

1 **BY AUTHORITY**

2 RESOLUTION NO. CR16-0598
3 SERIES OF 2016

COMMITTEE OF REFERENCE:
Land Use, Transportation, and Infrastructure

4 **A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system parcels of**
6 **land as Brighton Boulevard near the intersection of 40th Street and Brighton**
7 **Boulevard.**

8
9 **WHEREAS**, the Executive Director of Public Works of the City and County of Denver has
10 found and determined that the public use, convenience and necessity require the laying out, opening
11 and establishing as a public street designated as part of the system of thoroughfares of the
12 municipality those portions of real property hereinafter more particularly described, and, subject to
13 approval by resolution has laid out, opened and established the same as a public street;

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

16
17 **Section 1.** That the action of the Executive Director of Public Works in laying out, opening
18 and establishing as part of the system of thoroughfares of the municipality the following described
19 portions of real property situate, lying and being in the City and County of Denver, State of Colorado,
20 to wit:

21 **PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000143-001:**

22
23 **PARCEL 65:**
24 A STRIP OF LAND CONTAINING 146 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF LOT
25 16, BLOCK 27, ST. VINCENTS ADDITION, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23,
26 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
27 STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

28
29 **COMMENCING** AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD (80'
30 ROW), ALSO BEING THE NORTHWEST CORNER OF LOT 15, BLOCK 27, ST. VINCENTS ADDITION, WHENCE
31 THE WEST ONEQUARTER CORNER OF SAID SECTION 23 BEARS N66°04'26"W, A DISTANCE OF 1,615.32
32 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15, BLOCK 27, ST. VINCENTS ADDITION
33 S44°47'25"E, A DISTANCE OF 1.42 FEET TO THE **POINT OF BEGINNING**;

34
35 THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 15 S44°47'25"E, A DISTANCE OF 13.58
36 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF LOT 15 S44°55'19"W, A DISTANCE OF 21.53
37 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2011047189, CITY
38 AND COUNTY OF DENVER RECORDS; THENCE ALONG SAID EASTERLY LINE OF A PARCEL OF LAND
39 RECORDED AT RECEPTION NO. 2011047189, CITY AND COUNTY OF DENVER RECORDS, N12°45'37"E, A
40 DISTANCE OF 25.51 FEET TO THE **POINT OF BEGINNING**.

41
42 THE ABOVE DESCRIBED STRIP CONTAINS 146 SQUARE FEET OR 0.003 ACRES,
43 MORE OR LESS.

1
2 BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER
3 CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE
4 EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP,
5 PLS 23521) BEARING S89°54'32"E.

6
7 and

8
9 **PARCEL 66:**

10 A STRIP OF LAND CONTAINING 750 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-
11 QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY
12 AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS
13 FOLLOWS:

14
15 A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED
16 JULY 29, 2014 AT RECEPTION NO. 2014090161, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY
17 DESCRIBED AS THE NORTHWESTERLY 15.00 FEET OF LOTS 14 AND 15, BLOCK 27, ST. VINCENTS ADDITION.

18
19 THE ABOVE DESCRIBED STRIP CONTAINS 750 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

20
21 and

22
23 **PARCEL 67:**

24 A STRIP OF LAND CONTAINING 1,575 SQUARE FEET, MORE OR LESS, LOCATED IN THE SOUTHWEST ONE-
25 QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY
26 AND COUNTY OF DENVER, STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS
27 FOLLOWS:

28
29 A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED
30 JULY 29, 2014 AT RECEPTION NO. 2014090161, CITY AND COUNTY OF DENVER RECORDS, FURTHERLY
31 DESCRIBED AS THE NORTHWESTERLY 15.00 FEET OF LOTS 10 THRU 13, INCLUSIVE, BLOCK 27, TOGETHER
32 WITH THE SOUTHWESTERLY 5.00 FEET OF THE NORTHWESTERLY 15.00 FEET OF LOT 9, BLOCK 27, ST.
33 VINCENTS ADDITION.

34 THE ABOVE DESCRIBED STRIP CONTAINS 1,575 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

35
36 and

37
38 **PARCEL 68:**

39 A STRIP OF LAND CONTAINING 11,606 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF
40 LOTS 1-9, BLOCK 27, ST. VINCENTS ADDITION, ALSO IN THE SOUTHWEST ONE-QUARTER OF SECTION 23,
41 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
42 STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

43
44 **BEGINNING** AT A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SECTION 23,
45 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE
46 OF BRIGHTON BOULEVARD (80' ROW), WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 23
47 BEARS S89°54'32"E, A DISTANCE OF 3,158.73 FEET; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF
48 OF SECTION 23 S89°54'32"E, A DISTANCE OF 21.17 FEET; THENCE DEPARTING SAID SECTION LINE
49 S44°58'56"W, A DISTANCE OF 74.76 FEET; THENCE S45°02'52"W, A DISTANCE OF 331.96 FEET; THENCE
50 S44°55'19"W, A DISTANCE OF 374.49 FEET TO THE NORTHEASTERLY LINE OF A PARCEL OF LAND
51 RECORDED AT RECEPTION NO. 2014090161, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG
52 SAID NORTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2014090161, CITY AND
53 COUNTY OF DENVER RECORDS N44°47'25"W, A DISTANCE OF 15.00 FEET TO SAID OUTHEASTERLY RIGHT-
54 OF-WAY LINE OF BRIGHTON BOULEVARD (80' ROW); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-
55 WAY LINE OF BRIGHTON BOULEVARD (80' ROW) N44°55'19"E, A DISTANCE OF 374.43 FEET; THENCE
56 CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N45°02'52"E, A DISTANCE OF 331.97
57 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N44°58'56"E, A DISTANCE
58 OF 59.81 FEET TO THE **POINT OF BEGINNING**.

59

1 THE ABOVE DESCRIBED STRIP CONTAINS 11,606 SQUARE FEET OR 0.266 ACRES, MORE OR LESS.

2
3 BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER
4 CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE
5 EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP,
6 PLS 23521) BEARING S89°54'32"E.

7
8 and

9
10 **PARCEL 69:**

11 A STRIP OF LAND CONTAINING 6,399 SQUARE FEET, MORE OR LESS, LOCATED WITHIN A PORTION OF
12 LOTS 1-5, BLOCK 14, ST. VINCENTS ADDITION, ALSO IN THE NORTHWEST ONE-QUARTER OF SECTION 23,
13 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
14 STATE OF COLORADO, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15
16 **BEGINNING** AT A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF SECTION 23,
17 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE
18 OF BRIGHTON BOULEVARD (80' ROW), WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 23
19 BEARS S89°54'32"E, A DISTANCE OF 3,158.73 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY
20 LINE OF BRIGHTON BOULEVARD (80' ROW) N44°58'56"E, A DISTANCE OF 434.13 FEET TO THE
21 SOUTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2012129268, CITY AND
22 COUNTY OF DENVER RECORDS; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND
23 ALONG SAID SOUTHWESTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2012129268,
24 CITY AND COUNTY OF DENVER RECORDS S44°48'41"E, A DISTANCE OF 15.00 FEET; THENCE DEPARTING
25 SAID SOUTHWESTERLY LINE S44°58'56"W, A DISTANCE OF 419.13 FEET TO SAID SOUTH LINE OF THE
26 NORTH HALF OF SECTION 23; THENCE ALONG SAID SECTION LINE N89°54'32"W, A DISTANCE OF 21.17 FEET
27 TO THE **POINT OF BEGINNING**.

28
29 THE ABOVE DESCRIBED STRIP CONTAINS 6,399 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

30
31 BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST ONE-QUARTER
32 CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP, PLS 24961) AND THE
33 EAST ONE-QUARTER CORNER OF SAID SECTION 23, T.3S., R.68W., OF THE 6TH P.M. (3-1/4" ALUMINUM CAP,
34 PLS 23521) BEARING S89°54'32"E.

35
36 be and the same is hereby approved and said real property is hereby laid out and established and
37 declared laid out, opened and established as Brighton Boulevard.

38 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
39 as Brighton Boulevard.

40
41 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
42

1 COMMITTEE APPROVAL DATE: August 18, 2016, by Consent

2 MAYOR-COUNCIL DATE: August 23, 2016

Aug 29, 2016

3 PASSED BY THE COUNCIL: _____

4 _____ - PRESIDENT

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

8 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: August 25, 2016

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

13
14 Denver City Attorney

15
16 BY: BAE, Assistant City Attorney DATE: Aug 25, 2016