

1 BY AUTHORITY

2 RESOLUTION NO. CR12-0539  
3 SERIES OF 2012

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 A RESOLUTION

5 **Laying out, opening and establishing as part of the city street a system parcel**  
6 **of land as S. Broadway between Tennessee Avenue and Mississippi Avenue.**  
7

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

13 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
14 **DENVER:**  
15

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

20  
21 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

**PARCEL DESCRIPTION ROW # (2011-0367-001)**

ALL EXCEPT THE EAST 212.7' OF PARCEL 116 AS DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NUMBER 2012009414, ON JANUARY 25, 2012 IN THE RECORDS OF THE CLERK AND RECORDER CITY AND COUNTY OF DENVER MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1 OF RECORD AT RECEPTION NUMBER 2008078936, AND BEING A PORTION OF THAT LAND CONVEYED TO LUI DENVER BROADWAY, LLC AS PARCEL 1 BY DEED OF RECORD AT RECEPTION NUMBER 2007095239, AND ALSO BEING A PORTION OF THAT LAND CONVEYED TO LUI DENVER BROADWAY, LLC AS PARCEL 1B BY DEED OF RECORD AT RECEPTION NUMBER 2005075710, RECORDS OF THE RECORDER'S OFFICE, CITY AND COUNTY OF DENVER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE 20 FOOT RANGE LINE ON THE NORTH SIDE OF BLOCK 8 AS ESTABLISHED IN THAT OFFICIAL SURVEY OF SHERMAN SUBDIVISION AS ADOPTED BY ORDINANCE NO. 3 OF 1895 PASSED ON JANUARY 12, 1895, MONUMENTED AT THE WEST END BY A SET 3.25 INCH ALUMINUM CAP STAMPED "PLS 35583" IN A RANGE BOX AND AT THE EAST END BY A 1 INCH AXLE IN A RANGE BOX WITH THE LINE CONSIDERED TO BEAR N89°54'28"E WITH ALL BEARINGS HEREON RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1,

THENCE N89°15'28"E ALONG THE NORTH LINE OF SAID LOT 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1 A DISTANCE OF 19.17 FEET TO A POINT ON THE EAST LINE OF THAT 6 FOOT WIDE U.S. WEST COMMUNICATIONS EASEMENT OF RECORD AT RECEPTION NUMBER 9300159236;

THENCE LEAVING SAID NORTH LINE OF 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1 THE FOLLOWING NINE (9) COURSES ACROSS SAID 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1:

1. S02°13'35"W A DISTANCE OF 73.59 FEET ALONG SAID EAST LINE OF THAT U.S. WEST COMMUNICATIONS EASEMENT OF RECORD AT RECEPTION NUMBER 9300159236;
2. THENCE LEAVING SAID EAST LINE OF THAT U.S. WEST EASEMENT OF RECORD AT RECEPTION NUMBER 9300159236, S05°00'47"E A DISTANCE OF 58.43 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,490.00 FEET, A CENTRAL ANGLE OF 01°27'59", AN ARC LENGTH OF 38.13 FEET, THE CHORD OF WHICH BEARS S05°44'47"E A CHORD LENGTH OF 38.13 FEET;
4. S06°28'46"E A DISTANCE OF 153.94 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 896.00 FEET, A CENTRAL ANGLE OF 05°44'10", AN ARC LENGTH OF 89.70 FEET, THE CHORD OF WHICH BEARS S03°36'41"E A CHORD LENGTH OF 89.67 FEET;
6. S00°44'36"E A DISTANCE OF 182.47 FEET;
7. S53°19'16"E A DISTANCE OF 18.85 FEET;
8. N89°54'28"E A DISTANCE OF 190.96 FEET;
9. N45°00'00"E A DISTANCE OF 9.54 FEET TO THE EAST LINE OF SAID 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EAST LINE OF 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1:

1. S00°44'32"E A DISTANCE OF 8.41 FEET;
2. S44°15'28"W A DISTANCE OF 42.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1;

THENCE S89°40'28"W ALONG THE SOUTH LINE OF SAID LOT 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1 A DISTANCE OF 225.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1;

THENCE N00°44'35"W ALONG THE WEST LINE OF SAID LOT 1 BLOCK 2 OF LIONSTONE DEVELOPMENT FILING NO. 1 A DISTANCE OF 638.46 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 27,707 SQUARE FEET OR 0.636 ACRES, MORE OF 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 S. Broadway.

3 **Section 2.** That the real property described in Section 1 hereof shall henceforth be  
4 known as S. Broadway.

5 COMMITTEE APPROVAL DATE: July 19, 2012 [by consent]

6 MAYOR-COUNCIL DATE: July 24, 2012

7 PASSED BY THE COUNCIL: \_\_\_\_\_, 2012

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

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

12 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: July 26, 2012

13 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of  
14 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
15 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
16 3.2.6 of the Charter.

17 Douglas J. Friednash, Denver City Attorney