATION-0000038-011:**

8           **LAND DESCRIPTION - STREET PARCEL #11:**

9           A PARCEL OF LAND CONVEYED BY QUITCLAIM DEED TO THE CITY AND COUNTY OF  
10 DENVER, RECORDED ON THE 27TH DAY OF JULY, 2022, AT RECEPTION NUMBER  
11 2022099785 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
12 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

13  
14           A PARTIAL ACQUISITION OF PARCEL NO. 128 OF THE CITY AND COUNTY OF DENVER,  
15 STATE OF COLORADO, PROJECT NUMBER 1-16006, CONTAINING 2,734 SQUARE FEET OR  
16 0.063 ACRES, MORE OR LESS, WITHIN A PARCEL OF LAND DESCRIBED BY DEED IN EXHIBIT  
17 "A" OF RECEPTION NUMBER 1980014795, IN THE RECORDS OF THE OFFICE OF THE CITY  
18 AND COUNTY OF DENVER CLERK AND RECORDER, STATE OF COLORADO, IN THE  
19 NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68  
20 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, SAID PARCEL  
21 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22  
23           BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-  
24 225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE  
25 EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
26 OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED  
27 AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY  
28 POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3¼-INCH BRASS CAP STAMPED  
29 "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A MONUMENT BOX. THE BASIS OF BEARINGS  
30 BETWEEN SAID POINTS IS SOUTH 00° 44' 35" EAST A DISTANCE OF 2,647. 75 FEET.

1 COMMENCING AT THE NORTHERLY POINT OF THE BASIS OF BEARINGS;  
2 THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 15 SOUTH 00° 44' 35"  
3 EAST A DISTANCE OF 902.32 FEET;  
4 THENCE DEPARTING THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 15 SOUTH 89°  
5 15' 25" WEST A DISTANCE OF 66.00 FEET TO THE NORTH CORNER OF THE EAST LINE OF  
6 SAID PARCEL RECORDED AT RECEPTION NUMBER 1980014795, ALSO BEING THE  
7 NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER  
8 2001124391 ON JULY 31, 2001 IN THE RECORDS OF SAID COUNTY, AND THE POINT OF  
9 BEGINNING;  
10  
11 THENCE ALONG THE EAST LINE OF SAID PARCEL RECORDED AT RECEPTION NUMBER  
12 1980014795 SOUTH 00 ° 44' 35" EAST A DISTANCE OF 255.43 FEET TO THE SOUTHEAST  
13 CORNER OF SAID PARCEL;  
14 THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 89° 58' 27" WEST A DISTANCE  
15 OF 39.56 FEET;  
16 THENCE DEPARTING SAID SOUTH LINE AND THROUGH THE LAND OF SAID PARCEL THE  
17 FOLLOWING SIX (6) COURSES:  
18 1. NORTH 00° 18' 17" EAST A DISTANCE OF 10.00 FEET;  
19 2. NORTH 48° 11' 52" EAST A DISTANCE OF 21.17 FEET;  
20 3. NORTH 10° 00' 47" EAST A DISTANCE OF 85.08 FEET;  
21 4. ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 48.33 FEET, A CENTRAL  
22 ANGLE OF 08° 27' 31" AND AN ARC LENGTH OF 7.14 FEET;  
23 5. NORTH 01° 33' 16" EAST A DISTANCE OF 142.27 FEET TO THE NORTH LINE OF SAID  
24 PARCEL;  
25 6. ALONG SAID NORTH LINE SOUTH 29° 54' 48" EAST A DISTANCE OF 2.09 FEET TO THE  
26 POINT OF BEGINNING.  
27  
28 THE PARTIAL ACQUISITION DESCRIBED HEREIN CONTAINS 2,734 SQUARE FEET, OR 0.063  
29 ACRES, MORE OR LESS

1 be and the same is hereby approved and said real property is hereby laid out and established and  
2 declared laid out, opened and established as South Broadway.

3 **Section 22.** That the real property described in Section 21 hereof shall henceforth be known  
4 as South Broadway.

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

9 **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000038-012:**

10 **LAND DESCRIPTION - STREET PARCEL #12:**

11 A PARCEL OF LAND CONVEYED BY QUITCLAIM WARRANTY DEED TO THE CITY AND  
12 COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF JULY, 2022, AT RECEPTION  
13 NUMBER 2022099785 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
14 OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

15

16 A PARTIAL ACQUISITION OF PARCEL NO. 134 OF THE CITY AND COUNTY OF DENVER,  
17 STATE OF COLORADO, PROJECT NUMBER 1-16006, CONTAINING 8,216 SQUARE FEET OR  
18 0.189 ACRES, MORE OR LESS, WITHIN A PARCEL OF LAND DESCRIBED BY DEED AT  
19 RECEPTION NUMBER (R.N.) 1993141910 ON OCTOBER 14, 1993, IN THE RECORDS OF THE  
20 OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, STATE OF  
21 COLORADO, SITUATE IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 15,  
22 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
23 COUNTY OF DENVER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS  
24 FOLLOWS:

25

26 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE S.E. CORRIDOR I-25/I-  
27 225 MAPPING PROJECTION COORDINATE SYSTEM. BEARINGS ARE BASED UPON THE  
28 EAST LINE OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST  
29 OF THE 6TH PRINCIPAL MERIDIAN. THE NORTHERLY POINT OF SAID LINE IS A RECOVERED  
30 AND ACCEPTED STONE WITH NOTCH 1-FOOT DEEP IN A RANGE BOX. THE SOUTHERLY  
31 POINT OF SAID LINE IS A RECOVERED AND ACCEPTED 3 ¼-INCH BRASS CAP STAMPED

1 "GRIENER ENG, 1/4, 15/22, LS 19611, 1986" IN A MONUMENT BOX. THE BASIS OF BEARINGS  
2 BETWEEN SAID POINTS IS SOUTH 00° 44' 35" EAST A DISTANCE OF 2,647.75 FEET.  
3  
4 COMMENCING AT THE NORTHERLY POINT OF THE BASIS OF BEARINGS;  
5 THENCE ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 15 SOUTH 00° 44' 35"  
6 EAST A DISTANCE OF 700.02 FEET;  
7 THENCE DEPARTING THE EAST LINE OF SAID SOUTHWEST ¼ OF SECTION 15 SOUTH 89°  
8 15' 25" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH CORNER OF SAID PARCEL AT  
9 RECEPTION NUMBER 1993141910, ALSO BEING A POINT OF INTERSECTION BETWEEN THE  
10 WEST RIGHT-OF-WAY OF SOUTH BROADWAY AND THE NORTH RIGHT-OF-WAY OF  
11 INTERSTATE 25, AND THE POINT OF BEGINNING;  
12  
13 THENCE ALONG THE SOUTH LINE OF SAID PARCEL, ALSO BEING THE NORTH RIGHT-OF-  
14 WAY OF SAID INTERSTATE 25 NORTH 39° 38' 09" WEST, 21.07 FEET;  
15 THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 00° 42' 13" WEST, 26.50 FEET;  
16 THENCE NORTH 16° 03' 38" WEST, 60.39 FEET;  
17 THENCE NORTH 60° 09' 05" WEST, 82.27 FEET TO A POINT ON THE WEST LINE OF SAID  
18 PARCEL AT R.N. 1993141910, ALSO BEING THE EAST LINE OF A PARCEL OF LAND  
19 RECORDED AT R.N. 2019098746 IN THE RECORDS OF SAID COUNTY;  
20 THENCE ALONG THE COMMON BOUNDARY OF SAID PARCELS AT R.N.S 1993141910 &  
21 2019098746 NORTH 00° 44' 35" WEST, 38.81 FEET TO THE NORTHWEST CORNER OF SAID  
22 PARCEL AT R.N 1993141910.  
23 THENCE CONTINUING ALONG SAID COMMON BOUNDARY NORTH 89° 59' 00" EAST, 100.00  
24 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AT R.N. 1993141910, ALSO BEING  
25 THE WEST RIGHT-OF-WAY OF SAID SOUTH BROADWAY;  
26 THENCE ALONG THE EAST LINE OF SAID PARCEL AT R.N. 1993141910 AND SAID RIGHT-OF-  
27 WAY SOUTH 00° 44' 35" EAST, 180.57 FEET TO THE POINT OF BEGINNING.  
28



1 THE PARTIAL ACQUISITION DESCRIBED HEREIN CONTAINS 8,216 SQUARE FEET, OR 0.189  
2 ACRES, MORE OR LESS

3 be and the same is hereby approved and said real property is hereby laid out and established and  
4 declared laid out, opened and established as South Broadway.

5 **Section 24.** That the real property described in Section 23 hereof shall henceforth be known  
6 as South Broadway.

7 COMMITTEE APPROVAL DATE: March 19, 2025 by Consent

8 MAYOR-COUNCIL DATE: March 25, 2025

9 PASSED BY THE COUNCIL: \_\_\_\_\_

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

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

14 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: March 27, 2025

15 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the  
16 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
17 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
18 § 3.2.6 of the Charter.

19  
20 Katie J. McLoughlin, Interim City Attorney

21  
22 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_