

**BY AUTHORITY**

RESOLUTION NO. CR16-0025  
SERIES OF 2016

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A RESOLUTION**

**Laying out, opening, and establishing certain real property as part of the City street system parcels of land as South Federal Boulevard near its intersections with West Jewell Avenue, West Mexico Avenue and West Iowa Avenue.**

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

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

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

**PARCEL DESCRIPTION ROW # 2015-DEDICATION-0000121-001:**

Parcel 1

A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 17th of November, 2006, by Reception No. 2006185977, in the City and County of Denver Clerk & Recorder’s Office, State of Colorado.

PARCEL 3 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 15 SQUARE FEET, IN BLOCK 4, FLORIDA HEIGHTS, A SUBDIVISION LYING IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD ASSUMED TO BEAR N 00°23’31” W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED “184” (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED “HP SURVEY LS 4161” WHICH IS THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS

1 PROJECT NUMBER STU C010-073.

2 COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, AS SHOWN IN  
3 THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN  
4 BOOK 18, AT PAGE 119;

5 THENCE S 09°33'35" E A DISTANCE OF 627.33 FEET TO A POINT ON THE WESTERLY LINE OF  
6 LOT 10, BLOCK 4, FLORIDA HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND  
7 RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, RECORDED ON JUNE 15,  
8 1927 IN BOOK 19 AT PAGE 6, TO A POINT THAT BEARS N 52°09'03 E A DISTANCE OF 62.91  
9 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE  
10 POINT OF BEGINNING;

11 THENCE S 25°34'34" E, A DISTANCE OF 8.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY  
12 LINE OF WEST JEWELL AVE; THENCE S 89°10'32" W, ALONG SAID NORTH RIGHT-OF-WAY  
13 LINE A DISTANCE OF 3.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH  
14 FEDERAL BOULEVARD; THENCE N 00°23'31" W, ALONG SAID EAST RIGHT-OF-WAY LINE  
15 (SAID LINE ALSO BEING THE WEST LINE OF LOT 10, BLOCK 4, FLORIDA HEIGHTS), A  
16 DISTANCE OF 7.88 FEET TO THE POINT OF BEGINNING;

17 Parcel 2

18 A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 31st  
19 of October 2006, by Reception No. 2006174108, in the City and County of Denver Clerk & Recorder's  
20 Office, State of Colorado.

21 PARCEL 2 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO,  
22 PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 132 SQUARE FEET, IN THE  
23 SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup>  
24 PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, SAID PARCEL BEING MORE  
25 PARTICULARLY DESCRIBED AS FOLLOWS:

26 ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD  
27 ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF  
28 LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED  
29 "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF  
30 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS  
31 THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS  
32 PROJECT NUMBER STU C010-073.

33 COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES, AS SHOWN IN  
34 THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN  
35 BOOK 18, AT PAGE 119;

36 THENCE S 00°23'31" E, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A  
37 DISTANCE OF 593.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTH  
38 FEDERAL BOULEVARD, SAID POINT BEARS N 38°12'22" W, A DISTANCE OF 81.68 FEET FROM  
39 THE SOUTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF  
40 BEGINNING;

1 THENCE S 54°21'29" W, ALONG THE NORTHWESTERLY OF A PARCEL OF LAND DESCRIBED  
2 AT BOOK 1128, PAGE 457 CITY AND COUNTY OF DENVER RECORDS, A DISTANCE OF 2.45  
3 FEET; THENCE N 00°23'31" W, TWO FEET WEST OF AND PARALLEL WITH THE WESTERLY  
4 RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD A DISTANCE OF 66.45 FEET; THENCE  
5 N 89°11'51" W, 2.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH  
6 FEDERAL BOULEVARD; THENCE S 00°23'31" E ALONG SAID WESTERLY RIGHT-OF-WAY  
7 LINE, A DISTANCE OF 65.05 FEET TO THE POINT OF BEGINNING;

8 Parcel 3

9 A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 17<sup>TH</sup>  
10 November 2006, by Reception No. 2006185981, in the City and County of Denver Clerk & Recorder's  
11 Office, State of Colorado.

12 PARCEL 17 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO,  
13 PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 67 SQUARE FEET, IN BLOCK 2,  
14 PROGRESS HEIGHTS, A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF SECTION 20,  
15 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, IN DENVER  
16 COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS  
17 FOLLOWS:

18 ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD  
19 ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF  
20 LOT 6, BOULEVARD ACRES, BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED  
21 "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF  
22 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS  
23 THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS  
24 PROJECT NUMBER STU C010-073.

25 COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN  
26 THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN  
27 BOOK 18, AT PAGE 119;

28 THENCE N 00°23'31" W, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A  
29 DISTANCE OF 706.93 FEET TO A POINT ON THE EASTERLY LINE OF LOT 6, BLOCK 2,  
30 PROGRESS HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE  
31 CITY AND COUNTY OF DENVER, COLORADO RECORDED ON AUGUST 23, 1926 IN BOOK 4 AT  
32 PAGE 50, SAID POINT BEARS N 02°29'36" W, A DISTANCE OF 1365.41 FEET FROM THE SOUTH  
33 QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

34 THENCE S 89°48'08" W, A DISTANCE OF 8.15 FEET; THENCE N 26°06'58" E, A DISTANCE OF  
35 18.26 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6; THENCE S 00°23'31" E,  
36 ALONG SAID EASTERLY LINE, A DISTANCE OF 16.37 TO THE POINT OF BEGINNING.

37 Parcel 4

38 A parcel of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 18<sup>TH</sup>  
39 of September 2006, by Reception No. 2006149176, in the City and County of Denver Clerk & Recorder's  
40 Office, State of Colorado.

1 PARCEL 21 REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO,  
2 PROJECT NUMBER STU C010-073, S.A. 14171 CONTAINING 116 SQUARE FEET, IN BLOCK 2,  
3 PROGRESS HEIGHTS, A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF SECTION 20,  
4 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, IN DENVER  
5 COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS  
6 FOLLOWS:

7 ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD  
8 ASSUMED TO BEAR N 00°23'31" W, BEING MONUMENTED AT THE SOUTHEAST CORNER OF  
9 LOT 6, BOULEVARD ACRES BY A NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED  
10 "184" (ILLEGIBLE) AND TO THE NORTH ALONG SAID WESTERLY LINE A DISTANCE OF  
11 2597.23 FEET BY A ¾ INCH YELLOW PLASTIC CAP STAMPED "HP SURVEY LS 4161" WHICH IS  
12 THE NORTHEASTLY CORNER OF PARCEL 36 AS SHOWN UNDER CDOT RIGHT OF WAY PLANS  
13 PROJECT NUMBER STU C010-073.

14 COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BOULEVARD ACRES AS SHOWN IN  
15 THE RECORDS OF THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 15, 1938 IN  
16 BOOK 18, AT PAGE 119;

17 THENCE N 00°23'31" W, ALONG THE WESTERLY LINE OF SOUTH FEDERAL BOULEVARD, A  
18 DISTANCE OF 1266.11 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10, BLOCK 2,  
19 PROGRESS HEIGHTS, AS SHOWN IN THE RECORDS OF THE CLERK AND RECORDER OF THE  
20 CITY AND COUNTY OF DENVER, COLORADO RECORDED ON AUGUST 23, 1926 IN BOOK 4 AT  
21 PAGE 50, SAID POINT BEARS N 01°52'58" W, A DISTANCE OF 1924.33 FEET FROM THE SOUTH  
22 QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE POINT OF BEGINNING;

23 THENCE N 38°19'43" W, A DISTANCE OF 21.85 FEET TO A POINT ON THE NORTHERLY LINE OF  
24 LOT 10; THENCE N 89°31'32" E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 13.43 FEET  
25 TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S 00°23'31" E, ALONG THE EASTERLY  
26 LINE OF SAID LOT 10, A DISTANCE OF 17.25 FEET TO THE POINT OF BEGINNING.

27  
28 be and the same is hereby approved and said real property is hereby laid out and established and  
29 declared laid out, opened and established as South Federal Boulevard.

30 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
31 as South Federal Boulevard.

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33 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]**

1 COMMITTEE APPROVAL DATE: January 21, 2016 by Consent

2 MAYOR-COUNCIL DATE: January 26, 2016

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2016

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: January 28, 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 D. Scott Martinez, Denver City Attorney

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15 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2016