

1 BY AUTHORITY

2 RESOLUTION NO. CR12-0322
3 SERIES OF 2012

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4
5 A RESOLUTION

6 **Laying out, opening and establishing as part of the city street system a certain**
7 **parcel of land as 1st Avenue, located between University Boulevard and**
8 **Downing Street.**

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

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

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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
20 portion of real property situate, lying and being in the City and County of Denver, State of
21 Colorado, to wit:

Parcel 1

A parcel of land conveyed to the City & County of Denver by Special Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070627 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A parcel of land situated in Lot 25, Block 8, Park Club Place Subdivision, as recorded in Book 16, Page 10 of the City and County of Denver Clerk and Recorder's Office, and being a part of the Northwest Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 11, from which the West Quarter Corner of said Section 11 bears S 89°50'38" W, thence along the Center Quarter Line of said Section 11 S 89°50'38" W, a distance of 556.66 feet; thence N 00°09'22" W, a distance of 30.00 feet to the southeast corner of Lot 25 of said Block 8, and the Point of Beginning; thence along the northerly Right-of-Way line of 1st Ave. being also the southerly line of said Block 8, S 89°50'38" W, a distance of 84.00 feet; thence at right angles N 00°09'22" W, a distance of 3.00 feet; thence parallel with said northerly Right-of-Way line N 89°50'38" E a distance of 72.00 feet; thence N 44°50'38" E, a distance of 17.00 feet to a point on the westerly Right-of-Way line of Lafayette St. being also the easterly line of said Block 8; thence along said westerly Right-of-Way line S 00°04'37" E, a distance of 15.02 feet to the Point of Beginning.

Said parcel contains 324 square feet, more or less.

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Parcel 2

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070623 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A parcel of land situated in Lots 25 and 26, Block 7, Park Club Place Subdivision, as recorded in Book 16, Page 10 of the City and County of Denver Clerk and Recorder's Office, and being a part of the Northwest Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 11, from which the West Quarter Corner of said Section 11 bears S 89°50'38" W, thence along the Center Quarter Line of said Section 11 S 89°50'38" W, a distance of 230.64 feet; thence N 00°09'22" W, a distance of 30.00 feet to the southeast corner of Lot 25 of said Block 7; thence along the northerly Right-of-Way line of 1st Ave. S 89°50'38" W, a distance of 133.01 feet to the southwest corner of said Lot 25 being also the southerly line of said Block 7; thence along the westerly line of said Lot 25 N 00°04'20" W, a distance of 3.00 feet; thence parallel with said northerly right-of-Way line of 1st Ave. N 89°50'38" E, a distance of 113.01 feet; thence N 44°50'38" E, a distance of 28.32 feet to a point on the westerly Right-of-Way line of Humboldt St. being also the easterly line of said Block 7; thence along said westerly Right-of-Way line S 00°05'25" E a distance of 23.03 feet to the Point of Beginning.

Said parcel contains 600 square feet, more or less.

Seven parcels of land located in the Northeast 1/4 of Section 11, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

and

Parcel 3

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070629 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A parcel of land situated in Lot 24, Block 8, Country Club Place Subdivision, as recorded in Book 15, Page 38 of the City and County of Denver Clerk and Recorder's Office, and being a part of the Northeast Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter Corner of said Section 11 bears S 89°52'13" W, thence along the Center Quarter Line of said Section 11 S 89°52'13" W, a distance of 2501.60 feet; thence N 00°07'47" W, a distance of 30.00 feet to the southeast corner of Lot 24 of said Block 8; thence along the northerly Right-of-Way line of 1st Ave. S 89°52'13" W, being also the southerly line of said Block 8, a distance of 79.00 feet thence at right angles N 00°07'47" W, a distance of 3.00 feet; thence at right angles and parallel with the northerly Right-of-Way line of 1st Ave. N 89°52'13" E, a distance of 62.00 feet; thence N 44°52'13" E, a distance of 24.07 feet to a point on the Westerly Right-of-Way line of Franklin St. being also the easterly line of said Block 8; thence along said westerly Right-of-Way line S 00°04'20" E, a distance of 20.02 feet to the Point of Beginning.

Said parcel contains 382 square feet, more or less.

and

Parcel 4

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070631 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A parcel of land situated in Lot 24, Block 7, Country Club Place Subdivision, as recorded in Book 15, Page 38 of the City and County of Denver Clerk and Recorders Office, and being a part of the Northeast Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter Corner of said Section 11 bears S 89°52'13" W, thence along the Center Quarter Line of said Section 11, also being the 30 foot Range Line of 1st. Ave., S 89°52'13" W, a distance of 2264.05 feet; thence N 00°07'47" W, a distance of 30.00 feet to the southeast corner of Lot 24 of said Block 7; thence along the northerly Right-of-Way line of 1st Ave. S 89°52'13" W, a distance of 132.55 feet to the southwest corner of said Lot 24 being also the southerly line of said Block 7; thence along the easterly Right-of-Way line of Franklin St. being also the westerly line of said Block 7 N 00°04'20" W, a distance of 3.00 feet; thence parallel with said northerly Right-of-Way line of 1st Ave. N 89°52'13" E, a distance of 132.55 feet to a point on the westerly line of a 14 foot wide alley; thence along said westerly alley line S 00°04'16" E, a distance of 3.00 feet to the Point of Beginning.

Said parcel contains 398 square feet, more or less.

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Parcel 5

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070633 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A parcel of land situated in Lot 25, Block 5, Country Club Place Subdivision, as recorded in Book 15, Page 38 of the City and County of Denver Clerk and Recorders Office, and being a part of the Northeast Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter Corner of said Section 11 bears S 89°52'13" W, thence along the Center Quarter Line of said Section 11, also being the 30 foot Range Line of 1st. Ave., S 89°52'13" W, a distance of 1335.05 feet; thence at right angles N 00°07'47" W, a distance of 30.00 feet to the point of intersection of the Northerly Right-of-Way line of 1st Ave. and the centerline of Vacated Race St. (ord 36, series 1920) being along the southerly line of said Block 5 extended easterly and the Point of Beginning; thence along the said Right-of-Way line S 89°52'13" W, a distance of 131.00 feet; thence at right angles N 00°07'47" W, a distance of 3.00 feet; thence at right angles and parallel said northerly Right-of-Way line N 89°52'13" E, a distance of 60.50 feet; thence at right angles N 00°07'47" W a distance of 6.00 feet; thence at right angles and parallel with said northerly Right-of-Way line N 89°52'13" E, a distance of 12.00 feet. Thence at right angles S 00° 07'47" E a distance of 6.00 feet; thence at right angles and parallel with said northerly Right-of-Way line N 89°52'13" E, a distance of 58.50 feet to a point on the centerline of vacated Race St.; thence along said centerline S 00°03'01" E, a distance of 3.00 feet to the Point of Beginning.

Said parcel contains 465 square feet, more or less.

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Parcel 6

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070635 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

An unsubdivided parcel of land situated in the South Half of the Northeast Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter Corner of said Section 11 bears S 89°52'13" W, thence along the Center Quarter Line of said Section 11, also being the 30 foot Range Line of 1st. Ave., S 89°52'13" W, a distance of 1172.77 feet; thence N 00°07'47" W, a distance of 30.00 feet to the intersection of the Northerly Right-of-Way line of 1st Ave. and the westerly Right-of-Way line of Race St., and the Point of Beginning; thence along said northerly Right-of-Way line S 89°52'13" W, a distance of 162.27 feet to the intersection of said northerly Right-of-Way line and the centerline of Vacated Race St. (ord. 36, series 1920); thence along the said centerline N 00°03'01" W, a distance of 3.00 feet; thence parallel with the northerly line of said 1st Ave. N 89°25'13" E, a distance of 142.27 feet; thence N 44°52'13" E, a distance of 28.23 feet to a point on the westerly Right-of-Way line of Race St.; thence along said westerly Right-of-Way line S 00°13'32" E, a distance of 22.96 feet to the Point of Beginning.

Said parcel contains 686 square feet, more or less.

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Parcel 7

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070637 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A parcel of land situated in Lot 70, Block 1, Country Club Annex Amended Subdivision, as recorded in Book 18, Page 50 of the City and County of Denver Clerk and Recorder's Office, and being a part of the Northeast Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter Corner of said Section 11 bears S 89°52'13" W, thence along the Center Quarter Line of said Section 11, also being the 30 foot Range Line of 1st. Ave., S 89°52'13" W, a distance of 803.07 feet; thence N 00°07'47" W, a distance of 30.00 feet to the southeast corner of Lot 70 of said Block 1, and the Point of Beginning; thence along the northerly Right-of-Way line of 1st Ave. S 89°52'13" W, being also the southerly line of said Block 1 a distance of 144.82 feet to the southwest corner of said Lot 70; thence along the westerly line of said Lot 70, N00°13'05" W a distance of 23.04 feet; thence s 45°07'47" E a distance of 28.33 feet; thence parallel with said northerly Right-of-Way line of 1st Ave. N 89°52'13" E, a distance of 109.82 feet; thence N 44°52'13" E, a distance of 21.18 feet to a point on the westerly Right-of-Way line of Vine St. being also the east line of said Block 1; thence along said westerly Right-of-Way line S 00°12'48" E, a distance of 17.97 feet to the Point of Beginning.

Said parcel contains 746 square feet, more or less.

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Parcel 8

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070639 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A parcel of land situated in Lot 1, Block 3, Country Club Annex Amended Subdivision, as recorded in Book 18, Page 69 of the City and County of Denver Clerk and Recorders Office, and being a part of the Northeast Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter Corner of said Section 11 bears S 89°52'13" W, thence along the Center Quarter Line of said Section 11, also being the 30 foot Range Line of 1st. Ave., S 89°52'13" W, a distance of 432.97 feet; thence N 00°07'47" W, a distance of 30.00 feet to the southeast corner of Lot 1 of said Block 3, and the Point of Beginning; thence along the northerly Right-of-Way line of 1st Ave. S 89°52'13" W, being also the southerly line of said Block 3, a distance of 133.00 feet; thence at right angles N 00°07'47" W a distance of 12.00 feet; thence at right angles and parallel with said northerly Right-of-Way line of 1st Ave. N 89°53'13" E, a distance of 6.00 feet; thence at right angles S 00°07'47" E a distance of 9.00 feet; thence at right angles and parallel with said northerly Right-of-Way line of 1st Ave. N 89°52'13" E, a distance of 107.00 feet; thence N 44°52'13" E, a distance of 28.24 feet to a point on the westerly Right-of-Way of Gaylord St, being the east line of said Block 3; thence along said westerly Right-of-Way line S 00°12'00" E, a distance of 22.97 feet to the Point of Beginning.

Said parcel contains 653 square feet, more or less.

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Parcel 9

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 29th of July 1991 by Reception No. 91-0070641 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A parcel of land situated in Lot 1, Block 4, Country Club Annex Amended Subdivision, as recorded in Book 18, Page 69 of the City and County of Denver Clerk and Recorder's Office, and being a part of the Northeast Quarter of Section 11, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter Corner of said Section 11 bears S 89°52'13" W, thence along the Center Quarter of said Section 11, also being the 30 foot Range Line of 1st. Ave., S 89°52'13" W, a distance of 298.87 feet; thence N 00°07'47" W, a distance of 30.00 feet to the northerly Right-of-Way line of 1st Ave., being also the southerly line of said Block 4 and the Point of Beginning; thence along said northerly Right-of-Way line S 89° 52' 13" W a distance of 54.00 feet to the southwest corner of Lot 1 of said Block 4; thence along the easterly Right-of-Way line of Gaylord St. N 00°12'00" W being also the westerly line of said Block 4 a distance of 23.03 feet; thence S 45°07'47" E, a distance of 28.32 feet; thence parallel with said northerly Right-of-Way line of 1st Ave. N 89°52'13" E a distance of 34.00 feet; thence S 00°07'47" E, a distance of 3.00 feet to the Point of Beginning.

Said parcel contains 362 square feet, more or less.

Three parcels of land located in the Southeast 1/4 of Section 11, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

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Parcel 10

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 13th of January 1975 in Book 997 Page 173 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

That part of the NW1/4 of the SE1/4 of Section 11, T.4S., R.68W. of the 6th P.M. described as follows: Beginning at the intersection of the south line of 1st Avenue with a line that is 52.5 feet west of and parallel with the east line of Gilpin Street extended southerly; thence westerly on the said south line of 1st Avenue a distance of 300, feet; thence southeasterly on an angle to the left of 135° to a point that is 7 feet south by perpendicular measurement, from the said south line of 1st Avenue; thence easterly and parallel with the said south line a distance of 386 feet; thence northeasterly on an angle to the left of 45° to a point on the said south line of 1st Avenue; thence westerly on the said south line a distance of 100 feet to the point of beginning.

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Parcel 11

A parcel of land conveyed to the City & County of Denver by Special Warranty Deed, recorded on the 29th of October 1991 by Reception No. 91-0106226 and recorded on the 30th of October 1991 by Reception No. 91-0106943 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

That part of the NW 1/4 of the SE 1/4 of Section 11, Township 4 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows: Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter corner of said Section 11 bears S 89°52'13" W, thence along said East-West Center Quarter Line of said Section 11, also being the 30.00 foot Range Line of 1st Avenue S 89°52'13" W, a distance of 2065.03 feet to a point of intersection with the centerline of Gilpin Street; thence along said centerline extended S 00°04'11" E, a distance of 97.00 feet to a point on intersection with the southerly line of a parcel of land described and recorded in Book 997 on Page 173, June 13, 1975, in the office of the Clerk and Recorder of the City and County of Denver, also being the Point of Beginning; thence along said southerly line N 89°52'13" E, a distance of 57.00 feet; thence S 44°52'13" W, a distance of 8.49 feet; thence S 89°52'13" W, a distance of 102.00 feet; thence N 45°07'47" W, a distance of 8.49 feet to a point on said southerly line; thence along said southerly line N 89°52'13" E, a distance of 57.00 feet to the Point of Beginning. Said parcel contains 648 square feet, more or less. Basis of Bearing : The line between the East Quarter Corner and the Center Quarter Corner of said Section 11, Township 4 South, Range 68 West of the 6th Principle Meridian S 89°52'13" W, as determined by solar observation, for a distance of 2641.35 feet. The East Quarter Corner is a 3 1/4" brass cap in a range box, stamped "CEI LS 23047", The Center Quarter Corner is a 3 1/4" brass cap in a range box stamped "DWD LS 16398 1986."

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Parcel 12

A parcel of land conveyed to the City & County of Denver by Special Warranty Deed, recorded on the 29th of October 1991 by Reception No. 91-0106227 and recorded on the 30th of October 1991 by Reception No. 91-0106945 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

That part of the NW 1/4 of the SE 1/4 of Section 11, Township 4 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows: Commencing at the East Quarter Corner of said Section 11, from which the Center Quarter corner of said Section 11 bears S 89°52'13" W, thence along said East-West Center Quarter Line of said Section 11, also being the 30.00 foot Range Line of 1st Avenue S 89°52'13" W, a distance of 2065.03 feet to a point of intersection with the centerline of Gilpin Street; thence along said centerline extended S 00°04'11" E, a distance of 97.00 feet to a point on intersection with the southerly line of a parcel of land described and recorded in Book 997 on Page 173, June 13, 1975, in the office of the Clerk and Recorder of the City and County of Denver, thence along said southerly line N 89°52'13" E, a distance of 93.01 feet to the southeast corner of said parcel, also being the Point of Beginning; thence along the easterly line of said parcel N 44°52'13" E, a distance of 9.90 feet; to the northeast corner of said parcel; thence N 89°52'13" E, a distance of 44.00 feet; thence S 00°04'11" E, a distance of 7.00 feet; thence S 89°52'13" W, a distance of 50.99 feet to the Point of Beginning. Said parcel contains 332 square feet, more or less. Basis of Bearing : The line between the East Quarter Corner and the Center Quarter Corner of said Section 11, Township 4 South, Range 68 West of the 6th Principle Meridian S 89°52'13" W, as determined by solar observation, for a distance of 2641.35 feet. The East Quarter Corner is a 3 1/4" brass cap in a range box, stamped "CEI LS 23047", The Center Quarter Corner is a 3 1/4" brass cap in a range box stamped "DWD LS 16398 1986."

Four parcels of land located in the Southeast 1/4 of Section 12, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

and

Parcel 13

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 8th of August 1978 in Book 1720 Page 446 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

The North 5.0 feet of Lots 1 and 40, Block 16, Burlington Capitol Hill Addition, and the vacated alley adjacent to said North 5.0 feet of said Lots 1 and 40.

and

Parcel 14

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 5th of February 1975 in Book 1008 Page 123 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

The North five feet of Lot 1, Block 15, Burlington Capitol Hill Addition, according to the record plat thereof, City and County of Denver, State of Colorado.

and

Parcel 15

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 7th of June 1979 in Book 1930 Page 449 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

The North 5 feet of Lot 1, Block 13, Burlington Capitol Hill Addition.

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Parcel 16

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 18th of November 1980 in Book 2272 Page 233 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

The south five feet of Lot 7, Block 6, Burlington Capitol Hill Addition, City and County of Denver, State of Colorado.

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Parcel 17

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 12th of May 1926 in Book 3498 Page 547 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

That portion of the Southeast one-quarter (SE1/4) of the Northeast one-quarter (NE1/4) of Section 11, Township 4 South, Range 68 West of the 6th P.M. described as follows, to-wit: Commencing at the intersection of the South line of the Southeast one-quarter (SE1/4) of the Northeast one-quarter (NE1/4) of said Section 11 and the West line of York Street (Formerly County Road No. 64); thence West on said South line 547.5 feet, more or less, to the East line of Country Club Annex, Amended (Block 2); thence North on said East line 30 feet; thence East parallel to said South line 547.62 feet more or less, to an intersection with the West line of said York Street, and thence South on said West line 30 feet to the point of beginning.

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Parcel 18

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 12th of May 1926 in Book 3498 Page 549 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

That portion of the Southeast one-quarter (SE1/4) of the Northeast one-quarter (NE1/4) of Section 11, Township 4 South, Range 68 West of the 6th P.M. described as follows, to-wit: Commencing at the Southwest corner of Southeast one-quarter (SE1/4) of Northeast one-quarter (NE1/4) of said Section 11; thence East on the South line of Northeast one-quarter (NE1/4) of said section, 147.95 feet, more or less to the West line of Race Street, as described in Warranty Deed from Lawrence C. Phipps to the City and County of Denver, dated May 10, 1920, thence North on said West line 30 feet; thence West parallel with said South line to the West line of Southeast one-quarter (SE1/4) of Northeast one-quarter (NE1/4) of said Section 11; thence South 30 feet to the point of beginning.

Three parcels of land located in the South Half 1/2 of Section 11, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

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Parcel 19

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 10th of June 1908 in Book 1947 Page 569 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

A strip of land thirty (30) feet in width off the north side of the South East quarter and the North East quarter of the South West quarter of Section number Eleven (11), Township Four (4) South of Range Sixty-eight (68) West, which strip of land is more particularly described as follows, to-wit: Beginning at the North East corner the South East quarter of said Section Eleven (11), thence westerly Thirty nine Hundred Sixty (3960) feet more or less along the East and West centerline of said Section Eleven (11) to the North West corner of the North East quarter of the South West quarter of said Section Eleven thence Southerly along the West line of said North East quarter of South West quarter of said Section Eleven (11) a distance of Thirty (30) feet, thence easterly on a line parallel with the East and West center line of Section Eleven (11) a distance of Thirty nine Hundred and Sixty (3960) feet more or less to the East line of said Section Eleven thence northerly along the East line of said Section Eleven, a distance of Thirty feet to the place of beginning.

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Parcel 20

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 17th of December 1956 in Book 7974 Page 528 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

That part of the NE-1/4 of SW-1/4 and the SE-1/4 of Section 11, Township 4 South, Range 68 West of the 6th P.M., described as follows: Beginning at a point 30 feet south of and 95 feet east of the northwest corner of said NE-1/4 of SW-1/4 of Section 11; thence south 105 feet on line parallel to the west line of said NE-1/4 of SW-1/4; thence northeasterly to a point 145 feet east of the west line and 90 feet south of the north line of aforesaid NE-1/4 of SW-1/4; thence east on a line parallel to and 90 feet south of said north line and north line of SE-1/4 of said Section 11 to a point 400 feet west of the east line of said SE-1/4; thence southeasterly to a point 300 feet west of the east line and 110 feet south of the north line of said SE-1/4; thence on a line parallel to said north line to a point 90 feet west of the east line of said SE-1/4; thence southeasterly to a point 30 feet west of the east line and 150 feet south of the north line of said SE-1/4; thence north on a line parallel to said east line to a point 70 feet south of the said north line; thence northwesterly to a point 30 feet south of said north line and 85 feet west of the east line of said SE-1/4; thence west on a line parallel to the said north line to the place of beginning.

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Parcel 21

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 29th of August 1936 in Book 4978 Page 632 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows.

That part of the northeast quarter (NE1/4) of the southeast quarter of Section 11, Township 4 South, Range 68 West of the 6th Principal Meridian, described as follows, to-wit: Commencing at a point of intersection of the west line of University Boulevard with the South line of First Avenue, said point being 30 feet South and 30 feet west of the east quarter corner of said Section 11; thence west and parallel with north line of southeast quarter of said Section a distance of 55 feet; thence southeasterly on a straight line to a point on the west line of University Boulevard, distance 40 feet south of the point of beginning; thence north 40 feet to the point of beginning.

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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 1st Avenue.

5 **Section 2.** That the real property described in Section 1 hereof shall henceforth be
6 known as 1st Avenue.

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8 COMMITTEE APPROVAL DATE: April 26, 2012 [by consent]

9 MAYOR-COUNCIL DATE: May 1, 2012

10 PASSED BY THE COUNCIL: _____, 2012

11 _____ - PRESIDENT

12 ATTEST: _____ - CLERK AND RECORDER,
13 EX-OFFICIO CLERK OF THE
14 CITY AND COUNTY OF DENVER

15 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: May 3, 2012

16 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
17 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
18 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
19 3.2.6 of the Charter.

20 Douglas J. Friednash, Denver City Attorney

21 BY: _____, Assistant City Attorney DATE: _____, 2012