

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-1234
3 SERIES OF 2017

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system parcels of**
6 **land as East 56th Avenue located at East 56th Avenue from North Spruce Street**
7 **to North Havana Street.**

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

13 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

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

18 **PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000202-001:**

19 Being all those ROW Parcels described as TK-7, TK-8, TK-9, TK-10 and TK-13A in Special
20 Warranty Deed, recorded at Reception No. 2010075691, ROW Parcel described as TK-11A in
21 Special Warranty Deed, recorded at Reception No. 2010075709 and ROW Parcel described as
22 TK-11B in Special Warranty Deed recorded at Reception No. 2010075710, all being recorded in
23 the City and County of Denver Clerk & Recorder’s Office, together with that parcel described as
24 TK-15 (TK-15 Rev.) as described in the City and County of Denver Journal Voucher, Agency Ref
25 No: DIA04063, dated June 28,2010, being more particularly described as follows:

26 **TK-7:**

27 A tract or parcel of land ROW Parcel TK-7 of the City and County of Denver, State of Colorado,
28 Project Code 16749, Project Number STU-M320-058, containing 0.415 acres more or less, located
29 in the Northwest Quarter of Section 16, Township 3 South, Range 67 West, of the Sixth Principal
30 Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly
31 described as follows:

32 COMMENCING at the North Quarter corner of said Section 16, a 3 1/4” aluminum cap in a range
33 box stamped “PLS 34183” in a median 0.7 feet below the sod surface, whence the Northwest
34 corner of said Section 16, a number six rebar with a 3 1/2” aluminum cap stamped “PLS 34183,

1 2007", 0.2' below the concrete surface in a range box bears S89°39'49"W a distance of 2639.25
2 feet;

3 Thence S85°17'06"W a distance of 916.86 feet to the POINT OF BEGINNING;

4 1. Thence N89°39'49"E along the southerly Right-Of-Way line of 56th Ave. as defined in
5 Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and
6 County of Denver Clerk and Recorder's Office also being a line 70.00 feet southerly of
7 and parallel with the northerly line of said Northwest Quarter of Section 16 a distance of
8 914.59 feet to the easterly line of said Northwest Quarter of Section 16;

9 2. Thence S00°40'06"E along said easterly line of the Northwest Quarter of Section 16 a
10 distance of 14.50 feet;

11 3. Thence S89°00'21"W a distance of 914.73 feet;

12 4. Thence N00°20'47"W a distance of 25.00 feet to the POINT OF BEGINNING.

13 The above described parcel contains 0.415 acres (18,064 sq. ft.), more or less.

14 Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate
15 system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the
16 Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap
17 stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast
18 Corner of said Section 15, being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434,
19 1991" in range box, 0.6' below asphalt surface

20 and

21 **PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000202-002:**

22 TK-8:

23 A tract or parcel of land ROW Parcel TK-8 of the City and County of Denver, State of Colorado,
24 Project Code 16749, Project Number STU-M320-058, containing 0.662 acres, more or less, located
25 in the Northeast Quarter of Section 16, Township 3 South, Range 67 West, of the Sixth Principal
26 Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly
27 described as follows:

28 COMMENCING at the North Quarter corner of said Section 16, a 3 1/4" aluminum cap in a range
29 box stamped "PLS 34183" in a median 0.7 feet below the sod surface, whence the Northeast corner
30 of said Section 16, a 3" brass cap stamped "DWD PLS 16398, 1987" in a range box, 1.6 feet below
31 the surface bears N89°39'13"E, a distance of 2680.40 feet;

32 Thence S00°40'06"E along the westerly line of said Northeast Quarter of Section 16 a
33 distance of 70.00 feet to the POINT OF BEGINNING;

34 1. Thence N89°39'13"E along the southerly Right-Of-Way line of 56th Ave. as defined in
35 Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County
36 of Denver Clerk and Recorder's Office also being 70.00 feet southerly of and parallel with

- 1 the northerly line of said Northeast Quarter of Section 16 a distance of 2680.09 feet to the
2 easterly line of said Northeast Quarter of Section 16;
- 3 2. Thence S0°24'46"E along said easterly line of the Northeast Quarter of Section 16 a
4 distance of 10.50 feet;
- 5 3. Thence S89°39'13"W along a line 80.50 feet southerly of and parallel with said northerly
6 line of the Northeast Quarter of Section 16 a distance of 2326.23 feet;
- 7 4. Thence S89°00'21"W a distance of 353.81 feet to the westerly line of said Northeast
8 Quarter of Section 16;
- 9 5. Thence N00°40'06"W along the westerly line of the Northeast Quarter of Section 16 a
10 distance of 14.50 feet to the POINT OF BEGINNING.

11 The above described parcel contains 0.662 acres (28,848 sq. ft.), more or less.

12 Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system
13 of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest
14 Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS
15 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15,
16 being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below
17 asphalt surface

18 and

19 **PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000202-003:**

20 TK-9:

21 A tract or parcel of land ROW Parcel TK-9 of the City and County of Denver, State of Colorado,
22 Project Code 16749, Project Number STU-M320-058, containing 0.324 acres, more or less, located
23 in the Southwest Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal
24 Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly
25 described as follows:

26 COMMENCING at the Southwest corner of said Section 10, a 3" brass cap in a range box 1.6 feet
27 below the gravel surface stamped "DWD PLS 16398, 1987", whence the South Quarter corner of
28 said Section 10, an illegible 2 ½" aluminum cap in a range box 3.3' below the gravel surface bears
29 N89°29'49"E, a distance of 2612.70 feet;

30 Thence N35°11'51"E a distance of 86.20 feet to the POINT OF BEGINNING;

- 31 1. Thence N00°15'26"W along the easterly Right-of-Way line of Yosemite St. as described
32 in Adams County Road Petition Number 630 having a date of February 23, 1921 a
33 distance of 5.50 feet;
- 34 2. Thence N89°29'49"E along a line being 75.50 feet northerly of and parallel with the
35 southerly line of said Southwest Quarter of Section 10 a distance of 2562.51 feet to the
36 easterly line of said Southwest Quarter of Section 10;

- 1 3. Thence S00°23'55"E along said easterly line of the Southwest Quarter of Section 10 a
2 distance of 5.50 feet;
- 3 4. Thence S89°29'49"W along the northerly Right-Of-Way line of 56th Ave. as defined in
4 Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County
5 of Denver Clerk and Recorder's Office also being 70.00 feet northerly of and parallel with
6 said southerly line of the Southwest Quarter of Section 10 a distance of 2562.53 feet to
7 the POINT OF BEGINNING.

8 The above described parcel contains 0.324 acres (14,094 sq. ft.), more or less.

9 Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system
10 of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest
11 Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS
12 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15,
13 being a found 3 1/4" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below
14 asphalt surface

15 and

16 **PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000202-004:**

17 TK-10:

18 A tract or parcel of land ROW Parcel TK-10 of the City and County of Denver, State of Colorado,
19 Project Code 16749, Project Number STU-M320-058, containing 0.449 acres, more or less,
20 located in the Northwest Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth
21 Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel being more
22 particularly described as follows:

23 COMMENCING at the Northwest corner of said Section 15, 3" brass cap stamped "DWD PLS
24 16398, 1987" in a range box, 1.6' below the gravel surface, whence the North Quarter corner of
25 said Section 15, an illegible 2 1/2" aluminum cap, 3.3' below the gravel surface in a range box
26 bears N89°29'49"E, a distance of 2612.70 feet;

27 Thence S00°24'46"E along the westerly line of the said Northwest Quarter of Section 15 a
28 distance of 70.00 feet to the POINT OF BEGINNING;

29 1. Thence N89°29'49"E along the southerly Right-Of-Way line of 56th Ave. as defined in
30 Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and
31 County of Denver Clerk and Recorder's Office also being 70.00 feet southerly of and
32 parallel with the northerly line of said Northwest Quarter of Section 15 a distance of
33 2613.05 feet to the easterly line of the Northwest Quarter of Section 15;

34 2. Thence S00°41'51"E along said easterly line of the Northwest Quarter of Section 15 a
35 distance of 5.50 feet;

36 3. Thence S89°29'49"W along a line 75.50 feet southerly of and parallel with said northerly
37 line of the Northwest Quarter of Section 15 a distance of 606.97 feet;

38 4. Thence S00°30'11"E a distance of 6.50 feet;

- 1 5. Thence S89°29'49"W along a line 82.00 feet southerly of and parallel with said northerly
- 2 line of the Northwest Quarter of Section 15 a distance of 301.02 feet;
- 3 6. Thence N00°30'11"W a distance of 6.50 feet;
- 4 7. Thence S89°29'49"W along a line 75.50 feet southerly of and parallel with said northerly
- 5 line of the Northwest Quarter of Section 15 a distance of 1060.42 feet;
- 6 8. Thence S00°30'11"E a distance of 5.00 feet;
- 7 9. Thence S89°29'49"W along a line 80.50 feet southerly of and parallel with said northerly
- 8 line of the Northwest Quarter of Section 15 a distance of 644.67 feet to the westerly line
- 9 of said Northwest Quarter of Section 15;
- 10 10. Thence N00°24'46"W along said westerly line of the Northwest Quarter of Section 15 a
- 11 distance of 10.50 feet to the POINT OF BEGINNING.

12 The above described parcel contains 0.449 acres (19,552 sq. ft.), more or less.

13 Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate
14 system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the
15 Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap
16 stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast
17 Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434,
18 1991" in range box, 0.6' below asphalt surface

19 and

20 **PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000202-005:**

21 TK-13A:

22 A tract or parcel of land ROW Parcel TK-13A of the City and County of Denver, State of Colorado,
23 Project Code 16749, Project Number STU-M320-058, containing 0.252 acres more or less, located
24 in the Southeast Quarter of Section 10, Township 3 South, Range 67 West, of the Sixth Principal
25 Meridian, City and County of Denver, State of Colorado, said tract or parcel being more particularly
26 described as follows:

27 COMMENCING at the Southeast corner of said Section 10, being monumented with a 3 ¼"
28 aluminum cap in a range box 0.6 feet below the asphalt surface stamped "ZBS Inc., PLS 11434,
29 1991" whence the South Quarter corner of said Section 10, being monumented with an illegible 2
30 ½" aluminum cap in a range box 3.3' below the gravel surface, bears S89°29'43"W, a distance of
31 2612.80 feet;

32 Thence N27°05'54"W a distance of 111.84 feet to the westerly Right-of-Way line of Havana St. as
33 described in Adams County Road Petition Number 507 having a date of February 6, 1907, and
34 being the POINT OF BEGINNING;

- 35 1. Thence S00°32'30"E along said westerly Right-of-Way line of Havana St. a distance of
- 36 30.00 feet;

2. Thence S89°29'43"W along the northerly Right-Of-Way line of 56th Ave. as defined in Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and County of Denver Clerk and Recorder's Office also being 70.00 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10 a distance of 500.63 feet to the easterly line of a Partial Assignment of Easements recorded at Reception Number 2007195495 in the office of the City and County of Denver Clerk and Recorder;
3. Thence N01°00'08"W along said easterly line a distance of 15.96 feet;
4. Thence N88°51'43"E a distance of 331.16 feet;
5. Thence N00°30'19"W a distance of 10.38 feet;
6. Thence N89°29'43"E along a line 100.00 feet northerly of and parallel with said southerly line of the Southeast Quarter of Section 10 a distance of 169.61 feet to the POINT OF BEGINNING.

The above described parcel contains 0.252 acres (10,980 sq. ft.), more or less.

Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below asphalt surface

and

PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000202-006:

TK-11A:

A tract or parcel of land ROW Parcel TK-11A of the City and County of Denver, State of Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.172 acres, more or less, located in the Northeast Quarter of Section 15, Township 3 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being a part of Lots 1 and 2, Block 1 and a part of Tract A, Block 1, of Stapleton Business Center North Filing No. 1, recorded at Reception number 2009084385 in the City and County of Denver Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 15, a 2 1/2" illegible aluminum cap in a range box 3.3 feet below the gravel surface, whence the Northeast corner of said Section 15, a 3 ¼" aluminum cap in a range box stamped "ZBS Inc. PLS 11434, 1991", 0.6 feet below the surface bears N89°29'43"E a distance of 2612.80 feet;

Thence S00°41'51"E along the westerly line of said Northeast Quarter of Section 15 a distance of 70.00 feet to the POINT OF BEGINNING;

1. Thence N89°29'43"E along a line 70.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of Section 15 a distance of 1614.87 feet;
2. Thence S88°51'51"W a distance of 499.32 feet;

- 1 3. Thence S89°29'43"W along a line 75.50 feet southerly of and parallel with said northerly
2 line of the Northeast Quarter of Section 15 a distance of 1115.56 feet to the westerly line
3 of the Northeast Quarter of Section 15;
- 4 4. Thence N00°41'51"W along said westerly line of the Northeast Quarter of Section 15 a
5 distance of 5.50 feet to the POINT OF BEGINNING.

6 The above described parcel contains 0.172 acres (7,508 sq. ft.), more or less.

7 Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate
8 system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the
9 Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap
10 stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast
11 Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434,
12 1991" in range box, 0.6' below asphalt surface

13 and

14 **PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000202-007:**

15 **TK-11B:**

16 A tract or parcel of land ROW Parcel TK-11B of the City and County of Denver, State of Colorado,
17 Project Code 16749, Project Number STU-M320-058, containing 0.044 acres, more or

18 less, located in the Northeast Quarter of Section 15, Township 3 South, Range 67 West, of the
19 Sixth Principal Meridian, City and County of Denver, State of Colorado, being a part of Lot 3, Block
20 1 of Stapleton Business Center North Filing No. 1, recorded at Reception Number 2009084385 in
21 the City and County of Denver Clerk and Records Office, said tract or parcel being more
22 particularly described as follows:

23 COMMENCING at the Northeast corner of said Section 15, a 3 1/4" aluminum cap stamped "ZBS
24 Inc. PLS 11434, 1991" in a range box 0.6 feet below the asphalt surface, whence the North
25 Quarter corner of said Section 15, a 2 1/2" illegible aluminum cap in a range box, 3.3 feet

26 below the surface bears S89°29'43"W a distance of 2612.80 feet;

27 Thence S64°23'32"W a distance of 165.00 feet to the westerly Right-Of-Way line of Havana St. as
28 shown on said Stapleton Business Center North Filing No. 1 and the POINT OF BEGINNING;

29 1. Thence S00°59'23"E along said westerly Right-Of-Way line of Havana St., a distance of
30 35.02 feet;

31 2. Thence N32°34'52"W a distance of 29.52 feet;

32 3. Thence S89°29'43"W along a line 80.00 feet southerly of and parallel with the northerly
33 line of said Northeast Quarter of Section 15 a distance of 94.54 feet;

34 4. Thence N85°50'57"W a distance of 123.21 feet;

35 5. Thence N89°29'43"E along the southerly Right-Of-Way line of 56th Ave. as defined in
36 Ordinance Number 508, Series of 1995 recorded on July 12, 1995 in the City and

1 County of Denver Clerk and Recorder's Office being 70.00 feet southerly of and parallel
2 with the northerly line of said Northeast Quarter of Section 15 a distance of 232.73 feet
3 to the POINT OF BEGINNING.

4 The above described parcel contains 0.044 acres (1,907 sq. ft.), more or less.

5 Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate
6 system of 1983(92), central zone and are based on a line bearing N89°29'46"E between the
7 Northwest Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap
8 stamped "DWD PLS 16398, 1987" in range box, 1.6' below gravel surface and the Northeast
9 Corner of said Section 15, being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434,
10 1991" in range box, 0.6' below asphalt surface

11 and

12 **PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000202-008:**

13 **TK-15 (TK-15 Rev.)**

14 A tract or parcel of land ROW Parcel TK-15 (TK-15 Rev.) of the City and County of Denver, State of
15 Colorado, Project Code 16749, Project Number STU-M320-058, containing 0.069 acres (3,000 sq.
16 ft.), more or less, located in the Southeast Quarter of Section 10, Township 3 South, Range 67 West,
17 of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said tract or parcel
18 being more particularly described as follows:

19 COMMENCING at the Southeast corner of said Section 10, being monumented with a 3 ¼"
20 aluminum cap in a range box 0.6 feet below the asphalt surface stamped "ZBS Inc., PLS 11434,
21 1991" whence the South Quarter corner of said Section 10, being monumented with an illegible 2
22 ½" aluminum cap in a range box 3.3' below the gravel surface, bears S89°29'43"W, a distance of
23 2612.80 feet;

24 Thence N83°15'37"W a distance of 555.11 feet to the easterly line of a Partial Assignment of
25 Easements recorded at Reception No. 2007195495, in the office of the City and County of Denver
26 Clerk and Recorder and being the POINT OF BEGINNING;

27 1. Thence S89°29'43"W along a line 70.00 feet northerly of and parallel with the southerly line
28 of said Southeast Quarter of Section 10 a distance of 100.00 feet to the westerly line of
29 said Partial Assignment of Easements;

30 2. Thence N01°00'08"W along said westerly line a distance of 30.00 feet to the northwest
31 corner of said Partial Assignment of Easements;

32 4. Thence N89°29'43"E along the northerly line of said Partial Assignment of Easements being
33 100.00 feet northerly of and parallel with the southerly line of said Southeast Quarter of Section 10
34 a distance of 100.00 feet to the northeast corner of said Partial Assignment of Easements;

35 5. Thence S01°00'08"E along said easterly line of the Partial Assignment of Easements a distance
36 of 30.00 feet to the POINT OF BEGINNING.

37 The above described parcel contains 0.069 acres (3,000 sq. ft.), more or less.

1 Project Basis of Bearings: Bearings are Grid bearings of the Colorado state plane coordinate system
2 of 1983(92), central zone and are based on a line bearing N89°29'46"E between the Northwest
3 Corner of said Section 15, T.3S., R.67W., 6TH P.M., being a found 3" Brass Cap stamped "DWD PLS
4 16398, 1987" in range box, 1.6' below gravel surface and the Northeast Corner of said Section 15,
5 being a found 3 ¼" Aluminum Cap stamped "ZBS INC., PLS 11434, 1991" in range box, 0.6' below
6 asphalt surface


7 be and the same is hereby approved and said real property is hereby laid out and established and
8 declared laid out, opened and established as East 56th Avenue.

9 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
10 as East 56th Avenue.

11 COMMITTEE APPROVAL DATE: November 7, 2017 by Consent

12 MAYOR-COUNCIL DATE: November 14, 2017

13 PASSED BY THE COUNCIL: _____ November 20, 2017

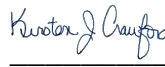
14 _____  - PRESIDENT

15 ATTEST: _____ - CLERK AND RECORDER,
16 EX-OFFICIO CLERK OF THE
17 CITY AND COUNTY OF DENVER

18 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: November 16, 2017

19 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of
20 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
21 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
22 3.2.6 of the Charter.

23
24 Kristin M. Bronson, Denver City Attorney

25 BY: , Assistant City Attorney DATE: Nov 16, 2017
26