



DENVER
THE MILE HIGH CITY

Department of Public Works
Capital Projects Management
Permit Operations and Right of Way Enforcement
Infrastructure Planning & Programming
Traffic Engineering Services
201 W. Colfax Avenue
Denver, CO 80202
www.denvergov.org

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Melinda Olivarez, City Attorney's Office
FROM: Robert J. Duncanson, P.E., Engineering Manager II
Right-of-Way Services
[Signature]
DATE: September 29, 2010
ROW #: 2010-0378-01 **SCHEDULE #:** Parcel 1 0617100041000 Parcel 2 0617100050000
Parcel 3 0617100043000 Parcel 4 0617100045000
Parcel 5 0617407040000 Parcel 6 0617407046000
Parcel 7 0617407044000 Parcel 8 0617407075000

TITLE: This request is to dedicate existing City owned land as S. Monaco St. Parkway.
Located at the intersection of S. Monaco St. Parkway from north of Center Ave. to Leetsdale Dr.

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. Monaco St. Parkway.

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 S. Monaco St. Parkway. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (# 2010-0378-01) HERE.

A map of the area to be dedicated is attached.

RD/JL/bvs *[Signature]*

- cc: Asset Management, Steve Wirth
- City Councilperson, Marcia Johnson, District #5
- City Council Aide, Lynn Pressnall
- City Council Aide, Sarah Hader
- City Council Staff, Gretchen Williams
- Department of Law, Karen Aviles
- Department of Law, Melinda Olivarez
- Department of Law, Arlene Dykstra
- Environmental Services, David Erickson
- Mayor's Office, City Council Liaison, R. D. Sewald
- Mayor's Office, Heather Barry
- Public Works, Manager's Office, Christine Downs
- Public Works, Manager's Office, Daelene Mix
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Public Works, Right-of-Way Engineering Services, John Lautenschlager
- Public Works Survey-Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2010-0378-01



ORDINANCE/RESOLUTION REQUEST

Please email requests to Daelene Mix at daelene.mix@denvergov.org by **NOON 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: September 29, 2010

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:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

This request is to dedicate existing City owned land as S. Monaco St. Parkway. Located at the intersection of S. Monaco St. Parkway from north of Center Ave. to Leetsdale Dr.

3. **Requesting Agency:** PW Right of Way Engineering Services

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

- **Name:** Beverly Van Slyke
- **Phone:** 720-865-3125
- **Email:** beverly.vanslyke@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:** Daelene D. Mix
- **Phone:** 720-865-8720
- **Email:** daelene.mix@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

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. Monaco St. Parkway.

***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.)*

- a. **Contract Control Number:** 2010-0378-01
- b. **Duration:** N/A
- c. **Location:** S. Monaco St. Parkway
- d. **Affected Council District:** District #5, Marcia Johnson
- e. **Benefits:** N/A
- f. **Costs:** N/A

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: _____

Four parcels of land located in the Northeast 1/4 of Section 15, Township 17 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 1

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 16th of September 1971 in Book 383 Page 356 in the City and County of Denver Clerk & Records Office being more particularly described as follows.

That part of the SW1/4, NE1/4 of Section 17, T.4S., R.67W., of the 6th P.M., described as follows: Beginning at a point 400 feet south and 30 feet east of the northwest corner of the said SW1/4, NE1/4 of Section 17 (said point is on the east line of South Monaco Street Parkway); thence east and parallel with the north line of said SW1/4, NE1/4, 20 feet; thence southerly and parallel with the said east line of South Monaco Street Parkway to a point 2.28 feet north of the north line of Center Avenue; thence southeasterly to a point of intersection with the said north line of Center Avenue, said point being 23.80 feet east of the east line of South Monaco Street Parkway; thence westerly along said north line of Center Avenue to the said east line of South Monaco Street Parkway; thence northerly along the said east line of South Monaco Street Parkway to the point of beginning.

Parcel 2

A parcel of land conveyed to the City & County of Denver by Rule & Decree, recorded on the 21st of December 1972 in Book 617 Page 591 in the City and County of Denver Clerk & Records Office being more particularly described as follows.

That part of the SW1/4, NE1/4 of Section 17, Township 4 South, Range 67 West, of the Sixth Principal Meridian, described as follows: Beginning 330 feet north and 50 feet east of the southwest corner of the SW1/4, NE1/4 of said Section 17; thence northerly and parallel with the west line of the said SW1/4, NE1/4 of Section 17 to a point 2.28 feet south of the south line of Center Avenue; thence northeasterly to a point on the said south line of Center Avenue that is 23.80 feet east of the east line of South Monaco Street Parkway; thence westerly along the said south line of Center Avenue to the said east line of South Monaco Street Parkway; thence southerly along the said east line of South Monaco Street Parkway to a point that is 330 feet north of the south line of said SW1/4, NE1/4; thence easterly to the point of beginning.

Parcel 3

A parcel of land conveyed to the City & County of Denver by Trustees Deed, recorded on the 28th of September 1971 in Book 388 Page 673 in the City and County of Denver Clerk & Records Office being more particularly described as follows.

That part of the SW-1/4, NE-1/4 of Section 17, Township 4 South, Range 67 West, described as follows: Beginning at a point 230.87 feet North and 30 feet East of the Southwest corner of said SW-1/4 NE-1/4: thence East, parallel to the South line of said SW-1/4 NE-1/4 for 20 feet; thence North, parallel to the West line of said SW-1/4 NE-1/4, parallel to the west line of said SW-1/4 NE-1/4 for 100 feet; thence West parallel with the South line of SW-1/4 NE-1/4 for 20 feet to the East line of South Monaco Parkway; thence South, along said East line 100 feet to the point of beginning.

Parcel 4

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 12th of October 1971 in Book 395 Page 183 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows.

That part of the SW1/4, NE1/4 of Section 17, T.4S., R.67W., of the 6th P.M., described as follows: The East 20 feet of the West 50 feet of the South 127 feet of the West 396.9 feet of the said SW1/4, NE1/4 of Section 17.

Four parcels of land located in the Southeast 1/4 of Section 15, Township 17 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 5

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 17th of August 1971 in Book 212 Page 413 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows.

An undivided one-half (1/2) interest, West 19 feet of Lots 6 and 7, except the South 10 feet of Lot 7, Cassell Subdivision.

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 17th of August 1971 in Book 212 Page 415 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows.

An undivided one-half (1/2) interest in that part of Cassell Subdivision located within boundaries described as follows: West 19 feet of Lots 6 and 7, except the South 10 feet of Lot 7, Cassell Subdivision.

Parcel 6

A parcel of land conveyed to the City & County of Denver by Rule and Decree, recorded on the 1st of September 1971 in Book 382 Page 315 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of Cassell Subdivision located within boundaries described as follows: Commencing at the Northwest corner of said subdivision; thence Southerly along the West line of said subdivision a distance of 150 feet to the point of beginning; thence Easterly and parallel with the North line of said subdivision, a distance of 19 feet; thence Southerly and parallel with the West line, a distance of 40 feet; thence on an angle to the left of 4°44'06" a distance of 36.79 feet; thence on an angle to the right of 94°39'06", a distance of 22.04 feet to the West line of said subdivision; thence northerly along said West line to the point of beginning.

Parcel 7

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 13th of August 1971 in Book 368 Page 134 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of Cassell Subdivision located within boundaries described as follows: Commencing at the Northwest corner of said subdivision; thence southerly along the west line of said subdivision a distance of 226.67 feet to the point of beginning; thence Easterly and parallel with the north line of said Subdivision a distance of 22.04 feet; thence on an angle to the right of 85° 20'54", a distance of 126.01 feet; thence on an angle to the left of 44°31'33" a distance of 6.67 feet to the southwesterly line of said Subdivision; thence northwesterly along said southwesterly line a distance of 45.23 feet to the point of intersection with the said west line; thence northerly along said west line to the point of beginning.

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 13th of August 1971 in Book 368 Page 135 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of Cassell Subdivision located within boundaries described as follows: Commencing at the Northwest corner of said subdivision; thence southerly along the west line of said subdivision a distance of 226.67 feet to the point of beginning; thence Easterly and parallel with the north line of said Subdivision a distance of 22.04 feet; thence on an angle to the right of 85° 20'54", a distance of 126.01 feet; thence on an angle to the left of 44°31'33" a distance of 6.67 feet to the southwesterly line of said Subdivision; thence northwesterly along said southwesterly line a distance of 45.23 feet to the point of intersection with the said west line; thence northerly along said west line to the point of beginning.

Parcel 8

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 9th of June 1982 in Book 2599 Page 346 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows.

A parcel of land for right-of-way purposes located in the NW1/4 of the SE1/4 of Section 17, Township 4, South, Range 67 West of the 6th P.M., being part of Lot 10, the South 2/3 of Lot 9, and the Northwesterly 1/3 of Lot 11 adjacent to Lot 10, Cassell Subdivision, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Cassell Subdivision; thence Southerly, along the West line of said subdivision, a distance of 226.67 feet to the Northwest corner of a parcel of land described in book 368 at Pages 134 and 135; thence Easterly and parallel with the north line of said subdivision, a distance of 22.04 feet to the True Point of Beginning; thence on an angle to the right of 85°20'54", a distance of 126.01 feet; thence on an angle to the left of 44°31'33", a distance of 6.67 feet to the Southwesterly line of said subdivision which is also the Northeasterly Line of Leetsdale Drive; thence Southeasterly, along said Southwesterly line, a distance of 3.06 feet to a point of curvature; thence Southeasterly, along the Southwesterly line, along the arc of a curve to the right, having a radius of 716.3 feet, a distance of 62.9 feet, the long chord of which bears S. 53°27' E, a distance of 62.88 feet; thence N 47°14' E parallel with the Northwesterly line of Lot 11 of said subdivision, a distance of 1.14 feet; thence on an angle to the left of 94°33'40" to the tangent line of a curve to the left and along the arc of the curve, having a radius 994.50 feet; a distance of 66.79 feet, the long chord of which bears N 49°15' W, a distance of 66.78 feet; thence Northwesterly on an angle to the right from the tangent of the aforesaid curve 24°42'56" a distance of 17.33 feet; thence on an angle to the right of 24°44'04", a distance of 109.22 feet to the Northerly line of a parcel described in Book 368 at Pages 134 and 135, extended East; thence West along said Northerly extended East, a distance of 7.74 feet to the True Point of Beginning, containing 868 square feet (0.020 acre), more or less.

S. Monaco St. Parkway Parcel 1



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- Street Centerline
- Dedicating Ordinances
- ⬮ Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

14662 Recorded at _____ o'clock _____ M.,
Receipts No. _____

014662

So. Monaco

THIS DEED, Made this 13th day of September 1971, between

BETH MEDROSH HAGODOL

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and

CITY AND COUNTY OF DENVER, a municipal

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

WITNESS, That the said party of the first part, for and in consideration of the sum of TEN THOUSAND SIX HUNDRED and no/100 DOLLARS,

Recorder's Stamp
STATE OF COLORADO
CITY & COUNTY
OF DENVER
FILED IN MY OFFICE ON

SEP 18 10 08 AM '71

RECORDED # 383 356

F. J. SEPAFINI
CLERK AND RECORDER

0.00
I FEE DC
383-16-71 430935

#102

EXEMPT, 157-13-4 (D)

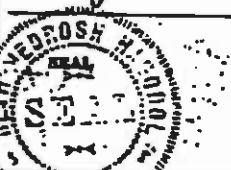
In the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath realized, released, sold, conveyed and QUIT CLAIMED, and by these presents doth remain, release, sell, convey and QUIT CLAIM unto the said party of the second part, his successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the following described property situate, lying and being in the City and County of Denver and State of Colorado, to wit: That part of the SW¹/₄, NE¹/₄ of Section 17, T.4S., R.67W. of the 6th P.M., described as follows: Beginning at a point 400 feet south and 30 feet east of the northwest corner of the said SW¹/₄, NE¹/₄ of Section 17 (said point is on the east line of South Monaco Street Parkway); thence easterly and parallel with the north line of said SW¹/₄, NE¹/₄, 20 feet; thence southerly and parallel with the said east line of South Monaco Street Parkway to a point 7.78 feet north of the north line of Center Avenue; thence southeasterly to a point of intersection with the said north line of Center Avenue, said point being 23.80 feet east of the east line of South Monaco Street Parkway; thence westerly along the said north line of Center Avenue to the said east line of South Monaco Street Parkway; thence northerly along the said east line of South Monaco Street Parkway to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging, or in anywise thereto 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 hath caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

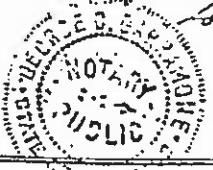
Attest: Jacob W. Cohen
By, Secretary

Beth Medrosh Hagodol
By: Harold H. Altman
President



STATE OF COLORADO,
City and County of Denver.
The foregoing instrument was acknowledged before me this 13th day of September 1971 by HAROLD H. ALTMAN as President and JACOB W. COHEN as Executive Secretary of BETH MEDROSH HAGODOL, a Colorado corporation.

My commission expires _____
Witness my hand and official seal.



Judge C. Garamone
Notary Public

APPROVED FOR RECORDING:
LAND OFFICE John R. Williams

AS IN FORCE
Richard J. ...

...
SESS

S. Monaco St. Parkway Parcel 2



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- Street Centerline
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- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Nathan H. Creamer and George Louis Creamer.

5. That all claims, interests or rights in the property described herein of Respondent Jefferson Standard Life Insurance Company have been satisfied, released and discharged in full and the trust deed in which said Respondent was beneficiary has been cancelled.

6. That by reason of the acts set forth in the preceding paragraph hereof Respondent F. J. Serafini has no claim or claims to any interest in the property described in the petition and has no official duties or responsibilities in connection therewith.

7. That the claim of Respondent Charles L. Temple for taxes of all kinds which may have attached prior to the filing of the petition herein or which have attached up to and including November 22, 1971 should be transferred from the property taken and attached to the residue of said property which was not taken.

8. That other than the persons aforesaid no other person, firm or corporation has any claim or claims to, any interest or interests in or any lien or liens, encumbrance or encumbrances pertaining to the property which is described in the petition herein.

9. That an accurate description of the property taken and damaged herein, together with all improvements and fixtures situate and being thereon, which property is situate in the City and County of Denver and State of Colorado is as follows:

That part of the SW 1/4, NE 1/4 of Section 17, Township 4 South, Range 67 West of the Sixth Principal Meridian, described as follows: Beginning 330 feet north and 50 feet east of the southwest corner of the SW 1/4, NE 1/4 of said Section 17; thence northerly and parallel with the west line of the said SW 1/4, NE 1/4 of Section 17 to a point 2.28 feet south of the south line of Center Avenue; thence northeasterly to a point on the said south line of Center Avenue that is 23.80 feet east of the east line of South Monaco Street Parkway; thence westerly along the said south line of Center Avenue to the said east line of South Monaco Street Parkway; thence southerly along the said east line of South Monaco Street Parkway to a point that is 330 feet north of the south line of the said SW 1/4, NE 1/4; thence easterly to the point of beginning.

Parcel 2

10. That the value of the property taken, together with damages to the residue, or part not taken, is \$6,300.00; all of the foregoing being pursuant to and in accordance with the stipulation of the parties hereto, acting for themselves or by their counsel, as hereinafter set forth.

11. That pursuant to an Order of the Court heretofore entered herein, pursuant to which Order Petitioner entered in to possession of the property taken, Petitioner deposited in to the Registry of this Court the sum of \$8,000.00; that pursuant to an Order of the Court heretofore entered, Respondents Robert O. Glau and Joyce Ann Glau withdrew from said Registry of this Court the sum of \$6,000.00; that there now remains on deposit in the Registry of this Court the sum of \$2,000.00; wherefore,

IT IS ORDERED, ADJUDGED AND DECREED:

1. That the payment from the Registry of the Court in the sum of \$6,000.00 to Respondents Robert O. Glau and Joyce Ann Glau be and it hereby is approved and confirmed.

2. That the Clerk of this Court be and he hereby is authorized, ordered and directed to pay to Respondents Robert O. Glau and Joyce Ann Glau, from the deposit now remaining in the Registry of the Court the sum of \$300.00.

3. That the Clerk of this Court be and he hereby is authorized, ordered and directed to pay to Petitioner City and County of Denver, from the deposit now remaining in the Registry of the Court, the sum of \$1,700.00.

4. That Petitioner City and County of Denver, a municipal corporation, be and it hereby is adjudged to be the absolute holder and owner in unconditional fee simple absolute, free of all rights of reversion and reversionary interests, including but not limited to possibility of reverter and right of entry for condition broken, in and to the property hereinabove described, together with all improvements being situate thereon and it be and it hereby is authorized to take possession of and to hold the same for all purposes, free of all rights, titles, interest or interests, claims or equities of all Respondents to said property and free and clear of all liens and claims herein recited.

Parcel 2

DONE IN OPEN COURT this 21st day of December 1972.

BY THE COURT

Edward J. Byrne

Judge

IT IS HEREBY STIPULATED BY AND BETWEEN THE PARTIES HERETO that the above Rulu and Decree may be entered herein:

MAX P. ZALL
EARL T. THRASHER
ROBERT M. KELLY

By *Earl T. Thrasher*
Earl T. Thrasher

Attorneys for Petitioner

NATHAN H. CREAMER
GEORGE LOUIS CREAMER

By *Nathan H. Creamer*
Nathan H. Creamer

Attorneys for Respondents Robert O. Glau and Joyce Ann Glau.

District Court
City & County of Denver, Colo.
Certified to be a full, true and correct
copy of the original in my custody.

DEC 21 1972
ALVIN L. SHORT
Court Seal
By *Alvin L. Short*

S. Monaco St. Parkway Parcel 3



Map generated by City of Denver Planning Department for purposes of use in planning and development. The information is provided "as is" without warranty of any kind, express or implied, including but not limited to the accuracy and completeness of the information. This is not a legal document.

- Street Centerline
- Dedicating Ordinances
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- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

PARCEL 3

18903

18903

TRUSTEES DEED

THIS DEED, made this 24th day of September, 1971, between THE UNITED BANK OF DENVER NATIONAL ASSOCIATION, trustee of the James J. Booth Trust executed March 3, 1960, recorded June 16, 1971, in Book 337 at Page 519, party of the first part, and the CITY AND COUNTY OF DENVER, a Municipal Corporation, party of the second part;

#110

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns forever, all the following described parcel of land, situate, lying and being in the City and County of Denver and State of Colorado, to wit:

That part of the SW-1/4 NE-1/4 of Section 17, Township 4 South, Range 67 West described as follows:

Beginning at a point 230.87 feet North and 30 feet East of the Southwest corner of said SW-1/4 NE-1/4; thence East, parallel to the South line of said SW-1/4 NE-1/4 for 20 feet; thence North, parallel to the West line of said SW-1/4 NE-1/4 for 100 feet; thence West parallel with the South line of said SW-1/4 NE-1/4 for 20 feet to the East line of South Monaco Parkway; thence South, along said East line, 100 feet to the point of beginning.

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 party 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 party of the first part, for itself and its successors covenants and agrees to and with the said party of the second part, its successors and assigns, 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

RECORDED IN THE LAND OFFICE OF THE CITY AND COUNTY OF DENVER

EXEMPT, 187-13-9 (B)

As to FOGG
[Signature]
City and County of Denver

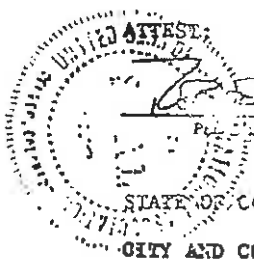
[Signature]
SE 53

PARCEL 3

any part thereof, by, through or under the said party of the first part, and will specially WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed by its Vice President and Trust Officer, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

United Bank of Denver National Association, Trustee of the James J. Booth Trust



[Signature]
Vice President and Trust Officer

By *[Signature]*
Vice President and Trust Officer

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 24th day of September, 1971, by as Vice President and Trust Officer of United Bank of Denver National Association, Trustee of the James J. Booth Trust.

My commission expires My Commission expires June 2, 1975

WITNESS my hand and official seal.

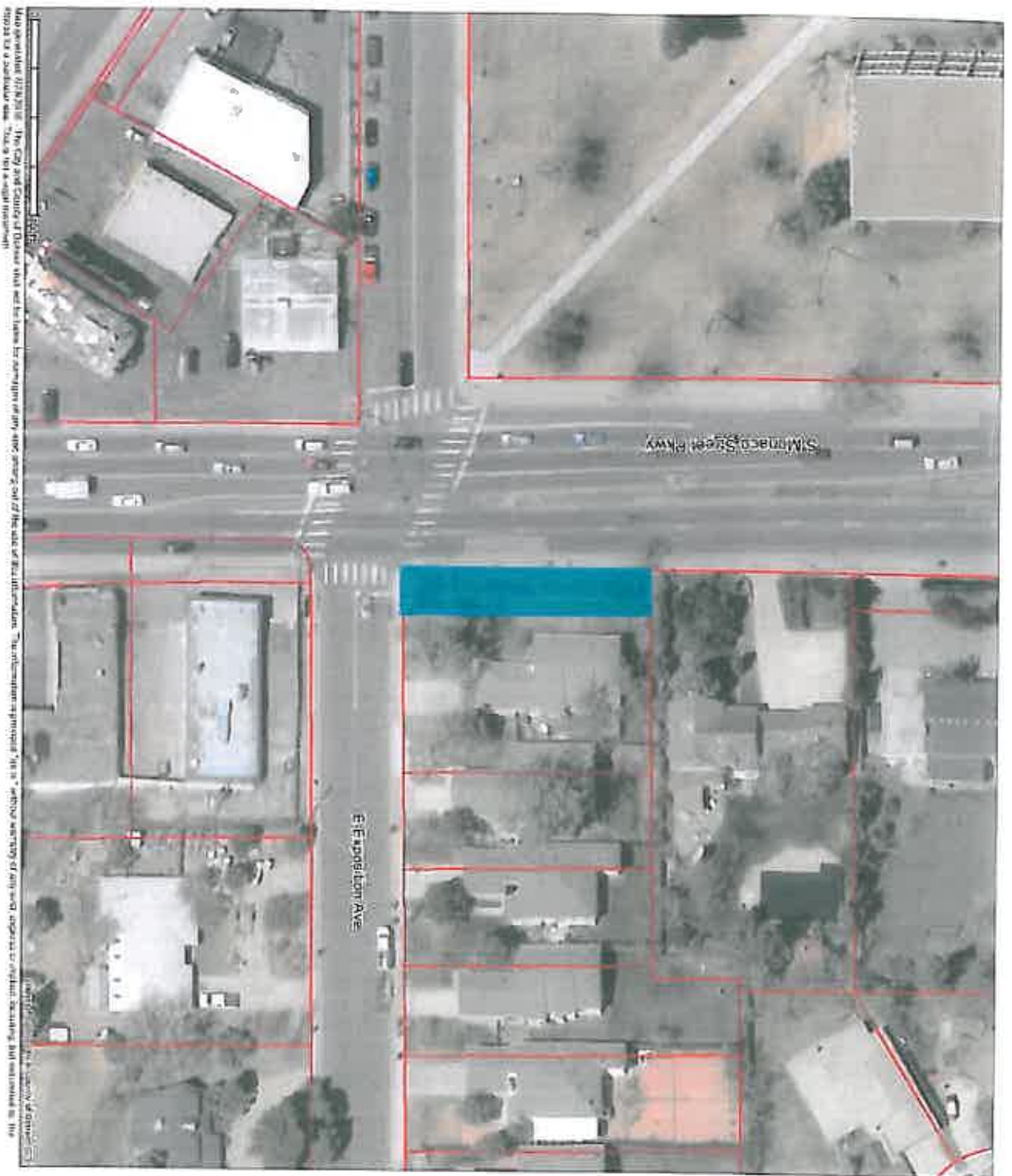
[Signature]
Notary Public

SEP-28-71 444121 I FEENIS 0.00

STATE OF COLORADO
CITY AND COUNTY OF DENVER
FILED 4 11:10 AM
SEP 28 11 59 AM '71
RECORDED 388 673
CITY AND COUNTY OF DENVER

018903

S. Monaco St. Parkway Parcel 4



Map provided by NGIS. The City and County of Denver does not warrant the accuracy or any other information on this site or its derivatives. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the accuracy of a particular use. Use of this information is at the user's discretion.

- Street Centerline
- Dedicating Ordinances
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

ARCEL 4 19343

30000000

23711 Recorded at _____ Subst. No. _____
Exception No. _____

02-20-71

000
R331 I
N 8 6 6 4 4
12-21-119

THIS DEED Made this 11th day of October 1971, between **MARY G. CASSELL** of the City and County of Denver and State of Colorado, of the first part, and **CITY AND COUNTY OF DENVER, a municipal corporation** organized and existing under and by virtue of the laws of the State of Colorado of the second part:

RECORDED STAMP
STATE OF COLORADO
CITY & COUNTY
OF DENVER
FILED IN _____
OCT 12 8 27 AM '71
RECORDED 395 188
F. J. SEPAPAL
CLEAR AND MICROFILM

#116
EXEMPT, 157-13-4(B)

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **THREE THOUSAND FIVE HUNDRED and no/100** DOLLARS 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 granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of 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:

That part of the SW4, NE4 of Section 17, T.4S., R.67W. of the 6th P.M., described as follows:
The East 20 feet of the West 50 feet of the South 177 feet of the West 196.9 feet of the said SW4, NE4 of Section 17.

TOGETHER with all and singular the benefittments and appurtenances thereto 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 party of the first part, either in law or equity, of, in and to the above bargained premises, with the benefittments 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 party of the first part, for her self, her 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 executing 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 by good right, full power and lawful authority; do 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 encumbrances of whatever kind or nature or force,

and the above bargained premises in the quiet and peaceful 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 party of the first part shall and will WARRANT AND FOREVER DEFEND.

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 _____

Mary G. Cassell (SEAL)

STATE OF COLORADO,
City and County of Denver
The foregoing instrument was acknowledged before me this 11th day of October 1971, by **MARY G. CASSELL**.
My commission expires **July 21, 1974**
WITNESS my hand and official seal.

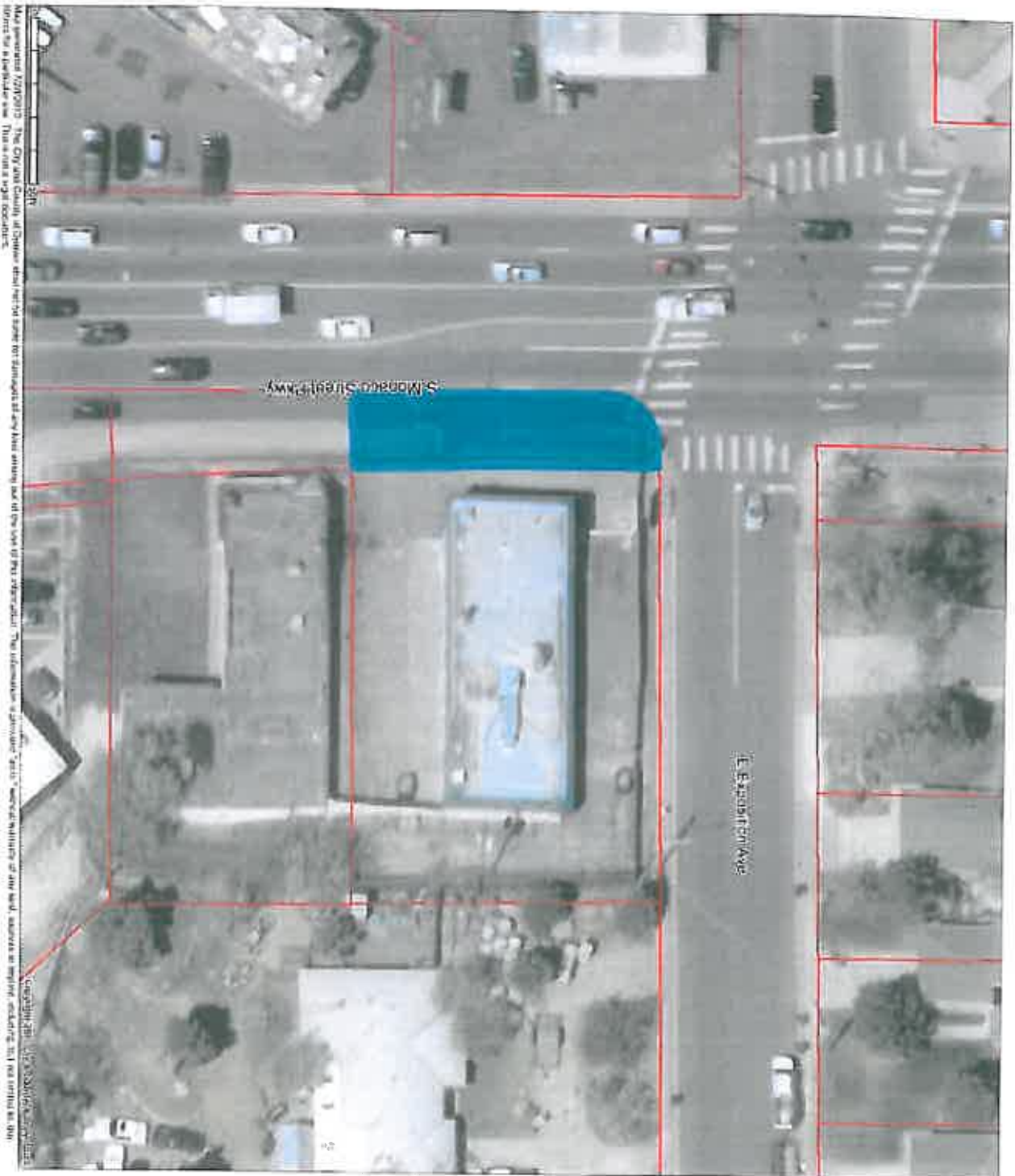
George C. Marcano



APPROVED FOR RECORDING
LAND OFFICE
AS TO FORM

No. 221. WARRANTY DEED TO CORPORATIONS—See Paragraphs 1 and 2.
—Revised February 20, 1968—See First Street, Denver, Colorado—602

S. Monaco St. Parkway Parcel 5



- Street Centerline
- Dedicating Ordinances
- Denver County (Boundary) Parcel
- 2005 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map as of 12/1/2015. The City and County of Denver does not bear any responsibility for the accuracy of any data entered on the map of this information. The information is provided "as is" without warranty of any kind, accuracy or completeness, and is not intended to be used for any other purpose. This is not a legal document.

SONORADO

#66
A

THIS INDENTURE, Made this 1st day of August, 1970, between
THE FIRST NATIONAL BANK OF DENVER, a national banking association,

as Executor
of the Estate of KENNETH I. MORRIS, also known as KENNETH IRVING MORRIS,
part y of the first part,
and CITY AND COUNTY OF DENVER, a municipal corporation

part y of the second part, Witnesseth that
WHEREAS, in the Probate Court of the City & County of Denver, in the
State of Colorado, on the 1st day of August, 1970, in the matter of
the estate of Kenneth I. Morris, also known as Kenneth Irving Morris
an order was entered admitting the Will of the above-named decedent
to probate and record;

AND WHEREAS, The said party of the first part did, on the 1st
day of August, 1970, sell at private sale, for the
total sum of Three Thousand One Hundred Fifty (\$3,150.00) Dollars,
to the party of the second part, the hereinafter described real estate pursuant to
the Power of Sale contained in the Will of the said decedent.

AND, WHEREAS, the power of sale referred to is contained in the
Will of said decedent in ARTICLE VI, paragraph 3, which reads as
follows:

"To sell, lease, transfer, exchange or other-
wise dispose of, or grant options with respect to,
my and all property at any time forming a part of
my estate or trust estate, in such manner, at such
time or times, for such purposes, for such periods
of time, whether ending before or after termination
of the trust, for such considerations and upon such
terms, credits and conditions as it deems advisable,
and to make and deliver such deeds, leases and other
instruments as it considers proper under the
circumstances..."

15-17-70 270606 151-115

APPROVED FOR RECORDING
AND OFFICE

[Signature]

AG to Form

STATE OF COLORADO
CITY & COUNTY
OF DENVER
FRED H. HAYLOR, CLERK
RECORDED IN 212 414
AUG 17 4 17 PM '70
F. J. SERAFINI
CLERK AND RECORDER

000
078298

*The order confirming sale of real estate must be set out in full.

212 414

50 MARICO

#66

APPROVED FOR RECORDING: [Signature] LAND OFFICE [Signature] CITY AND COUNTY OF DENVER

THIS DEED, Made this 1st day of August in the year of our Lord one thousand nine hundred and seventy between WALTER W. MORRIS

City and County of Denver of Colorado, of the first part, and CITY AND COUNTY OF DENVER, a municipal corporation of the second part:

CITY & COUNTY RECORDS DEPT. FILED IN MARCOFFICE ON

AUG 11 4 17th '70

RECORDED IN 212 413 F. J. SERAFINI CLERK AND RECORDER

AUG 17 70 270605 1ST-1ST

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Three Thousand One Hundred Fifty (\$3,150.00) DOLLARS, 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, he 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:

An undivided one-half (1/2) interest, West 19 feet of Lots 6 and 7, except the South 10 feet of Lot 7, CASSELL SUBDIVISION.

TOGETHER with all and singular the benefits and appurtenances thereto belonging or in anywise appertaining, and the reversions and reversion, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the benefits 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 party of the first part, for him and for his 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 executing and delivery of these presents, he 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 has 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, leases, taxes, assessments and encumbrances of whatever kind or nature ever, except general taxes for 1970, installment on account of Moffat Tunnel Bonds for 1970, and all subsequent taxes,

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 party of the first part shall and will WARRANT AND FOREVER DEFEND.

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

[Signature] Walter W. Morris (SEAL) Walter W. Morris (SEAL) (SEAL)

STATE OF COLORADO, City and County of Denver The foregoing instrument was acknowledged before me this 1st day of August 1970, by Walter W. Morris

WITNESS my hand and official seal

My commission expires, Commission



[Signature] Gerald R. Wallin Notary Public

Form 101. Warranty Deed to Corporation. For Photostatic Record.

COMPLIMENTS OF Security Title

212 413

100 078288

SE 58

NOW THEREFORE, This Indenture Witnesseth, That the said part 7 of the first part, in consideration of the premises, and the further consideration of the said sum of THREE THOUSAND ONE HUNDRED FIFTY (\$3,150.00) Dollars, to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, he is sold and conveyed, and by these presents do he sell and convey unto the said party of the second part, with his heirs and assigns, all the right, title, interest and estate therein

which the said Kenneth I. Morris, also known as Kenneth Irving Morris, deceased, had in his lifetime and at the time of his death, in and to the following described real estate, situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

An undivided one-half (1/2) interest in that part of Cassell Subdivision located within boundaries described as follows:

West 19 feet of Lots 6 and 7, except the South 10 feet of Lot 7, CASSELL SUBDIVISION.

TO HAVE AND TO HOLD THE SAME, with all the appurtenances therunto belonging, or in anywise appertaining, to the proper use, benefit and behoof of the said party of the second part, with his heirs and assigns forever EXCEPT general taxes for 1970, installment or account of Moffat Tunnel Bonds for 1970, and all subsequent taxes.

IN WITNESS WHEREOF, The said party of the first part, as Executor of said estate as aforesaid, he is herunto set his hand and seal the day and year first hereabove written.

Attorn [Signature]
Assistant Cashier

THE FIRST NATIONAL BANK OF DENVER
By [Signature] (SEAL)
Vice-President Trust Officer (SEAL)

As the Executor of the Estate of
KENNETH I. MORRIS, also known as
KENNETH IRVING MORRIS, Deceased.

*Cross referring to Ind.

STATE OF COLORADO
City & County of Denver

PARCEL 5

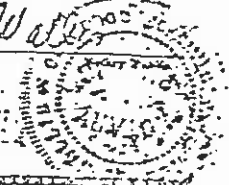
The foregoing instrument was acknowledged before me this 10th day of August
1970 by John R. Liggitt as Vice President
of The First National Bank of Denver

as Executor of the Estate of KENNETH I. MORRIS, also known as
KENNETH IRVING MORRIS, Deceased.

My commission expires August 20, 1972

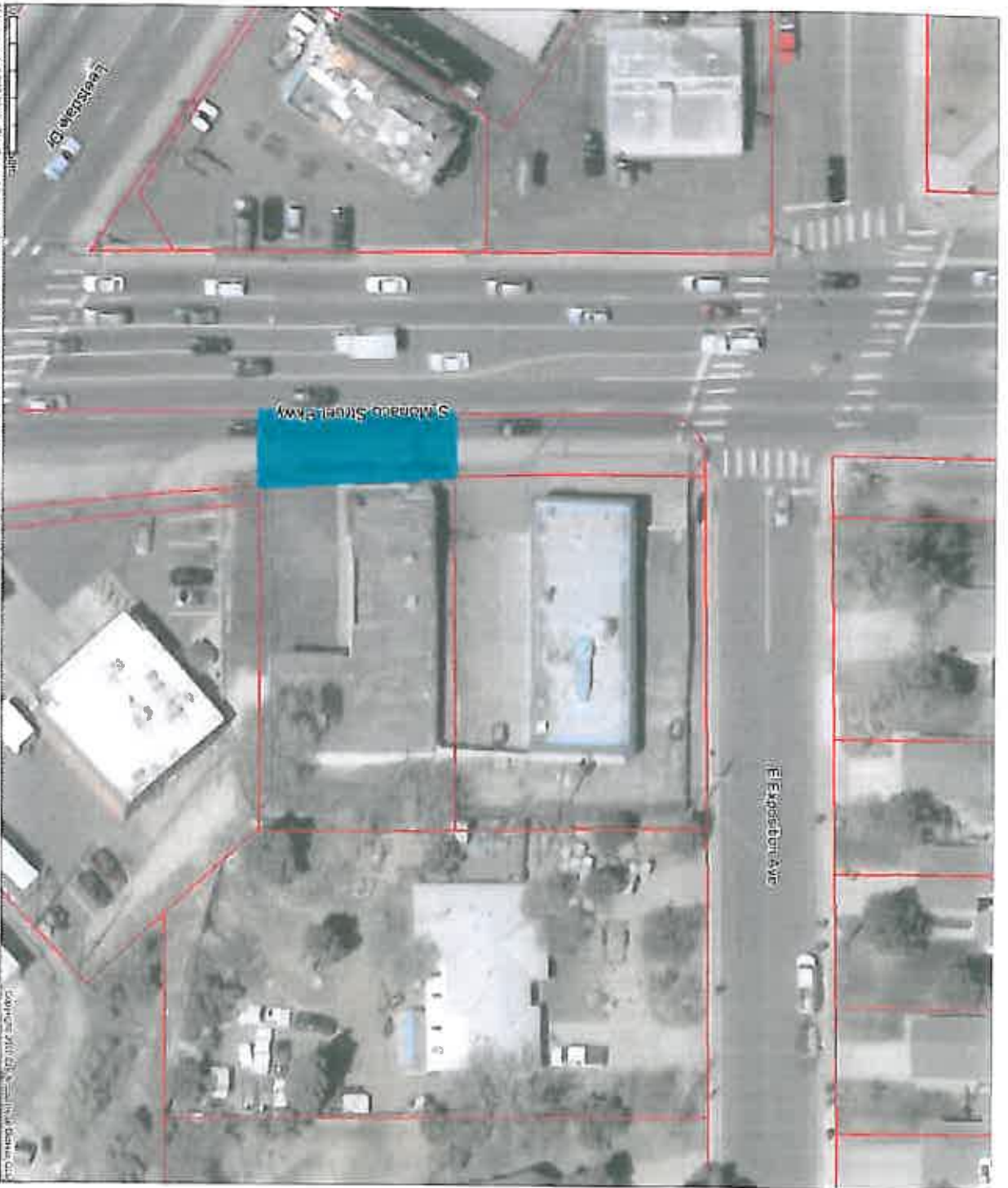
WITNESS my hand and official seal.

Lewis R. Water



No. _____
Deed
_____ of the State of
_____ TO
STATE OF COLORADO,
County of _____
I hereby certify that this instrument was
filed for record in my office at _____ o'clock
_____ and is duly recorded in Book _____ Page _____
By _____
Fee, \$ _____
PLEASE PUT IN

S. Monaco St. Parkway Parcel 6



Map provided for reference - The City and County of Denver does not warrant the accuracy of any data shown and of the data or their interpretation. The information is provided "as is" without warranty of any kind, express or implied, including but not limited to the accuracy, reliability, or completeness of the information. This is not a legal document.

- Street Centerline
- Dedicating Ordinances
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Adams County
- Arapahoe County
- Jefferson County

Parcel 6

10164

12005

IN THE DISTRICT COURT IN AND FOR THE
 CITY AND COUNTY OF DENVER, AND
 STATE OF COLORADO *filed in District Court*
City & County of Denver, Colo.

Civil Action No. C-17550, Division 3 SEP 1 1971

CITY AND COUNTY OF DENVER,
 a municipal corporation,

Petitioner,

vs.

KENNETH L. MORRIS; MILE-HI
 TRANSMISSION, INC., a Colorado
 corporation; GUARANTY BANK &
 TRUST COMPANY, a Colorado
 banking corporation, et al.,

Respondents.

Officer
 Clerk

RULE AND DECREE
 IN
 CONDEMNATION

(Relating to Parcel No. 1-A)

THIS MATTER having come on to be heard upon the Petition of the City and County of Denver, a municipal corporation, for the taking of certain property described in said Petition and for the ascertainment of the compensation to be paid therefor and by reason thereof and the time now being at hand for the entry of a rule and decree, the Court:

DOTH FIND:

1. That the Petitioner is authorized by eminent domain proceedings to appropriate land for its local and municipal purposes and, in particular, is authorized to appropriate the property which is the subject matter of this action.
2. That the allegations contained in the Petition are true.
3. That the Court has jurisdiction of the parties herein and of the subject matter of this action.
4. That the Court duly appointed three commissioners to determine the compensation due the respondents herein and said commissioners have returned their Certificate of Ascertainment and Assessment.
5. That the record owner of the property which is described in the Petition herein as Parcel No. 1-A is Mile-Hi Transmission, Inc., a Colorado

Pen
 JESS

corporation, it having acquired said property by certain instruments and deeds of trust recorded among the records of the Clerk and Recorder of the City and County of Denver in the State of Colorado.

6. That Respondent Mile-Hi Transmission, Inc., a Colorado corporation, appeared herein personally and by its attorneys and participated in the trial before the aforesaid commissioners.

7. That Respondent Charles L. Temple is the duly appointed, qualified and acting Manager of Revenue of the City and County of Denver and as such has appeared herein asserting a claim for any and all outstanding tax liens covering general taxes, Moffat Tunnel assessments and local public improvement district assessments, including interest on all outstanding taxes as the same have accrued; that the lien for all of said general taxes, Moffat Tunnel assessments and local public improvement district assessments, including interest and penalties thereon, should be transferred in their entirety to that part of the property owned by Respondent Mile-Hi Transmission, Inc., a Colorado corporation, and not taken in this action.

8. That Respondent F. J. Serafini is the duly appointed, qualified and acting Public Trustee for the City and County of Denver; that said respondent has appeared herein and has an interest in the land which is the subject matter of this action to such an extent and to such a degree as is necessary to protect him in his official capacity and responsibilities and to protect and secure the right, title and interest of the holder or holders of that certain deed of trust executed for the use of Guaranty Bank & Trust Company, a Colorado corporation, dated July 14, 1866 and recorded July 22, 1866, in Book 9625 at Page 564, among the records of this respondent.

9. Respondent Guaranty Bank & Trust Company, a Colorado corporation, was duly served with process herein but said respondent has not appeared herein and has not asserted any interest, right or claim.

Parcel 6

10. That other than the persons aforesaid no other person, firm or corporation has any claim or claims to, any interest or interests in or any lien or liens, encumbrance or encumbrances pertaining to the property which is described in the Petition herein.

11. That an accurate description of the property taken and described herein, together with all improvements situate and being thereon, which property is situate in the City and County of Denver and State of Colorado, is as follows;

That part of Cassell Subdivision located within boundaries described as follows: Commencing at the Northwest corner of said subdivision; thence Southerly along the West line of said subdivision a distance of 150 feet to the point of beginning; thence Easterly and parallel with the North line of said subdivision, a distance of 19 feet; thence Southerly and parallel with the said West line, a distance of 40 feet; thence on an angle to the left of 4° 44' 05", a distance of 36.70 feet; thence on an angle to the right of 84° 39' 06", a distance of 22.04 feet to the West line of said subdivision; thence Northerly along said West line to the point of beginning.

12. That the value of the property taken and described herein is \$4,000.00; that the damage to the remainder of the property owned by respondent is \$8,350.00; that there is no benefit to said remainder; all of the foregoing being pursuant to and in accordance with the Certificate of Ascertainment and Assessment heretofore filed by the duly appointed commissioners.

13. That pursuant to statute, the amount of interest due respondent from the date of possession to the date upon which the Certificate of Ascertainment and Assessment was returned is the sum of \$432.06.

14. That respondent is entitled to recover costs in the sum of \$1,918.75.

15. That Petitioner has deposited with the Clerk of this Court the sum of \$16,209.71 to pay the amounts hereinbefore set forth; wherefore,

IT IS ORDERED, ADJUDGED AND DECREED,

1. That the claim of Respondent Charles L. Temple covering all outstanding tax liens for general taxes, Mofat Tunnel assessments and local

public improvement district assessments, including interest and penalties thereon shall be removed from the property taken in this action and transferred to the property owned by Respondent Mile-Hi Transmission, Inc., a Colorado corporation, and not taken in this action.

2. That the money in the Registry of this Court shall remain in the Registry of this Court to be disbursed only upon proper application to the Court made and proper order for disbursement thereof entered.

3. That Petitioner City and County of Denver, a municipal corporation, be and it hereby is adjudged to be the absolute holder and owner in unconditional fee simple absolute, free of all rights of reversion and reversionary interests, including but not limited to possibility of reverter and right of entry for condition broken, in and to the property hereinabove described, together with all improvements being situate thereon and it be and it hereby is authorized to take possession of and to hold the same for all purposes, free of all rights, titles, interest or interests, claims or equities of all respondents to said property and free and clear of all liens and claims herein recited.

DONE IN OPEN COURT this 14 day of SEPT, A. D. 1971.

BY THE COURT:

/s/ JUDGE HENRI E. JANTO,
Judge

SEP-14-71 438117 I FEES 0.00

District Court
City & County of Denver, Colo.
Certified to be a full, true and correct
copy of the original in my custody.

SEP 14 1971

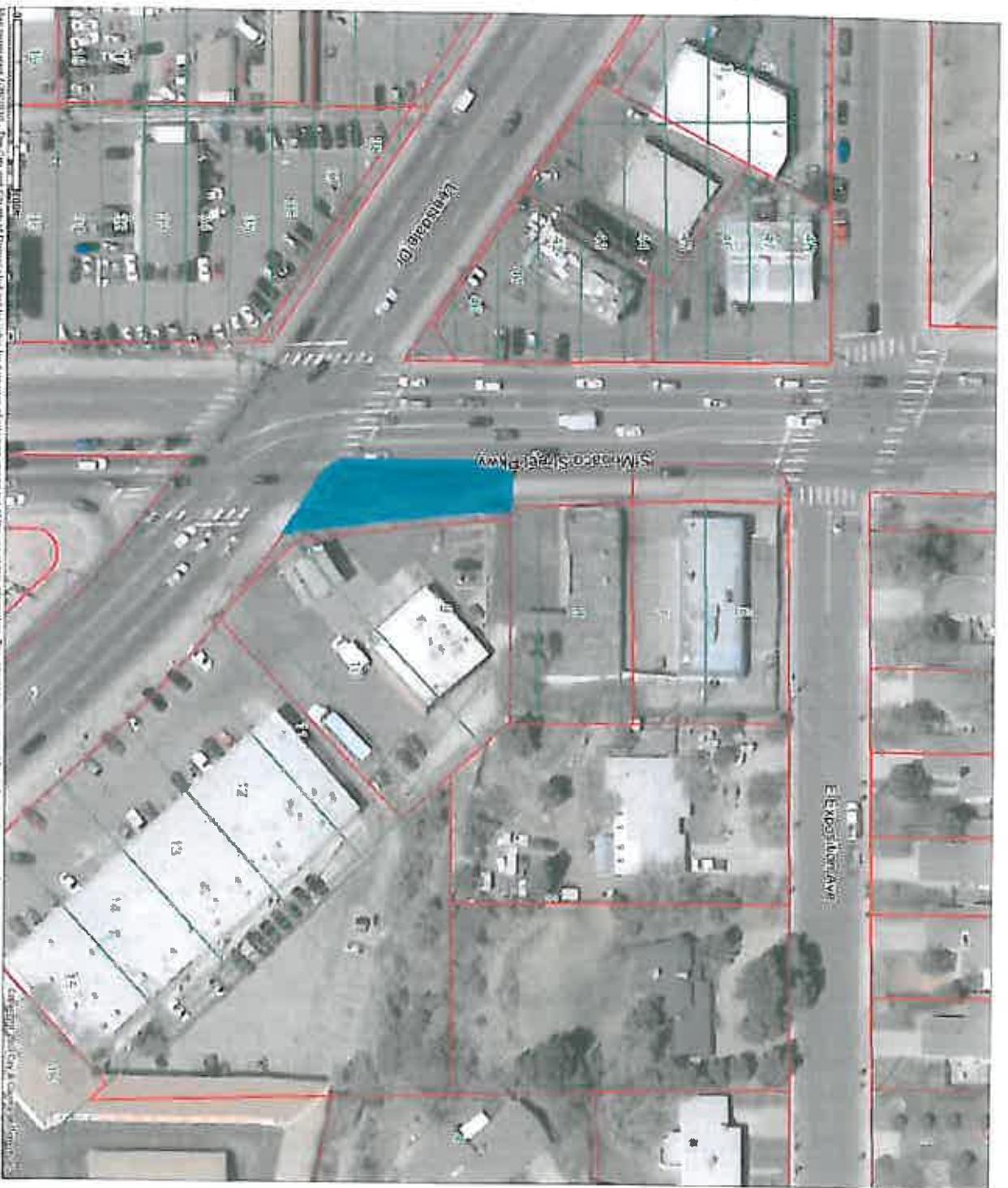
ALVIN L. SHORT

Court Seal
Clerk of the District Court
Alvin L. Short

RECORDED IN 382 385
FILED IN W. FEEBOOK
CLERK AND RECORDER
SEP 14 2 26 PM '71

013096

S. Monaco St. Parkway Parcel 7



Map generated by ArcGIS Online - The City and County of Denver. Map may be subject to change without notice. The information is provided "as is" without warranty of any kind, express or implied, including but not limited to the accuracy or completeness of the information. The information is provided for informational purposes only. Please refer to the official records for a complete and accurate description of the property.

- Street Centerline
- Declaring Ordinances
- Denver County (Boundary)
- Parcels
- Low/blocks (Size Map)
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Page 7
10131

02260 Recorded at _____ of the _____
Reception No. _____

002200

THIS DEED, Made this 13th day of August 1971, between CLARENCE E. THURMON 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 organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT CITY AND COUNTY OF DENVER FILED IN _____ 13 13 3 58 PM '71 RECORDED IN _____ CLERK AND RECORDER

50. MINERAL

#95

APPROVED FOR RECORDING LAND OFFICE OF DENVER EXEMPT 137-13-9 (B)

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN 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, he granted, bargained, sold and conveyed, and by these presents he grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of 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:

That part of Cassell Subdivision located within boundaries described as follows: Commencing at the Northwest corner of said Subdivision; thence southerly along the west line of said Subdivision a distance of 226.67 feet to the point of beginning; thence easterly and parallel with the north line of said Subdivision a distance of 22.04 feet; thence on an angle to the right of 35° 20' 54", a distance of 26.01 feet; thence on an angle to the left of 44° 31' 33", a distance of 6.67 feet to the southwesterly line of said Subdivision; thence northwesterly along said southwesterly line a distance of 45.23 feet to the point of intersection with the said west line; thence northerly along said west line to the point of beginning.

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 party 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 party of the first part, for him self, his 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 executing and delivery of these presents, he is well advised of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he is 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 encumbrances of whatever kind or nature soever, except General Taxes and Moffat Tunnel Assessments for the year 1970 and subsequent years, and except liens created by reason of special improvement districts.

and the above bargained premises in the quiet and peaceful 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 party of the first part shall and will WARRANT AND FOREVER DEFEND.

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
Clarence E. Thurmon (SEAL)
(SEAL)
(SEAL)

STATE OF COLORADO, City and County of Denver
The foregoing instrument was acknowledged before me this 13th day of August, 1971 by CLARENCE E. THURMON.

My commission expires May 27 1972
WITNESS my hand and official seal.

[Signature]

AS TO FORM

FILED 10131

PARCEL 7

49133

Recorded at _____ o'clock _____ M.

0-0-2 2 0 1

02201

Exception No. _____

Recorder.

MONACO

THIS DEED, Made this 10th day of Aug. 1971, between GULF OIL CORPORATION

STATE OF COLORADO CITY AND COUNTY OF DENVER FILED IN REC'D OFFICE ON

Aug 13 3 34 PM '71 RECORDED IN 368 135 F. J. SEPEFINI CLERK AND RECORDER

a corporation duly organized and existing under and by virtue of the laws of the State of Pennsylvania, of the first part, and THE CITY AND COUNTY OF DENVER

State of Colorado, of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten 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, hath remised, released, sold, conveyed and QUIT CLAIMED, and by these presents doth 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 hath 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:

That part of CASSELL SUBDIVISION located within boundaries described as follows:

Commencing at the northwest corner of said subdivision; thence southerly along the west line of said Subdivision a distance of 226.67 feet to the point of beginning; thence Easterly and parallel with the north line of said Subdivision a distance of 22.04 feet; thence on an angle to the right of 85° 20' 54", a distance of 126.01 feet; thence on an angle to the left of 44° 31' 33", a distance of 6.67 feet to the southwesterly line of said Subdivision; thence northwesterly along said southwesterly line a distance of 45.23 feet to the point of intersection with the said west line; thence northerly along said west line to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging, or in anywise thereto 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 hath caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest:

[Signature] Secretary

GULF OIL CORPORATION

By [Signature] Vice President Gulf Oil Company - U.S. a Division of Gulf Oil Corporation

STATE OF COLORADO

County of DENVER

The foregoing instrument was acknowledged before me this 10th day of August,

1971 by D. G. Linn

as Vice President and

W. A. Sinclair

as Assistant Secretary of

Gulf Oil Corporation

a corporation.

My notarial commission expires August 17, 1975

Witness my hand and official seal.

[Signature] Notary Public

AS TO FORM APPROVED FOR RECORDING: LAND OFFICE

EXEMPT 137-13-4(B)

94

S. Monaco St. Parkway Parcel 8



- Street Centerline
- Dedicating Ordinances
- Denver County (Boundary)
- Parcels
- Local Blocks (Base Map)
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map provided by GIS. The City and County of Denver should not be held responsible for errors or omissions. The information is provided "as is" without warranty of any kind, express or implied, including but not limited to the accuracy, completeness, or suitability for any purpose. The City and County of Denver shall not be held responsible for any damages or losses 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 accuracy, completeness, or suitability for any purpose.

PARCEL 8
15023

Recorded at _____ of _____

Description No. **080295**

Number **84 JUN - 9 1984**

THIS DEED, Made this 2nd day of June, 1982,
between
THE SOUTHLAND CORPORATION and **F. J. SERAFINI COUNTY CLERK DENVER COUNTY**

a corporation duly organized and existing under and by virtue of the laws of the State of ^{TEXAS} of the first part, and the **City of Denver, a Municipal corporation** whose legal address is **1437 Bannock Street, Denver, Colorado 80202** of the City of Denver, County of Denver State of Colorado, of the second part.

WITNESSETH That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration in the said party of the first part to here paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, both received, released, sold, conveyed and QUIT CLAIMED, and by this deed 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 both in and to the following described parcel situate, lying and being in the City of Denver, County of Denver and State of Colorado, to wit:

See Schedule A, attached hereto

REC-1 .00

See regarding
Lease date etc.

APPROPRIATE FOR RECORDING
LAND OFFICE

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto 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 behalf of said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part both caused its corporate name to be hereunto subscribed by its Vice President, and its corporate seal to be hereunto affixed, attested by its Assistant Secretary, the day and year first above written.

Attest:
John W. Nassen
Assistant Secretary

THE SOUTHLAND CORPORATION
By *John H. Rodgers*
Vice President

STATE OF ~~TEXAS~~ TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me this 2nd day of June, 1982, by John H. Rodgers as Vice President and John W. Nassen Assistant Secretary of

THE SOUTHLAND CORPORATION
My notarial commission expires Sept. 28, 1984
Witness my hand and official seal.

ANN W. KLAUS, Notary Public
in and for State of Texas
My Commission Expires Sept 28, 1984

Notary Public Seal: ANN W. KLAUS, STATE OF TEXAS

as to form
Ann W. Klaus

2597 346

5658

SCHEDULE A

A parcel of land for right-of-way purposes located in the SW 1/4 of the SE 1/4 of Section 17, Township 4 South, Range 67 West of the 6th P.M., being part of Lot 10, the South 2/3 of Lot 9, and the Northwesterly 1/3 of Lot 11 adjacent to Lot 10, CASSELL SUBDIVISION, City and County of Denver, State of Colorado, being more particularly delineated on the attached Schedule B and described as follows:

Commencing at the Northwest corner of CASSELL SUBDIVISION; thence Southerly, along the West line of said subdivision, a distance of 226.67 feet to the Northwest corner of a parcel described in Book 368 at Pages 134 and 135; thence Easterly and parallel with the North line of said subdivision, a distance of 22.04 feet to the TRUE POINT OF BEGINNING; thence on an angle to the right of $95^{\circ} 20' 54''$, a distance of 126.01 feet; thence on an angle to the left of $44^{\circ} 31' 33''$, a distance of 6.67 feet to the Southwesterly line of said subdivision which is also the Northeasterly line of Leetsdale Drive; thence Southeasterly, along said Southwesterly line, a distance of 3.60 feet to a point of curvature; thence Southeasterly, along said Southwesterly line, along the arc of a curve to the right, having a radius of 716.3 feet, a distance of 62.8 feet, the long chord of which bears $S 53^{\circ} 27' E$, a distance of 62.88 feet; thence $N 47^{\circ} 14' E$, parallel with the Northwesterly line of Lot 11 of said subdivision, a distance of 1.16 feet; thence on an angle to the left of $94^{\circ} 33' 40''$ to the tangent line of a curve to the left and along the arc of the curve, having a radius of 994.50 feet, a distance of 66.79 feet, the long chord of which bears $N 49^{\circ} 15' W$, a distance of 66.78 feet; thence Northwesterly on an angle to the right from the tangent of the aforesaid curve $24^{\circ} 42' 56''$, a distance of 17.33 feet; thence on an angle to the right of $24^{\circ} 44' 04''$, a distance of 109.22 feet to the Northerly line of a parcel described in Book 368 at Pages 134 and 135, extended East; thence West along said Northerly line extended East, a distance of 7.74 feet to the TRUE POINT OF BEGINNING, containing 888 square feet (0.020 acre), more or less.

BEING AND INTENDED TO BE a portion of the same property conveyed to The Southland Corporation by Deed dated February 19, 1982, recorded March 16, 1982, in Book 2550, pages 447 through 448, Deed Records of Denver County, Colorado.

SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights of way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

Parcel 8

SCHEDULE B

96484-1

S. MONACO ST. PARKWAY

