

**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY****TO:** Ivone Avila-Ponce, City Attorney's Office**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services **DATE:** August 5, 2024**ROW #:** 2024-DEDICATION-0000153 **SCHEDULE #:** 1) 0226506028000, 2) 0226505026000, 3) 0226504031000, 4) 0226503024000, 5) 0226502051000, 6) Adjacent to 0226504032000, 7) Adjacent to 0226503025000, 8) Adjacent to 0226506033000, and 9) Adjacent to 0226505025000**TITLE:** This request is to dedicate nine City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Lafayette Street, East 31<sup>st</sup> Avenue, North Franklin Street and East Martin Luther King Junior Boulevard, 2) Public Alley, bounded by East 31<sup>st</sup> Avenue, North Franklin Street, East Martin Luther King Junior Boulevard, North Lafayette Street, 3) Public Alley, bounded by North Franklin Street, East 31<sup>st</sup> Avenue, North Williams Street and East Martin Luther King Junior Boulevard, 4) Public Alley, bounded by North Williams Street, East Martin Luther King Junior Boulevard and North Franklin Street, and East 31<sup>st</sup> Avenue, 5) Public Alley, bounded by North Williams Street, East 31<sup>st</sup> Avenue, North High Street and East Martin Luther King Junior Boulevard, 6) North Gilpin Street, located near the intersection of North Gilpin Street and East 31<sup>st</sup> Avenue, 7) North Gilpin Street, located near the intersection of North Gilpin Street and East 31<sup>st</sup> Avenue, 8) North Humboldt Street, located near the intersection of North Humboldt Street and East 31<sup>st</sup> Avenue, and 9) North Humboldt Street, located near the intersection of North Humboldt Street and East 31<sup>st</sup> Avenue.**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) Public Alley, 2) Public Alley, 3) Public Alley, 4) Public Alley, 5) Public Alley, 6) North Gilpin Street, 7) North Gilpin Street, 8) North Humboldt Street, and 9) North Humboldt Street.

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for Public Right-of-Way purposes as 1) Public Alley, 2) Public Alley, 3) Public Alley, 4) Public Alley, 5) Public Alley, 6) North Gilpin Street, 7) North Gilpin Street, 8) North Humboldt Street, and 9) North Humboldt Street. The land is described as follows:

**INSERT PARCEL DESCRIPTION ROW ( 2024-DEDICATION-0000153-001, 002, 003, 004, 005, 006, 007, 008, 009 )  
HERE.**

A map of the area to be dedicated is attached.

GB/PR/LRA



cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Darrell Watson District # 9  
Council Aide, Bonnie Guillen  
Council Aide, Darius Shelby  
Council Aide, Lynne Lombard  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Alaina McWhorter  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
Department of Law, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Kwali Farbes  
Department of Law, Ivone Avila-Ponce  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Paul Rogalla  
DOTI Ordinance  
Project file folder 2024-DEDICATION-0000153

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: August 5, 2024

Please mark one:  Bill Request or  Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes  No

## 1. Type of Request:

Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment

Dedication/Vacation  Appropriation/Supplemental  DRMC Change

Other:

2. **Title:** Dedicate nine City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Lafayette Street, East 31st Avenue, North Franklin Street and East Martin Luther King Junior Boulevard, 2) Public Alley, bounded by East 31st Avenue, North Franklin Street, East Martin Luther King Junior Boulevard, North Lafayette Street, 3) Public Alley, bounded by North Franklin Street, East 31st Avenue, North Williams Street and East Martin Luther King Junior Boulevard, 4) Public Alley, bounded by North Williams Street, East Martin Luther King Junior Boulevard and North Franklin Street, and East 31st Avenue, 5) Public Alley, bounded by North Williams Street, East 31st Avenue, North High Street and East Martin Luther King Junior Boulevard, 6) North Gilpin Street, located near the intersection of North Gilpin Street and East 31st Avenue, 7) North Gilpin Street, located near the intersection of North Gilpin Street and East 31st Avenue, 8) North Humboldt Street, located near the intersection of North Humboldt Street and East 31st Avenue, and 9) North Humboldt Street, located near the intersection of North Humboldt Street and East 31st Avenue.

3. **Requesting Agency:** DOTI, Right-of-Way Services  
**Agency Section:** Survey

## 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:lisa.ayala@denvergov.org">lisa.ayala@denvergov.org</a>	Email: Alaina.McWhorter@denvergov.org

## 5. General description or background of proposed request. Attach executive summary if more space needed:

Surveyor is requesting a remnant cleanup with nine parcels of land to be dedicated as Public Alley, North Gilpin Street and North Humboldt Street. All of these are adjacent to George Morrison Sr. Park, South of East Martin Luther King Junior Boulevard.

## 6. City Attorney assigned to this request (if applicable):

7. **City Council District:** Darrell Watson District # 9

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract?  Yes  No Is this an Amendment?  Yes  No If yes, how many? \_\_\_\_\_

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before?  Yes  No

Source of funds:

Is this contract subject to:  W/MBE  DBE  SBE  XO101  ACDBE  N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2024-DEDICATION-0000153

**Description of Proposed Project:** Surveyor is requesting a remnant cleanup with nine parcels of land to be dedicated as Public Alley, North Gilpin Street and North Humboldt Street. All of these are adjacent to George Morrison Sr. Park, South of East Martin Luther King Junior Boulevard.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:** The City and County of Denver was deeded this land to be dedicated as 1) Public Alley, 2) Public Alley, 3) Public Alley, 4) Public Alley, 5) Public Alley, 6) North Gilpin Street, 7) North Gilpin Street, 8) North Humboldt Street, and 9) North Humboldt Street.

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

**What is the known duration of a MEP:** N/A

**Will land be dedicated to the City if the vacation goes through:** N/A

**Will an easement be placed over a vacated area, and if so explain:** N/A

**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, 2) Public Alley, 3) Public Alley, 4) Public Alley, 5) Public Alley, 6) North Gilpin Street, 7) North Gilpin Street, 8) North Humboldt Street, and 9) North Humboldt Street.

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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### Legend

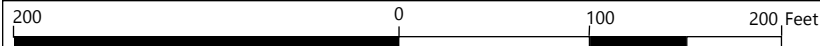
- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks

Parcel 001 to be dedicated

Parcel 008 to be dedicated

Parcel 009 to be dedicated

Parcel 002 to be dedicated







### Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks

289 0 144.5 289 Feet

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-001:**

**LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 3**

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 4 AND 5, BLOCK 3, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 20 FEET;  
THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 49 FEET TO A POINT OF CURVE;  
THENCE NORTHEASTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, AND HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;  
THENCE NORTHEASTERLY AND EASTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 4, SAID BLOCK 3;  
THENCE SOUTHERLY ON THE EAST LINE OF SAID LOTS 4 AND 5 A DISTANCE OF 30.638 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-002:**

**LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 4**

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 26 AND 27, BLOCK 4, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26;  
THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 26 TO THE SOUTHEAST CORNER THEREOF;  
THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 26 A DISTANCE OF 20 FEET;  
THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 26 A DISTANCE OF 50 FEET TO A POINT OF CURVE;  
THENCE NORTHWESTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;  
THENCE NORTHWESTERLY AND WESTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 27;  
THENCE SOUTHERLY ON THE WEST LINE OF SAID LOTS 27 AND 26 A DISTANCE OF 30.638 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH



**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-003:**

**LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 5**

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 4 AND 5, BLOCK 5, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 20 FEET;  
THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 49.5 FEET;  
THENCE NORTHEASTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, AND HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;  
THENCE NORTHEASTERLY AND EASTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF LOT 4;  
THENCE SOUTHERLY ON THE EAST LINE OF SAID LOTS 4 AND 5 A DISTANCE OF 30.638 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-004:**

**LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 6**

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 26 AND 27 BLOCK 4, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26;  
THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 26 TO THE SOUTHEAST CORNER THEREOF;  
THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 26 A DISTANCE OF 20 FEET;  
THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 26 A DISTANCE OF 49 FEET TO A POINT OF CURVE;  
THENCE NORTHWESTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41' 50", AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;  
THENCE NORTHWESTERLY AND WESTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06' 12", AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 27, SAID BLOCK 6;  
THENCE SOUTHERLY ON THE WEST LINE OF SAID LOTS 27 AND 26 A DISTANCE OF 30.638 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-005:**

**LAND DESCRIPTION – PUBLIC ALLEY IN BLOCK 7**

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 4, 5, AND 6, BLOCK 7, DOWNING’S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 6 THAT IS 8.79 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;  
THENCE NORTHERLY ON THE WEST LINE OF SAID LOTS 6 AND 5 A DISTANCE OF 20 FEET;  
THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 49 FEET TO A POINT OF CURVE;  
THENCE NORTHEASTERLY ON THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 30 FEET AND A CENTRAL ANGLE OF 34° 41’ 50”, AN ARC DISTANCE OF 18.17 FEET TO A POINT OF REVERSE CURVE;  
THENCE NORTHEASTERLY AND EASTERLY ON THE ARC OF A CURVE, CONVEX TO THE NORTH, AND HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 59° 06’ 12”, AN ARC DISTANCE OF 61.89 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 5;  
THENCE SOUTHERLY ON THE EAST LINE OF SAID LOTS 5 AND 6 A DISTANCE OF 30.638 FEET;  
THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-006:**

**LAND DESCRIPTION – GILPIN STREET – WEST PORTION**

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 25, 26, 27, AND 28, BLOCK 5, DOWNING’S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 5 THAT IS 131.955 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;  
THENCE NORTHERLY ON THE EAST LINE OF SAID BLOCK 5 A DISTANCE OF 63.91 FEET;  
THENCE SOUTHWESTERLY AND SOUTHERLY ON THE ARC OF A CURVE, CONVEX TO THE WEST, AND HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-007:**

**LAND DESCRIPTION – GILPIN STREET – EAST PORTION**

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 3, 4, AND 5, BLOCK 6, DOWNING’S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5;  
THENCE NORTHERLY ON THE EAST LINE OF SAID LOTS 5, 4, AND 3 A DISTANCE OF 51.33 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY ON THE ARC OF A CURVE, CONVEX TO THE WEST, AND HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-008:**

LAND DESCRIPTION – HUMBOLDT STREET – WEST PORTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 24, 25, 26, AND 27, BLOCK 3, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 3 THAT IS 164.97 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;  
THENCE NORTHERLY ON THE EAST LINE OF SAID BLOCK 4 A DISTANCE OF 69.94 FEET;  
THENCE SOUTHWESTERLY AND SOUTHERLY ON THE ARC OF A CIRCLE, CONVEX TO THE WEST, AND HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000153-009:**

LAND DESCRIPTION – HUMBOLDT STREET – EAST PORTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 5 AND 6, BLOCK 4, DOWNING'S ADDITION TO THE CITY OF DENVER, AND DESCRIBED IN A DEED RECORDED JUNE 27<sup>TH</sup>, 1974 AT BOOK 904, PAGE 181 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6;  
THENCE NORTHERLY ON THE WEST LINE OF SAID LOTS 6 AND 5 A DISTANCE OF 40.792 FEET;  
THENCE SOUTHEASTERLY AND SOUTHERLY ON THE ARC OF A CURVE, CONVEX TO THE WEST, AND HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.



11201

010673

STATE OF COLORADO  
CITY & COUNTY  
OF DENVER  
FILED IN MY OFFICE ON

JUN 27 1 37 PM '74

RECORDED IN 904 181

F. J. SERAFIN  
CLERK AND RECORDER

Alleys

DEED

000.00 A - 1

KNOW ALL MEN BY THESE PRESENTS: That the DENVER URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado, whose address is 910 16th Street, City and County of Denver, State of Colorado, hereinafter called Grantor, for the consideration of Ten and No/100th Dollars (\$10.00) and other valuable consideration, in hand paid, hereby sells and conveys to the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado whose address is Room 302, 1445 Cleveland Place, hereinafter called the Grantee, the following real property situate in Downings Addition to the City of Denver, in the City and County of Denver, State of Colorado,

- Part of Lots 4, 5, 24, 25, 26, 27, Block 3,
- Part of Lots 5, 6, 26, 27, Block 4,
- Part of Lots 4, 5, 25, 26, 27, 28, Block 5,
- Part of Lots 3, 4, 5, 26, 27, Block 6,
- Part of Lots 4, 5, 6, Block 7,

all as more particularly described in Exhibit A attached hereto and made a part hereof, free and clear of encumbrances,

together with all the appurtenances thereunto belonging, subject to any state of facts an accurate survey would show.

And the said party of the first part, for itself and its successors, covenants and agrees to and with the said party of the second part, its successors and assigns that it will WARRANT AND DEFEND the above bargained premises in the quiet and peaceable possession of the party of the second part, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

APPROVED FOR RECORDING  
LAND OFFICE

AS TO FORM  
*[Signature]*  
CLERK AND RECORDER

INDEXED *[Signature]* 7-11-74  
PLATTED *[Signature]* NE 245

NE 245

IN WITNESS WHEREOF the said party of the first part has caused its corporate name to be hereunto subscribed by its \_\_\_\_\_ Chairman, and its corporate seal to be hereunto affixed, attested by its \_\_\_\_\_ Secretary, this 12<sup>th</sup> day of March, 1974.

DENVER URBAN RENEWAL AUTHORITY

BY: Alex B. Holland  
Chairman



Robert Cameron  
Secretary

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 1974, by Alex B. Holland as Chairman and J. Robert Cameron as Secretary of the Denver Urban Renewal Authority.

My commission expires March 22, 1975.

WITNESS my hand and official seal.



Darlene Quinlan  
Notary Public

EXHIBIT "A"

Replacement Alley in Block 3

Those parts of Lots 4 and 5, Block 3, Downing's Addition to the City of Denver, described as follows:

PLATTED ... NE 24-25

Beginning at the southeast corner of said Lot 5;  
 thence westerly on the south line of said Lot 5 to the southwest corner thereof;  
 thence northerly on the west line of said Lot 5 a distance of 20 feet;  
 thence easterly and parallel with the south line of said Lot 5 a distance of 49 feet to a point of curve;  
 thence northeasterly on the arc of a curve, convex to the southeast, and having a radius of 30 feet and a central angle of  $34^{\circ} 41' 50''$ , an arc distance of 18.17 feet to a point of reverse curve;  
 thence northeasterly and easterly on the arc of a curve, convex to the north, and having a radius of 60 feet and a central angle of  $59^{\circ} 06' 12''$ , an arc distance of 61.89 feet, more or less, to a point on the east line of Lot 4, said Block 3;  
 thence southerly on the east line of said Lots 4 and 5 a distance of 30.638 feet, more or less, to the point of beginning.

Replacement Alley in Block 4

Those parts of Lots 26 and 27, Block 4, Downing's Addition to the City of Denver, described as follows:

PLATTED ... NE 24-25

Beginning at the southwest corner of said Lot 26;  
 thence easterly on the south line of said Lot 26 to the southeast corner thereof;  
 thence northerly on the east line of said Lot 26 a distance of 20 feet;  
 thence westerly and parallel with the south line of said Lot 26 a distance of 50 feet to a point of curve;  
 thence northwesterly on the arc of a curve, convex to the southwest, and having a radius of 30 feet and a central angle of  $34^{\circ} 41' 50''$ , an arc distance of 18.17 feet to a point of reverse curve;  
 thence northwesterly and westerly on the arc of a curve, convex to the north, having a radius of 60 feet and a central angle of  $59^{\circ} 06' 12''$ , an arc distance of 61.89 feet, more or less, to a point on the west line of said Lot 27;  
 thence southerly on the west line of said Lots 27 and 26 a distance of 30.638 feet, more or less, to the point of beginning.



Replacement Alley in Block 5

Those parts of Lots 4 and 5, Block 5, Downing's Addition to the City of Denver, described as follows:

Beginning at the southeast corner of said Lot 5;  
 thence westerly on the south line of said Lot 5 to the southwest corner thereof;  
 thence northerly on the west line of said Lot 5 a distance of 20 feet;  
 thence easterly and parallel with the south line of said Lot 5 a distance of 49.5 feet;  
 thence northeasterly on the arc of a curve, convex to the southeast, and having a radius of 30 feet and a central angle of  $34^{\circ} 41' 50''$ , an arc distance of 18.17 feet to a point of reverse curve;  
 thence northeasterly and easterly on the arc of a curve, convex to the north, and having a radius of 60 feet and a central angle of  $59^{\circ} 06' 12''$ , an arc distance of 61.89 feet, more or less, to a point on the east line of said Lot 4;  
 thence southerly on the east line of said Lots 4 and 5 a distance of 30.638 feet, more or less, to the point of beginning.

Replacement Alley in Block 6

Those parts of Lots 26 and 27, Block 6, Downing's Addition to the City of Denver, described as follows:

Beginning at the southwest corner of said Lot 26;  
 thence easterly on the south line of said Lot 26 to the southeast corner thereof;  
 thence northerly on the east line of said Lot 26 a distance of 20 feet;  
 thence westerly and parallel with the south line of said Lot 26 a distance of 49 feet to a point of curve;  
 thence northwesterly on the arc of a curve, convex to the southwest, and having a radius of 30 feet and a central angle of  $34^{\circ} 41' 50''$ , an arc distance of 18.17 feet to a point of reverse curve;  
 thence northwesterly and westerly on the arc of a curve, convex to the north, and having a radius of 60 feet and a central angle of  $59^{\circ} 06' 12''$ , an arc distance of 61.89 feet, more or less, to a point on the west line of Lot 27, said Block 6;  
 thence southerly on the west line of said Lots 27 and 26 a distance of 30.638 feet, more or less, to the point of beginning.

Replacement Alley in Block 7

Those parts of Lots 4, 5, and 6, Block 7, Downing's Addition to the City of Denver, described as follows:

Beginning at a point on the west line of said Lot 6 that is 8.79 feet south of the northwest corner thereof;  
 thence northerly on the west line of said Lots 6 and 5 a distance of 20 feet;  
 thence easterly and parallel with the north line of said Lot 6 a distance of 49 feet to a point of curve;

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thence northeasterly on the arc of a curve, convex to the southeast, having a radius of 30 feet and a central angle of  $34^{\circ} 41' 50''$ , an arc distance of 18.17 feet to a point of reverse curve; thence northeasterly and easterly on the arc of a curve, convex to the north, and having a radius of 60 feet and a central angle of  $59^{\circ} 06' 12''$ , an arc distance of 61.89 feet, more or less, to a point on the east line of said Lot 5; thence southerly on the east line of said Lots 5 and 6 a distance of 30.638 feet; thence westerly and parallel with the south line of said Lot 6 to the point of beginning.

Turnaround on Gilpin Street

Those parts of Lots 25, 26, 27, and 28, Block 5, Downing's Addition to the City of Denver, described as follows:

Beginning at a point on the east line of said Block 5 that is 131.955 feet south of the northeast corner thereof; thence northerly on the east line of said Block 5 a distance of 63.91 feet; thence southwesterly and southerly on the arc of a curve, convex to the west, and having a radius of 50 feet to the point of beginning.

Also

Those parts of Lots 3, 4, and 5, Block 6, Downing's Addition to the City of Denver, located within boundaries described as follows:

Beginning at the southwest corner of said Lot 5; thence northerly on the west line of said Lots 5, 4, and 3 a distance of 51.33 feet; thence southeasterly and southerly on the arc of a curve, convex to the east, and having a radius of 50 feet to the point of beginning.

Turnaround on Humboldt Street

Those parts of Lots 24, 25, 26, and 27, Block 3, Downing's Addition to the City of Denver, described as follows:

Beginning at a point on the east line of said Block 3 that is 164.97 feet south of the northeast corner thereof; thence northerly on the east line of said Block 3 a distance of 69.94 feet; thence southwesterly and southerly on the arc of a circle, convex to the west, and having a radius of 50 feet to the point of beginning.

Also

Those parts of Lots 5 and 6, Block 4, Downing's Addition to the City of Denver, located within boundaries described as follows:

Beginning at the southwest corner of said Lot 6; thence northerly on the west line of said Lots 6 and 5 a distance of 40.792 feet; thence southeasterly and southerly on the arc of a curve, convex to the east, and having a radius of 50 feet to the point of beginning.

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PLATTED N.E. 4