

**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Ivone Avila-Ponce, City Attorney's Office

**FROM:** Matt R. Bryner, P.E., Director, Right-of-Way Services   
Matt R. Bryner (Apr 18, 2023 15:42 MDT)

**DATE:** April 18, 2023

**ROW #:** 2023-DEDICATION-0000098 **SCHEDULE #:** 0517400115000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as S. Eliot St., located between W. Mississippi Ave., and W. Tennessee Ave.

**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 S. Eliot St.

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 Public Right-of-Way. The land is described as follows:

**INSERT PARCEL DESCRIPTION ROW (2023-DEDICATION-0000098-001) HERE.**

A map of the area to be dedicated is attached.

MB/PR /DG

c: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson Jolon Clark District # 7  
Council Aide Iris Tan  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office Jason Gallardo  
DOTI, Director, Right-of-Way Engineering Services, Matt Bryner  
Department of Law, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Ivone Avila-Ponce  
Department of Law, Uyen Tran  
DOTI Survey, Paul Rogalla  
DOTI Ordinance  
Project file folder 2023-DEDICATION-0000098

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto:Jason.Gallardo@DenverGov.org) by **12:00 pm on Monday.**

***\*All fields must be completed.\****  
*Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: April 18, 2023

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. **Title:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as S. Eliot St., located between W. Mississippi Ave., and W. Tennessee Ave.

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

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Dalila Gutierrez
- **Phone:** 720-865-3207
- **Email:** [Dalila.Gutierrez@denvergov.org](mailto:Dalila.Gutierrez@denvergov.org)

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** [Jason.Gallardo@denvergov.org](mailto:Jason.Gallardo@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** Surveyor is requesting a remnant parcel dedication as right-of-way. It is the entirety of S. Eliot St. between W. Mississippi Ave. and W. Tennessee Ave.

**\*\*Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** entirety of S. Eliot St. between W. Mississippi Ave. and W. Tennessee Ave.
- d. **Affected Council District:** Jolon Clark District # 7
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

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

SIRE Tracking Number: \_\_\_\_\_

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



## EXECUTIVE SUMMARY

**Project Title:** 2023-DEDICATION-0000098

**Description of Proposed Project:** Surveyor is requesting a remnant parcel dedication as right-of-way. It is the entirety of S. Eliot St. between W. Mississippi Ave. and W. Tennessee Ave.

**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 S. Eliot St.

**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

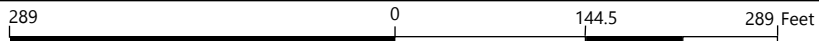
**Will an easement be placed over a vacated area, and if so explain:** N/A

**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 S. Eliot St.



- ### Legend
- ▲ Well Restrictions
  - Barrier Restrictions
  - Area Restrictions
    - Liner
    - Sheet Pile Wall Area
  - Streams
  - Irrigation Ditches Reconstruct Gardener's)
  - Irrigation Ditches
  - Streets
  - Alleys
  - Railroads
    - + Main
    - + Yard
    - + Spur
    - + Siding
    - + Interchange track
    - + Other
  - Bridges
  - Rail Transit Stations
    - Existing
    - Planned
  - ▲ Park-N-Ride Locations
  - Lakes
  - County Boundary
  - Parcels
  - Lots/Blocks
  - Parks
    - All Other Parks; Linear
    - Mountain Parks



**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000098-001:**

**LAND DESCRIPTION – SOUTH ELIOT STREET PARCEL:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF SECTION 17;

THENCE N 0° 21' 21" W, ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 17 A DISTANCE OF 40.00 FEET;

THENCE N 89° 27' 07" E, ALONG THE NORTH LINE OF W. MISSISSIPPI AVE. A DISTANCE OF 316.25 FEET TO A POINT 14 FEET WEST OF THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 17, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N 0° 21' 20" W ALONG A LINE 14 FEET WEST OF AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 616.19 FEET, MORE OR LESS, TO THE SOUTH LINE OF W. TENNESSEE AVE.;

THENCE N 89° 24' 38" E ALONG SAID SOUTH LINE OF W. TENNESSEE AVE. A DISTANCE OF 60.00 FEET;

THENCE S 0° 21' 20" E ALONG A LINE 46 FEET EAST OF AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 616.24 FEET, MORE OR LESS, TO THE NORTH LINE OF W. MISSISSIPPI AVE.;

THENCE S 89° 27' 07" W ALONG SAID NORTH LINE OF W. MISSISSIPPI AVE. A DISTANCE OF 60.00 FEET, TO THE **POINT OF BEGINNING**.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEARING N 89° 27' 07" E, ANCHORED ON THE WEST BY THE S ¼ CORNER OF SAID SECTION 17, A POSITION CALCULATED FROM TIES IN THE INTERSECTION OF W. MISSISSIPPI AVE. AND S. FEDERAL BLVD., AND ON THE EAST BY A 3.25" ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 17, COLORADO PLS NO. 14592, DATED 1990.

837919

Reception No. 837919

THIS DEED, Made this 23d day of October between  
in the year of our Lord one thousand nine hundred and fifty

IDA HATTESEN, as widow and heir at law of CLAUS HATTESEN, deceased  
of the City County of Denver and State of Colorado,  
of the first part and  
THE CITY AND COUNTY OF DENVER, A Municipal Corporation  
constitution of the second part:  
organized and existing under and by virtue of the laws of the State of Colorado

WITNESSETH, That the said party of the first part, for and in consideration of the sum of  
TEN (\$10.00) DOLLARS, and other good and valuable consideration  
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof  
is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by  
these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its  
successors and assigns forever, all the right, title, interest, claim and demand which the said party of the  
first part has in and to the following described real property  
situate, lying and being in the City and County of Denver and State of  
Colorado, to-wit:

A strip of land 30 feet x 165.25 feet adjoining West Tennessee  
Avenue in the W<sub>2</sub> of the E<sub>2</sub> of the SW<sub>4</sub> of the SE<sub>4</sub>  
of Section 17, Township 4 S, Range 68 West.

(Ida Hattesen and Anna M. Nissen being the sole and only heirs  
at law of Claus Hattesen, deceased.)

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto  
belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the  
said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said  
party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand  
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

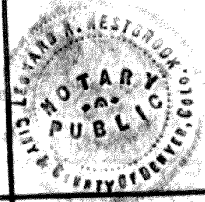
*Ida Hattesen* [SEAL]  
[SEAL]  
[SEAL]  
[SEAL]

STATE OF COLORADO,  
City and County of Denver } ss.

The foregoing instrument was acknowledged before me this 23d day of October  
A. D. 1950, by Ida Hattesen, as widow and heir at law of Claus Hattesen, deceased

My commission expires November 2, 1952. 19 . Witness my hand and official seal.

*James B. Woodcock*  
Notary Public.



\*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Session 1927.  
No. 522. QUIT CLAIM DEED TO CORPORATION.—The Bradford-Robinson Ptg. Co., Mfrs. Robinson's Legal Blanks, Denver.

AS TO FORM

APPROVED FOR RECORDING:

LAND OFFICE

City Atty's Office

Recorded at 3.30 o'clock P.M., NOV 13 1950

434

837920

Reception No. 837920

MAE HYNES

Recorder.

THIS DEED, Made this 23d day of October in the year of our Lord one thousand nine hundred and fifty between

ANNA M. NISSEN, as daughter and heir at law of CLAUS HATTESSEN, deceased

of the City and County of Denver and State of Colorado, of the first part and

THE CITY AND COUNTY OF DENVER, a municipal corporation constitution

organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration to the said part y of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, ha s remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do es remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said part y of the first part ha s in and to the following described real property situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

A strip of land 30 feet x 165.25 feet adjoining West Tennessee Avenue in the W 1/2 of the E 1/2 of the SW 1/4 of the SE 1/4 of Section 17, Township 4 S, Range 68 West.

(Ida Hattesen and Anna M. Nissen being the sole and only heirs at law of Claus Hattesen, deceased).

City Atty's Office

As to Form

APPROVED FOR RECORDING:

LAND OFFICE C. Thompson

K. B. Nissen

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Anna M. Nissen [SEAL]

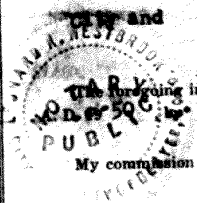
[SEAL]

[SEAL]

[SEAL]

STATE OF COLORADO.

and County of Denver ss.



My commission expires November 2, 1952. 19. Witness my hand and official seal. Anna M. Nissen, daughter and heir at law of Claus Hattesen, deceased.

[Signature] Notary Public.

\*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Session 1937.

200195

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

200195

0.00

7267 376 Reception No.

Recorder.

THIS DEED, Made this MAR 16 1957 day of MARCH in the year of our Lord one thousand nine hundred and FIFTY-THREE between

Recorder's Stamp  
MAR 16 PM 1:50  
7267 376  
City and County of Denver  
Mae Hynes  
Clerk & Recorder

LYLE L. LANA

of the CITY AND County of DENVER and State of Colorado, of the first part and CITY AND COUNTY OF DENVER, a MUNICIPAL CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of COLORADO, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described REAL PROPERTY of the situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit:

THE WEST 46 FEET OF THAT TRACT OF LAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 FEET NORTH AND 330.25 FEET EAST OF THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE NORTH 590 FEET; THENCE EAST 165.125 FEET; THENCE SOUTH 590 FEET; THENCE WEST 165.125 FEET TO THE POINT OF BEGINNING.

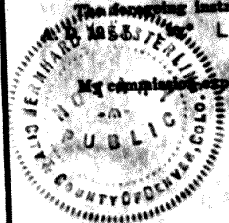
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set HIS hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of  
Lyle L. Lana [SEAL]  
[SEAL]  
[SEAL]  
[SEAL]

STATE OF COLORADO, } ss.  
CITY AND County of DENVER

The foregoing instrument was acknowledged before me this 15th day of MARCH, 1957, by LYLE L. LANA.



My commission expires March 4th

, 1957. Witness my hand and official seal.

Embarck K. Castberg  
Notary Public.

HL4

As to Form

City City's Office  
LAND OFFICE  
RECORDING  
H. D. D. D.

MAR-16-53 441826 I FEE OC

\*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it. -Statutory Acknowledgment, Section 1937.  
No. 522. QUIT CLAIM DEED TO CORPORATION.—The Bradford-Robinson Ptg. Co., Mfrs. Robinson's Legal Blanks, Denver



Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Reception No. \_\_\_\_\_

STATE OF COLORADO  
CITY AND COUNTY  
FILED IN MY OFFICE ON

98916

0.00

1ST - MD

677091

**THIS DEED**, Made this 23<sup>RD</sup> day of JULY  
 in the year of our Lord one thousand nine hundred and FIFTY-THREE  
 between B. LLOYD TRUE and MARY J. TRUE  
 of the  
 CITY AND County of DENVER and State  
 of Colorado, of the first part, and CITY AND COUNTY OF DENVER,  
 A MUNICIPAL CORPORATION,  
 a corporation organized and  
 existing under and by virtue of the laws of the State of COLORADO  
 of the second part:

1954 OCT 22 AM 10:37  
 7558 195  
 RECORDED  
 THOMAS CLIFTON  
 COUNTY CLERK

157

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION ~~DOLLARS~~ to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit:

THE EAST FOURTEEN (14) FEET OF THE SOUTH ONE-HALF (S $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ ) OF SECTION SEVENTEEN (17), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-EIGHT (68) WEST

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said parties of the first part, for MEM sel VES heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents, THEY ARE well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said 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, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set THEIR hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*W. Barson*

*B. Lloyd True* (SEAL)  
*Mary J. True - May* (SEAL)  
 (SEAL)



STATE OF COLORADO,  
 County of DENVER  
 Document was acknowledged before me this 20TH day of OCTOBER  
 B. LLOYD TRUE and MARY J. TRUE.  
 and official seal.

*Bernhard K. Eastling*  
 Notary Public.

AS TO FORM

APPROVED FOR RECORDING:  
 LAND OFFICE BY *M. M. ...*

*Sherman H. ...*

City Atty's Office

7558 196

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Reception No. \_\_\_\_\_

STATE OF COLORADO  
CITY AND COUNTY  
OF DENVER  
FILED IN NY OFFICE ON

98917

THIS DEED, Made this 23RD day of JULY  
in the year of our Lord one thousand nine hundred and FIFTY-THREE  
between MARJORIE E. VOGT

OCT 22 AM 10:37

CITY AND County of DENVER of the  
and State  
of Colorado, of the first part, and CITY AND COUNTY OF DENVER,  
A MUNICIPAL CORPORATION,

7558 196

RECORDED IN THE  
TOWN AND RANGE  
INDEX

a corporation organized and  
existing under and by virtue of the laws of the State of COLORADO  
of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of  
ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION ~~DOLLARS~~  
to the said part Y of the first part in hand paid by the said party of the second part, the receipt whereof is  
hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do ES  
grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever,  
all the following described lot or parcel of land, situate, lying and being in the CITY AND  
County of DENVER and State of Colorado, to-wit:

THE EAST FOURTEEN (14) FEET OF THE NORTH ONE-HALF  
(N $\frac{1}{2}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTH-  
WEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ )  
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHEAST  
QUARTER (SE $\frac{1}{4}$ ) OF SECTION SEVENTEEN (17), TOWNSHIP  
FOUR (4) SOUTH, RANGE SIXTY-EIGHT (68) WEST

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise  
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all  
the estate, right, title, interest, claim and demand whatsoever of the said part Y of the first part, either in law  
or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the  
said party of the second part, its successors and assigns forever. And the said part Y of the first part, for  
HER sel F, HER heirs, executors, and administrators, do ES covenant, grant, bargain and agree to and with  
the said party of the second part, its successors and assigns, that at the time of the en sealing and delivery of  
these presents, SHE IS well seized of the premises above conveyed, as of good, sure, perfect, absolute and  
indefeasible estate of inheritance, in law, in fee simple, and ha S good right, full power and lawful authority to  
grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from  
all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature  
soever,

and the above bargained premises in the quiet and peaceable possession of the said 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, the said part Y of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part Y of the first part ha S hereunto set HER hand  
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*Marjorie E. Vogt* [SEAL]

*W. H. Barcom*

[SEAL]

[SEAL]



STATE OF COLORADO,

County of DENVER

ss. \_\_\_\_\_ do hereby certify that the foregoing instrument was acknowledged before me this 20TH day of OCTOBER  
MARJORIE E. VOGT.

My commission expires  
March 4, 1957

*Edward K. Easterling*  
Notary Public.

As to Form

APPROVED FOR RECORDING:  
LAND OFFICE MR. D. W. ...

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M

Reception No. \_\_\_\_\_

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

98918

0.00

OCT-22-54 677893 -LST-110

**THIS DEED**, Made this 24TH day of JULY  
in the year of our Lord one thousand nine hundred and FIFTY-THREE  
between WILLIAM A. SARCONI and MYRTLE A.  
CUTHBERTSON of the  
CITY AND County of DENVER and State  
of Colorado, of the first part, and CITY AND COUNTY OF DENVER,  
A MUNICIPAL CORPORATION,  
a corporation organized and  
existing under and by virtue of the laws of the State of COLORADO,  
of the second part:

351 OCT 22 AM 10:37  
7558 197

RECORDED IN THE OFFICE  
OF THE COUNTY CLERK  
OF DENVER

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of  
TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, *10.00*  
to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is  
hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do  
grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever,  
all the following described lot or parcel of land, situate, lying and being in the CITY AND  
County of DENVER and State of Colorado, to-wit:

THE EAST FOURTEEN (14) FEET OF THE SOUTH ONE-HALF  
(S $\frac{1}{2}$ ) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ ) OF THE SOUTH-  
WEST QUARTER (SW $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ )  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION SEVENTEEN  
(17), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-EIGHT  
(68), WEST.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise  
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all  
the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law  
or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the  
said party of the second part, its successors and assigns forever. And the said parties of the first part, for  
THEM SELVES heirs, executors, and administrators, do covenant, grant, bargain and agree to and with  
the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of  
these presents, THEY ARE well seized of the premises above conveyed, as of good, sure, perfect, absolute and  
indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to  
grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from  
all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature  
soever,

and the above bargained premises in the quiet and peaceable possession of the said 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, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

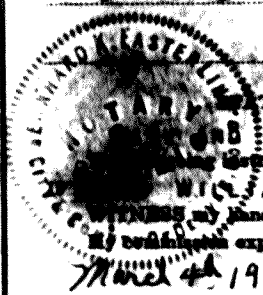
IN WITNESS WHEREOF, The said parties of the first part have hereunto set THEIR hands  
and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*W.A. Sarconi*

*William A. Sarconi*

*Myrtle A. Cuthbertson* [SEAL]



County of DENVER

This instrument was acknowledged before me this 20TH day of OCTOBER  
1954 by WILLIAM A. SARCONI and MYRTLE A. CUTHBERTSON.

My commission expires  
March 4, 1957

*Bernhard K. Easterlin*

Notary Public.

AS TO FORM

APPROVED FOR RECORDING:  
LAND OFFICE *MR. M. Mearns*

429

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

7931 445

63934 Reception No.

SEP -7 1956

Recorder. 63934

0.00

THIS DEED, Made this 27th day of December in the year of our Lord one thousand nine hundred and FIFTY-FIVE between

EWING S. CATES

of the CITY AND

County of DENVER and State of Colorado, of the first part and CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of COLORADO, of the second part:

RECORDED IN 7931 445 300K PAGE ROBERT E. LEE CLERK AND RECORDER

# 227

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described REAL PROPERTY situate, lying and being in the CITY AND County of DENVER and State of Colorado, to-wit:

THE EASTERLY 14 FEET OF THAT PART OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 40 FEET NORTH AND 50 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST AT THE INTERSECTION OF SOUTH FEDERAL BOULEVARD AND WEST MISSISSIPPI AVENUE; THENCE NORTH ALONG SOUTH FEDERAL BOULEVARD 140 FEET; THENCE EAST AT RIGHT ANGLES 280 FEET; THENCE SOUTH 140 FEET TO NORTH LINE OF WEST MISSISSIPPI AVENUE; THENCE WEST 280 FEET TO PLACE OF BEGINNING

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set HIS hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Ewing S. Cates [SEAL]

As to Form

Handwritten signature: Hans W. Johnson, City Atty's Office

STATE OF COLORADO, CITY AND County of DENVER } ss.

The foregoing instrument was acknowledged before me this 27th day of December A. D. 1955 by EWING S. CATES.

My commission expires December 17, 1956, 19. Witness my hand and official seal.

Ecclia Strubel Notary Public

APPROVED FOR RECORDING LAND OFFICE

\*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it. Statutory Acknowledgment, Session 1937.

SEP-7-56 9 8 7 3 0 5 LSI - QC

78403 Recorded at \_\_\_\_\_ M. \_\_\_\_\_  
8180 540 Reception No. MAY -6 1958

Recorder 78403

0.00

80

THIS DEED, Made this 29th day of April  
in the year of our Lord one thousand nine hundred and Fifty-eight  
between  
EWING S. CATES

Recorder's Stamp  
MAY 6 AM 11 37  
8180 540  
RECORDED IN  
BOOK PAGE  
ROBERT E. LEE  
CLERK AND RECORDER

of the City and  
County of Denver and State of Colorado,  
of the first part and CITY AND COUNTY OF DENVER,  
A municipal corporation a corporation  
organized and existing under and by virtue of the laws of the State of  
Colorado, of the second part:

WITNESSETH, That the said part of the first part, for and in consideration of the sum of One  
(\$1.00) Dollar and other good and valuable considerations - - - - -  
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof  
is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by  
these presents do es remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its  
successors and assigns forever, all the right, title, interest, claim and demand which the said part y of the  
first part ha s in and to the following described real property  
situate, lying and being in the City and County of Denver and State of  
Colorado, to-wit:

The Easterly 14.25 feet of that part of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of  
Section 17, Township 4 South, Range 68 West, described as follows:  
Commencing at a point 50 feet east and 180 feet north of the Southwest  
corner of SE $\frac{1}{4}$  of said Section 17; thence North 150 feet; thence East  
280.25 feet; thence South 150 feet; thence West 280.25 feet to the place  
of beginning

(CORRECTION DEED FOR STREET PURPOSES)

Deeds-6410  
Book 7931-P. 446  
Rec. Sept. 7, 1956

27-1

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges therunto  
belonging or in anywise therunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the  
said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party  
of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set his hand  
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of  
Ewing S. Cates [SEAL]  
Ewing S. Cates [SEAL]  
[SEAL]  
[SEAL]

STATE OF COLORADO,  
City and County of Denver } ss.

The foregoing instrument was acknowledged before me this 29th day of April  
Ewing S. Cates



September 27, 1961. Witness my hand and official seal.

[Signature]  
Notary Public.

As to Form

APPROVED FOR RECORDING:  
LAND OFFICER

City Atty's Office

MAY-6-58 243607 I FEE DC

\*If by natural person or persons here insert name or names; if by person acting in representative or official capacity  
or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer  
of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.  
-Statutory Acknowledgment, Section 1557.

78403 Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
8180 540 Reception No. MAY -6 1958

Recorder. \_\_\_\_\_

000

80

THIS DEED, Made this 29th day of April  
in the year of our Lord one thousand nine hundred and Fifty-eight  
between  
EWING S. CATES

of the City and  
County of Denver and State of Colorado,  
of the first part and CITY AND COUNTY OF DENVER,  
A municipal corporation a corporation  
organized and existing under and by virtue of the laws of the State of  
Colorado, of the second part:

Recorder's Stamp  
RECORDED IN 8180 540  
PAGE  
CLERK

I FEE QC  
MAY-658 243607

WITNESSETH, That the said part of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations - - - - - to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do es remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said part y of the first part ha s in and to the following described real property situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

The Easterly 14.25 feet of that part of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 4 South, Range 68 West, described as follows:  
Commencing at a point 50 feet east and 180 feet north of the Southwest corner of SE $\frac{1}{4}$  of said Section 17; thence North 150 feet; thence East 280.25 feet; thence South 150 feet; thence West 280.25 feet to the place of beginning

(CORRECTION DEED FOR STREET PURPOSES)

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

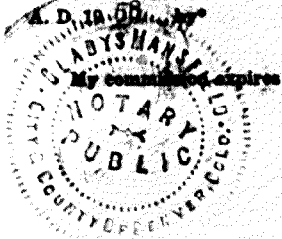
IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*Ewing S. Cates* [SEAL]  
Ewing S. Cates [SEAL]  
[SEAL]  
[SEAL]

STATE OF COLORADO, } ss.  
City and County of Denver

The foregoing instrument was acknowledged before me this 29th day of April A. D. 1958, by Ewing S. Cates



September 27, 1961. Witness my hand and official seal.

*Gladys Mansfield*  
Notary Public.

As to Form

APPROVED FOR RECORDING:  
LAND OFFICE

\*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it. -Statutory Acknowledgment, Section 1987.

**EXHIBIT A**  
DESCRIPTION – SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF SECTION 17;  
THENCE N 0° 21' 21" W, ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 17 A DISTANCE OF 40.00 FEET;  
THENCE N 89° 27' 07" E, ALONG THE NORTH LINE OF W. MISSISSIPPI AVE. A DISTANCE OF 316.25 FEET TO A POINT 14 FEET WEST OF THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 17, SAID POINT BEING THE **POINT OF BEGINNING**;  
THENCE N 0° 21' 20" W ALONG A LINE 14 FEET WEST OF AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 616.19 FEET, MORE OR LESS, TO THE SOUTH LINE OF W. TENNESSEE AVE.;  
THENCE N 89° 24' 38" E ALONG SAID SOUTH LINE OF W. TENNESSEE AVE. A DISTANCE OF 60.00 FEET;  
THENCE S 0° 21' 20" E ALONG A LINE 46 FEET EAST OF AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 616.24 FEET, MORE OR LESS, TO THE NORTH LINE OF W. MISSISSIPPI AVE.;  
THENCE S 89° 27' 07" W ALONG SAID NORTH LINE OF W. MISSISSIPPI AVE. A DISTANCE OF 60.00 FEET, TO THE **POINT OF BEGINNING**.

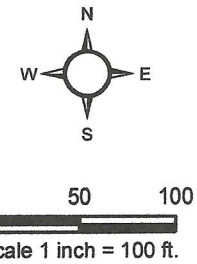
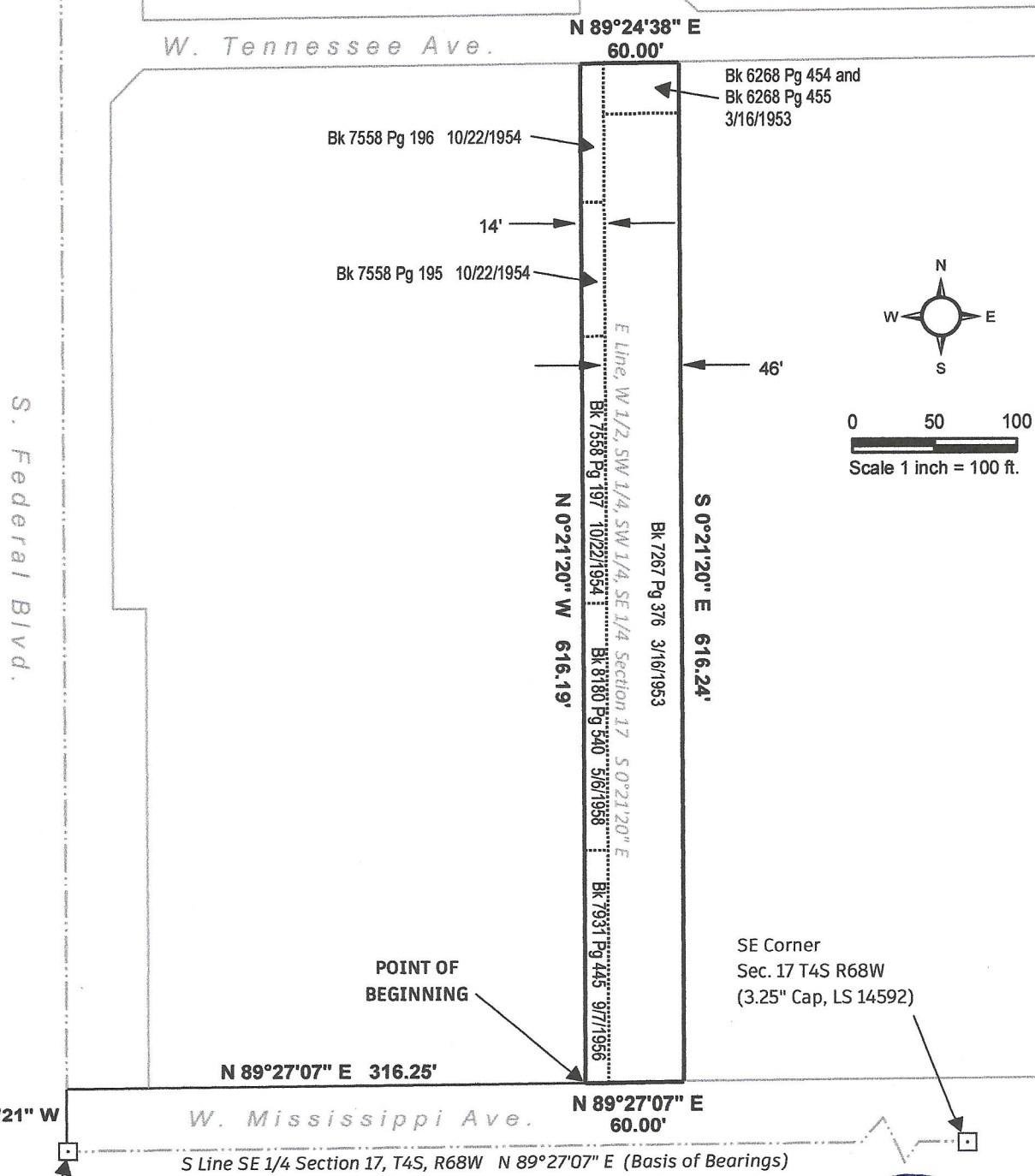
THE **BASIS OF BEARINGS** FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEARING N 89° 27' 07" E, ANCHORED ON THE WEST BY THE S ¼ CORNER OF SAID SECTION 17, A POSITION CALCULATED FROM TIES IN THE INTERSECTION OF W. MISSISSIPPI AVE. AND S. FEDERAL BLVD., AND ON THE EAST BY A 3.25" ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 17, COLORADO PLS NO. 14592, DATED 1990.

Prepared for and on behalf of  
The City and County of Denver  
201 W. Colfax Ave., Dept. 507  
Denver, Colorado 80202  
By Paul R. Rogalla, PLS 38249  
April 10, 2023



# EXHIBIT A

## ILLUSTRATION - SHEET 2 OF 2



S. Federal Blvd.

W. Tennessee Ave.

W. Mississippi Ave.

N 0°21'21" W  
40.00'

N 89°24'38" E  
60.00'

N 89°27'07" E  
60.00'

Bk 7558 Pg 196 10/22/1954

Bk 7558 Pg 195 10/22/1954

Bk 6268 Pg 454 and  
Bk 6268 Pg 455  
3/16/1953

E Line, W 1/2, SW 1/4, SW 1/4, SE 1/4 Section 17 50°21'20" E  
Bk 7558 Pg 197 10/22/1954  
Bk 8180 Pg 540 3/16/1958  
Bk 7931 Pg 445 9/7/1956

N 0°21'20" W 616.19'

Bk 7267 Pg 376 3/16/1953

S 0°21'20" E 616.24'

POINT OF BEGINNING

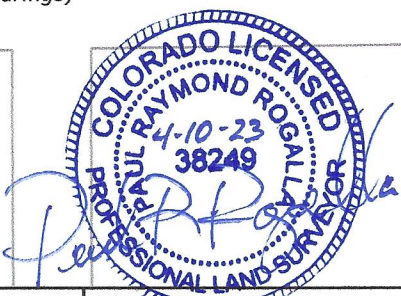
N 89°27'07" E 316.25'

SE Corner  
Sec. 17 T4S R68W  
(3.25" Cap, LS 14592)

POINT OF COMMENCEMENT  
S 1/4 Corner  
Section 17  
T4S R68W  
(Calculated from ties)

S Line SE 1/4 Section 17, T4S, R68W N 89°27'07" E (Basis of Bearings)

NOTE: This illustration does not represent a monumented survey, it is intended only to depict the attached description.



4/10/2023 K:\PWPDES\Shared\SURVEYS\SUBDIVISION\Parcel Fabric by Quarter Section\SW\_039\Dedications\South Eliot Street\South Eliot Street\SI Exhibit - Illustration.mxd



City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services - Survey  
201 W. Colfax Ave., Dept 507 | Denver, CO 80202

311 | DENVERGOV.ORG | DENVER 8 TV

DRAWN: PRR  
DATE: 4/10/2023  
SCALE: 1 inch = 100 ft.