

1 BY AUTHORITY

2 RESOLUTION NO. CR12-0357  
3 SERIES OF 2012  
4

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 A RESOLUTION

6 **Laying out, opening and establishing as part of the city street system parcels**  
7 **of land as Quentin Street at its intersection with 44<sup>th</sup> Avenue.**  
8

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

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

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

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

1

2

**PARCEL DESCRIPTION ROW # (2008-0458-08-001)**

Two parcels of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 18th of May 2010 by Reception Number 2010054107 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

**Parcel 1 (Described as Parcel B on deed)**

A portion of Block 1, Montbello No.8 as platted in the records of the City and County of Denver, Colorado in Book 25 at Pages 103-105, being located in the NW 1/4, Section 24, Township 3 South, Range 67 West of the Sixth Principal Meridian, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24;  
Thence N90°00'00"E, 60.00 feet to the east right-of-way line of Peoria Street;  
Thence N0°00'00"E along said east line, 480.51 feet to a non-tangent, 90.00-foot radius curve in the south right-of-way line of E. 45<sup>th</sup> Avenue;  
Thence northeasterly along said non-tangent, 90.00-foot radius curve (from which the center bears S53°44 '56"E) concave southeasterly through a central angle of 53°44 '56" , a distance of 84.43 feet;  
Thence S90°00'00"E along said south line, 82.42 feet to a tangent, 315.00-foot radius curve;  
Thence easterly along said 315.00-foot radius curve, concave southerly through a central angle of 1°44'01 " , a distance of 9.53 feet  
Thence through said Block along the following three courses:  
1) S0°00'01"W, 5.51 feet to a non-tangent, 309.50-foot radius curve;  
2) Easterly along said 309.50-foot radius curve (from which the center bears S 1°46' 14"W) concave southerly through a central angle of 47°13'47" , a distance of 255.13 feet;  
3) S40°59'59"E, 120.22 feet to a tangent, 92.50-foot radius curve; said point being to the Point of Beginning;  
Thence Southerly along said 92.50-foot radius curve, concave westerly through a central angle of 40°57'46" , a distance of 66. 13 feet;  
Thence S0°02' 13"E, 149.88 feet to the west right-of-way line of Quentin Street;  
Thence along last said west line through the following three courses:  
1) S90°00'00"E, 5.53 feet;  
2) N0°02' 14"W, 149.89 feet to a tangent, 98.00-foot radius curve;  
3) Northerly along said tangent, 98.00-foot radius curve, concave westerly through a central angle of 40°57'46" , a distance of 70.06 feet to the southwesterly right-of-way line of E. 45<sup>th</sup> Avenue;  
Thence S49°00'00"W, 5.52 feet to the Point of Beginning.

Said parcel as described contains 1,205 square feet, more or less.

3

4

**and**

5

1

PARCEL DESCRIPTION ROW # (2008-0458-08-002)

A portion of Block 1, Montbello No.8 as platted in the records of the City and County of Denver, Colorado in Book 25 at Pages 103-105, being located in the NW 1/4, Section 24, Township 3 South, Range 67 West of the Sixth Principal Meridian, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24;  
Thence N90°00'00"E, 60.00 feet to the east right-of-way line of Peoria Street;  
Thence N0°00'00"E along said east line, 159.09 feet to a tangent, 85.00-foot radius cusp in the north right-of-way line of E. 44th Avenue;  
Thence easterly along said north line through the following three courses:  
1) Southeasterly along said tangent, 85.00-foot radius cusp concave northeasterly through a central angle of 90°00'00", a distance of 133.52 feet;  
2) N90°00'00"E, 375.00 feet to a tangent, 30.00-foot radius curve;  
3) Easterly along said 30.00-foot radius curve, concave northerly through a central angle of 6°40'44", a distance of 3.50 feet to the Point of Beginning;  
Thence N44°57'47"E. 37.23 feet to a non-tangent, 30.00-foot radius curve in the west right-of-way line of Quentin Street;  
Thence southwesterly along said non-tangent, 30.00-foot radius curve (from which the center bears N83°23 '41"W), concave northwesterly through a central angle of 76°42'56", a distance of 40.17 feet to the Point of Beginning.

Said parcel as described contains 165 square feet, more or less.

**BASIS OF BEARINGS**

The west line, NW 1/4, Section 24, T. 3 S., R. 67 W of the 6th P.M. is assumed to bear N0°00'00"E. It is monumented at the West 1/4 Corner and at the NW Corner by a 3- 1/4" aluminum cap in range box PLS 13155.

2  
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 Quentin Street.

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

7  
8 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**  
9  
10  
11  
12  
13  
14

1 COMMITTEE APPROVAL DATE: May 10, 2012 [by consent]

2 MAYOR-COUNCIL DATE: May 15, 2012

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

4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: May 17, 2012

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

13 Douglas J. Friednash, Denver City Attorney

14 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2012

15