

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services



DATE: September 2, 2025

ROW #: 2025-DEDICATION-0000137 **SCHEDULE #:** 21 Schedule # - See Page 3

TITLE: This request is to dedicate twenty-one City-owned parcels of land in the Stapleton Filing No. 42 subdivision as Public Right-of-Way as 1) East 51st Avenue, 2) North Willow Street, 3) East Beekman Place, 4) North Xenia Street, 5) East 50th Drive, 6) North Yosemite Court, 7) North Yosemite Court, 8) North Akron Street, 9) East 50th Avenue, 10) North Akron Street, 11) North Yosemite Street, 12) East Stoll Place, 13) East 50th Avenue, 14) North Xenia Street, 15) East 49th Place, 16) North Akron Street, 17) North Yosemite Street, 18) North Xenia Street, 19) North Xanthia Street, 20) North Willow Street, and 21) North Willow Street.

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) East 51st Avenue, 2) North Willow Street, 3) East Beekman Place, 4) North Xenia Street, 5) East 50th Drive, 6) North Yosemite Court, 7) North Yosemite Court, 8) North Akron Street, 9) East 50th Avenue, 10) North Akron Street, 11) North Yosemite Street, 12) East Stoll Place, 13) East 50th Avenue, 14) North Xenia Street, 15) East 49th Place, 16) North Akron Street, 17) North Yosemite Street, 18) North Xenia Street, 19) North Xanthia Street, 20) North Willow Street, and 21) North Willow Street. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "Stapleton Filing No. 42."

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 land for Public Right-of-Way purposes as 1) East 51st Avenue, 2) North Willow Street, 3) East Beekman Place, 4) North Xenia Street, 5) East 50th Drive, 6) North Yosemite Court, 7) North Yosemite Court, 8) North Akron Street, 9) East 50th Avenue, 10) North Akron Street, 11) North Yosemite Street, 12) East Stoll Place, 13) East 50th Avenue, 14) North Xenia Street, 15) East 49th Place, 16) North Akron Street, 17) North Yosemite Street, 18) North Xenia Street, 19) North Xanthia Street, 20) North Willow Street, and 21) North Willow Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000137-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021) HERE.

A map of the area to be dedicated is attached.

GB/KS/LRA



cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Shontel M. Lewis District # 8
Councilperson Aide, N/A
Councilperson Aide, N/A
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Kathy Svechovsky
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000137

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-865-3002

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

PARCEL #	TRACT	STREET NAME	SCHEDULE #
1	A	East 51st Avenue	0116400041000
2	B	North Willow Street	0116400042000
3	C	East Beekman Place	0116400043000
4	D	North Xenia Street	0116400044000
5	E	East 50th Drive	0116400045000
6	F	North Yosemite Court	0116400046000
7	G	North Yosemite Court	0116400047000
8	H	North Akron Street	0116400048000
9	K	East 50th Avenue	0116400050000
10	L	North Akron Street	0116400051000
11	M	North Yosemite Street	0116400052000
12	N	East Stoll Place	0116400053000
13	P	East 50th Avenue	0116400054000
14	Q	North Xenia Street	0116400055000
15	R	East 49th Place	0116400056000
16	S	North Akron Street	0116400057000
17	T	North Yosemite Street	0116400058000
18	U	North Xenia Street	0116400059000
19	V	North Xanthia Street	0116400060000
20	W	North Willow Street	0116400061000
21	X	North Willow Street	0116400062000

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: September 2, 2025

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 twenty-one City-owned parcels of land in the Stapleton Filing No. 42 subdivision as Public Right-of-Way as 1) East 51st Avenue, 2) North Willow Street, 3) East Beekman Place, 4) North Xenia Street, 5) East 50th Drive, 6) North Yosemite Court, 7) North Yosemite Court, 8) North Akron Street, 9) East 50th Avenue, 10) North Akron Street, 11) North Yosemite Street, 12) East Stoll Place, 13) East 50th Avenue, 14) North Xenia Street, 15) East 49th Place, 16) North Akron Street, 17) North Yosemite Street, 18) North Xenia Street, 19) North Xanthia Street, 20) North Willow Street, and 21) North Willow Street.

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: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Stapleton Filing No. 42 has recorded. The developer was asked to dedicate twenty-one parcels of land as 1) East 51st Avenue, 2) North Willow Street, 3) East Beekman Place, 4) North Xenia Street, 5) East 50th Drive, 6) North Yosemite Court, 7) North Yosemite Court, 8) North Akron Street, 9) East 50th Avenue, 10) North Akron Street, 11) North Yosemite Street, 12) East Stoll Place, 13) East 50th Avenue, 14) North Xenia Street, 15) East 49th Place, 16) North Akron Street, 17) North Yosemite Street, 18) North Xenia Street, 19) North Xanthia Street, 20) North Willow Street, and 21) North Willow Street.

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

7. **City Council District:** Shontel M. Lewis District # 8

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000137

Description of Proposed Project: Stapleton Filing No. 42 has recorded. The developer was asked to dedicate twenty-one parcels of land as Stapleton Filing No. 42 has recorded. The developer was asked to dedicate twenty-one parcels of land as 1) East 51st Avenue, 2) North Willow Street, 3) East Beekman Place, 4) North Xenia Street, 5) East 50th Drive, 6) North Yosemite Court, 7) North Yosemite Court, 8) North Akron Street, 9) East 50th Avenue, 10) North Akron Street, 11) North Yosemite Street, 12) East Stoll Place, 13) East 50th Avenue, 14) North Xenia Street, 15) East 49th Place, 16) North Akron Street, 17) North Yosemite Street, 18) North Xenia Street, 19) North Xanthia Street, 20) North Willow Street, and 21) North Willow Street.

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 Stapleton Filing No. 42 has recorded. The developer was asked to dedicate twenty-one parcels of land as 1) East 51st Avenue, 2) North Willow Street, 3) East Beekman Place, 4) North Xenia Street, 5) East 50th Drive, 6) North Yosemite Court, 7) North Yosemite Court, 8) North Akron Street, 9) East 50th Avenue, 10) North Akron Street, 11) North Yosemite Street, 12) East Stoll Place, 13) East 50th Avenue, 14) North Xenia Street, 15) East 49th Place, 16) North Akron Street, 17) North Yosemite Street, 18) North Xenia Street, 19) North Xanthia Street, 20) North Willow Street, and 21) North Willow 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) East 51st Avenue, 2) North Willow Street, 3) East Beekman Place, 4) North Xenia Street, 5) East 50th Drive, 6) North Yosemite Court, 7) North Yosemite Court, 8) North Akron Street, 9) East 50th Avenue, 10) North Akron Street, 11) North Yosemite Street, 12) East Stoll Place, 13) East 50th Avenue, 14) North Xenia Street, 15) East 49th Place, 16) North Akron Street, 17) North Yosemite Street, 18) North Xenia Street, 19) North Xanthia Street, 20) North Willow Street, and 21) North Willow Street, as part of the development project called, "Stapleton Filing No. 42."

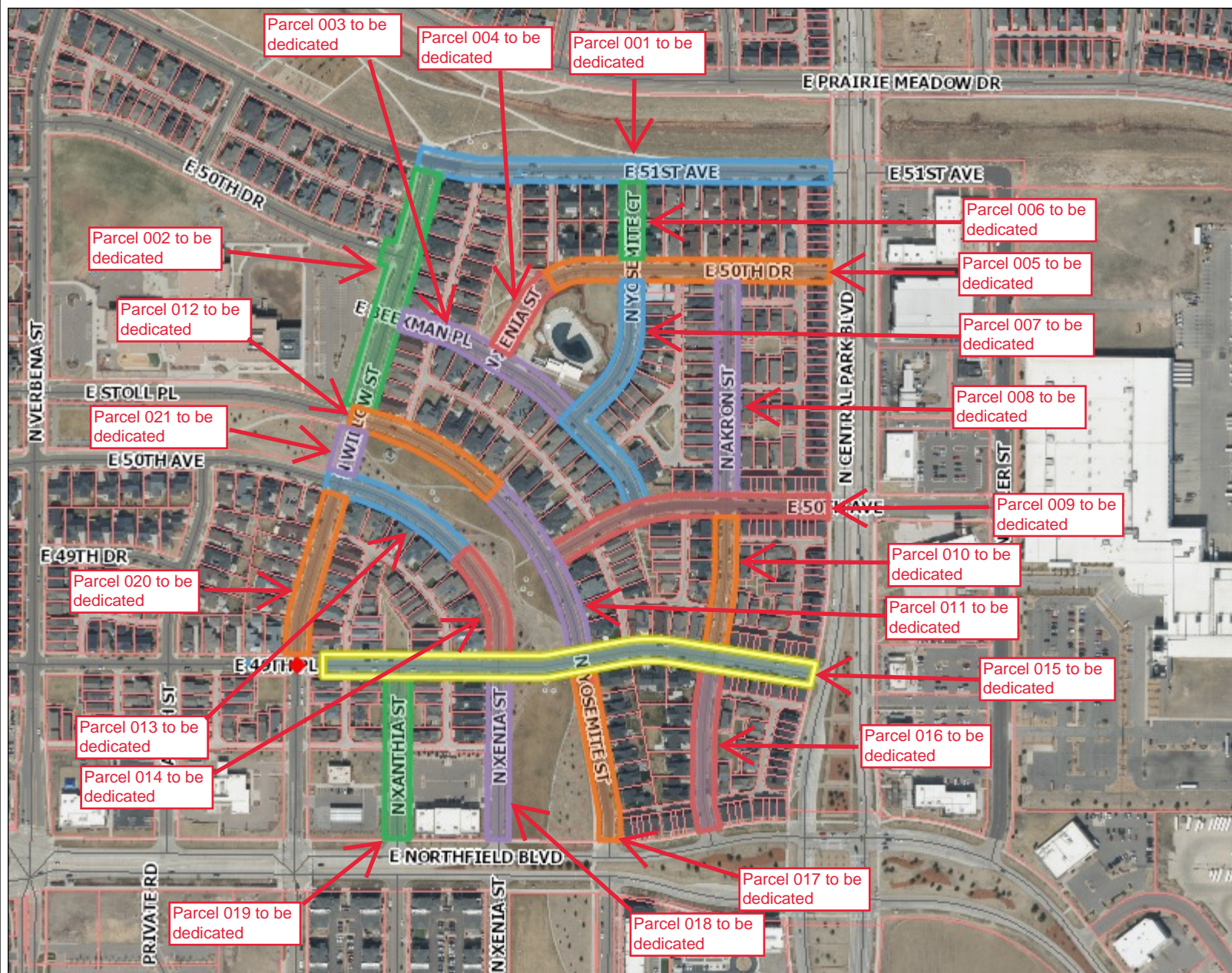


City and County of Denver



Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



800 0 400 800 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 6,240

Map Generated 9/2/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - E 51ST AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-002:

LEGAL DESCRIPTION – STREET PARCEL 2: - N WILLOW ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-003:

LEGAL DESCRIPTION – STREET PARCEL 3: - E BEEKMAN PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-004:

LEGAL DESCRIPTION – STREET PARCEL 4: - N XENIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-005:

LEGAL DESCRIPTION – STREET PARCEL 5: - E 50TH DR

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-006:

LEGAL DESCRIPTION – STREET PARCEL 6: - N YOSEMITE CT

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT F, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-007:

LEGAL DESCRIPTION – STREET PARCEL 7: - N YOSEMITE CT

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT G, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-008:

LEGAL DESCRIPTION – STREET PARCEL 8: - N AKRON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT H, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-009:

LEGAL DESCRIPTION – STREET PARCEL 9: - E 50TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT K, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-010:

LEGAL DESCRIPTION – STREET PARCEL 10: - N AKRON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT L, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-011:

LEGAL DESCRIPTION – STREET PARCEL 11: - N YOSEMITE ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT M, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-012:

LEGAL DESCRIPTION – STREET PARCEL 12: - E STOLL PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT N, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-013:

LEGAL DESCRIPTION – STREET PARCEL 13: - E 50TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT P, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-014:

LEGAL DESCRIPTION – STREET PARCEL 14: - N XENIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT Q, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-015:

LEGAL DESCRIPTION – STREET PARCEL 15: - E 49TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT R, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-016:

LEGAL DESCRIPTION – STREET PARCEL 16: - N AKRON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT S, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-017:

LEGAL DESCRIPTION – STREET PARCEL 17: - N YOSEMITE ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT T, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-018:

LEGAL DESCRIPTION – STREET PARCEL 18: - N XENIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT U, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-019:

LEGAL DESCRIPTION – STREET PARCEL 19: - N XANTHIA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT V, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-020:

LEGAL DESCRIPTION – STREET PARCEL 20: - N WILLOW ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT W, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000137-021:

LEGAL DESCRIPTION – STREET PARCEL 21: - N WILLOW ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067355 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT X, STAPLETON FILING NO. 42, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



07/14/2025 11:46 AM
City & County of Denver
Electronically Recorded

R \$43.00

WD

D \$0.00

SPECIAL WARRANTY DEED
(Stapleton Filing No. 42 - Streets)

THIS DEED (“Deed”) is made this 7 day of July, 2025, between **PARK CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29th Avenue, Suite 300, Denver, Colorado 80238 (“Grantor”) and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (“Grantee”), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows (the “Property”):

Stapleton Filing No. 42

Tracts A, B, C, D, E, F, G, H, K, L, M, N, P, Q, R, S, T, U, V, W and X,
Stapleton Filing No. 42, City and County of Denver.

RESERVING, however, unto Grantor, its successors and assigns any and all minerals, oil, gas and other hydrocarbon substances on or under the Property, to the extent owned by Grantor.

TOGETHER with all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company) appurtenant to the Property.

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does hereby covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except those Permitted Exceptions set forth on **Exhibit A** as attached hereto and incorporated by this reference.

(The remainder of the page is left blank.)

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: 

Tammi Holloway, Assistant Secretary

STATE OF COLORADO)

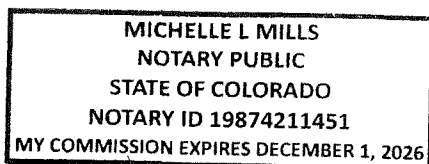
) ss.

CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 7 day of JULY, 2025, by Tammi Holloway, as Assistant Secretary of the Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires: _____




Notary Public

EXHIBIT A**PERMITTED EXCEPTIONS**

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.

9. Reservations contained in the Patent;

From: The State of Colorado

Recording Date: March 3, 1925

Recording No: Book 132 at Page 654, records of Adams County, Colorado

Which among other things recites as follows:

All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other substances in or under the land, the right of ingress and egress for the purposes of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances.

10. Reservations contained in the Patent

From: The State of Colorado

Recording Date: September 4, 1942

Recording No: Book 281 at Page 419, records of Adams County, Colorado 281/419

Which among other things recites as follows:

All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other substances in or under the land, the right of ingress and egress for the purposes of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances.

11. Intentionally deleted.
12. Intentionally deleted.
13. Terms, conditions, obligations and reservations contained in the Property Deed as set forth below:

Recording Date: April 28, 2004

Recording No.: Reception No. 2004097619

14. Minerals as conveyed in the Quit Claim Deed as set forth below:
Recording Date: April 28, 2004
Recording No.: Reception No. 2004097623
15. Terms, conditions, provisions, agreements and obligations contained in the Agreement Regarding Recordation of Development Agreement as set forth below:
Recording Date: April 28, 2004
Recording No.: Reception No. 2004097625
16. Terms, conditions, obligations and reservations contained in the Property Deed as set forth below:
Recording Date: May 10, 2004
Recording No.: Reception No. 2004102205
17. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Westerly Creek Metropolitan District, as evidenced by instrument(s) recorded June 17, 2004 at Reception No. 2004128627 June 18, 2012 at Reception No. 2012079341 and August 23, 2013 as Reception No. 2013125596.
18. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Redevelopment General Development Plan - North Area as set forth below:
Recording Date: July 27, 2004
Recording No.: Reception No. 2004157615

Amendment of said instruments:

Recording Date: October 10, 2007
Recording No.: Reception No. 2007158161

Recording Date: July 22, 2009
Recording No.: Reception No. 2009093987

Recording Date: August 15, 2012
Recording No.: Reception No. 2012109675
19. Terms, conditions, provisions, agreements and obligations contained in the Development Agreement Between Forest City Enterprises, Inc. and The City and County of Denver, attached to and made a part of the instrument as set forth below:
Recording Date: August 25, 2004
Recording No.: Reception No. 2004176011
20. Easements, notes, terms, conditions, provisions, agreements and obligations contained in the Plat of Stapleton Filing No. 13 as set forth below:
Recording Date: September 24, 2004
Recording No.: Reception No. 2004204799
21. Intentionally deleted.

22. Terms, conditions, provisions, agreements and obligations contained in the Agreement Regarding Recordation of Development Agreement as set forth below:

Recording Date: April 27, 2012
Recording No.: Reception No. 2012055634

Recording Date: April 17, 2013
Recording No.: Reception No. 2013054938

23. Terms, conditions, obligations and reservations contained in the Property Deed as set forth below:

Recording Date: April 30, 2012
Recording No.: Reception No. 2012056089

Release of Open Space Restrictions:

Recording Date: June 13, 2013
Recording No.: Reception No. 2013086066

24. Minerals as conveyed in Quit Claim Deed as set forth below:

Recording Date: April 30, 2012
Recording No.: Reception No. 2012056090

25. Terms, conditions, obligations reservations contained in the Property Deed as set forth below:

Recording Date: May 2, 2012
Recording No.: Reception No. 2012057518, and re-recorded May 29, 2013 at
Reception No. 2013076646

Release of Open Space Restrictions:

Recording Date: June 13, 2013
Recording No.: Reception No. 2013086066

26. Minerals as conveyed in Quit Claim Deed as set forth below:

Recording Date: May 2, 2012
Recording No.: Reception No. 2012057519

27. Intentionally deleted.

28. Easements, notes, terms, conditions, provisions, agreements and obligations contained in the Plat of Stapleton Filing No. 36 as set forth below:

Recording Date: October 18, 2012
Recording No.: Reception No. 2012143494

29. Terms, conditions, provisions, agreements, easements, notes and obligations contained in the Stapleton Site Development Plan for Filing No. 36 as set forth below:

Recording Date: October 29, 2012
Recording No.: Reception No. 2012148221

30. Terms, conditions, obligations and reservations contained in the Property Deed as set forth below:
- Recording Date: April 17, 2013
Recording No.: Reception No. 2013054930
31. Minerals as conveyed in Quit Claim Deed as set forth below:
- Recording Date: April 17, 2013
Recording No.: Reception No. 2013054931
32. Intentionally deleted.
33. Terms, conditions, obligations and reservations contained in the Property Deed as set forth below:
- Recording Date: April 17, 2013
Recording No.: Reception No. 2013054936
34. Minerals as conveyed in Quit Claim Deed as set forth below:
- Recording Date: April 17, 2013
Recording No.: Reception No. 2013054937
35. Terms, conditions, obligations and reservations contained in the Property Deed as set forth below:
- Recording Date: April 17, 2013
Recording No.: Reception No. 2013054940
36. Minerals as conveyed in Quit Claim Deed as set forth below:
- Recording Date: April 17, 2013
Recording No.: Reception No. 2013054941
37. Minerals as conveyed in Quit Claim Deed as set forth below:
- Recording Date: April 17, 2013
Recording No.: Reception No. 2013054946
38. Intentionally deleted.
39. Intentionally deleted.
40. Easements, notes, terms, conditions, provisions, agreements and obligations contained in the Plat of Stapleton Filing No. 42 as set forth below:
- Recording Date: August 9, 2013
Recording No.: Reception No. 2013117926
41. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Site Development Plan for Filing No. 42 as set forth below:
- Recording Date: September 24, 2013
Recording No.: Reception No. 2013140495

42. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Westerly Creek Metropolitan District, as evidenced by instrument(s) recorded December 13, 2013 at Reception No. 2013104300 (Adams County Records).
43. All minerals, oil, gas and other hydrocarbon substances, development rights, air rights, ditches and ditch rights as conveyed in Quit Claim Deed as set forth below:

Recording Date: April 8, 2016
Recording No.: Reception No. 2016044514