

1 **BY AUTHORITY**

2 RESOLUTION NO. CR18-0525  
3 SERIES OF 2018

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 Arkins Court near the intersection of Arkins Court and 31st Street.**

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

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

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

17 **PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000062-001:**

18 **PARCEL 1**

19 A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF  
20 DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF  
21 THE CITY AND COUNTY OF DENVER SEPTEMBER 24, 1908, AT BOOK 1967, PAGE 299,  
22 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

23 THAT PART OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF  
24 SECTION TWENTY-SEVEN (27), IN TOWNSHIP THREE (3) SOUTH, RANGE SIXTY-EIGHT (68)  
25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS,  
26 TO-WIT:

27 COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID  
28 NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION  
29 TWENTY-SEVEN (27) WITH THE SOUTHEASTERLY LINE OF ARKINS COURT (ARKINS  
30 AVENUE) AS ESTABLISHED BY ORDINANCE NUMBERED 2 OF THE SERIES OF 1895, SAID  
31 POINT OF COMMENCEMENT BEING ONE THOUSAND ONE HUNDRED AND FOUR AND  
32 SIXTY-SEVEN HUNDREDTHS (1104.67) FEET, MORE OR LESS, NORTH OF THE  
33 SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST  
34 QUARTER (1/4) OF SAID SECTION TWENTY-SEVEN (27);

1 THENCE NORTH ALONG SAID EAST LINE ONE HUNDRED FIFTY-THREE AND THIRTY-  
2 THREE HUNDREDTHS (153.33) FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF  
3 SAID ARKINS COURT, THE NORTHWESTERLY LINE OF SAID ARKINS COURT BEING THE  
4 SOUTHEASTERLY BANK OF THE SOUTH PLATTE RIVER, AS ESTABLISHED BY ORDINANCE  
5 NUMBER TWENTY-FIVE (25) OF THE SERIES OF 1894 OF THE CITY OF DENVER;

6 THENCE SOUTHWESTERLY IN A STRAIGHT LINE ALONG THE NORTHWESTERLY LINE OF  
7 SAID ARKINS COURT SEVEN HUNDRED EIGHTY AND EIGHTY-NINE HUNDREDTHS (780.89)  
8 FEET, MORE OR LESS TO THE NORTHEASTERLY LINE OF THIRTY-FIRST STREET;

9 THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY LINE OF SAID THIRTY-  
10 FIRST STREET EIGHTY-TWO AND TWENTY-THREE HUNDREDTHS (82.23) FEET, MORE OR  
11 LESS, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID ARKINS  
12 COURT;

13 THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ARKINS COURT  
14 SIX HUNDRED SIXTY-NINE AND THIRTEEN HUNDREDTHS (669.13) FEET, MORE OR LESS,  
15 TO THE PLACE OF BEGINNING.

16 CONTAINING ONE AND THREE HUNDRED THIRTY-ONE THOUSANDTHS (1.331) ACRES  
17 (58,098 SQUARE FEET), MORE OR LESS.

18 PARCEL 2

19 A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF DENVER, SAID  
20 DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND  
21 COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) MARCH 25, 1895, AT BOOK 1038,  
22 PAGE 232, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

23 COMMENCING AT A POINT ON THE NORTH LINE OF SECTION TWENTY-SEVEN (27)  
24 TOWNSHIP THREE (3) SOUTH OF RANGE SIXTY-EIGHT (68) WEST, DISTANT WESTERLY  
25 ALONG SAID NORTH LINE, ELEVEN HUNDRED AND EIGHTY-NINE (1189) FEET FROM THE  
26 NORTHEAST CORNER OF SAID SECTION, AND RUNNING WESTERLY ALONG SAID NORTH  
27 LINE OF SAID SECTION, A DISTANCE OF NINETY-THREE AND 91-100 (93.91) FEET;

28 THENCE SOUTHWESTERLY A DISTANCE OF SEVENTY-TWO AND 71-100 (72.71) FEET,  
29 MORE OR LESS, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF  
30 THE NORTHEAST QUARTER (1/4) OF THE AFORESAID SECTION TWENTY-SEVEN (27)  
31 TWELVE HUNDRED AND FIFTY-EIGHT FEET (1258) NORTH OF THE SOUTHWEST CORNER  
32 OF SAID QUARTER (1/4) SECTION;

33 THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF ONE HUNDRED AND FIFTY-  
34 THREE AND 33-100 (153.33) FEET;

35 THENCE NORTHEASTERLY ON A RIGHT LINE, A DISTANCE OF TWO HUNDRED AND FIFTY-  
36 TWO AND 67-100 (252.67) FEET, MORE OR LESS, TO PLACE OF BEGINNING.

37 CONTAINING THREE-TENTHS (3-10) OF AN ACRE (13,095 SQUARE FEET), MORE OR LESS.

38

1 PARCEL 3

2 A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF DENVER, SAID  
3 DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND  
4 COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) FEBRUARY 13, 1895, AT BOOK  
5 1018, PAGE 622, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

6 COMMENCING ON THE SOUTH LINE OF SECTION TWENTY-TWO (22) TOWNSHIP THREE  
7 (3) SOUTH OF RANGE SIXTY-EIGHT (68) WEST, AT A POINT TWELVE HUNDRED AND  
8 EIGHTY-TWO AND 91/100 (1282.91) FEET WEST, ALONG SAID SOUTH LINE FROM THE  
9 SOUTHEAST CORNER OF SAID SECTION TWENTY-TWO (22) AND RUNNING EAST ALONG  
10 SAID SECTION LINE A DISTANCE OF NINETY-THREE AND 91/100 (93.91) FEET;

11 THENCE NORTHEASTERLY ON A RIGHT LINE, A DISTANCE OF THREE HUNDRED AND TEN  
12 AND 01/100 (310.01) FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF FIRST  
13 ADDITION TO IRONTON, DISTANT EASTERLY ALONG SAID SOUTH LINE FIVE AND 56/100  
14 (5.56) FEET FROM ITS INTERSECTION WITH THE NORTHWEST LINE OF THE ALLEY IN  
15 BLOCK NUMBERED FOURTEEN (14) OF SAID FIRST ADDITION TO IRONTON;

16 THENCE WEST ALONG SAID SOUTH LINE OF FIRST ADDITION TO IRONTON A DISTANCE  
17 OF NINETY-THREE AND 91/100 (93.91) FEET;

18 THENCE SOUTHWESTERLY ON A RIGHT LINE, A DISTANCE OF THREE HUNDRED AND  
19 TEN AND 1/100 (310.01) FEET, MORE OR LESS, TO PLACE OF BEGINNING.

20 CONTAINING FIFTY-SEVEN HUNDREDTHS (0.57) OF AN ACRE (24,880 SQUARE FEET),  
21 MORE OR LESS

22 PARCEL 4

23 A PORTION OF THE PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF  
24 DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF  
25 THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) APRIL 10, 1895, AT  
26 BOOK 1024, PAGE 637, SAID PARCEL BEING A PORTION OF LOTS 3 THROUGH 10,  
27 INCLUSIVE, BLOCK 14, FIRST ADDITION TO IRONTON, A SUBDIVISION RECORDED IN THE  
28 CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY  
29 ARAPAHOE COUNTY) JUNE 6, 1881, AT BOOK 2, PAGE 89, MORE PARTICULARLY  
30 DESCRIBED AS FOLLOWS:

31 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID FIRST ADDITION TO IRONTON, SAID  
32 POINT BEING 88.35 FEET WEST OF THE SOUTHWEST CORNER OF THE ALLEY IN BLOCK  
33 14 OF SAID FIRST ADDITION TO IRONTON;

34 THENCE EASTERLY ALONG SAID SOUTH LINE OF THE FIRST ADDITION TO IRONTON, A  
35 DISTANCE OF 88.35 FEET TO THE SOUTHWEST CORNER OF SAID ALLEY IN BLOCK 14,

36 THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID ALLEY 20.56 FEET,  
37 MORE OR LESS, THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 13°20'00", A  
38 DISTANCE OF 87.39 FEET, MORE OR LESS, TO A POINT WHICH IS 20 FEET DISTANT BY  
39 PERPENDICULAR MEASUREMENT TO THE MOST WESTERLY CORNER OF THE PARCEL

1 OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN THE CLERK AND  
2 RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON APRIL 21, 2011 AT  
3 RECEPTION NUMBER 2011044032;

4 THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 80  
5 FEET, TO THE EASTERLY LINE OF THE CHANNEL OF THE SOUTH PLATTE RIVER AS  
6 DESCRIBED IN ORDINANCE 25 OF 1894;

7 THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, SOUTHWESTERLY  
8 ALONG SAID EASTERLY LINE OF THE SOUTH PLATTE RIVER, 153.63 FEET, MORE OR  
9 LESS, TO THE POINT OF BEGINNING.

10 CONTAINING 10,287 SQUARE FEET (0.236 ACRES), MORE OR LESS.

11 PARCEL 5

12 A PORTION OF THE PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND  
13 COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S  
14 OFFICE OF THE CITY AND COUNTY OF DENVER JULY 28, 1932, AT BOOK 4678, PAGE 398,  
15 SAID PARCEL BEING A PORTION OF LOTS 3 THROUGH 6, INCLUSIVE, BLOCK 14, FIRST  
16 ADDITION TO IRONTON, A SUBDIVISION RECORDED IN THE CLEARK AND RECORDER'S  
17 OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) JUNE  
18 6, 1881, AT BOOK 2, PAGE 89, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

19 BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 6, SAID POINT  
20 BEING 20.56 FEET NORTHEAST OF THE SOUTHWESTERLY CORNER OF THE ALLEY IN  
21 SAID BLOCK 14;

22 THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID ALLEY 86.54 FEET,  
23 MORE OR LESS;

24 THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 13°20'00", A DISTANCE OF 3.20 FEET,  
25 MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND  
26 DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN THE CLERK AND  
27 RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON APRIL 21, 2011 AT  
28 RECEPTION NUMBER 2011044032;

29 THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, 20.00 FEET TO A  
30 POINT ON THE EASTERLY LINE OF A PARCEL CONVEYED TO THE CITY OF DENVER BY  
31 WARRANTY DEED RECORDED APRIL 10, 1895, IN BOOK 1024, PAGE 637 OF RECORDS OF  
32 THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER (FORMERLY  
33 ARAPAHOE COUNTY);

34 THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, 87.39 FEET, MORE OR  
35 LESS, TO THE POINT OF BEGINNING.

36 CONTAINING 905.3 SQUARE FEET (0.021 ACRES), MORE OR LESS.

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1 PARCEL 6

2 A PARCEL OF LAND CALLED PARCEL NO. 17½, CONVEYED BY WARRANTY DEED TO THE  
3 CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND  
4 RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER DECEMBER 15, 1939, AT  
5 BOOK 5369, PAGE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

6 LOT 26 AND THAT PART OF LOT 27, IN BLOCK 14, FIRST ADDITION TO IRONTON,  
7 DESCRIBED AS FOLLOWS, TO-WIT:

8 COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 26 IN SAID BLOCK 14, FIRST  
9 ADDITION TO IRONTON;

10 THENCE EAST ON THE SOUTH LINE OF SAID LOTS 26 AND 27 A DISTANCE OF 6.47 FEET,  
11 MORE OR LESS, TO A POINT 20 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT  
12 ANGLES FROM THE SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY, OF ARKINS  
13 COURT AS ESTABLISHED BY ORDINANCE NO 19. SERIES OF 1904, OF THE CITY AND  
14 COUNTY OF DENVER;

15 THENCE NORTHEASTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE, EXTENDED  
16 NORTHEASTERLY, 19.85 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF  
17 AFORESAID LOT 27;

18 THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF LOTS 27 AND 26 A  
19 DISTANCE OF 23.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

20 CONTAINING 55 SQUARE FEET (0.0012 ACRES), MORE OR LESS.

21 PARCEL 7

22 A PARCEL OF LAND CALLED PARCEL NO. 18, CONVEYED BY WARRANTY DEED TO THE  
23 CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND  
24 RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER DECEMBER 15, 1939, AT  
25 BOOK 5369, PAGE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

26 THAT PART OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 22, TOWNSHIP 3 SOUTH,  
27 RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT:

28 COMMENCING ON THE SOUTH LINE OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68  
29 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, AT A POINT 1189 FEET WEST OF THE  
30 SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHEASTERLY  
31 CORNER OF A TRACT OF LAND HERETOFORE CONVEYED BY WM. J. WULFF TO CITY OF  
32 DENVER BY WARRANTY DEED RECORDED FEBRUARY 13, 1895, IN BOOK 1018, PAGE 622  
33 OF RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;

34 THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF LAND SO CONVEYED, ON A  
35 STRAIGHT LINE 310.09 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF FIRST  
36 ADDTION TO IRONTON DISTANT EASTERLY ALONG SAID SOUTH LINE 5.56 FEET FROM  
37 ITS INTERSECTION WITH THE NORTHWEST LINE OF THE ALLEY IN BLOCK 14 OF SAID  
38 FIRST ADDITION TO IRONTON;

1 THENCE EAST ALONG THE SOUTH LINE OF SAID FIRST ADDITION TO IRONTON 23.48  
2 FEET, MORE OR LESS, TO A POINT DISTANT EXACTLY 20 FEET, MEASURED AT RIGHT  
3 ANGLES FROM LINE FIRST HEREINABOVE DESCRIBED, IF EXTENDED NORTHEASTERLY;  
4 THENCE SOUTHWESTERLY PARALLEL WITH SAID FIRST DESCRIBED LINE 310.11 FEET,  
5 MORE OR LESS, TO AFORESAID SOUTH LINE OF SECTION 22; THENCE WEST ON SAID  
6 SOUTH LINE 23.48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN THE CITY  
7 AND COUNTY OF DENVER, STATE OF COLORADO.

8 CONTAINING 0.142 ACRES (6,198 SQUARE FEET), MORE OR LESS

9 be and the same is hereby approved and said real property is hereby laid out and established and  
10 declared laid out, opened and established as Arkins Court.

11 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
12 as Arkins Court.

13 COMMITTEE APPROVAL DATE: May 15, 2018 by Consent

14 MAYOR-COUNCIL DATE: May 22, 2018

15 PASSED BY THE COUNCIL: \_\_\_\_\_

16 \_\_\_\_\_ - PRESIDENT

17 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
18 EX-OFFICIO CLERK OF THE  
19 CITY AND COUNTY OF DENVER

20 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: May 24, 2018

21 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of  
22 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
23 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
24 3.2.6 of the Charter.

25  
26 Kristin M. Bronson, Denver City Attorney

27  
28 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: May 23, 2018